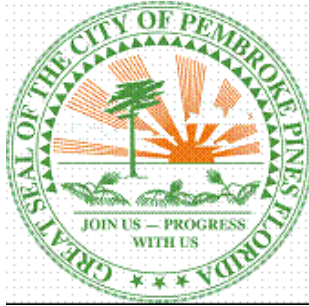


City of Pembroke Pines, FL

*City of Pembroke Pines
Planning and Zoning Board
601 City Center Way
Pembroke Pines, FL 33025*



Meeting Minutes - Final

Thursday, June 25, 2020

6:30 PM

VIRTUAL REGULAR PLANNING AND ZONING BOARD MEETING

**CITY HALL IS CLOSED TO THE PUBLIC DUE TO THE COVID-19
PANDEMIC**

Commission Chambers

Planning and Zoning Board

MEETING CALLED TO ORDER

The Regular / Virtual Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose, via Cisco Webex Communication Media Technology, at 6:45 p.m., Thursday, June 25, 2020, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit via Cisco Webex Communication Media Technology for the virtual meeting: Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez, Labate, and Alternate Members Lippman and Taylor. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

(Secretary's Note: Vice Chairman Jacob joined the Regular / Virtual Meeting but, due to audio issues Alternate Member Taylor became the voting member for this meeting. On Monday, June 29, 2020, Vice Chairman Jacob called to advise that he heard and understood all of the items discussed and was in favor all of the items.)

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[20-0451](#)

May 28, 2020

On a motion by Member Gonzalez, seconded by Member Labate, to approve, the minutes of the May 28, 2020 meeting, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

CONSENT AGENDA ITEMS:

Chairman Rose inquired if any members of the board wished to pull any of the consent items for discussion. No items were pulled for discussion.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against any of these items. No one wished to speak.

The following staff reports were entered into the record:

1. [20-0453](#) SN 2019-10, Pembroke Plaza, generally located north of Pines

Boulevard and west of 76 Avenue, sign application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Shan Shiekh, agent, is requesting to remove an existing nonconforming pole sign and install a shopping center monument sign for Pembroke Plaza, generally located north of Pines Boulevard and west of 76 Avenue.

Pembroke Plaza was constructed in the late 1960s. A uniform sign plan was approved for the shopping center in 2006 via SP 2006-35.

The City Code Compliance Department cited the property owner for modifications to the existing pole sign without proper approval (code case #19030002). With the current sign being existing nonconforming, no modifications can be approved for the sign. As a result new monument sign is being proposed. If this application is approved, the existing sign must be removed to fully resolve the case.

SIGNAGE:

The proposed monument sign will be located between the eastern and western entrances of the shopping center along Pines Boulevard. An existing parking space will be converted into a landscape island in order to accommodate the sign. City Code requires 70 parking spaces on site, currently there are 74 spaces. Therefore, with the removal of a space the site will still meet code requirements.

The 46.5 square foot (9' x 5'-2") double sided monument sign will have 4 tenant panels. The sign will be internally illuminated with push-thru letters. The following colors are proposed for the signs:

- Main Body: SW 6068 (Brevity Brown)
- Tenant Panels: SW 6106 (Kilim Beige)
- Text: 2283 Red Acrylic

Green Island Ficus will be planted around the base of the sign.

Additionally, the applicant is proposing to update the uniform sign plan. The criteria is as follows:

- Sign Type: Individual channel letters on raceway
- Font: Helvetica
- Face Color: Red
- Trim Cap / Return: Black

No other site modifications are being proposed at this time

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

2. [20-0457](#)

SN 2020-05, Public Storage, 14625 NW 20 Street, sign application.
(Cole)

PROJECT DESCRIPTION / BACKGROUND:

Emily Lopez agent, is requesting to remove and replace the existing wall signage, as well as install a directional sign for the Public Storage building, located at 14625 NW 20 Street.

The Public Storage Building was constructed in the 2003 via SP 2003-37. The signage was last modified on the site in 2006 via SN 2006-24.

SIGNAGE:

As a freestanding building 120 square feet of wall signage is permitted. The applicant is proposing to remove and replace the existing signage on the building with the following:

- A 58.32 square foot, internally illuminated, channel letter sign to read, "Public Storage" in white copy. The channel letters shall be placed on an orange non-illuminated backer panel. This sign shall be located on the southern façade.
- A 54.32 square foot, internally illuminated, channel letter sign to read, "Public Storage" in white copy. The channel letters shall be placed on an orange non-illuminated backer panel. This sign shall be located on the northern façade.
- One, 1.43 square foot gray non-illuminated directional sign, to include information directing the customers to the rental office and location are in white copy. The sign is proposed to be placed at the northwest entrance of the site adjacent to NW 146 Avenue.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

3. [20-0458](#)

SN 2020-06, Snapbox Self Storage, 8321 Pines Boulevard, sign application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Shark Signs, agent, is requesting approval for the modification to an existing monument sign and the removal and replacement of wall signage for an existing self-storage facility located at 8321 Pines Boulevard. The proposed signage is the result of a new owner/occupier Snap Box Self-Storage.

The site was constructed in 1984 via SP 84-30. Signage for the site was modified in 2015 via SN 2015-08 and in 2016 via SN 2016-05.

SIGNAGE:

The applicant is proposing to reface the existing monument sign located north of Pines Boulevard and east of 83 avenue to feature 24 square feet of push thru copy reading, "Snapbox self-storage". The following colors are proposed for the sign:

- Main Body: PMS 109C (Yellow)
- Trim: PMS 300C (Blue)
- Text: White

Additionally, the applicant is proposing to install a non-illuminated 57.92 square footage wall sign on the south elevation of the building. The sign will read, "Snapbox self-storage" in white copy. The background color of the sign shall be yellow and blue.

At time of construction, the applicant will be responsible for bringing the grade up to the base of the sign, as well as replace any damage or missing landscape material.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

4. [20-0463](#)

MSC 2020-04, The Avant at Pembroke Pines, 11801 Pembroke Road, , miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

BH Management, agent, is requesting approval of modifications to the existing fitness center, business center, leasing center and common areas at The Avant at Pembroke Pines (FKA Pasadena Place Apartments), generally located east of Flamingo Road and north of Pembroke Road.

The existing apartments were approved through site plan applications SP 85-12, SP 86-18 and SP 87-14. Site modifications were approved in 2002 through application SP 2002-24. The modifications included the installation of garage buildings, gazebos and signage. In 2018, an update to the existing signage was approved through SN 2018-02. Additionally, a color change approved for the site in through MSC 2019-28. The recent increase in projects for the site is the result of the property being sold in 2019.

BUILDINGS / STRUCTURES:

The following modifications are proposed for the leasing center and surrounding common area:

- Modifications of existing sports courts to accommodate 1 pickle ball court, 1 tennis court and 1 volleyball area.
- Addition of water fall feature adjacent to the existing porte-cochere. The feature will have the following colors and materials
 - o Masonry retaining wall: SW 7103 (Whitetail)
 - o Paver wall cap: Shellock with Double Bullnose (Ivory)
 - o Tile: National Pool Tile (Sea-Royal)
- Remove and replace existing pool barrier with 4' tall black aluminum fence.
- Paint existing sports court fence black.
- Removal and replacement of pool equipment to be screened with a 6' tall masonry wall painted SW 7103 (Whitetail).
- Removal of wading pool, to be replaced with 10'x20' spa.
- Removal of existing pavers and decking to be replaced with the following:
 - o Ecocrete Porcelain Tile (Aqua)

- o Artistic Paver Coping (Ivory)
- o Sherlock Pavers (Ivory and Silver Sam)
- Installation of outdoor grill area.
- Addition of a 20'x30' pavilion painted SW 7103 (Whitetail) adjacent to the outdoor grill area.
- Installation of string lights attached to 10' poles painted SW 6258 (Tricorn Black).
- Addition of outdoor fireplace under existing pavilion on the northern end of the pool area. The base of the fire place will be painted SW 7055 (Enduring Bronze), while the main body will be painted SW 7504 (Keystone Gray).
- Addition of raised wood deck with 12' x 32' trellis adjacent to the leasing office.
- Addition of a 20'x30' pavilion painted SW 7103 (Whitetail) located east of the leasing center. Under the pavilion will be a 7'-6' tall entertainment wall. The wall will be covered in porcelain tile (Melted Ice).
- Addition of 4, 12'x12' pool cabanas.
- Removal of existing maintenance yard wall to be replaced with a 7'-6" tall masonry wall to be painted SW 7103 (Whitetail)
- Addition of an 8' wide sidewalk in front of the leasing center.

The following modifications are proposed for the fitness center, business center and surrounding common area:

- Conversion of existing sports court area to accommodate the following:
 - o Entertainment Lawn
 - o 2 Pickle ball courts to be enclosed by 8' tall black chain-link fence
 - o Tot lot with 1, 14'x19'x14' multi-colored play structure.
 - o Artificial turf game lawn.
 - o 20'x30' pavilion painted SW 7103 (Whitetail).
 - o Masonry gas fire pit adjacent to the pavilion, painted SW 7103 (Whitetail).
 - o Outdoor kitchen with 2 charcoal grills.
 - o Installation of string lights attached to 10' poles painted SW 6258 (Tricorn Black).
- New pool barrier, 4' tall black aluminum fence.
- Removal and replacement of pool equipment to be screened with a new 6' tall masonry wall painted SW 7103 (Whitetail).
- Installation of a 20'x30' splash pad.
- Removal of existing pavers and decking to be replaced with the following:
 - o Artistic Paver Coping (Ivory)
 - o Sherlock Pavers (Ivory and Silver Sam)
- Installation of a 12'x32' open air trellis in a white finish, located west of the pool.
- Installation of a 12'x12' open air trellis in a bronze finish, located to the south of the business center.
- 12'x24' covered patio addition in a bronze finish, located to the southwest corner of the fitness center.
- Relocation of 3, 12'x12' cabanas from the leasing center common area. The cabanas will be placed adjacent to the fitness center pool.

LANDSCAPING:

Landscape modifications are proposed at the existing fitness center, business center, leasing center, common areas, north and south entrance. The landscape shall consist of the following:

- Installation of 56 trees, 27 palm, and 10,951 shrubs and ground covers are proposed on the property. All existing trees and palms are to remain and be protected during construction and all understory plant material removed or damaged during construction will be replaced as per landscape plan. Primary species of trees include Oak Leaf Holly, Japanese Privet, and Live Oak. Primary species of palms include Florida Royal Palm, Foxtail Palm, and Alexander Palms. Primary species, of shrubs and ground covers include Green Island Ficus, Croton Mammie, and Dwarf Oyster Plant.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

5. [20-0465](#)

MSC 2020-06, SPG -CC Homes, 609 SW 145 Terrace, miscellaneous façade and signage changes, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Francisco Lara, agent is requesting approval of architectural and signage modifications to the CC Homes tenant (formerly Le Macaron) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. CC Homes will be located within building 8000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Architectural modifications were last made to the tenant bay in 2014 (MSC 2014-41, Le Macaron).

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront buildings:

- Sign Band: Wood tile (Balsam)
- Upper parapet band: SW 7068 (Grizzle Gray)
- Upper façade tile: Alaska gray quartz stone
- Lower façade tile: Wood tile (Balsam), Alaska gray quartz stone
- Accent: SW 7668 (March Wind)

Additionally, the removal and replacement of the 3 existing maroon awnings with three green awnings (Sunbrella Spa 4673) is proposed.

SIGNAGE:

The applicant propose one 22.5 square foot reverse channel letter wall sign reading, "CC homes A Codina + Carr Company" in white copy.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007 meeting. Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.

6. [20-0486](#)

MSC 2020-07, SPG -Unit B Eatery & Spirits, 610 SW 5 Street, miscellaneous façade and signage changes, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Mathew Baum, agent is requesting approval of architectural and signage modifications to the Unit B Eatery + Spirits tenant (formerly Buddha Bowl) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Unit B Eatery + Spirits will be located within building 9000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Modifications were last made to the tenant bay in 2018 (MSC 20018-11, Buddha Bowl).

BUILDINGS / STRUCTURES:

The following modifications are proposed as a result of the new tenant.

- Exterior colors and finishes
 - o Main Body: HC-182 (Classic Burgundy)
 - o Accent: BM 2131-10 (Black Satin)
 - o Tower Feature: IPE Wood
- Removal of the green awning fabric to be replaced with black material. The location of the awning shall not be modified.
- The previous approved (MSC 2018-11) 165 square feet of outdoor dining, as well as the black wooden planters shall remain. The furniture within this area will be replaced with booths that shall match the new exterior finishes.

SIGNAGE:

The applicant propose one 29.33 square foot reverse channel letter sign to read, "Unit B Eatery + Spirits" in black copy.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007 meeting. Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.

7. [20-0490](#)

MSC 2020-08, SPG -Madison Reed, 14548 SW 5 Street, miscellaneous façade and signage changes, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Anthony Fichera, agent is requesting approval of for architectural, color and sign modifications to the Madison Reed tenant (formerly Portrait Innovations) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Madison Reed will be located within building 7000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Architectural modifications were last made to the tenant bay in 2007 (MSC 2007-17, Portrait Innovations).

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront buildings:

- Main Body: Stamped Concrete (SW 7655)
- Tile Base: Daltile Dignitary Eminence Grey (DR10)

Additionally, the replacement of the 2 existing black awnings with one 24'-4 3/4" wide grey awning (Sunbrella Storm 4636) is proposed.

SIGNAGE:

The following signage is proposed for the tenant bay:

- One 38.77 square foot reverse channel letter wall sign reading, "Madison Reed Color Bar" in purple copy.
- 2.14 square feet of canopy signage to read, "Madison Reed Color Bar" in White Copy.
- One 2.71 square foot internally illuminated blade sign. The proposed sign will be purple and white reading, "Madison Reed Color Bar" in white copy.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007 meeting. Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.

On a motion by Member Girello, seconded by Member Labate to approve, as recommended by staff, consent agenda item numbers 1 (SN 2019-10, Pembroke Plaza), 2 (SN 2020-05, Public Storage), 3 (SN 2020-06, Snapbox Self Storage), 4 (MSC 2020-04, The Avant at Pembroke Pines), 5 (MSC 2020-06, SPG -CC Homes), 6 (MSC 2020-07, SPG -Unit B Eatery & Spirits), and 7 (MSC 2020-08, SPG -Madison Reed), the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

(Secretary's Note: All affected parties were sworn under oath via Cisco Webex Communication Media Technology to give testimony in the relevant cases by the Assistant City Attorney.)

8. [20-0459](#) **ZV 2020-02 - 03, Burlington at Pembroke Crossings, 11930 Pines Boulevard, variance request. (Dean)**

Chairman Rose advised that these are quasi-judicial matters. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Kaitlyn Forbes, representing the petitioner, waived her right to the quasi-judicial proceedings.

Ms. Forbes addressed the Planning and Zoning Board via Cisco Webex Communication Media Technology. She gave a PowerPoint overview of the proposed variance requests.

The following summary was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jeff Katims of Mellgren Planning Group, acting as agent for the owner, is requesting two (2) sign variances for Burlington @ Pembroke Crossing. Variance request #ZV 2020-02 is for a maximum of 66 inch high letters instead of the maximum allowed 48 inch high letters and Variance request #ZV 2020-03 is for a total of 184 square feet of signage, instead of the allowed maximum 120 square feet of signage at 11930 Pines Boulevard.

Burlington received approval for their façade changes (process #MSC 2019-18) by the Planning & Zoning Board on September 12, 2019. They are occupying the vacant space that was previously Babies 'R' Us.

VARIANCE REQUEST DETAIL:

ZV 2020-02) To allow 66 inch high letters instead of the maximum allowed 48 inch high letters.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers. The uniform sign plan shall be submitted as both 8.5 inch by 11 inch hard copy and in electronic format. Uniform sign plans shall:

(f) Uniform sign plans shall include the following standards and specifications:

1. Height (sign copy). Sign copy shall have a maximum of 48 inches;

ZV 2020-03) To allow 184 square feet of signage instead of the allowed maximum 120 square foot of signage.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers. The uniform sign plan shall be submitted as both 8.5 inch by 11 inch hard copy and in electronic format. Uniform sign plans shall:

(f) Uniform sign plans shall include the following standards and specifications:

3. Tenants shall be allowed a maximum of 1.5 square feet per lineal foot of leased frontage, or 120 square feet whichever is less;

VARIANCE DETERMINATION:

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

The following member of the Planning and Zoning Board spoke via Cisco Webex Communication Media Technology:

Member Girello

The following member of the public spoke via Cisco Webex Communication Media Technology:

Kaitlyn Forbes, representing the petitioner

On a motion by Member Girello, seconded by Member Gonzalez, to grant, as

determined by variance criteria "A", ZV 2020-02 (Burlington at Pembroke Crossings) to allow 66 inch high letters instead of the maximum allowed 48 inch high letters, for only as long as Burlington is the tenant, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

On a motion by Member Girello, seconded by Member Gonzalez, to grant, as determined by variance criteria "A", ZV 2020-03 (Burlington at Pembroke Crossings) to allow 184 square feet of signage instead of the allowed maximum 120 square foot of signage, for only as long as Burlington is the tenant, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

9. [20-0460](#) **SP 2018-09, Weekley Asphalt Batch Plant**, 20701 Stirling Road, site plan amendment. (Joseph)

Chairman Rose advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Tod Workman, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Workman addressed the Planning and Zoning Board via Cisco Webex Communication Media Technology. He gave a brief Power Point presentation of the proposed site plan amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Tod Workman is requesting modifications to the previously approved Weekley Asphalt facility located at 20701 Stirling Road. The applicant requests approval for the addition of an office/shop building, a modular testing lab, fuel storage areas, asphalt parking and landscaping on site.

The City Commission at its August 6, 2003 meeting approved the Weekley Asphalt site plan (SP 2002-30) which included the development of an office building, a lab / shop area , a control room, a covered fuel island, silos, conveyors, mixing drums, fuel tanks and other equipment involved in asphalt processing with associated parking and landscaping. The Planning and Zoning Board later approved modifications to the original site plan (SP

2002-30A) at its February 26, 2004 meeting to accommodate a new lab trailer and parking. A miscellaneous application was later approved in 2011 (MSC 2010-40) to add an additional silo to the site.

Between 2011 and the present, Weekley added a building, structures, and parking to the site, above and beyond that approved in earlier approved site plans, without receiving the proper approvals. The proposed site plan amendment will allow the applicant to apply for permits necessary to bring the aforementioned building, structures / parking into compliance. Approval of this site plan amendment application by this Board does not constitute approval of a permit under Florida Building Code or by engineering permit standards.

The Planning and Zoning Board at its January 9, 2020 meeting voted to approve three variances for this property, allowing for the subject site plan amendment application to move forward:

- ZV 2019-09 - To allow 9' x 18' parking spaces instead of required 9' x 19' parking spaces
- ZV 2019-10 - To allow 16.3' wide drive lane instead of required 24' wide drive lane.
- ZV 2019-11- To allow no Landscape Buffer along northern abutting property instead of the required Landscape Buffer to abutting properties.

BUILDINGS / STRUCTURES:

The following buildings / structures are being requested as a result of this application:

1. A 6,256 square foot storage building with covered parking area to the north and east of the existing office building. The building is 13'-6" foot in height and is made of metal panels, which is similar design to the existing office / shop building. Status – EXISTING – BUILT (REFERENCE ITEM “Q” and “R” on page C-1).
2. A 12'-2" high modular office trailer (685 square feet) with covered canopy over the trailer western elevation is proposed at the west side of the site. (REFERENCE ITEM “S” on page C-1). A concrete entry ramp will allow for access on the east side. Status – EXISTING – BUILT
3. A new 7' x 9', unisex toilet to the north of the existing lab trailer. (REFERENCE ITEM “T” on page C-1) –EXISTING BUILT.
4. A new covered fuel tank area extending off the north elevation of the existing shop. (REFERENCE ITEM “N” on page C-1).
5. Two above ground propane tanks on a concrete pad at the southwest corner of the site. Status – EXISTING – BUILT AND PERMITTED IN 2015.
6. A new window addition on the east elevation of the existing office building.

In addition to the following, interior modifications to the office / shop building are also being contemplated which are not subject to Board review.

It should be noted that the building / structures listed above are labeled as new on the site plan page as they have never been approved on any previous site plan.

ACCESS:

Access to this site will continue to occur through the sole entrance / exit on Stirling Road.

PARKING:

The applicant provides for 83 parking spaces where 43 spaces are required. This plan results in a net parking gain of 37 parking spaces due to the following parking modifications:

- The removal of parking spaces to accommodate the storage building.
- The addition of a parking field at the southeast corner of the site.
- The striping of parking spaces in an asphalt area to the west of the entrance.

Environmental Services issued a May 26, 2020 memo requesting the applicant provide an additional handicapped parking space be added to the plan based on their interpretation of the ADA Code. As this site is over parked based on use, staff recommends that new handicapped parking space be added to the site in compliance with ADA regulations at time of engineering permit.

LANDSCAPING:

Landscape for this property consists of the following:

- There are a total of 77 trees, 34 palm, and 207 shrubs that are existing, have been planted, and proposed to be plant on the property. Primary species of trees include Black Live Oak and Bald Cypress. Primary species of palms include Montgomery Palm. Primary species of shrubs is Green Buttonwood.

STAFF RECOMMENDATION:

Staff has reviewed the proposed site plan and recommends approval subject to the applicant providing an additional handicapped parking space to the site in compliance with ADA regulations at time of engineering permit.

The following members of the Planning and Zoning Board spoke via Cisco Webex Communication Media Technology:

Members Girello, Gonzalez

The following member of the public spoke via Cisco Webex Communication Media Technology:

Tod Workman, representing the petitioner

On a motion by Member Gonzalez, seconded by Member Labate, to approve, as recommended by staff, the Weekley Asphalt Batch Plant site plan application SP 2019-08, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Member Girello spoke in reference to the alignment of 103rd Avenue and Pines Boulevard.

Michael Stamm, Jr., Planning and Economic Development Director, provided a brief update on the Broward MPO and City projects.

ITEMS AT THE REQUEST OF STAFF:

10. [20-0461](#) Land Development Code Review (LDC) Update
 AM 2020-01 Article 4 Zoning Districts]

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief presentation on the proposed Land Development Code Review (LDC) Update (Article 4 Zoning Districts).

The following staff summary was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

The City of Pembroke Pines has contracted with Calvin Giordano and Associates (CGA) to update the City Land Development Code (LDC). The general goals of the Land Development Code update include the following:

- To consolidate most development related activities / regulations into one area of the Code.
- To make the Code easier to understand for all parties.
- Ensure all development applications and processes are updated to current practices.
- To review current Code and remove obsolete uses / regulations / zoning districts.
- To ensure the Code remains consistent with Comprehensive Plan.
- To strengthen the Code from a legal perspective.
- Free the Code of contradictions and cross referencing errors.
- Encourage public participation.

The identified target audiences of the Land Development Code Update include the following:

- Residents / Public
- Developers
- Business Owners
- Legal Community
- City Staff
- City Advisory Boards

Calvin Giordano and Associates role in this process includes the following:

- Overall technical assistance in drafting the Code update.
- Help facilitate public participation
- Attend and participate in staff meetings and public meetings.
- Website & Graphics creation
- Coordinate and attend stakeholder interviews.
- Create drafts and revisions to the Code based on stakeholder input.

Calvin Giordano and Associates is contracted to complete the Land Development Code updates by September 2020. To date, the following meetings have taken place related to this project:

- November 19, 2018 City Commission meeting: Approved the City budget which included the funding of the Land Development Code Update project.
- January 30, 2019 City Commission meeting: Contract Proposal received by Calvin, Giordano & Associates
- March 11, 2019 City Commission meeting: Contract Accepted by City of Pembroke Pines
- June 13, 2019: Joint Advisory Board, Kick-off Meeting (Public Meeting)
- June- August 2019: Internal Staff Meetings
- August 28, 2019: Open House #1 (Public Meeting)
- September, 2019: Annotated Outline Created
- October 10, 2019: Project Update provided to Planning and Zoning Board (Public Meeting)
- October 15, 2019: Staff Working Group (Public Meeting)
- October 29, 2019: Staff Working Group (Public Meeting)
- November 19, 2019: Staff Working Group (Public Meeting)
- December 03, 2019: Staff Working Group (Public Meeting)
- January 07, 2020: Staff Working Group (Public Meeting)
- January 21, 2020: Staff Working Group (Public Meeting)
- January 23, 2020: Planning and Zoning Board Meeting transmitting Article 1 to City Commission.
- March, 4, 2020: City Commission Meeting motion to accept Article 1
- March 17, 2020: Staff Working Group (Public Meeting)
- May 28, 2020: Planning and Zoning Board Meeting transmitting Article 3 to City Commission.
- June 17, 2020: City Commission Meeting motion to accept Article 3

In addition to the meetings above, the public has had continuous access to the City's Land Development Code project microsite, <http://pembrokepinescode.cgasolutions.com/>, which is updated regularly. The public can review relevant documentation relating to the Land Development Code update as well as provide project related comments.

Based on the meetings above, CGA and the City have created an overall outline as to the organization of this Code. Both the City staff and consultant have agreed to reorganize the proposed Land Development Code into the following general Articles as stated below:

- Article 1: Purpose
- Article 2: Definitions
- Article 3: Administration – Summary of development application types and processes
- Article 4: Zoning Districts – List of all zoning districts with general

development criteria specific to that zone.

- Article 5: Use Regulations – Creation of a use table which outlines uses and the zone in which those uses are permitted. Additional criteria for specific uses (ie. Schools, Adult Entertainment)
- Article 6: General Zoning Regulations – Site specific supplemental regulations which apply to more than one zoning district (ie: Land Use separation requirements, accessory structures, driveways)
- Article 7: Development Regulations – Other larger scale regulations related to a site. (ie. Signage, Lighting, Landscape)

The City Commission at its January 15, 2020 meeting endorsed staff's proposed review process for the reorganization of this large document. Under the proposal, staff would bring each article separately to the Planning and Zoning Board for consideration. Each individual article would then be transmitted to the City Commission for first reading review. After passage of the first reading, the article would be scheduled for second reading only after all remaining articles have been passed on first reading. The order in which the articles are to be reviewed by the Boards would be determined by staff. Second reading of the entire document has been tentatively scheduled toward the end of the year. It is anticipated that the new Code will take effect in January 2021.

Tonight, the City is proposing Article 4 of the Land Development Code update entitled, "Zoning Districts".

ARTICLE 4 – ZONING DISTRICTS:

Article 4 of the Land Development Code was created in order to provide a user a comprehensive list of all zoning districts and the dimensional standards for those districts. Staff worked with CGA to consolidate much of the text from each zoning district into individual, easy to read, tables. This greatly reduces the length of the article and helps makes specific information easier to identify. In addition of the dimensional tables, the following types of modifications are proposed for a number of the existing zoning districts:

- Renaming of districts: To help modernize and help further strengthen the identification of the districts based on their permitted uses and standards.
- Consolidation of similar districts: Certain districts have minor differences in dimensional standards or use permitted. In an effort to streamline the code the consolidation of these districts will create a better user experience
- Removal of districts: The removal of districts are proposed due to the following;
 - o Districts being underutilized
 - o No current properties having that specific zoning designation, while staff and CGA also envision that no properties will be rezoned to those zoning districts

Care was taken to minimize the impacts these modifications will have on the properties in the City. Below is a chart summarizing the proposed alterations to the zoning districts, summary of the districts that will be removed or combined, as well as a summary of the structure and highlights of the new Article:

PROPOSED ZONING DISTRICTS:

Currently, there are 40 zoning districts, the proposed amendments will reduce

the number of districts to 29. The district will be renumbered and organized in the following order:

Zoning Districts

Existing	Proposed
Rural Ranches Lifestyle (RR)	Remove
Estate (E-1)	Residential Estate (R-E)
One- Family Dwelling (R-1A, R-1B, R-1C)	Residential Single- Family (R-1A, R-1B, R-1C)
One- Family Dwelling Parking (R-1P)	Remove
Single- Family (RS- 7)	Residential Single- Family Zero Lot Line (R-1Z)
Mobile Home Dwelling (R-1T)	Residential Mobile Home (R-MH)
Two- Family Dwelling (R-2U)	Residential Two- Family Dwelling (R-2)
Townhouse (TH-12)	Residential Townhouse (R-TH)
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Low Density Multiple (R-3)	Combine: (R-MF)
Apartment (R-4)	
Planned Apartment (R-4A)	
Hotel (R-6)	
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Neighborhood Business (B-1)	Neighborhood Business (B-1)
Community Business (B-2)	Community Business (B-2)
Planned Business Center (B-2A)	Remove
General Business (B-3)	General Business (B-3)
Commercial (C-1)	Commercial (C-1)
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Professional Office (PO-1)	Combine: Professional Office (PO)
Professional Office (PO-2)	
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Light Industrial (M-1)	Combine: Industrial-Light (I-L)
Medium Industrial (M-2)	
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General Industrial (M-3)	Industrial-Medium (I-M)
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Limited Heavy Industrial (M-4)	Industrial-Heavy (I-H)
Heavy Industrial (M-5)	
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Limited Agricultural (A-1)	Combine: Agricultural (A)
General Agricultural (A-2)	
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-	
Agricultural Utility (A-3)	Utility (U)
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Agricultural Amusement (A-4)	Combine: Recreation (REC)
Recreational (S-1)	
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Agricultural Excavation (A-5)	Agricultural Excavation (A-E)
Agricultural Disposal (A-6)	Resource Recovery (R-R)
Community Facility (CF)	Community Facility (CF)

Hospital (HD)	Hospital (HD)
Planned Industrial Development (PID)	Planned Industrial Development (PID)
Planned Unit Development (PUD)	Planned Unit Development (PUD)
Planned Small Lot Development (PD-SL)	Planned Small Lot Development (PD-SL)
Mixed Use Development (MXD)	Mixed Use Development (MXD)
Planned Commercial Development (PCD)	Planned Commercial Development (PCD)

DISTRICTS TO BE REMOVED:

In continued efforts to update the code, address existing nonconformities and remove obsolete regulations, staff and CGA have identified the following zoning districts are proposed to be removed.

- Rural Ranches Lifestyle (RR)
 - o 0 existing properties
 - o Staff and CGA do not expect any future rezoning to this district.
- One – Family Dwelling Parking (R-1P)
 - o 1 existing property which is currently a parking lot
 - o Unnecessary zoning district
 - o The existing property will be rezoned to the adjacent parcel B-2, which contains the building for the parking lot referenced above.
- Planned Business Center (B-2A): 24 existing properties.
 - o Obsolete zoning district
 - o Properties will be rezoned to either B-2 or B-3 on a case by case basis at a later date.

DISTRICTS TO BE COMBINED:

Similar districts are proposed to be combined to offer a more condensed, organized and clear zoning code. These districts have similar dimensional requirements as well as permitted uses. The combination of the zoning districts are proposed in a manner as to not impose more restrictive requirements on the affected properties within the city, as well as create as few nonconformities as possible. The proposed combinations are as follows:

Low Density Multiple (R-3)	Combine: (R-MF)
Apartment (R-4)	
Planned Apartment (R-4A)	
Hotel (R-6)	
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Professional Office (PO-1)	Combine: Professional Office (PO)
Professional Office (PO-2)	
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Light Industrial (M-1)	Combine: Industrial-Light (I-L)
Medium Industrial (M-2)	
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Limited Heavy Industrial (M-4)	Combine: Industrial-Heavy (I-H)
Heavy Industrial (M-5)	
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Limited Agricultural (A-1)	Combine: Agricultural (A)
General Agricultural (A-2)	

Agricultural Amusement (A-4)
Recreational (S-1)

Combine: Recreation (REC)

STRUCTURE:

Below is a summary of the structure and highlights of the new Article.
Significant modifications are listed in bold.

- 155.400 General Provisions
 - o Requires that all land within the City follow the regulations outlined within the Land Development Code.
- 155.401 Zoning Map (Currently 155.027)
 - o Establishes the Zoning Map as part of the Land Development Code.
- 155.402 District Classifications (Currently 155.025)
 - o Outlines the broad types of zoning districts found within the city
 - o Outlines the specific zoning districts found within the city
- 155.410 Residential Estate (R-E) (Currently 155.105)
 - o Dimensional standards table created, no changes to standards.
- 155.411 Residential Single-Family (R-1A through R-1C) (Currently 155.106)
 - o Dimensional standards table created, no changes to standards.
- 155.412 Residential Single-Family Zero Lot Line (R-1Z) (Currently 155.108)
 - o Dimensional standards table created, no changes to standards.
 - o Development standards will be located in Article 7 Development Standards.
- 155.413 Residential Mobile Home (R-MH) (Currently 155.109)
 - o Dimensional standards table created, no changes to standards
- 155.414 Residential Two-Family (R-2) (Currently 155.112)
 - o Dimensional standards table created, no changes to standards.
- 155.415 Residential Townhouse (R-TH) (Currently 155.113)
 - o Dimensional standards table created, no changes to standards.
 - o Removal of language addressing platted and unplatted lots. All townhouse development platted or unplatted shall have the same dimensional and development standards.
 - o Additional Development standards will be located in Article 7 Development Standards.
- 155.416 Residential Multi-Family (R-MF) (Currently 155.114, 155.115, 155.116 and 155.118) 6 total
 - o The Low Density Multiple (R-3), Apartment (R-4), Planned Apartment (R-4A) and Hotel (R-6) districts shall be combined to make the Residential Multi-Family (R-MF) District.
 - o Currently the residential standards such as setbacks, height, unit size and the like for the districts above are identical.
 - o The main difference between the districts as they exist today are the non-residential standards.
 - o There are 6 Non-residential developments found within these districts in the City; therefore, staff and CGA are proposing to consolidate them utilizing standards that minimize the impacts on the exiting sites.
 - o Hotels, single family and multi-family development are permitted in the Hotel (R-6) district. Currently, there are no hotels found within the R-6 district. The combination of the district will not permit hotels where is previously was not. In order to minimize the impact of permitting hotels in the other multi-family districts, hotels shall now require a special exception to gain approval.
- 155.420 Neighborhood Business (B-1) (Currently 155.145)

- o Dimensional standards table created.
- o Establishment of setbacks for B-1 which previous followed the alternative buffer yard regulations.
- o Permitted uses will be located in Article 5: Use Regulations
 - 155.421 Community Business (B-2) (Currently 155.146)
- o Dimensional standards table created, no changes to standards.
- o Permitted uses will be located in Article 5: Use Regulations
 - 155.422 General Business (B-3) (Currently 155.149)
- o Dimensional standards table created, no changes to standards.
- o Permitted uses will be located in Article 5: Use Regulations
 - 155.423 Commercial (C-1) (Currently 155.150)
- o Dimensional standards table created.
- o Currently, there is not a minimum lot area or setbacks for the district. Examining the current sites within the City with the goal of creating as few nonconformities as possible, Staff and CGA have proposed standards for both lot area and setbacks.
- o Staff and CGA believe that the uses permitted within the district should have the proposed regulations tied to them.
- o Permitted uses will be located in Article 5: Use Regulations
- o Development standards will be located in Article 7: Development Standards.
 - 155.424 Professional Office (PO) (Currently 155.151 and 155.152)
- o The Professional Office (PO-1) and Professional Office (PO-2) districts shall be combined to make the Professional Office (PO) District
- o The uses permitted within both of the districts are identical.
- o Dimensional standards table created utilizing the less restrictive PO-1 standards in order to prevent nonconformities.
- o Permitted uses will be located in Article 5: Use Regulations.
- 155.430 Industrial Light (I-L) (Currently 155.165 and 155.168)
- o The Light industrial (M-1) and Medium Industrial (M-2) districts shall be combined to make the Industrial Light (I-L) District.
- o There are only 2 M-1 properties within the City.
- o They combination of the two districts will produce minimal impact in terms of new allowed uses.
- o Based on the use the I-L district includes provisions for additional separation from residentially zoned properties.
- o M-2 standards shall be adopted.
- 155.431 Industrial Medium (I-M) (Currently 155.169)
- o Formerly General Industrial (M-3)
- o Dimensional standards table created, no changes to standards.
- o Permitted uses will be located in Article 5: Use Regulations.
- 155.432 Industrial Heavy (I-H) (Currently 155.171)
- o The Limited Heavy Industrial (M-4) and Heavy Industrial (M-5) districts shall be combined to make the Industrial Heavy (I-H) District.
- o Dimensional standards table created, no changes to standards.
- o To reduce the impact the adding uses to the previously zoned M-4 properties, the current M-5 uses shall require a special exception to be permitted in the new I-H district
- o Additionally, the M-5 uses shall be required to meet the more restrictive lot size and the lot area established in t he new I-H district.
- o Dimensional standards table created.
- o Permitted uses will be located in Article 5: Use Regulations.
 - 155.440 Community Facility (CF) (Currently 155.180)
- o Dimensional standards table created, no changes to standards.

- o Permitted uses will be located in Article 5: Use Regulations.
 - 155.441 Agriculture (A) (Currently 155.090)
- o The Limited Agricultural (A-1) and General Agricultural (A-2) districts shall be combined to make the Agriculture (A) District.
- o Currently these districts are combined in the code but identified as two separate districts. Therefore, no changes to the development standards are proposed as part of the combination.
- o Dimensional standards table created.
- o Permitted uses will be located in Article 5: Use Regulations.
 - 155.442 Utility (U) (Currently 155.091)
- o Formerly Agricultural-Utility (A-3)
- o Dimensional standards table created, no changes to standards.
- o Permitted uses will be located in Article 5: Use Regulations.
 - 155.443 Recreation (REC) (Currently 155.092 and 155.125)
- o The Recreational (S-1) and Agricultural Amusement (A-4) districts shall be combined to make the Recreation (REC) District.
- o These district currently have a similar purpose and uses permitted. Currently, there are zero S-1 or A-4 zoned properties located within the City.
- o The current A-4 standards are proposed for the REC district.
- o Permitted uses will be located in Article 5: Use Regulations
 - 155.444 Agriculture Excavation (A-E) (Currently 155.093)
- o Formerly Agricultural-Excavation (A-5)
- o Dimensional standards table created, no changes to standards.
- o Permitted uses will be located in Article 5: Use Regulations.
 - 155.445 Resource Recovery (R-R) (Currently 155.094)
- o Formerly Agricultural-Disposal (A-6)
- o Dimensional standards table created, no changes to standards.
- o Permitted uses will be located in Article 5: Use Regulations.
 - 155.450 Planned Unit Development (PUD) (Currently 155.190-155.207)
- o No substantive changes
- 155.451 Planned Small Lot Development (PD-SL) (Currently 155.209)
- o No substantive changes
- 155.452 Mixed Use Development (MXD) (Currently 155.210)
- o No substantive changes
- 155.453 Planned Commercial Development (PCD) (Currently 155.211)
- o No substantive changes
- 155.454 Planned Industrial Development (PID) (Currently 155.167)
- o No substantive changes
- 155.455 Hospital District (HD) (Currently 155.153)
- o No substantive changes

STAFF RECOMMENDATION:

Transmit to City Commission with a favorable recommendation.

The following members of the Planning and Zoning Board spoke via Cisco Webex Communication Media Technology:

Chairman Rose, Members Girello, Gonzalez, Labate

The following member of staff spoke via Cisco Webex Communication Media Technology:

Michael Stamm, Jr., Planning and Economic Development Director

On a motion by Member Girello, seconded by Alternate Member Taylor, to transmit to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

ADJOURNMENT:

ADJOURN:

Chairman Rose adjourned the meeting at 8:06 p.m.

ADJOURNED:
8:06 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary