

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, October 8, 2020

6:30 PM

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 6:30 p.m., Thursday, October 8, 2020, at the Charles F. Dodge Pembroke Pines 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 Member Taylor. Absent: Alternate Member Lippman. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Sharon Williams, Planning Administrator (PT), Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

No lobbying disclosure forms were submitted at this time.

APPROVAL OF MINUTES:

[20-0733](#)

September 17, 2020

On a motion by Member Girello, seconded by Member Labate, to approve, the minutes of the September 17, 2020 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

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. [20-0734](#) SN 2020-08, Home Away From Home, 18500 Johnson Street, sign application. (Joseph)

PROJECT DESCRIPTION / BACKGROUND:

Kauff Signs, agent, is requesting approval for the installation of a attached

building sign for Home Away From Home daycare center, located at 18500 Johnson Street.

Home Away From Home daycare center (FKA: Kindercare) was approved by City Commission on August 4, 1999. AEAHA LLC. acquired the property in late 2019. AEAHA LLC. spent the last year updating both the internal buildout of the building as well as making repairs to the exterior. A color change to the building (Off White and Tan colors) was approved administratively in 2020 as the color closely matched certain colors from the nearby Chapel Trail Plaza.

SIGNAGE:

The applicant proposes to install a 30.83 sign on the north elevation of the building. The sign will display the name of the daycare and logo in multiple colors. The non-illuminated sign will be comprised of pin mounted letters.

The applicant will also be replacing the existing sign face on the monument sign with same logo. The applicant will upgrade the sign (and be compliant with latest sign code) by a providing pan faced panel.

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 subject to the applicant obtaining all necessary permits for construction of these signs.

2. [20-0735](#)

MSC 2020-12, Public Storage, 1611 S Douglas Road, re-imaging signage and color change to existing storage facility, miscellaneous request. (Joseph)

PROJECT DESCRIPTION / BACKGROUND:

Mark Brenchley is requesting approval of for color and sign modifications to the Public Storage building at 1611 South Douglas Road. On June 15, 2020, Public Storage Inc., was cited by Code compliance for modifying the exterior elevation of the building without Planning and Zoning Board approval (Citation #119742). Passage of this application will bring the Public Storage property into compliance.

The City Commission at its January 15, 2003 meeting approved the underlying URI Commercial site plan (SP 2002-44), consisting of a self-storage facility, gas station, and two grassed areas for future development. The following other applications of significance were processed on the site:

- SP 2003-39 – Sidewalk relocation.
- SN 2006-11 – Public storage sign

On August 14, 2008, the Planning and Zoning Board approved a similar color change application (SP 2008-16) as part of the rebranding of the storage building to Public Storage. The color change was approved by the Board subject to the northern elevation being painted all Cobblestone (Tan).

BUILDINGS / STRUCTURES:

The applicant is proposing the following color change to the self-storage bay:

- Main Body – MP#27794 “Winter Mood”
- Trim / Accent Bands – MP#83460 “Roller Coaster”
- Parapet/Loading Area Canopy, Standing Seam Metal Roof, South and West Elevation Sign Band and Architectural Medallions – BRP1501 “Orange”

SIGNAGE:

The following signs are proposed for the Public Storage as a result of this application:

Attached building Signs:

West Elevation – A 52.3 square foot illuminated channel letter sign displaying, “Public Storage” in white letters on an orange raceway. A 2.7 square foot non-illuminated acrylic sign displaying, “Rental Office”.

South Elevation – A 52.3 square foot illuminated channel letter sign displaying the Business Name in white letters on an orange raceway.

East Elevation – A 7.5 square foot non-illuminated acrylic sign displaying, “Loading” on the loading dock canopy.

Ground Directional Signs:

A 1.5 square foot directional sign to be located at the Douglas Road entry to the site. The sign background and base will be dark gray with orange and white copy.

A 1.5 square foot directional sign to be located in a parking island to the south and east of the existing storage building. The sign background and base will be dark gray with orange and white copy.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the plan meets 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 2020-08, Home Away From Home) and 2 (MSC 2020-12, Public Storage), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

NEW BUSINESS:**QUASI-JUDICIAL ITEMS:**

3. [20-0736](#) **PH 2020-02**, The purpose of this Public Hearing is to consider, at the request of Trinity Lutheran Church, a proposed change of Land Use designation, from Community Facilities to Commercial for the northern 1.99 gross acres of the church's overall 4 acre property for the purpose of developing a gas station and convenience store on the proposed **Wawa / Trinity Lutheran Church** property (PH 2020-02) located at 7150 Pines Boulevard and generally located at the southeast corner of Pines Boulevard and SW 72 Avenue. (Sharon)

This will be heard as regular item number 4.

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of Trinity Lutheran Church, a proposed change of Land Use designation, from Community Facilities to Commercial for the northern 1.99 gross acres of the church's overall 4 acre property for the purpose of developing a gas station and convenience store on the proposed Wawa / Trinity Lutheran Church property (PH 2020-02) located at 7150 Pines Boulevard and generally located at the southeast corner of Pines Boulevard and SW 72 Avenue.

The following staff report was entered for the record:

PROJECT DESCRIPTION / BACKGROUND:

Trinity Lutheran Church is located on the southeast corner of Pines Boulevard and 72nd Avenue. According to the Broward County Property Appraiser the facility was built in the 1960's. The existing Church is located on the northern 1.99 gross acres (1.93 net) of the 4.01acre parcel.

As part of the overall development plan, the site will be developed into two parcels: The developer is proposing that the north parcel, with the hard corner, be developed as the gas station with a convenience store. The church will be demolished from the north parcel and relocated to the southern parcel. The land use plan amendment (LUPA) is only for the northern parcel of the property. The southern portion will remain Community Facilities (CF) land use and Limited Agricultural (A-1) zoning. In addition to the LUPA, the applicant will be required to plat, rezone and site plan the entire +/- 4 acre property.

PUBLIC HEARING (PH 2020-02):

The purpose of this Public Hearing is to consider the Trinity Lutheran Church small scale land use plan map amendment application to change the future land use designation for the approximate 1.99 acre site from Community Facilities to Commercial for the purpose of developing a gas station and convenience store. This application is considered to be small scale as it is less than 10 acres. State agency review is not required with small scale amendments.

The land use designations and existing uses of the surrounding properties are

as follows:

North – Low Residential (5du/ac) (City of Hollywood)
East – Commercial (shopping center)
South – Community Facilities (vacant)
West –Community Facilities (Broward College)

The proposed commercial land use is compatible with the adjacent commercial shopping center. The analysis of Public Facilities and Services which is based on the maximum development potential of the site under the existing and proposed land use designation indicates increases in impacts on all public facilities and services. The applicant has submitted letters of adequate capacity to serve the proposed impacts of development. The City's Environmental Services Department recommended the amendment go forward with the understanding that the department may have some additional comments about traffic circulation during the site plan approval process.

STAFF RECOMMENDATION:

Staff requests the Planning and Zoning Board as the Local Planning Agency (LPA) transmit the proposed amendments to the City Commission, Broward County Planning Council and Broward County Commission with a positive recommendation subject to Broward County Commission approval and recertification of the City's land use plan.

Dwayne Dickerson, attorney representing the petitioner, gave a brief Power Point presentation of the proposed land use change.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item.

The following member of the Planning and Zoning Board spoke:

Chairman Rose

The following member of the public spoke:

Laura Fronczek, 19159 SW 8 Street

Michael Stamm, Jr., Planning and Economic Development Director, read the following public comments submitted via email into the record:

Against:

Wanda Gomez, 7191 SW 3rd Street
Patricia de Leon, resident Pines Village
Leslie Horkin, 740 SW 70 Terrace
Sally Connors (Hand Written Letter), 8251 NW 19 Street

On a motion by Member Girello, seconded by Member Gonzalez, to close the Public Hearing, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular item number 4.

4. [20-0737](#)

PH 2020-02, The purpose of this item is to transmit a recommendation to the City Commission, at the request of Trinity Lutheran Church, for the proposed change of Land Use designation, from Community Facilities to Commercial for the northern 1.99 gross acres of the church's overall 4 acre property purpose of developing a gas station and convenience store on the located at 7150 Pines Boulevard, generally located at the southeast corner of Pines Boulevard and 72nd Avenue.. (Sharon)

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, at the request of Trinity Lutheran Church, for the proposed change of Land Use designation, from Community Facilities to Commercial for the northern 1.99 gross acres of the church's overall 4 acre property purpose of developing a gas station and convenience store on the located at 7150 Pines Boulevard, generally located at the southeast corner of Pines Boulevard and 72nd Avenue.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Members Girello, Gonzalez, Labate

The following members of the public spoke:

Dwayne Dickerson, attorney representing the petitioner
Frank Petruziello, representing Wawa
Pastor Spencer, Trinity Lutheran Church

On a motion by Member Gonzalez, seconded by Vice Chairman Jacob, to transmit, as recommended by staff, the Wawa / Trinity Lutheran Church (PH 2020-02) land use plan amendment, to the City Commission and Broward County Planning Council with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

5. [20-0738](#)

ZC 2020-01, the purpose of this Public Hearing is to consider, at the request of the City of Pembroke Pines, an amendment to the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market MXD Guidelines (Mixed Use Development District). The applicant proposes an

amendment to the existing MXD (Mixed use Development District) design guidelines and a flexibility unit allocation request to allow for the future development of 170 townhouse units for the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market property generally located on the southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less. (Joseph)

This will be heard as regular item number 6.

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of the City of Pembroke Pines, an amendment to the Pines Village Market (ZC 2020-01) F.K.A. 16000 Pines Market MXD Guidelines (Mixed Use Development District). The applicant proposes an amendment to the existing MXD (Mixed use Development District) design guidelines and a flexibility unit allocation request to allow for the future development of 170 townhouse units for the Pines Village Market (ZC 2020-01) F.K.A. 16000 Pines Market property generally located on the southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less.

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed zoning change request.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for contract purchaser, 16000 Pines Retail Investments, LLC., requests consideration to update a previously approved Pines Village Market MXD design guidelines with associated allocation of 45 residential flexibility units. The adoption of the proposed design guidelines and flexibility unit allocation will allow the applicant to potentially build up to 170 townhouse units on site. This application reflects the first step in the approval process relating to the development of these townhomes. The City will also be reviewing a plat note change for this property as well as a site plan at a later date.

The Pines Village Market shopping center is generally located south of Pines Boulevard and east of Dykes Road. This property formerly housed the 347,000 square foot United States Postal Service (USPS) Distribution facility which operated 24-hours a day. The previous USPS mail distribution facility has since been demolished and the site is currently under construction.

On November 14, 2016, the City Commission approved the rezoning of the subject +/- 27 acre property to its current zoning of Mixed Use Development (MXD) which contemplated the development of a commercial shopping center on the northern half of the property as well as the development of single family homes on the south half. The City Commission at the same date approved a site plan (SP 2016-14) for the commercial portion of this property consisting of the development of a main shopping center building, a post office building and the subject perimeter building (Perimeter Building 4) with associated parking, landscape, traffic circulation and lighting. Several grassed areas were included on the site plan which were to be the site of

future perimeter buildings.

The City Commission at its June 19, 2019 meeting approved the latest (fourth amendment) amendment to the purchase and sale agreement which provided for the following:

- Provided for the development of up to 182 townhome units by allocation of reserve units.
- Clarified thresholds to close the phase II real estate transaction.
- Established that the southern buffer including a berm, fencing and landscaping would be installed prior to vertical construction.
- Established that the Buyer will contribute \$500 per site plan approved unit to the City's Affordable Housing Trust Fund, due prior to the issuance of the first building permit.

The Planning and Zoning Board at its April 25, 2019 meeting approved an amendment to the 16000 Pines Market site plan (SP 2018-08) to allow for the development of two new perimeter buildings on site (Perimeter Buildings 1 and 2) with associated parking, landscape, infrastructure, pedestrian / traffic circulation modifications to accommodate such development. In addition, the façade of the main shopping center anchor tenants have been updated to reflect the branding of the future tenants.

On January 9, 2020, the Planning and Zoning Board approved the Cheddars Scratch Kitchen (Perimeter Building #3) restaurant site plan (SP 2019-19). The Planning and Zoning Board later approved an amendment to building #4 to allow for the development of a Regions Bank (SP 2019-04) on September 17, 2020.

DETAILED REQUEST:

The applicant proposes the following changes of significance to the MXD guidelines:

- Page 2 – The change in development from 125 single family homes to 170 townhouse units on block 5 of the plan. Block 5 uses shall comply with TH-12 zoning standards unless otherwise modified within the guidelines.
- Page 3 – Walkways for residential uses shall be a minimum 4 feet wide. Change to street furnishing requirements to apply to Commercial parcels only.
- Page 4 – Internal building setbacks standards to apply to commercial buildings.
- Page 5 – Offstreet parking spaces required per residential unit has been raised from 2 to 3. Residential driveway minimum parking space dimensions have been raised from 8'x18' to 9'x18' in size. Accessible parking spaces for residential units will be a minimum 12' x19' in size. Parallel parking spaces in residential shall be no less than 9'x 25' in size. A provision has also been added restricting recreational vehicles in townhouse development.
- Page 7-9 – Residential setbacks / separations have been revised. The following minimum setbacks / separations are now required:
 - o 20 feet of separation between sides of buildings.

- o Minimum side yard of 22 feet between the side of a townhouse and the rear of another townhouse.
- o 0 setback between units within a building.
- o Minimum 18 feet of setback and a private street right of way (to accommodate the driveway).
- o Minimum of rear yard of 10 feet per unit. A minimum of 24 feet separating rear of one building to the rear of another building.
- o Minimum of 3 feet between a street and a private street or visitor parking area.
- o Minimum net lot size has been reduced from 2,750 to 1,700 square feet.
- o Minimum floor area has been reduced from 1,700 square feet to 1,400 square feet of air conditioned space.
- o Residential streets require 24 feet width of clear pavement.
- o No accessory structures other than privacy fences and screen enclosures over builder installed patio will be permitted.
- o Landscape and irrigation plans shall comply with Chapter 153 of the Code of Ordinances.

- Page 14 – Garages / Fencing

- o Garages shall not be used as storage space or converted to livable area.
- o Wooden shadowbox fencing shall be maintained on all residential lots.

In addition to the changes above, minor grammatical, formatting changes, and removal of conflicting regulations were made to the document.

SURROUNDING PROPERTIES:

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

North – Pines Boulevard - General Business (B-3) / Commercial

East –Planned Unit Development (PUD), General Business (B-3) / Irregular Residential, Employment Center Low

South – Planned Unit Development (PUD) / Irregular Residential

West – Dykes Road - Planned Unit Development (PUD), General Business (B-3) / Irregular Residential, Commercial

ANALYSIS:

Compatibility with Adjacent Use

Staff reviewed this application and finds that the update of the guidelines to reflect future development of townhomes, as proposed, is compatible with the adjacent Las Verdes residences within the Grand Palms Planned Unit Development directly east of this site. Staff notes that there is currently single family residential built to the south and west of the proposed townhomes. The homes to the west are separated from the proposed townhomes by a major roadway (Dykes Road) while the homes to the south will be buffered by the Pembroke Shores Mitigation area.

Residential Density

Per the latest version of the Planned Unit Development Guidelines for Grand Palms, the 13.13 acre Las Verdes residences currently contains 104 garden apartments and 65 townhomes. By comparison, the proposed 170 townhomes will be located on a parcel 13.175 acres in area. Both properties result in a residential density of +/- 12.9 units per acre. It should be noted that TH-12 regulations typically restricts development to a maximum 12 units per acre.

Trip Generation

The applicant provided the City with a traffic study performed by TrafTech Engineering, Incorporated which concludes that the traffic generation the proposed 170 townhome units, "...are projected to generate less trips during critical morning and afternoon peak periods when compared against the approved 125 single family homes." The study does however conclude that the proposal of 170 townhouse units will result in a slight increase in overall daily trips (64 additional daily trips per day) compared to the previously contemplated 125 single family units.

The TrafTech Engineering study calculates that the total proposed development on the 16000 Pines Market (Commercial and residential) properties generating significantly less traffic (6,392 daily trips less) and less AM peak hour (-503) and PM peak hour (-512) trips than the former USPS (+ -345,000 square foot) facility.

Engineering Division reviewed the proposed Trip Generation plan and has no objections.

Compatibility with Comprehensive Plan Policy

The applicant provided a letter (Greenspoon Marder – March 20, 2020) identifying the following comprehensive plan policies in which the proposed design guidelines and flexibility allocation comply:

Policy 1.1 - Continue to allocate residential densities consistent with the permitted uses of the Land Use Element.

Policy 1.4 - Continue to implement land development regulations that provide for different residential intensities to be physically separated with landscape/open space.

Policy 1.5 - Continue to structure higher density near major arterials and open spaces.

Policy 1.8 - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and nonresidential uses.

Policy 7.4 - Through the development review process, the City shall continue to ensure safe and convenient on-site vehicular and pedestrian movement, off-street parking, access control management techniques, right-of-way dedications and acquisitions, and adequate access for service and emergency vehicles.

Policy 12.4 - Adequate vehicular parking shall continue to be provided for new development in accordance with the land development regulations.

Policy 18.2 - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and Non-residential uses.

Staff reviewed the design guidelines and flexibility allocation request against the stated comprehensive plan policies listed and finds the submittal to generally comply with the stated comprehensive plan strategies.

STAFF RECOMMENDATION:

Staff has reviewed the proposed zoning change application and finds that the proposal meets code requirements. Staff therefore recommends the Planning and Zoning Board transmit this application, inclusive of assignment of 45 residential flexibility units, to the City Commission with a favorable recommendation.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item.

The following members of the Planning and Zoning Board spoke:

Chairman Rose

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Against:

Terrance Allen, 15971 SW 3rd Street
Al Salvi, 1318 SW 172nd Terrace
Laura Fronczek, 19159 SW 8 Street
Alan Snyder, 730 SW 1 Avenue

Michael Stamm, Jr., Planning and Economic Development Director, read the following public comments submitted via email into the record:

Against:

Isabel Cuesta, resident Emerald Sound
Stuart Fusfeld, resident Spring Valley
Mike & Ellen Horning, 18265 NW 21 Street
Terrie Allison, 17848 SW 14 Street
Pam Deleewerk, resident Pembroke Pines
Enrique Balter, resident Pembroke Pines
Mayra Frau Reyna, 15201 Laurel Lane, S
Jennifer Crandell, resident Silver Lakes
Lourdes Rojas, resident Pembroke Pines
Tammy Douglas, 16411 SW 1 Court
Esther Gonzalez, 2001 SW 176 Avenue
Ann Garfinkel, resident Silver Lakes
Lisa Valdes, resident Pembroke Pines
Lischia Link, Crystal Shores
Lynn Jones, 17512 NW 7 Street

Robert A. Izzo, resident Silver Lakes Phase I
Penni Johnson, 910 SW 174 Terrace
Javier Canzobre, 19214 SW 4 Street
Susan Snyder, 730 SW 191 Avenue
John Scozzaro, 541 SW 176 Avenue
Rick Garrido, resident Pembroke Pines
Bill Fleming, president Grand Palms Community Association

In Favor:

Letter received after the email from Bill Fleming, president Grand Palms Community Association

On a motion by Member Girello, seconded by Member Gonzalez, to close the Public Hearing, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular item number 6.

6. [20-0739](#)

ZC 2020-01, the purpose of this item is to transmit a recommendation to the City Commission, for an amendment to the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market MXD Guidelines (Mixed Use Development District). The applicant proposes an amendment to the existing MXD (Mixed use Development District) design guidelines and a flexibility unit allocation request to allow for the future development of 170 townhouse units for the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market property generally located on the southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less.. (Joseph)

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, for an amendment to the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market MXD Guidelines (Mixed Use Development District). The applicant proposes an amendment to the existing MXD (Mixed use Development District) design guidelines and a flexibility unit allocation request to allow for the future development of 170 townhouse units for the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market property generally located on the southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez,, Labate, Alternate Member Taylor

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
Brian Sherman, Assistant City Attorney

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

Member Labate moved to transmit, the Pines Village Market (F.K.A. 16000 Pines Market) (SP 2020-01) zoning change, to the City Commission with a favorable recommendation; subject to the proviso that there be a reduction in the number of units from the 170 to no more than 140; and that precise traffic consideration be made dealing specifically with the ability of the individuals to be able to exit and have sufficient existing space to be able to make the U-turn to access the necessary highways and byways in the vicinity and; that traffic lights be investigated to determine whether the implementation of the additional traffic controls be implemented to accomplish this. Member Girello seconded the motion.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Member Girello

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
Brian Sherman, Assistant City Attorney

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner
Al Salvi, 1318 SW 172nd Terrace
Laura Fronczek, 19159 SW 8 Street

Michael Stamm, Jr., Planning and Economic Development Director, noted that there are some public comments on the WebEx chat mentioning:

Want single family homes not townhomes;
Aesthetics;
Traffic concerns;
Losing our suburban identity.

On the motion by Member Labate, seconded by Member Girello, to transmit, the Pines Village Market (F.K.A. 16000 Pines Market) (SP 2020-01) zoning change, to the City Commission with a favorable recommendation; subject to the proviso that there be a reduction in the number of units from the 170 to no more than 140; and that precise traffic consideration be made dealing specifically with the ability of the individuals to be able to exit and have sufficient existing space to be able to make the U-turn to access the necessary highways and byways in the vicinity and; that traffic lights be investigated to determine whether the implementation of the additional traffic controls be implemented to accomplish this, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate

NAY: Vice Chairman Jacob

Motion Passed

Michael Stamm, Jr., Planning and Economic Development Director, noted that this item will be heard by the City Commission on November 4, 2020 and December 2, 2020. He also noted that there will be future Planning and Zoning Board meetings for the associated platting and site plan.

Chairman Rose reiterated to the petitioner that the board wants to see plans that match the character of the neighborhood.

ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose noted that Alternate Member Lippman has requested an excused absence.

On a motion by Member Girello, seconded by Member Labate, to excuse Alternate Member Lippman, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF STAFF:

7. [20-0740](#) Land Development Code Review (LDC) Update:
AM 2020-01 Article 6 Development Standards

Chairman Rose inquired if deferring this item to the next meeting would create any issues.

Michael Stamm, Jr., Planning and Economic Development Director, answered in the negative.

It was the consensus of the Planning and Zoning Board to defer this item to the October 22, 2020 meeting.

ADJOURNMENT:

Chairman Rose adjourned the meeting at 10:00 p.m.

ADJOURNED:
10:00 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary