

# **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, January 14, 2021**

**6:30 PM**

**City Hall is currently closed to the public due to the COVID 19  
Coronavirus 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 6:30 p.m., Thursday, January 14, 2021, 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 Gonzalez, Labate and Girello, and Alternate Member Lippman. Absent: Alternate Member Taylor. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Brian Sherman, Assistant City Attorney, and Board Secretary Borgstrom.

Secretary Borgstrom declared a quorum present.

## SUBMISSION OF LOBBYING DISCLOSURE FORMS:

No lobbying disclosure forms were submitted at this time.

## CONSENT AGENDA:

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.

[21-0027](#)

### 1. SN 2020-10- Pasadena Estates II Monument

**Signs** - Generally located north of Pines Boulevard, south of Johnson Street, west of 196 Avenue, and east of 202 Avenue (Cole)

The following staff report was entered into the record:

#### PROJECT DESCRIPTION / BACKGROUND:

Sue Meister, agent for Pasadena Estates II HOA, is requesting the installation of 3 new residential subdivision entry features consisting of 6 identical signs. Pasadena Estates II HOA, generally located north of Pines Boulevard, south of Johnson Street, west of 196 Avenue, and east of 202 Avenue, was approved in 1988 (SP 88-11).

#### SIGNAGE:

- There will be two signs located at the entrance of the community at the following intersections:
  - o 202 Avenue and Northwest 4 Street
  - o Johnson Street and Northwest 200 Avenue
  - o Northwest 196 Avenue and Northwest 4 Street

- All signs will be externally illuminated and feature 9.55 square feet of copy reading, "Pasadena Estate II". Additionally, the signs will feature an emblem representing the letter "P". The signage will be located on 5' tall monuments. Residential Subdivision signs are allowed up to 15' in height and 32 square feet of copy.
- The following colors are being proposed for the signs:
  - o Main Body: SW 6385 (Dove White)
  - o Accent: SW 6127 (Ivoire)
  - o Text: Bronzestone

#### LANDSCAPE

The existing landscaping within the islands will be removed and replaced with the following:

- Each sign is proposing (1) triple Spindle Palm and (67) assorted shrubs, agave, and bromeliads. Total proposed installation is 6 palm trees and 402 shrubs, accent plants, and ground covers are proposed on all six monument signs. Primary species of palm trees include Triple Spindle Palm. Primary species of shrubs, accent plants, and ground covers include Serrissa foetida, Scheffelera arboricola 'Trinette', and Cordyline fructose 'Auntie Lou'.

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.

On a motion by Member Gonzalez, seconded by Member Girello, to approve, as recommended by staff, consent agenda item number 1 (SN 2020-10, Pasadena Estates II), the following vote was recorded:

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

NAY: None

Motion Passed

#### NEW BUSINESS:

#### PUBLIC HEARINGS / REGULAR ITEMS:

Chairman Rose stated that agenda item numbers 2, 3, 4, and 5 are all related to the same project. He requested to combine and hear Public Hearing item numbers 2 and 4 at this time.

It was the consensus of the Planning and Zoning Board to combine and hear Public Hearing item numbers 2 and 4 at this time.

[21-0028](#)

2. **ZC 2019-02**, the purpose of this Public Hearing is to consider, at the

request of D.R. Horton, Inc., a zoning map change from A-1 (Limited Agricultural) to PUD (Planned Unit Development) for the purpose of developing Townhomes on the Broward County School Board parcel (AKA: Merrick Square (ZC 2019-02) property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 5.179 acres more or less.(Joseph)

(This will be heard as regular agenda item number 3.)

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of D.R. Horton, Inc., a zoning map change from A-1 (Limited Agricultural) to PUD (Planned Unit Development) for the purpose of developing Townhomes on the Broward County School Board parcel (AKA: Merrick Square (ZC 2019-02) property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 5.179 acres more or less.

The following staff report was entered for the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Kristen Nowicki, agent for contract purchaser, D.R. Horton, Inc., requests consideration to rezone a +-5 acre parcel from A-1 (Limited Agricultural) to PUD (Planned Unit Development) (Pembroke Shores), for a property generally located south of Pines Boulevard and east of Southwest 172 Avenue.

D.R. Horton is currently under contract to purchase a 23.5 (net) acre property, inclusive of the subject parcel, from owner School Board of Broward County (SBBC) with the intent to develop 211 townhome units.

On May 20, 2020, the City Commission passed on first reading a Land Use Plan Amendment (PH 2019-02) request to allow for residential units to be developed on the SBBC property. The items is tentatively scheduled before the Broward County Board of Commissioner on January 26, 2021. Second reading and possible adoption of this request is tentatively scheduled to be heard by the City Commission on February 17, 2021 after County Commission review.

A related zoning text change application (ZC 2020-04) is being heard concurrently at tonight's meeting. That request is to amend the underlying Pembroke Shores Planned Unit Development design guidelines to allow for townhome development on the School Board property.

**SURROUNDING PROPERTIES:**

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

North –Planned Unit Development (PUD) / Irregular Residential / Commercial\*

East – Planned Unit Development (PUD) / Irregular Residential

South – Planned Unit Development (PUD) / Irregular Residential

West – Planned Unit Development (PUD) / Irregular Residential / Commercial\*

\*Subject to change to irregular residential via application (PH 2019-02).

The subject property is currently vacant and surrounded in its entirety by the Pembroke Shores PUD. The rezoning of this property into the Pembroke Shores PUD will allow the contract purchaser to contemplate development of townhomes on the subject parcel. Pembroke Shores PUD allows for single family and townhome development and therefore the development of townhomes is compatible with the housing types currently constructed within the community.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed zoning change application and finds that the proposal is compatible with the housing types and residential densities existing within the Pembroke Shores PUD. Staff therefore recommends the Planning and Zoning Board transmit this application to the City Commission with a favorable recommendation subject to the passage of the Land Use Plan Amendment (PH 2019-02) and associated Pembroke Shores Planned Unit Development (PUD) design guideline change application (ZC 2020-04) which would be required procedurally to build units on the designated property.

**21-0030**

4. **ZC 2020-04**, the purpose of this Public Hearing is to consider, at the request of D.R. Horton, Inc., a zoning text change to create a new, "SF-5 (Townhome)" housing category with associated development criteria within the Pembroke Shores Planned Unit Development guidelines. The proposed zoning text change will also include the assignment of the "SF-5 (Townhome)" housing category to the Broward County School Board parcel (AKA: Merrick Square property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 23.5010 acres more or less. (Joseph)

(This will be heard as regular agenda item number 5)

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of D.R. Horton, Inc., a zoning text change to create a new, "SF-5 (Townhome)" housing category with associated development criteria within the Pembroke Shores Planned Unit Development guidelines. The proposed zoning text change will also include the assignment of the "SF-5 (Townhome)" housing category to the Broward County School Board parcel (AKA: Merrick Square property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 23.5010 acres more or less.

The following staff report was entered for the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Kristen Nowicki of WGI, Inc., agent for contract purchaser, D.R. Horton, Inc., requests consideration to amend the previously approved Pembroke Shores Planned Unit Development (PUD) design guidelines to create a new townhome housing designation with related development restrictions.

D.R. Horton is currently under contract to purchase a 23.5 (net) acre property located south of Pines Boulevard and east of Southwest 172 Avenue from owner School Board of Broward County (SBBC) with the intent to develop 211 townhome units. The new PUDZONE SF-5 (Townhome) designation with associated design standards is being requested primarily to allow D.R. Horton to develop their townhome project on the School Board parcel.

On May 20, 2020, the City Commission passed on first reading a Land Use Plan Amendment (PH 2019-02) request to allow for residential units to be developed on the SBBC property. The items is tentatively scheduled before the Broward County Board of Commissioner on January 26, 2021. Second reading and possible adoption of this request is tentatively scheduled to be heard by the City Commission on February 17, 2021 after County Commission adoption.

A related zoning map change application (ZC 2019-02) is being heard concurrently at tonight's meeting. This request will incorporate a +- 5 acre portion of the subject property that is currently zoned A-1 (Limited Agricultural) into the Pembroke Shores PUD.

**DETAILED REQUEST:**

The applicant proposes the following amendment to the Pembroke Shores PUD standards:

- The addition of a new Townhome zone (PUDZONE SF-5) to the Pembroke Shores PUD guidelines.
- Designation of this new PUDZONE SF-5 criteria to the 23.5 (net) acre School Board property under contract with D.R. Horton.
- Creation of development PUDZONE SF-5 criteria to include the following restrictions:

**PUDZONE SF-5 (Townhome)**

PUDZONE SF-5 pertains only to the property boundary identified in the attached Map 1 and Survey 1.

**Permitted Use:** Attached single-family dwelling units and related accessory uses

**Minimum Parcel Size:** 20 acres

**Lot Coverage:** 60% maximum coverage for each townhome lot

**Minimum Open Space:** 35%

**Minimum Floor Area:** 1,700 sq. ft. for three-bedroom units  
1,800 sq. ft for four-bedroom units

**Maximum Height:** 35 ft. (to the highest point of the roof)

**Minimum Width of Unit:** 22 ft.

**Maximum Building Length:** 155 ft.

**Setback from Property Line: 20 ft.**

**Setback Between Building:**

**Front to Front: 75 ft**  
**Rear to Rear: 70 ft**  
**Side to Street: 12 ft**  
**Side to Side: 20 ft**  
**Side to Front or Rear: 30 ft**

**Parking:**

**A minimum of two (2) off-street parking spaces (each space measuring 9' in width and 19' in length) shall be provided for each unit. Tandem parking shall not be counted as required.**

**Guest Parking:**

**Paved guest parking shall be provided in common areas at the rate of 5.5 cars for each ten units or fraction thereof.**

**Landscaping:**

**Community Standards Trees: Average of 2.5 trees or 7.5 palms per unit**

**Perimeter ROW Buffer Trees: 1 tree per 30 L.F. (can substitute palms or pines at 3:1)**

**Interior Common Area Trees: 1 tree per 1,900 S.F.**

**Shrubs: Average of 35 shrubs per unit**

**Interior Common Area Shrubs: 50 shrubs per 5,000 S.F.**

**Individual Unit Standards**

**Interior Units (Trees): Minimum of 1 Category 3 tree or 3 palms**

**End Units (Trees): Minimum of 3 Category 3 trees or 9 palms**

**Shrubs: Minimum of 25 shrubs per unit**

**Buffers:**

**Buffer between SF-5 and other residential uses: 6 ft high concrete wall plus 6 ft wide landscape area**

**Perimeter Fencing: 6 ft high**

**Private Lot Fencing: 5 ft high with access gate for fire/maintenance**

**PUDZONE SF-5 Within the Pines Boulevard Corridor 40ft Platted Buffer**

**Allowed in the buffer: Landscaping, drainage, site lighting, subdivision**

entry/exit signage, subdivision entry/exit driveways, public utilities (within easements), sidewalks, subdivision perimeter wall, subdivision perimeter fencing (connecting to wall at entryway), standard private lot fencing, standard residential patio not to exceed 10 ft wide x 6 ft extending from the building façade.

Not Allowed in the buffer: Accessory structures (such as gazebo, pool, screen room, shed, covered patios and the like).

#### **Architectural Standards**

The building's front and rear facades shall be enhanced visually with reliefs and projections.

In addition, the applicant provides a survey of the D.R. Horton property to be designated as SF-5 as well as a PUD Zone map of the entire Pembroke Shores PUD to be incorporated as exhibits.

#### **SURROUNDING PROPERTIES:**

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

North – Pines Boulevard / Planned Unit Development (PUD) / Commercial  
East – Planned Unit Development (PUD) / Irregular Residential  
South – Planned Unit Development (PUD) / Irregular Residential, Commercial  
West – Southwest 172 Avenue / B-2 (Community Business), C-1 (Commercial) / Low 3 residential with Commercial Flexibility Applied

#### **ANALYSIS:**

##### **Compatibility with Adjacent Use**

Pembroke Shores PUD, as built, is primarily a single family community with one townhouse parcel, Sterling Place. The Sterling Place townhome site was developed utilizing the existing PUDZONE SF-4 Townhome guidelines. Sterling Place townhomes are directly east of the D.R. Horton parcel.

The applicant provides a comparison of regulations between the existing PUDZONE SF-4 district and proposed PUDZONE SF-5 district which has been attached as an exhibit to this report. Staff notes that the proposed PUDZONE SF-5 district directly exceeds PUDZONE SF-4 requirements in the following ways:

1. Larger minimum parcel size requirement.
2. Larger unit size requirement.
3. More required guest parking.

In addition, many of the building separation requirements in PUDZONE SF-5 between buildings are larger than the PUDZONE SF-4 requirements.

##### **Residential Density**

By comparison, the approved site plan for Sterling Place townhomes was



approved with 144 townhome units on +- 14.07 acres (10.23 units per acre) using the PUDZONE SF-4 criteria currently in place. In DR. Horton's case, PUDZONE SF-5 regulations will be used for the development of maximum of 211 townhomes on 23.5 net acres which results in a density of roughly 9 units per acre. This lower townhome density proposed by D.R. Horton for PUDZONE SF-5 can be attributed to the increased building separations and larger unit size requirements.

The D.R. Horton proposed townhome location adjacent to major roads (southeast corner of Pines Boulevard and Southwest 172 Avenue) is compliant with City comprehensive policy 1.5 - Continue to structure higher density near major arterials.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed zoning change application and finds that the proposal is compatible with the housing types and residential densities existing within the Pembroke Shores PUD. Staff therefore recommends the Planning and Zoning Board transmit this application to the City Commission with a favorable recommendation subject to the passage of the Land Use Plan Amendment (PH 2019-02) and associated zoning map change application (ZC 2019-05) which would be required procedurally to build units on the designated property.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against these public hearing items.

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

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

The following members of staff spoke via Cisco WebEx Communication Media Technology:

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

The following members of the public spoke via Cisco WebEx Communication Media Technology:

Dennis Mele, attorney, representing the petitioner  
Alan Lopez, 16899 SW 1 Manor  
Paul Marcus, 608 SW 168 Lane  
Launa Carbonell, 627 SW 168 Terrace

On a motion by Member Girello, seconded by Member Labate, to close Public Hearing item number 2 (ZC 2019-02), the following vote was recorded:

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

**NAY:** None

**Motion Passed**

On a motion by Member Girello, seconded by Member Gonzalez, to close Public Hearing item number 4 (ZC 2020-04), the following vote was recorded:

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

**NAY:** None

**Motion Passed****NEW BUSINESS:****PUBLIC HEARINGS / REGULAR ITEMS:**

Chairman Rose noted that these items will be presented as regular agenda item numbers 3 and 5. He also noted that these items are related and is requesting that they be presented together.

It was the consensus of the Planning and Zoning Board to combine and hear regular agenda item numbers 3 and 5 at this time.

**21-0029**

3. **ZC 2019-02**, the purpose of this item is to transmit, at the request of, D.R. Horton, Inc., a recommendation to the City Commission, as recommended by staff a zoning map change from A-1 (Limited Agricultural) to PUD (Planned Unit Development) for the purpose of developing Townhomes on the Broward County School Board parcel (AKA: Merrick Square (ZC 2019-02) property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 5.179 acres more or less.(Joseph)

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of D.R. Horton, Inc., a zoning text change to create a new, "SF-5 (Townhome)" housing category with associated development criteria within the Pembroke Shores Planned Unit Development guidelines. The proposed zoning text change will also include the assignment of the "SF-5 (Townhome)" housing category to the Broward County School Board parcel (AKA: Merrick Square property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 23.5010 acres more or less.

**21-0031**

5. **ZC 2020-04**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of D.R. Horton, Inc., a zoning text change to create a new, "SF-5 (Townhome)" housing category with associated development criteria within the Pembroke Shores Planned Unit Development guidelines. The proposed zoning text change will also include the assignment of the "SF-5 (Townhome)" housing category to the Broward County School Board parcel (AKA: Merrick Square property), generally located on the southeast corner of Pines Boulevard and SW 172

Avenue, containing approximately 23.5010 acres more or less.  
(Joseph)

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

The following members of the public spoke:

Dennis Mele, Attorney representing the petitioner

Alan Lopez, 16899 SW 1 Manor

Paul Marcus, 608 SW 168 Lane

Launa Carbonell, 627 SW 168 Terrace

On a motion by Member Girello, seconded by Vice Chairman Jacob, to transmit, as recommended by staff, the Broward County School Board parcel (AKA: Merrick Square) (ZC 2020-04), to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

On a motion by Member Gonzalez, seconded by Member Girello, to transmit, as recommended by staff, the Broward County School Board parcel (AKA: Merrick Square) (ZC 2019-02), to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

## NEW BUSINESS:

## QUASI-JUDICIAL ITEMS:

### [21-0032](#)

6. **SP 2020-10, 16000 Pines Market Grocer Tenant**, south of Pines Boulevard and East of Dykes Road, Site Plan Application (Joseph).

Michael Stamm, Jr., Planning and Economic Development Director, stated the applicant has requested deferral, of this item, to the February 11, 2021 meeting.

On a motion by Member Labate, seconded by Member Girello, to defer this item to the February 11, 2021 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

**NEW BUSINESS:****NON-QUASI-JUDICIAL ITEMS:****21-0033**

7. **SP 2020-04, Pines Village Market Residences (F.K.A 16000 Pines Market Residences)**, generally located south of Pines Boulevard and East of Dykes Road, Site Plan Application (Joseph).

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Dennis Mele, agent for contract purchaser 16000 Pines Retail Investments, LLC., requests site plan consideration to allow for the construction of 165 townhouse units with associated amenity areas, parking, landscape, lighting, traffic circulation and signage for the Pines Village property generally located south of Pines Boulevard and east of Dykes Road.

The Pines Village Market 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 commercial north half of 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.

October 8, 2020, the City Planning and Zoning Board reviewed changes to the

design guidelines for the Pines Village Market design guidelines with flexibility allocation request and voted to transmit this item to the City Commission with a favorable recommendation, but limiting the total number of units to 140, thereby limiting the allocated flex units to fifteen (15).

On December 2, 2020 the City Commission adopted Ordinance 1953, allowing for the development of up to 165 townhouse units to be built on site, inclusive of a flexibility allocation of 40 units to the property.

This site plan will require City Commission approval for development within the Pines Village Market MXD district. A delegation request to amend the existing plat note to reflect the development of 165 townhome units will also be processed concurrently with this site plan at City Commission.

#### **BUILDINGS / STRUCTURES:**

The following buildings are proposed on the site as a result of this application:

Building Type 5 Unit Type  
Reference Building Number(s) 15  
Number of Buildings on Plan 1  
Building Height (Highest Point) 27'-6"  
Number of Stories 2  
Total TH Units 5  
Total Bedrooms 16

Building Type 6 Unit Type  
Reference Building Number(s) 1, 2, 8, 9, 18, 19, 20, 23  
Number of Buildings on Plan 8  
Building Height (Highest Point) 27'-6"  
Number of Stories 2  
Total TH Units 48  
Total Bedrooms 152

Building Type 7 Unit Type  
Reference Building Number(s) 4, 5, 21  
Number of Buildings on Plan  
Building Height (Highest Point) 27'-6"  
Number of Stories 2  
Total TH Units 21  
Total Bedrooms 66

Building Type 8 Unit Type  
Reference Building Number(s) 6, 7, 10, 11, 14, 16, 17, 22  
Number of Buildings on Plan 8  
Building Height (Highest Point) 27'-6"  
Number of Stories 2  
Total TH Units 64  
Total Bedrooms 192

Building Type 9 Unit Type  
Reference Building Number(s) 3, 12, 13  
Number of Buildings on Plan 3  
Building Height (Highest Point) 27'-6"

Number of Stories 2  
Total TH Units 27  
Total Bedrooms 51

Building Type Cabana  
Number of Buildings on Plan 1  
Building Height (Highest Point) 17'-0"  
Number of Stories 1

Total:  
Number of Buildings on Plan 24 (Including Cabana)  
Total TH Units 165  
Total Bedrooms 477

Each building will contain one or more of the following unit types:

Unit Type Unit B  
Bedrooms 3  
Bathrooms 2.5  
Unit Area 1,761  
Garage 1

Unit Type Unit C  
Bedrooms 3  
Bathrooms 2.5  
Unit Area 1,865  
Garage 1

Unit Type Unit D  
Bedrooms 3  
Bathrooms 2.5  
Unit Area 1,971  
Garage 1

Unit Type Unit E  
Bedrooms 4  
Bathrooms 2.5  
Unit Area 2,026  
Garage 1

Unit Type Unit F  
Bedrooms 3  
Bathrooms 2.5  
Unit Area 2,102  
Garage 1

Unit Type Unit G  
Bedrooms 4  
Bathrooms 2.5  
Unit Area 2,133  
Garage 1

The following colors are proposed for the buildings within this townhouse project:

**Townhouse Buildings:**

Body: SW 7005 (Pure White), SW7570 (Egret White), SW 7029 (Agreeable Gray)  
Accent SW 7632 (Modern Gray)  
Fascias SW 7041 (Van Dyke Brown)  
Roof Tile Saxony 900 Slate Chestnut Brown  
Doors SW 6006 (Black Bean)

**Cabana:**

Exterior Colors: SW 7005 (Pure White)  
Accent SW 7632 (Modern Gray)  
Fascias SW 7041 (Van Dyke Brown)  
Roof Tiles Saxony 900 Slate Chestnut Brown

**ACCESS:**

Access to this the townhouse project will be through an existing entrance on Dykes Road at the western side of the community. This entry is will be shared access with the commercial parcel to the north. Residents and visitors of the townhome community will be able to directly access the northern commercial parcel without needing to utilize Dykes Road. In addition, emergency vehicle access only will be provided near the southwest corner of the parcel.

The proposed dual lane entry to the community is gated, utilizing a dedicated visitor (via call box) and resident lane (via card reader). A turn around area is proposed before the entry gate to facilitate exiting the community.

**PARKING:**

The applicant proposes 566 parking spaces on site. The following is a breakdown of the parking spaces.

- 165 parking spaces within garages. (1 garage space per unit)
- 330 parking spaces within driveways (2 spaces per unit)
- 70 guest parking spaces (consisting of parallel and standard parking throughout the site).
- 1 mail parking space.

The applicant provided a note on the page SP-1 requiring the garages are used for vehicular parking only and cannot be used for storage or converted from garage to any other use.

**SIGNAGE:**

The applicant is proposing a monument sign at the entry of the community. The proposed monument structure will be 8 feet tall by 19'-8". The development name at 4 square feet in area will be depicted on the sign in pin mounted aluminum letters. The sign will be externally illuminated. Temporary signs include the following:

- 1, 32 square foot construction sign on the south side of the main entrance to

the community.

- 2, 1.5 square foot directional signs leading to the models for sale.
- 1 model display sign (3 square feet each) for each unit within model building.

#### **LANDSCAPING:**

Landscape for this property consists of the following:

Installation of 721 trees, 289 palm trees and 11,868 shrubs, accent plants, and ground covers are proposed on the property. Primary species of trees include Dahoon Holly, Green Buttonwood, and Sweet Acacia. Primary species of palm trees include Montgomery Palm, Double Montgomery Palm and Royal Palms. Primary species of shrubs, accent plants, and ground covers include Small Leaf Clusia, Green Buttonwood, and Podocarpus.

As per staff request, plant material was added to southern perimeter to help enhance the buffer. Additional plant materials provided include Royal Palms, Single Montgomery Palms, and Pigeon Plums. Trees are proposed at 12' on center while the code requires trees to be planted 50' on center.

#### **OTHER SITE FEATURES:**

The perimeter of the community will be secured by the following barriers:

- East and South Perimeter – 6 foot high vinyl coated chainlink fence.
- North Perimeter – Existing 6 foot high masonry wall.
- West Perimeter – 6 foot vinyl coated high chainlink fence with masonry pilasters.

The applicant will be providing an amenity area consisting of a pool and tot-lot adjacent to the proposed cabana. The pool area will be enclosed by a four foot high aluminum picket fence while the tot lot will be enclosed by 6 foot high vinyl chainlink fence with pilasters. The amenity areas are for guests only and will not be leased to others outside the community. A dumpster with enclosure is proposed north of the cabana / pool area.

The street lighting for this community will be illuminated by a series of LED fixtures (black) mounted atop +/-15 foot black fiberglass poles.

A temporary sales trailer over the site where building #22 is proposed. It is the intent of the builder to utilize building #21 for models during their sales period. Sales will continue in the trailer until sell out or until construction of building #22 begins.

#### **STAFF RECOMMENDATION:**

Staff has reviewed the proposed site plan and finds that the proposal meets Pines Village Market MXD requirements. Staff therefore recommends transmittal to the City Commission with a favorable recommendation subject to the following:

1. City Commission approval of the site plan and associated delegation request.



2. Installation of the southern bufferyard prior to vertical construction and contribution to the affordable housing fund as per provisions established within the fourth amendment to purchase and sale agreement.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Dennis Mele, attorney representing the petitioner, answered in the affirmative.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

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

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez

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

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke via Cisco WebEx Communication Media Technology:

Dennis Mele, attorney representing the petitioner  
Guillermo Medina, 360 NW 153rd Avenue  
Judith Grey, 1432 SW 158th Avenue  
Oscar Bowden, 1432 SW 158th Avenue  
Patricia Mozealous, 1613 SW 156th Terrace  
Kim Tyler, 15921 SW 14th Street  
Claudia Calvo, 15840 SW 16th Court  
Victoria Rodriguez, 790 SW 158th Way

On a motion by Member Girello, seconded by Member Labate, to transmit, as recommended by staff, the Pines Village Market Residences (F.K.A 16000 Pines Market Residences) (SP 2020-04) site plan application, to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

## ITEMS AT THE REQUEST OF THE BOARD:

Board Members made comments on the numerous small airplane accidents in recent days and the noise being generated by the larger planes landing at Ft. Lauderdale International that fly over Pembroke Pines on the landing approach.

## ITEMS AT THE REQUEST OF STAFF:

Michael Stamm, Jr., Planning and Economic Development Director, reported

there would be no meeting for the Planning and Zoning Board on Thursday, January 28, but there will be a joint workshop meeting, with the Environmental Advisory and Economic Development boards, concerning the new codes. He also stated that the City Commission should be hearing the final code revision during the February meetings in order to approve during the March meetings. The next Planning and Zoning Board meeting will be Thursday, February 11, 2021.

## **ADJOURNMENT:**

Chairman Rose adjourned the meeting at 8:01 p.m.

**ADJOURNED:**  
**8:01 P.M.**

Respectfully submitted:

---

Katherine Borgstrom  
Board Secretary