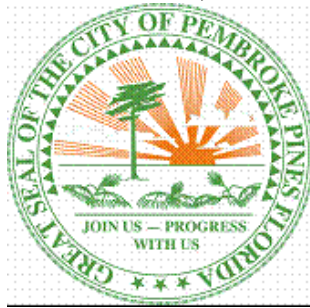


# **City of Pembroke Pines, FL**

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



## **Meeting Minutes - Final**

**Thursday, September 9, 2021**

**6:30 PM**

**6:30 PM Regular Planning and Zoning Board Meeting**

**Commission Chambers**

**Planning and Zoning Board**

## MEETING CALLED TO ORDER

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose, at 6:30 p.m., Thursday, September 9, 2021, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

## ROLL CALL

Present to-wit: 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; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

## SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

## APPROVAL OF MINUTES:

[21-0786](#)

August 12, 2021

On a motion by Member Gonzalez, seconded by Vice Chairman Jacob, to approve, the minutes of the August 12, 2021 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

## NEW BUSINESS: CONSENT AGENDA:

Chairman Rose inquired if there were any members of the Planning and Zoning Board that wished to pull any items for discussion. No one wished to pull any items for discussion.

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

The following staff reports were entered into the record:

1. [21-0787](#)

**MSC 2021-23, Boston Market**, 50 S Flamingo Road, color change to existing building, miscellaneous application. (Cole)

**PROJECT DESCRIPTION / BACKGROUND:**

Diana Desai, agent is requesting approval of a color change to the existing Boston Market restaurant located at 50 South Flamingo Road.

The Boston Market was approved through SP 94-07. Modifications were last made to the restaurant in 2005 through MSC 2005-50 (Color Change).

The proposed modifications have already been completed. Code Compliance case number 21010018 is open for the site. The approval of this application will put the site into compliance.

**BUILDINGS / STRUCTURES:**

The applicant is proposing the following colors:

- Main Body: SW 7052 (Gray Area)
- Upper Band: SW 6871 (Positive Red)
- Trim: SW 6990 (Caviar)

No other modifications are proposed at this time.

**STAFF RECOMMENDATION:**

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

**2.      [21-0788](#)**

**MSC 2021-25, SPG - David's Bridal**, 14546 SW 5 Street, architectural and signage modifications to two existing tenant bays, miscellaneous application. (Cole)

**PROJECT DESCRIPTION / BACKGROUND:**

Kristin Ionata, agent is requesting approval of Architectural and signage modifications to the David's Bridal tenant (formerly Hair Frenzy and Charming Charlie) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. David's Bridal will be located within building 7000. Building permit will be obtained to internally join the two former tenant bays together.

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 bays in 2010 (MSC 2010-06, Charming Charlie) and 2008 (MSC 2008-37, Hair Frenzy).

**BUILDINGS / STRUCTURES:**

The following modifications to the two former tenant bays (Hair Frenzy and Charming Charlie) to create a cohesive look for David's Bridal. A majority of the modifications will take place on the existing Hair Frenzy façade to match Charming Charlie façade:

- Paint the former Hair Frenzy, dryvit 625 (Mercedes) to match the former Charming Charlie bay.
- Removal of the all existing awnings to be replaced with 6 black

awnings.

- Remove and replace the western entrance of the former Charming Charlie and the Hair Frenzy with storefront to match the existing.
- Removal and replacement of the Hair Frenzy cornice to match former Charming Charlie bay.
- Removal of the Hair Frenzy rounded entry feature.
- Removal of the tile cornice and stone base of the neutral pier between the two tenants. The cornice and stone will be replaced to match the adjacent eifs and dark grey tile.
- Removal and replacement of the Hair Frenzy stone base with dark grey tile to match.

**SIGNAGE:**

The applicant proposes the following signage:

- One 77.4 square foot internally illuminated channel letter wall sign to read, "David's Bridal" in white copy.
- 1.25 square feet of signage reading, "David's Bridal" in white copy on each of the 6 new black awnings. In total, 7.5 square feet of canopy signage is proposed for the storefront. The Shops at Pembroke Gardens Master Sign Plan allows 1 square foot of signage per linear foot of awning footage. Based on the proposed awnings, 76.5 square feet of awning signage is allowed.

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.

**3. [21-0789](#)**

**MSC 2021-27, BP Gas Station**, 6450 Pines Boulevard, color change to existing building, miscellaneous application. (Cole)

**PROJECT DESCRIPTION / BACKGROUND:**

Joe Peterson, agent is requesting approval of a color change to the existing BP Gas Station locations at 6450 Pines Boulevard.

The existing gas station was built in the late 1960s. The most recent modifications were made in 2017 through MSC 2017-15 (Canopy, signage and color change).

The proposed modifications have already been completed. Code Compliance case number 21080038 is open for the site. The approval of this application will put the site into compliance.

**BUILDINGS / STRUCTURES:**

The applicant is proposing the following colors:

- Main Body: Silver plate (SW 7649)

- Upper Band: Cityscape (SW 7067)
- Rear Doors: Tin Lizzie (SW 9163)

No other modifications are proposed at this time.

**STAFF RECOMMENDATION:**

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

**4. [21-0801](#)**

**MSC 2021-29, Gatehouse at Pine Lake Apartments**, generally located south of Pines Boulevard and west of 85 Avenue, color change to existing apartment complex, miscellaneous application. (Cole)

**PROJECT DESCRIPTION / BACKGROUND:**

Kyle Bateh, agent, is requesting approval of a color change to the existing apartment community, Gatehouse at Pine Lake generally located south of Pines Boulevard and west of 85 Avenue.

Gatehouse at Pine Lake Apartments, was approved in 1988 (SP 88-01). The most recent site modifications were approved through SN 2020-02 (Monument signage update).

**BUILDINGS / STRUCTURES:**

The following colors are proposed for the existing buildings:

- Apartments
  - o Main Body: SW 6196 (Frosty White), SW 7006 (Extra White)
  - o Trim and railings: SW 7069 (Iron Ore)
- Clubhouse
  - o Main Body: SW 6196 (Frosty White)
  - o Trim: SW 7069 (Iron Ore)

The existing monument signs, hardscape walls and dumpster enclosures will be painted the same colors and scheme as the buildings.

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 Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, consent agenda item numbers 1 (MSC 2021-23, Boston Market), 2 (MSC 2021-25, SPG – David's Bridal), 3 (MSC 2021-27, BP Gas Station), and 4 (MSC 2021-29, Gatehouse at Pine Lake Apartments), the following vote was recorded:

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

NAY: None

Motion Passed

## NEW BUSINESS:

## QUASI-JUDICIAL ITEMS:

5. [21-0790](#) SP 2021-08, Tesla Charging Stations at Wawa, 1600 S Hiatus Road, site plan amendment. (Cole)

Chairman Rose noted that the petitioner for this item isn't present at this time.

## CHANGE ORDER OF BUSINESS:

Chairman Rose noted that the petitioner for agenda item number 5 (Tesla Charging Stations at Wawa) is caught in traffic but, will be arriving shortly. He requested to change the order of business and hear the Items at the Request of the Board and Items at the Request of Staff at this time.

It was the consensus of the Planning and Zoning Board to change the order of business and hear the Items at the Request of the Board and Items at the Request of Staff at this time.

## ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose noted that Alternate Member Lippman has requested an excused absence from this evenings meeting.

On a motion by Member Girello, seconded by Member Labate, to excuse Alternate Member Lippman, from this evenings meeting, 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:

6. [21-0791](#) Discussion and possible action to combine and schedule the following meetings:
- A) Combining the September 23, 2021 meeting with the October 14, 2021 meeting;
  - B) Combining the November 11, 2021 meeting (Veteran's Day) and the November 25, 2021 meeting (Thanksgiving Day) and scheduling a meeting for November 18, 2021.

The following member of the Planning and Zoning Board spoke:

Chairman Rose

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

On a motion by Member Girello, seconded by Member Labate, to combine the September 23, 2021 meeting with the October 14, 2021 meeting; and to combine the November 11, 2021 meeting (Veteran's Day) and the November 25, 2021 meeting (Thanksgiving Day) and scheduling a meeting for November 18, 2021, the following vote was recorded:

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

NAY: None

Motion Passed

Michael Stamm, Jr., Planning and Economic Development Director, requested a recess, in order to contact the petitioner and confirm their intent to attend tonight's meeting.

## RECESS:

It was the consensus of the Planning and Zoning Board to take a short recess.

Chairman Rose recessed the meeting at 6:37 p.m.

## RECONVENE:

Chairman Rose reconvened the meeting at 6:39 p.m.

## RESUME ORDER OF BUSINESS:

## NEW BUSINESS:

## QUASI-JUDICIAL ITEMS:

5. [21-0790](#) SP 2021-08, Tesla Charging Stations at Wawa, 1600 S Hiatus Road, site plan amendment. (Cole)

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.

Miguel Lopez, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Lopez addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

## PROJECT DESCRIPTION / BACKGROUND:

Sheryl Blasi, agent, is requesting approval for the installation of 8 Tesla charging stations, associated equipment and landscaping in the northernmost parking field of the existing Wawa gas station at 1600 S Hiatus Road.

Wawa gas station was approved through site plan application SP 2017-03. No modifications have been made to the site since completion.

**BUILDINGS / STRUCTURES:**

The applicant proposes the installation of the following equipment:

- The installation of 8 charging posts occupying 8 parking spaces.
  - o Each charging post will be approximately 5.5 feet high.
  - o Each charging space will be depicted by a 1.5 square foot Tesla Vehicle charging sign mounted at 6 feet.
  - o Charging station parking will be exclusive for electric vehicles only. Based on use 39 parking spaces are required. Currently, 59 parking spaces are available on site. With the reduction of 8 spaces for electric vehicle charging, 51 parking spaces will remain on site for public use.
- Installation of 2, 7.5' tall V3 Supercharger cabinets.
- Installation of 1 utility transformer

Additionally, minor curb modification, restriping and the relocation of a light pole is proposed to accommodate the new charging stations.

**LANDSCAPING:**

The proposed equipment shall be screened by *Galphimia Gracilis* (Thryallis) and *Spartina Bakeri* (Sand Cordgrass).

No other modifications are 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.

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:

Vice Chairman Jacob, Member Gonzalez

The following member of the public spoke:

Miguel Lopez, representing the petitioner

On a motion by Member Gonzalez, seconded by Member Girello, to approve, as recommended by staff, the Tesla Charging Stations at Wawa site plan amendment (SP 2021-08), the following vote was recorded:

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



NAY: None

Motion Passed

**ADJOURNMENT:**

Chairman Rose adjourned the meeting at 6:54 p.m.

ADJOURNED:  
6:54 P.M.

Respectfully submitted:

Sheryl McCoy  
Board Secretary