

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, December 9, 2021

6:30 PM

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 Vice Chairman Jacob, at 6:30 p.m., Thursday, December 9, 2021, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit: Vice Chairman Jacob, Members Girello, Gonzalez, Labate, and Alternate Member Taylor.

Absent: Chairman Rose and Alternate Member Lippman.

Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

Vice Chairman Jacob stated that Alternate Member Taylor will be a voting member for this evenings meeting.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[21-1075](#)

November 18, 2021

On a motion by Member Girello, seconded by Member Labate, to approve, the minutes of the November 18, 2021 meeting, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

CONSENT AGENDA:

Vice Chairman Jacob inquired if any members of the Planning and Zoning Board wished to pull any items for discussion. No members wished to pull any items for discussion.

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

1. [21-1076](#) **MSC 2021-26, Century Center**, 450 SW 136 Avenue & 451 SW 145 Avenue, creation of uniform sign plan, miscellaneous application. (Cole)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Johnston Group, agent, is requesting approval of wall and ground signage for the Century Center site generally located South of Pines Boulevard, between Southwest 136 Avenue and Southwest 145 Avenue.

In 2009, City Commission approved SP 2009-05 which consisted of two office buildings. The site was never constructed, but the site plan approval remained active through Executive Orders filed with the City. In 2019, a site plan amendment (SP 2016-24) modifying the previous approved buildings associated lighting, parking, and traffic circulation was approved for the site. No signage was proposed as part of SP 2016-24. The project is currently under construction.

SIGNAGE:

City Code allows each building on site a total of 120 square feet of signage consisting of both ground and wall signage. The following signs are proposed:

- Building One (114.92 square feet total)
 - o One, 52.6 square foot internally illuminated channel letter sign located on the east elevation reading, "Las Mercedes Medical Centers" in blue copy.
 - o One, 21.7 square foot internally illuminated channel letter sign located on the south elevation reading, "Las Mercedes Medical Centers" in blue copy.
 - o One, 23.9 square foot internally illuminated monument sign reading, "Las Mercedes Medical Centers" in blue push thru copy. The monument sign shall be painted SW 7005 (Pure White).
- Building Two (102.78 square feet total)
 - o One, 40.72 square foot internally illuminated channel letter sign located on the west elevation reading, "Las Mercedes Medical Centers" in blue copy.
 - o One, 35 square foot internally illuminated channel letter sign located on the south elevation reading, "Las Mercedes Medical Centers" in blue copy.
 - o One, 23.9 square foot internally illuminated monument sign reading, "Las Mercedes Medical Centers" in blue push thru copy. The monument sign shall be painted SW 7005 (Pure White).

Cocoplum shall be planted around the base of both monument signs.

STAFF RECOMMENDATION:

Approval.

2. [21-1077](#)

MSC 2021-30, Exxon - Mobil, 19600 Pines Boulevard, rebranding of existing gas station including color, canopy and signage modifications. (Cole)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Daniel Vater, agent, is requesting approval of rebranding of an existing gas station consisting of color, canopy and signage modifications an existing gas station located at 19600 Pines Boulevard. The proposed changes are the result of a recent sale of the property. The C-store will now be a Rebel convenience store with the gas provided by Exxon/Mobil.

The existing gas station was approved in 1998 through SP 98-35. The most recent modifications to the site came in 2014 (rebranding) through MSC 2014-46.

Code case 130061 is currently open for modifications made without Planning and Zoning Board approval. The approval of this application will put the site into compliance. Building permits are required for the signage and canopy modifications.

BUILDINGS / STRUCTURES:

The building's main body color shall remain the same as previously approved (Sherwin Williams – China White). The following colors are proposed for the trim bands:

- Lower Trim: SW 2297 (Delta Green)
- Upper Trim: SW 419 (Black)

Additionally, the applicant proposes to remove and replace the existing canopy and gas pumps, with Exxon/Mobil branded equipment which has a white and red color scheme. The new canopy will illuminated via down lighting concealed in the canopy roof line.

SIGNAGE:

The following signs are proposed for the site:

- One, 16.48 square foot internally illuminated channel letter sign located on the northeast elevation reading, "Rebel" in black and green copy.
- One, 16 square foot internally illuminated push thru sign located on the canopy's north elevations reading, "Exxon" in red copy.
- The existing 30 square foot monument sign structure will be retrofitted with a blue and white LED price panels. The gasoline prices will be displayed in red LED text and Diesel prices displayed in green LED text. The sign will read "Exxon" in red and blue text on a white background, and "Rebel" in black and green copy on a white background.

STAFF RECOMMENDATION:

Approval.

3. [21-1094](#)

MSC 2021-32, SPG - Sirocco Mediterranean Restaurant, 521 SW 145 Terrace, replacement of existing fabric awning with a louvered canopy over existing outdoor dining, miscellaneous application. (Cole)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Josselyn Moreno, agent, is requesting approval of a louvered canopy over existing outdoor dining at Sirocco Mediterranean Restaurant located at 521 SW 145 Terrace.

Tenant modifications for Sirocco Mediterranean Restaurant were approved in 2018 through MSC 2018-10.

BUILDINGS / STRUCTURES:

The applicant proposes to remove the existing fabric awning, to be replaced with a 9' tall, 24'x8' (192 square feet) louvered canopy. The new canopy will cover a portion of the previously approved outdoor dining. The structure will be painted bronze consistent with the existing outdoor dining perimeter fence and have white louvers.

No signage is proposed for the new canopy.

STAFF RECOMMENDATION:

Approval.

On a motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, consent agenda item numbers 1 (MSC 2021-26, Century Center), 2 (MSC 2021-30, Exxon – Mobil), and 3 (MSC 2021-32, SPG - Sirocco Mediterranean Restaurant), the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS / NON-QUASI-JUDICIAL ITEMS:

4. [21-1078](#) **SUB 2021-01, Pines and 72nd Plat**, generally located on the southeast corner of SW 72 Avenue and Pines Boulevard, plat application. (Joseph)

Dwayne Dickerson, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed plat application.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Dwayne L. Dickerson, agent for owner Trinity Lutheran Church Inc., requests consideration to plat a +- 4 acres of property generally located south of Pines Boulevard and east of Southwest 72 Avenue. The property will be divided into

2 parcels with the following proposed development restrictions:

- Parcel A (2.02 acres) is the southernmost parcel and will be restricted to 12,500 square feet of church use.
- Parcel B (1.94 acres) is to the north of Parcel A and will be restricted to a convenience store with 16 fueling positions.

The subject property is part of the larger +-4.23 acre church property. The church plans to sell the subject +- 2 acres of the church property for the future construction of a new Wawa gas station. The existing church building on site will be demolished to make way for the gas station. It is anticipated that a new church building will be built on the portion of the property being retained by Trinity Lutheran.

On November 4, 2020, the City Commission passed on first reading a land use change for the +-2 acres (Parcel B) from Community Facilities (CF) to Commercial (C). Second reading of the land use change is expected within the next few months. On October 14, 2021, the Planning and Zoning Board approved a zoning change application to rezone same +-2-acre property (parcel B) from A (Agriculture) to B-3 (General Business). Both the land use plan amendment and the rezoning are required for the future Wawa to develop on site.

The applicant will be required to seek final land use plan amendment, rezoning, plat and site plan approvals prior to constructing the Wawa on this site. The pending land use application second reading ordinance, subject rezoning ordinance, and plat resolution for this property will be heard at City Commission at a later date.

A formal site plan application for the proposed Wawa gas station is expected to be submitted in the future. A conceptual plan has been supplied to the board for discussion purposes. The gas station plan will be subject to review through the site plan process which includes review by the Planning and Zoning Board.

SURROUNDING PROPERTIES:

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

North – Pines Boulevard – City of Hollywood
East – General Business (B-3) / Commercial (C)
South – Residential Single Family (R1-C) / Low 5 Residential
West – Southwest 72 Avenue / Agricultural (A) / Community Facility (CF) – North Perry Airport

ACCESS:

Access to this property will be via the following:

- A 40' wide opening off of Southwest 72 Avenue
- A 40' wide opening off of Pines Boulevard

ADDITIONAL DETAILS:

A municipal dedication requirement for a portion of this property will also need to be accepted by City Commission as required under Section 154.36.

STAFF RECOMMENDATION:

Transmit to City Commission with a favorable recommendation subject to the following:

1. Recertification of the City Land Use Map.
2. City Commission adoption of Zoning Change application ZC 2020-02.
3. Satisfaction of Broward County comments.
4. City Commission approval of a municipal dedication for a portion of this property.

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

On a motion by Member Gonzalez, seconded by Member Girello, to transmit, as recommended by staff, the Pines and 72nd Plat (SUB 2021-01) application, to the City Commission with a favorable recommendation, subject to the following:

1. Recertification of the City Land Use Map.
2. City Commission adoption of Zoning Change application ZC 2020-02.
3. Satisfaction of Broward County comments.
4. City Commission approval of a municipal dedication for a portion of this property, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

5. [21-1079](#) **ZV 2021-14 - 15, Champs**, 12151 Pines Boulevard, variance requests.
(Dean)
7. [21-1081](#) **SP 2021-13, Champs**, 12151 Pines Boulevard, site plan amendment.
(Cole)

Vice Chairman Jacob noted the petitioner for related agenda item numbers 5 and 7, ZV 2021-14 – 15 and SP 2021-13, Champs, was not present at this time. He requested to change the order of business and hear the items later in the meeting.

It was the consensus of the Planning and Zoning Board to change the order of business and hear the items later.

CHANGE ORDER OF BUSINESS:

6. [21-1080](#) **SP 2021-13, Big Blue Swim School**, 11575 Pines Boulevard, site plan amendment. (Cole)

Vice Chairman Jacob 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.

Woody Alpern, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Alpern 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:

Interplan, agent, is requesting approval of an addition, architectural and signage modifications to the former Pier One Imports site located at 12151 Pines Boulevard. The proposed modifications are the result of a new tenant Big Blue Swim School.

The existing site was approved in 1996 through site plan application SP 96-78. Modifications were made to the site in 2010 (Signage modifications) through SN 2010-14.

BUILDINGS / STRUCTURES:

The applicant proposed the following modifications to the existing building:

- Enclose the existing 737 square foot exterior trash and storage space located at the northeast corner of the building to accommodate the interior pool. Staff has received confirmation that the proposed addition is consistent with the underlying plat.
- Installation of a CMU trash enclosure extending off the northeast corner of the building. The enclosure will have black metal gates.
- Installation of a new rear door located to the east of the trash enclosure.
- Modifications to the existing glass storefront on the west elevation to accommodate a new glass door.
- Installation of charcoal wall sconces around the building.
- Installation of new roof top mounted equipment to be screened from view by a white V6JF hurricane equipment screen.
- The following colors are proposed for the building:
 - o Main Body: Pantone 274 (Dark Blue)
 - o Trim and Entryway: SW 7006 (Extra White)
 - o Dumpster enclosure: Pantone 274 (Dark Blue)

SIGNAGE:

The following walls signs are proposed for the site:

- One, 40 square foot internally illuminated channel letter sign located on

the north elevation reading, "Big Blue Swim School" in white and blue copy.

- One, 40 square foot internally illuminated channel letter sign located on the south elevation reading, "Big Blue Swim School" in white and blue copy.

The applicant proposes to reface the existing monument signs located adjacent to Pines Boulevard and the mall ring road. Each sign will feature 11.9 square feet of push thru copy reading, "Big Blue Swim School" in white and blue copy. The signs background and base will be painted Pantone 274 (Dark Blue).

PARKING:

ADA improvements including striping, access, ramps and signage in the southern parking area are proposed, as required by the Engineering Division.

Based on the proposed use and the addition 34 parking spaces are required. A total of 40 parking spaces are provide onsite.

STAFF RECOMMENDATION:

Approval

Vice Chairman Jacob 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:

Member Girello, Gonzalez

The following members of the public spoke:

Woody Alpern, the petitioner

Kitty Carlson, representing the petitioner

On the motion by Member Girello, seconded by Member Labate, to approve, as recommended by staff, the Big Blue Swim School site plan amendment (SP 2021-13), the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

8. [21-1082](#) **SP 2021-17, Southwest Hammocks**, 6400 Pines Boulevard, site plan application. (Joseph)

Vice Chairman Jacob 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.

David J. Coviello, representing the petitioner, waived his right to a

quasi-judicial proceeding.

Mr. Coviello 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:

David J. Coviello, agent, requests site plan consideration for the construction of a 100 unit affordable, supportive housing facility with associated signage, parking, lighting, and landscaping. The proposed facility will be located on a 6.43 acre parcel of the Howard Foreman Health Park campus generally located north of Pembroke Road and west of Southwest 81 Avenue.

In March 2021, the City entered into a sub-sub lease with Southwest Hammocks LLLP to develop a Special Residential Facility 3 (Affordable housing) project on the Howard C. Forman Campus.

The City Commission at its June 2, 2021 meeting approved a plat note amendment (delegation request) to the Pembroke Pines Health Park Plat with associated flex unit allocation via resolution 3746 which would allow the proposed development to be built as proposed. The plat note amendment at time of draft had yet to be recorded.

BUILDINGS / STRUCTURES:

The applicant proposes a 3-story, 45 foot tall (highest point) 120,372 square foot special residential facility. The building will contain building with 100 units (135 sleeping rooms) consisting of the following layout:

- 35 – two bedroom units
- 50 – one bedroom units
- 15 – studio units

The following colors are proposed for the exterior of this new facility:

- Main Body Colors:
 - o SW 6890 Osage Orange
 - o BM 1469 Eagle Rock
 - o BM 957 Papaya
 - o HC-164 Pultran Gray
 - o BM OC-17+PM-19 White Dove
- Entrance Canopy / Entrance Gate: White
- Picket Fence: White
- Window Frame: Natural Aluminum

ACCESS:

Access to this building will be through a full access driveway to Pembroke Road. Environmental Services reviewed the proposed access and has placed the following condition on the site plan as listed in its December 2, 2021 memo:

“Proposed Southbound Left-Turn out of project drive onto Eastbound Pembroke Road is contingent upon receipt of a favorable recommendation for the proposed directional turning movement by both the City’s Traffic Engineering Consultant and the Florida Department of Transportation’s (FDOT) Roadway Design Consultant for the Broward County Metropolitan Planning Organization’s (BCMPO) funded widening of Pembroke Road from University Drive west to Douglas Road.”

New sidewalks will be installed which will provide pedestrian connectivity throughout the site.

PARKING:

The applicant proposes 88 parking spaces onsite where 85 spaces are required. Parking required is based on the following facility use:

- 135 beds
- 5,000 square feet of associated services (calculated as medical office use)

The parking areas for this perimeter building will be illuminated by a series of 3000k LED fixtures (natural aluminum) mounted atop poles of various heights (20’, 12’, 10’). Additional recessed lighting will be placed under the building which will illuminate the building surface parking lot. The lighting as proposed for this site conforms to residential lighting standards per Section 116 of the City Code of Ordinances.

SIGNAGE:

The applicant proposes the following signage on site:

- A 50 square foot sign depicting the name, “CARRFOUR” in stainless steel letters on the west side of the building.
- A 24 square foot externally illuminated monument sign displaying the text, “SOUTHWEST HAMMOCKS” in black mounted letters as well as the text, “CARRFOUR” in stainless steel lettering.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 204 trees (including mitigation trees), 123 palms, 1,775 shrubs and 3,608 groundcovers. Primary species of trees include, Brazilian Beautyleaf, Wild Tamarind, Live oak and Bald Cypress. Primary species of palms include Solitaire palm and Cabbage palm. Primary species of shrubs include Dwarf saw palmetto, Schefflera and Bravo Croton.

OTHER SITE FEATURES:

The site features an outdoor plaza at the main entry to the building (west elevation) as well as a residential courtyard between units. The outdoor plaza will be paved and contain tables and chairs adjacent to the dining area. The residential courtyard will include a combination of hardscape as well as

artificial turf and clusters of trees. Both areas provide outdoor gathering space for the residents and visitors of the facility.

A dry retention area is proposed to the east of the building. The dry retention area will feature a walking path as well as a butterfly garden.

The applicant provides a sustainability statement as required for new projects as per section 155.6120-155.6123. The Southwest Hammocks project has been registered with the Home Innovation Research Laboratory and the contemplated plan has been evaluated under the criteria of the National Green Building Standard (NGBS) 2015 program. It is anticipated that the project will achieve NGBS gold level certification.

An Economic Impact Statement is also included which describes the investment in the property and the affordability aspect of the project, and expected permanent employment. The applicant estimates an investment of +-\$20 million into the project. Five permanent management and services positions will be employed as well as associated construction and related service industry jobs will be servicing this business.

STAFF RECOMMENDATION:

Approval, subject to the following:

- Satisfaction of Environmental Services comments regarding property access.
- Recordation of June 2, 2021 City Commission plat note amendment.

Vice Chairman Jacob inquired if the petitioner accepts staff recommendations.

David J. Coviello, representing the petitioner, answered in the affirmative.

Vice Chairman Jacob 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 Girello, Gonzalez, Labate

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
Joseph Yaciuk, Planning Administrator

The following members of the public spoke:

David J. Coviello, representing the petitioner
Suria Yaffer, representing the petitioner
Paolo Roman, representing the petitioner

On a motion by Member Gonzalez, seconded by Member Girello, to approve, as recommended by staff, the Southwest Hammocks site plan application (SP 2021-17); subject to the following:

- Satisfaction of Environmental Services comments regarding property access.
- Recordation of June 2, 2021 City Commission plat note amendment,

the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

RESUME ORDER OF BUSINESS:

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

(Secretary's Note: Items 5 and 7 are related and can be heard together but, will require separate votes.)

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

5. [21-1079](#) **ZV 2021-14 - 15, Champs**, 12151 Pines Boulevard, variance requests.
(Dean)

Jennifer Ronnenburger, representing the petitioner, waived her right to the quasi-judicial proceedings for item number 7.

Jennifer Ronnenburger addressed the Planning and Zoning Board. She gave a brief overview of the proposed variance requests as well as the site plan amendment.

The following summary was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jennifer Ronneburger, as agent for Champs, is requesting two (2) variances for signage at 12151 Pines Boulevard (previously Sears Homelife, La Ideal Baby and Golf Smith).

Zoning Variance #ZV 2021-14 request is to allow a total of 301.83 sq. ft. of wall signage (220.91 sq. ft. on east façade and 80.92 sq. ft. on west façade) instead of the allowed 80 sq. ft.; and

Zoning Variance #ZV 2021-15 request is to allow the primary wall sign to be placed on the east façade of the building instead of the required primary (south) façade.

Proposed Site Plan #SP 2021-16 for Champs updated colors, super graphic and site updates will be heard by the Board later on this agenda.

VARIANCE REQUEST DETAILS:

ZV 2021-14)

Table 155.699: Permanent Signs

Regional Mall Outparcel Sign

80 sq. ft.; No more than 40 square feet of signage shall be placed on the primary façade.

ZV 2021-15)

Table 155.699: Permanent Signs

Regional Mall Outparcel Sign

No more than 40 square feet of signage shall be placed on the primary façade. Secondary Sign area shall be equal to or less than the sign on the primary façade.

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 any non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:

a) 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) 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) 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.

7. [21-1081](#)

SP 2021-13, Champs, 12151 Pines Boulevard, site plan amendment.
(Cole)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jen Ronneburger, agent, is requesting approval of architectural, landscape, parking lot and lighting modifications to the former Golfsmith site located at 12151 Pines Boulevard. The proposed modifications are the result of a new

tenant Champs.

The existing site was approved in 1993 as Sears HomeLife through site plan application SP 93-54. Modifications were made to the site in 2014 (Signage modifications) through SN 2014-17.

BUILDINGS / STRUCTURES:

The applicant proposed the following modifications to the existing building:

- Remove the decorative EFIS arches and squares on the east elevation. The areas will be patched and infilled to create a flat surface.
- Infill of the archways located at the top of the entryway on the east elevation.
- The following colors and materials are proposed for the building.
 - o Main Body: BM OC-149 (Decorator's White)
 - o North Elevation: BM 2066-10 (Blue), BM 2118-10 (Universal Black)
 - o Entryway Upper Façade: BM 2066-10 (Blue), BM 2118-10 (Universal Black)
 - o Trim: BM 2066-10 (Blue)
 - o Dumpster enclosure: BM OC-149 (Decorator's White)
- Addition of 12 wall sconces around the building.

LANDSCAPING:

The following landscaping is proposed for the property:

- 182 trees consisting of the following species: Southern Live Oak, Buttonwood, West Indian Mahogany, Laurel Oak, Royal Poinciana, Japanese Privet, Sabal Palm, Washington Palm, Royal Palm, Foxtail and Queen Palm.
- 1937 shrubs consisting of the following species: Cocoplum, Ixora, Crinum Lily, Seagrape, Silver Buttonwood, Philodendron, Giant Lily Turf, Aztec Grass, Eugenia, Wax Myrtle.

SIGNAGE:

The following modifications are proposed for the existing monuments:

- Pines Boulevard
 - o Remove the existing dimensional letters to be replaced with 11.17 square feet of non-illuminated dimensional letters reading, "Champs x Eastbay Sports" in white and yellow copy on a black and blue background. The base of the sign will be painted cream.
- Ring Road
 - o Replace the existing panel with a 5.83 square foot pan form sign reading, "Champs x Eastbay Sports" in white and yellow copy on a black and blue background. The base of the sign will be painted cream.

The applicant proposed the following supergraphic:

- One, 994.74 square foot vinyl supergraphic consisting of students and athletes playing various sports located on the north elevation. City Code permits allows up to 995.5 square feet of supergraphic which can be placed on any elevation.

The following walls signs are proposed for the site:

- East Elevation
 - o One, 26.51 square foot non-illuminated pin mounted channel letter sign reading, "Pines Knows Game." in black copy.
 - o One, 164.05 square foot internally illuminated channel letter sign reading, "Champs x Eastbay Sports" in white and yellow copy. The channel letters will be placed on a non-illuminated black and blue EPS backer.
 - o One, 30.34 internally illuminated channel letter sign. The sign will be a white and yellow "X" consistent with company branding.
- West Elevation
 - o One, 80.39 square foot internally illuminated channel letter sign reading, "Champs x Eastbay Sports" in white and yellow copy. The channel letters will be placed on a non-illuminated black and blue EPS backer.

In total 301.82 square feet of wall signage is being proposed for the site. City Code permits a maximum of 80 square feet of wall signage for the site, of which no more than 40 square feet may be place on the primary façade. For this site the primary façade is the south elevation. The applicant is proposing the following variances, which are being heard tonight.

- ZV 2021-14 to allow a maximum of 301.83 square feet
- ZV 2021-15 to allow the wall signage allowed on the primary (southern) façade to be placed on the eastern elevation.

Should the request variances be denied or modified tonight the applicant will propose signage that is consistent with the Planning and Zoning Board decision.

PARKING:

Based on the proposed use 120 parking spaces are required for the site. A total 180 parking spaces are proposed for the site. The following modifications are proposed:

- ADA signage and marking improvements.
- Remove the existing 7 ADA parking spaces to be replaced and relocated with 6 ADA parking spaces to the southernmost parking row adjacent to the building. A minimum of 6 ADA spaces is required based on the total number of parking spaces provided on site.
 - Installation of 3 short-term parking spaces
 - Installation of 1 bicycle rack capable of storing 3 bicycles

OTHER SITE FEATURES:

The applicant proposes to remove and replace the parking lot light fixtures with 4,000K full cutoff LED fixtures.

STAFF RECOMMENDATION:

Approval

Vice Chairman Jacob 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, Members Girello, Gonzalez, Labate

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Jennifer Ronnenburger, representing the petitioner

Guy Harkless, representing the petitioner

Sara Wexler, representing the petitioner

On a motion by Member Girello, seconded by Member Labate, to grant, as determined by variance criteria "A", ZV 2021 – 14 to allow a total of 301.83 sq. ft. of wall signage (220.91 sq. ft. on east façade and 80.92 sq. ft. on west façade) instead of the allowed 80 sq. ft., the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Labate
Alternate Member Taylor

NAY: Member Gonzalez

Motion Passed

On a motion by Member Labate, seconded by Member Girello, to grant, as determined by variance criteria "A", ZV 2021 – 15 to allow the primary wall sign to be placed on the east façade of the building instead of the required primary (south) façade, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

On the motion by Member Labate, seconded by Member Girello, to approve, as recommended by staff, the Champs site plan amendment (SP 2021-13), the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

On a motion by Member Labate, seconded by Member Gonzalez, to excuse Chairman Rose and Alternate Member Lippman, from this evenings meeting,

the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Taylor

NAY: None

Motion Passed

ADJOURNMENT:

Vice Chairman Jacob adjourned the meeting at 7:45 p.m.

ADJOURNED:
7:45 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary