

February 11, 2016

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, February 11, 2016, at the Pembroke Pines Municipal Center, City Commission Chambers, 10100 Pines Boulevard, Pembroke Pines, FL. Present to-wit: Chairman Rose, Vice Chairman Jacob, Members Girello, McCluskey, and Alternate Member Taylor. Absent: Member Gonzalez and Alternate Member Lippman. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Jacob Horowitz, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

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

**SUBMISSION OF LOBBYING DISCLOSURE FORMS:**

No disclosures were given at this time.

**APPROVAL OF MINUTES:**

On a motion by Member McCluskey, seconded by Vice Chairman Jacob, to approve, the minutes of the January 28, 2016 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob  
Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

**CONSENT AGENDA:**

- 1. **MSC 2016-03, Villa’s West Townhomes**, generally located south of Taft Street and West Fairway Road, color change for the residential community, miscellaneous request.

The following staff report was entered into the record:

Edyne Winner, agent, has submitted a miscellaneous plan application for a color change for the Villas West Townhomes residential community, generally located south of Taft Street and West Fairway Road.

The applicant proposes to paint the residential community the following colors:

- Main: Tavern Taupe, SW 7508, Tan
- Trim / Awning: Stucco, SW 7569, Beige
- Trellis: Rockwood Red, SW 2802, Dark Red

The application has been reviewed by staff and found to meet code requirements. Staff therefore recommends approval of the 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.

On a motion by Member McCluskey, seconded by Member Girello, to approve, as recommended by staff, consent agenda item number 1 (MSC 2016-03, Villa's West Townhomes), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob  
Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

**OLD BUSINESS:**

**PUBLIC HEARINGS AND REGULAR ITEMS:**

2. **PH 2015-05**, the purpose of the hearing is to determine whether the proposed changes to a previously approved Development of Regional Impact (DRI) constitutes a non-substantial deviation pursuant to F.S. 380.06 on the tract of land identified as **Pembroke Lakes Regional Center (Pembroke Lakes Mall)**, (PH 2015-05) generally located north of Pines Boulevard, between Flamingo and Hiatus Roads. The proposed changes consist of a simultaneous increase and decrease of uses. The proposed change results in the addition of a 1,050 seat movie theater use with a reduction in 40,700 square feet of retail uses and a decrease of 77 dwelling units.

3. **PH 2015-05**, the purpose of this item is to transmit, to the City Commission, a determination of non-substantial deviation pursuant to F.S. 380.06 for the proposed change to a previously approved Development of Regional Impact (DRI), as recommended by staff, for the tract of land identified as **Pembroke Lakes Regional Center (Pembroke Lakes Mall)**, (PH 2015-05) generally located north of Pines Boulevard, between Flamingo and Hiatus Roads. The proposed changes consists of a simultaneous increase and decrease of uses. The proposed change results in the addition of a 1,050 seat movie theater use with a reduction in 40,700 square feet of retail uses and a decrease of 77 dwelling units.

Chairman Rose stated the petitioner has requested deferral of Public Hearing item number 2 and Regular Item number 3 to the March 10, 2016 meeting.

On a motion by Member McCluskey, seconded by Member Girello, to defer Public Hearing item number 2 and Regular Item number 3 to the February 11, 2016 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob  
Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

**NEW BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

4. **SP 2015-24, Arby's**, 11755 Pines Boulevard, site plan amendment.

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.

Jose Gordillo, architect representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Gordillo 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:

Jose Gordillo, agent, is requesting plan approval for architectural, color, and sign changes associated with the re-imaging of the Arby's Restaurant at the Pembroke Lakes Mall, generally located north of Pines Boulevard and east of Flamingo Road.

The applicant is proposing the following architectural work and colors as a result of this application.

Architectural changes to include:

- Removal of existing awnings, entry canopy, and cornice.
- Lowering of the parapet from 23'-0" to 15'-11".
- Installation of red brake metal canopy / ribbon around the south, east and west elevations.
- Replacement of the drive thru window and entrance door.
- Installation of a metal canopy above the drive thru window.
- Installation of decorative steel posts on the east and south elevations.
- Installation of new wall pack lighting and sconces.
- New E.I.F.S on existing structure.
- Dryvit custom brick on existing structure.

Color changes to the building are as follows:

- Main Color: White, SW 2123 & Rockwood Dark Brown, SW 2808
- Base / Doors: Functional Gray, SW 7024
- Trash Enclosure: Functional Gray, SW 7024
- Trash Enclosure Gates: Rockwood Dark Brown, SW 2808
- Decorative Steel Post: Architectural Brown, 4216-7460
- Metal Canopy / Accent Band: Safety Red, SW B66R38
- Monument Sign Base: Black

The applicant proposes the removal of existing signage on site. Three new walls signs on the building and two new monument sign, totaling 73.07 square feet of total signage are a result of this application. The signage is as follows:

<b>Sign</b>	<b>Area</b>	<b>Type</b>	<b>Text Color</b>	<b>Location</b>
Arby Hat Logo Sign	17.7 SF	LED Logo Channel Hat	White	South Elevation
"Arby's" (2)	9.43 SF Each	Direct Mount Channel Letters	White	East & West Elevations

Arby's Logo Monument Sign	15.9 SF	Illuminated Ground Sign	White	Ring Road
Arby's Logo Monument Sign	20.61 SF	Illuminated Ground Sign	White	Pines Boulevard

A clearance bar and breakaway canopy will be installed in the drive thru as a result of this application.

Staff has reviewed the proposed improvements and they were found to be in compliance with 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, Members Girello, McCluskey

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Jose Gordillo, architect representing the petitioner

On the motion by Member McCluskey, seconded by Member Girello, to approve, as recommended by staff, the Arby's site plan amendment (SP 2015-24), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob  
Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

**NEW BUSINESS:**

**NON-QUASI-JUDICIAL ITEMS:**

5. **SP 2015-05, Centra Falls II**, generally located north of Taft Street and east of Northwest 125 Avenue, site plan application.

Alicia Lewis, attorney representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

Thomas Engineering Group is requesting site plan approval for the Centra Falls II residential development, generally located north of Taft Street and east of Northwest 125 Avenue within the Pembroke Falls Planned Unit Development. The proposed site plan consists of 61 townhouse units with associated parking, landscaping, traffic circulation, signage, and recreational amenities.

The applicant proposes the construction of 11 buildings on the subject +/- 7 acre site with several building types to be used throughout this parcel. Below is a summary of all building types proposed on site:

<b>Building Type</b>	<b>Building Numbers</b>	<b># of blgs</b>	<b>Total TH Units</b>
3 Unit	22	1	3
4 Unit	18	1	4
5 Unit	20, 24	2	10
6 Unit	21, 25, 26, 27, 28	5	30
7 Unit	19, 23	2	14
<b>Total</b>		<b>11</b>	<b>61</b>

The applicant will provide a mix of two and three story units within the proposed buildings. Five unit models are proposed. All units will be of equal width. Two of the models will be two story while the other three will be three story. Models range from 1,686 to 2,952 square feet in size. The tallest unit proposed is 41'-2" at highest point. All units will contain a two car garage as well as a two car driveway. Unit mix will be determined based on market demand.

The following colors are proposed for these buildings:

- Exterior Wall - Summerset Peach (SW 163), Restful White (SW 7563), Golden Groves (SW 313)
- Doors – Boca Blue (SW 711), Silken Moss (SW 237), White Flour (SW 7102)

- Awnings – White, Teal
- Roof – Terra Cotta S-tiles
- Window Frames / Trim – White
- Railing – Black
- Scuppers – Terra Cotta

The applicant proposes a recreation center and pool/spa/patio area as part of the submittal. The proposed recreation center will be 23'-9" feet in height and will incorporate the following colors / materials:

- Base Color – Summerset Peach (SW 163), Restful White (SW 7563)
- Awnings – Teal
- Doors – White Flour (SW 7102)
- Roof – Terra Cotta Tiles
- Medallions – Black on White

The pool/spa/patio area will contain lounges, tables and chairs. The entire pool area will be enclosed with black metal fence.

Ingress / egress to this townhouse community will be through the main entry at the east side of the property. The entry will be gated with electronic access and will provide a turnaround area for exit purposes. Additional emergency vehicle only gated access will be provided at three locations on the east and west sides of the parcel. The property will be illuminated by a series of cut –off acorn fixtures mounted atop black pedestrian scale light poles (pole heights 10 and 14 feet). The applicant provides 253 parking spaces on site (122 garage, 122 driveway, 9 surface parking) where 129 spaces are required based on use.

The applicant proposes an entry sign at the main entry of the community. The proposed sign will be 3 feet tall and 15 feet wide and will display the name of the subdivision in orange and blue pin mounted letters (14.23 square feet). The sign will be painted Summerset Peach (SW 163) and externally illuminated.

Unit sales for this project will be held in a sales trailer which will be located where building #18 is proposed (Northeast corner of site). The proposed 24' x 56' trailer will be

painted Summerset Peach (SW 163). Eight parking spaces are proposed for this use. The sales trailer will be removed from site once building #18 is ready to be built. The applicant will use building #22 as the Model building.

On September 2, 2015, the City Commission adopted a land use change from Commercial to irregular residential (8.9 du/ac - PH 2014-06). The City Commission on November 12, 2015 approved a rezoning on this property from Community Commercial to Multi-family Urban residential (ZC 2015-02) for the purpose of building the proposed plan. A delegation request to the underlying Pembroke Falls Phase 1 Plat (SUB 94-13) was approved on October 7, 2015 allowing 61 townhomes on this property. The City Commission will consider the vacation of drainage, sewer and water easements for this property at a later date in order to accommodate the development of this project.

The proposed site plan is consistent with the Multi-family Urban Residential District regulations as well as all applicable City Codes. This application requires Commission approval for development within the Pembroke Falls Planned Unit Development.

Staff Recommendation: Transmit to the City Commission with a favorable recommendation subject to:

1. City Commission approval of this site for development within the Pembroke Falls Planned Unit Development.
2. Recordation of the approved delegation request allowing the 61 townhouse units to be located on subject property.
3. Recordation of Commission approved vacation of drainage, sewer and water easements for the property.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Alicia Lewis, 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:

Vice Chairman Jacob, Members Girello, McCluskey

The following members of the public spoke:

Alicia Lewis, attorney representing the petitioner  
Harry Posen, the petitioner

Alternate Member Taylor moved to transmit as recommended by staff to the City Commission with a favorable recommendation. Member McCluskey seconded the motion.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Member McCluskey

The following member of the public spoke:

Harry Posen, the petitioner

On the motion by Alternate Member Taylor, seconded by Member McCluskey, to transmit, as recommended by staff, the Centra Falls II (SP 2015-05) site plan application, to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob  
Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

6. **MSC 2015-51, Burger Fi @ Fountain Square**, 15900 Pines Boulevard, addition of a walk-in cooler, miscellaneous request.

Yeugen Nesterov, representing the petitioner, addressed the Planning and Zoning Board.

He gave a brief overview of the proposed miscellaneous request.

The following staff report was entered into the record:

Reed McLane, agent, is requesting miscellaneous plan approval for the addition of a walk-in cooler for the Burger Fi tenant at Fountain Square Plaza, generally located south of Pines Boulevard and east of Dykes Road.

The applicant is proposing the addition of a 131 SF walk-in cooler placed on the east side of the Burger Fi tenant, located in Building B of the Fountain Square Plaza. The walk-in cooler will be painted to match the existing color of the building (CL2753M Quarry). Two veitchia montgomeryana palm trees will be relocated to the rear of the cooler with additional shrubs for screening as a result of this application.

The application has been reviewed by staff and found to meet code requirements. Staff therefore recommends approval of the 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:

Chairman Rose, Vice Chairman Jacob, Members Girello, McCluskey  
Alternate Member Taylor

The following members of staff spoke:

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

The following member of the public spoke:

Yeugen Nesterov, representing the petitioner

Mr. Nesterov, representing the petitioner, voluntarily agreed to add additional landscaping to create a nice outdoor seating experience for their patrons.

On a motion by Member Girello, seconded by Alternate Member Taylor, to approve, as recommended by staff, the Burger Fi @ Fountain Square (MSC 2015-51) miscellaneous request; subject to working with city staff to re-evaluate the landscaping and provide better screening of the cooler, the following vote was recorded:

AYE: Chairman Rose, Member Girello, Alternate Member Taylor

NAY: Vice Chairman Jacob, Member McCluskey

Motion Passed

**OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:**

Chairman Rose stated that Member Gonzalez and Alternate Member Lippman have both requested an excused absence from this evenings meeting.

On a motion by Member Girello, seconded by Member McCluskey, to excuse Member Gonzalez and Alternate Member Lippman from this evening meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob  
Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

The following members of the Planning and Zoning Board spoke in reference to the upcoming joint workshop meeting:

Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

The following members of staff spoke in reference to the upcoming joint workshop meeting:

Michael Stamm, Jr., Planning and Economic Development Director

Chairman Rose noted that a resident questioned why landscaping has been removed from the easement along Pines Boulevard across from Broward College.

Michael Stamm, Jr., Planning and Economic Development Director, provided a brief update of the easement and median improvements along Pines Boulevard from the Florida Turnpike to University Drive.

**ITEMS AT THE REQUEST OF STAFF:**

Michael Stamm, Jr., Planning and Economic Development Director, reminded the Board Members that Taste of Pines tickets are now available for purchase.

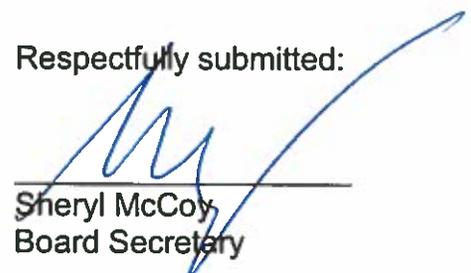
**ADJOURN:**

Chairman Rose adjourned the meeting at 7:48 p.m.

**ADJOURNED:**

7:48 P.M.

Respectfully submitted:



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Sheryl McCoy  
Board Secretary