

April 28, 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, April 28, 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, Gonzalez, and McCluskey. Absent: Alternate Members Lippman and Taylor. Also present: Joseph Yaciuk, Planning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

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 April 14, 2016 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS AND REGULAR ITEMS:

1. **ZC 2016-01**, the purpose of this Public Hearing is to consider, at the request of Sheridan Real Estate Group, a zoning change from B-2 (Community Business District) to C-1 (Commercial District) with associated restrictive covenant, for the **Sheridan Village Commercial** property generally located south of Sheridan Street and east of NW 172 Avenue, containing 3.96 acres more or less.

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of Sheridan Real Estate Group, a zoning change from B-2 (Community Business District) to C-

1 (Commercial District) with associated restrictive covenant, for the Sheridan Village Commercial property generally located south of Sheridan Street and east of NW 172 Avenue, containing 3.96 acres more or less.

The following staff report was entered for the record:

Dennis Mele, agent for property owner Sheridan Real Estate Group, is requesting approval of a zoning change application to rezone a +- 4 acre of the Sheridan Village property from B-2 (Community Business) to C-1 (Commercial). The subject property is generally located south of Sheridan Street and east of 172 Avenue.

The existing zoning and land use plan designations for the properties surrounding the subject parcel are as follows:

- North – Academic Village - Limited Agricultural (A-1) / Estate (E) and Conservation (CON)
- East – Single Family Residential – Single Family District (RS-7) / Low 3 Residential (2-3 du/ac)
- South – Apartments / R-4 (Apartment / Irregular 8.0 Residential
- West – Apartments / R-4 (Apartment / Irregular 8.0 Residential

The applicant proposes this zoning change with plans to construct a self-storage facility. Self-storage facilities require the C-1 zoning classification. As part of this rezoning, the applicant offers to restrict the property to the following uses only:

1. Self-storage use.
2. All uses allowed in the Community Business (B-2) district.

Staff notes that the City approved a site plan consisting of two commercial buildings on site. Only one of the two approved buildings on this site is being built at this time. It is the intention of the applicant to modify the second building on site to accommodate the self-storage use. Those contemplated modifications are reliant upon the passage of this zoning change request and will be reviewed by this Board at a later date.

Staff has reviewed the uses proposed on the subject site and finds them generally

compatible with the adjacent commercial properties. The proposed zoning change application has been reviewed by the Zoning Administrator with no objections to the proposed change.

Staff Recommendation: Transmit this application with restrictive covenant to the City Commission with a favorable recommendation.

The following member of the public spoke:

Deena Gray, attorney representing the petitioner

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

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

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular agenda item number 2.

2. **ZC 2016-01**, the purpose of this item is to transmit a recommendation to the City Commission for the proposed zoning change from B-2 (Community Business District) to C-1 (Commercial District) with associated restrictive covenant, for the **Sheridan Village Commercial** property generally located south of Sheridan Street and east of NW 172 Avenue, containing 3.96 acres more or less.

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, for the proposed zoning change from B-2 (Community Business District) to C-1 (Commercial District) with associated restrictive covenant, for the Sheridan Village Commercial property generally located south of Sheridan Street and east of NW 172 Avenue, containing 3.96 acres more or less.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Members Gonzalez, McCluskey

The following members of staff spoke:

Joseph Yaciuk, Planning Administrator
Brian Sherman, Assistant City Attorney

The following member of the public spoke:

Deena Gray, attorney representing the petitioner

On a motion by Member McCluskey, seconded by Vice Chairman Jacob, to transmit, as recommended by staff, the **Sheridan Village Commercial** (ZC 2016-01), to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

3. **SP 2014-11, Valerie Medical**, generally located on the south side of Pines Boulevard between SW 184 Avenue and SW 196 Avenue, site plan application.

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.

Lee Chester, the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Chester 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:

Lee Chester, agent for property owner, has submitted a site plan application for consideration to construct a freestanding medical office with associated landscape, traffic circulation, parking and signage on a +2 acre property generally located on the south side of Pines Boulevard between SW 184 Avenue and SW 196 Avenue.

The proposed two story medical building will be 41 feet in height (highest point) and

25,284 square foot in area. The applicant proposes the following color selections for the building and dumpster:

- Body – Sherwin Williams (SW 6811) (Blue), Parex Synthetic 10446 (Off-White), Parex Synthetic 3013L (Gray)
- Parapet Band – Parex Synthetic 3015L (White)
- Building Entry – Granite
- Railings – White
- Window Frame – Aluminum Frame (White)
- Windows – Pacifica Insulated Glass (Vista Cool) (Blue Tint)
- Garbage Enclosure / Gates - Parex Synthetic 3015L (White)

The applicant proposes one building sign for this site. The 45 square foot sign will be placed on the northern elevation of the building and will display the name of the business, "Valerie Medical Center" in blue, non-illuminated metal letters. No monument sign is proposed for this site.

Access to this property will be through an existing private access road off Pines Boulevard which is shared between the vacant parcels on the Waterman Plat and the Franklin Academy to the east. The applicant provides 89 parking spaces on site where 89 spaces are required based on specialized medical use. In addition, a covered pick-up and drop off lane is being provided on the east side of the building for the convenience of the patients. Parking areas will be illuminated by a series of bronze cut off fixtures mounted 20 feet high on concrete poles. The building will be illuminated by a series of wall wash lights. The proposed parking and lighting meet Code requirements.

The applicant is providing a total of 58 canopy trees on site and over 500 shrubs on site. Trees primarily used on site include the following: Live Oak, Bald Cypress and Silver Buttonwood.

The applicant has submitted plans addressing department requirements and recommendations. 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:

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

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Lee Chester, the petitioner

On the motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, the Valerie Medical site plan application (SP 2014-11), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

4. **MSC 2016-07, Camden Portofino Apartments**, generally located north of Pines Boulevard and NW 108th Terrace, color changes for existing buildings on site as well as the ground entry signs and perimeter walls, miscellaneous request.

Jaclene Sammons, 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:

Jaclene Sammons, agent, has submitted a miscellaneous application request for a color change to the Camden Portofino apartments located north of Pines Boulevard and NW 108th Terrace. The applicant requests to paint the existing buildings on site as well as the ground entry signs and perimeter walls.

The following colors are proposed for this project:

Residential Buildings:

- Main Body Color – Creamy, SW 7012, Off-White
- Base – Netsuke, SW 6134, Beige
- Entrance Doors – Colonial Revival Green Stone, SW 2826, Green
- Trim / Accents / Rails – Urbane Bronze, SW 7048, Dark Gray

Clubhouse / Leasing Office:

- Main Body – Creamy, SW 7012, Off-White
- Base – Netsuke, SW 6134, Beige
- Trim - Urbane Bronze, SW 7048, Dark Gray

Garages & Carport:

- Main Body – Creamy, SW 7012, Off-White
- Trim / Garage Doors – Urbane Bronze, SW 7048, Dark Brown

Guardhouse:

- Main Body – Creamy, SW 7012, Off-White
- Accent – Netsuke, SW 6134, Beige
- Trim – Urbane Bronze, SW 7048, Dark Gray

Sign Monument and Perimeter Walls:

- Body – Creamy, SW 7012, Off-White
- Accent Band – Urbane Bronze, SW 7048, Dark Gray

Miscellaneous:

- Trellis Columns - Netsuke, SW 6134, Beige
- Trellis - Urbane Bronze, SW 7048, Dark Gray
- Trash Compactor Enclosure - Creamy, SW 7012, Off-White
- Trash Compactor Fencing - Urbane Bronze, SW 7048, Dark Gray
- Perimeter Wall - Creamy, SW 7012, Off-White
- Perimeter Wall Trim - Urbane Bronze, SW 7048, Dark Gray

The roof color, awnings above the mailboxes and steel fencing will all remain the same.

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

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

On the motion by Member Girello, seconded by Member McCluskey, to approve, as recommended by staff, the Camden Portofino Apartments (MSC 2016-07) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

Member Gonzalez spoke in reference to the **road construction along Pembroke Road.**

The following members of the Planning and Zoning Board spoke in reference to the road construction along Pembroke Road:

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

Member Girello spoke in reference to the need of the **actual paint color samples** being included in their agenda packages for items coming before the board.

The following members of staff spoke in reference to the need of the actual paint color samples being included in their agenda packages for items coming before the board:

Chairman Rose, Member Girello

The following member of staff spoke in reference to processing agenda items and the requested back-up:

Joseph Yaciuk, Planning Administrator

Member Girello noted for the record that he will be unable to attend the May 12, 2016 meeting and will be requesting an **excused absence** for that meeting.

Member McCluskey requested the status of ways to **provide the City Commission**

with audio/visual of items denied by Planning and Zoning Board and being appealed to the City Commission.

The following member of staff spoke in reference to ways to provide the City Commission with audio/visual of items denied by Planning and Zoning Board and being appealed to the City Commission:

Joseph Yaciuk, Planning Administrator

Chairman Rose spoke in reference to when the **annual board report** is due.

The following members of the Planning and Zoning board spoke in reference to the annual board report:

Chairman Rose, Vice Chairman Jacob, Member Gonzalez

Member McCluskey spoke in reference to the status of the board's request to address **driveway and front yard lot coverage.**

The following member of staff spoke in reference to driveway and front yard lot coverage:

Joseph Yaciuk, Planning Administrator

Member Girello spoke in reference to supporting **Club 19 at the Pembroke Lakes Golf Course.**

The following members of the Planning and Zoning Board spoke in reference to the support and visibility of Club 19 at the Pembroke Lakes Golf Course:

Vice Chairman Jacob, Members Girello, Gonzalez, McCluskey

Member McCluskey spoke in reference to the **maintenance and trimming / pruning of mature trees at Club 19.**

The following members of the Planning and Zoning Board spoke in reference to the maintenance and trimming / pruning of mature trees at Club 19:

Vice Chairman Jacob, Member Girello, McCluskey

The following member of staff spoke in reference to the maintenance and trimming / pruning of mature trees at Club 19:

Joseph Yaciuk, Planning Administrator

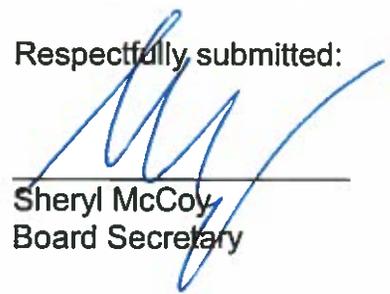
ADJOURN:

Chairman Rose adjourned the meeting at 7:28 p.m.

ADJOURNED:

7:28 P.M.

Respectfully submitted:



Sheryl McCoy
Board Secretary