

June 9, 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, June 9, 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: 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.

**SUBMISSION OF LOBBYING DISCLOSURE FORMS:**

No disclosures were given at this time.

**APPROVAL OF MINUTES:**

Vice Chairman Jacob moved to approve the minutes of the May 26, 2016 meeting. Member Girello seconded the motion.

Member McCluskey requested a correction to the minutes. He noted that on page 12 the motion should have been to approve subject to "confirmation that all fencing shall be decorative within the whole Ventura Pointe Residences project."

He also noted that on page 14 the incorrect use of too was used.

On the motion by Vice Chairman Jacob, seconded by Member Girello, to approve, the minutes of the May 26, 2016 meeting, as corrected, 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. **PH 2016-01**, the purpose of this Public Hearing is to consider a proposed change of Land Use Designation from Irregular Residential 2.16 dwelling units per acre to *Irregular Residential 2.4* dwelling units per acre and Commercial (4.2 acres) on the 524 ± acres of the **United States Postal Service Facility** (PH 2016-01) property which is generally located between Pines Boulevard and Pembroke Road, east of SW 172 Avenue.

Chairman Rose stated the purpose of this Public Hearing is to consider a proposed change of Land Use Designation from Irregular Residential 2.16 dwelling units per acre to *Irregular Residential 2.4* dwelling units per acre and Commercial (4.2 acres) on the 524 ± acres of the United States Postal Service Facility (PH 2016-01) property which is generally located between Pines Boulevard and Pembroke Road, east of SW 172 Avenue.

Alicia Lewis, attorney representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed Land Use Plan Amendment.

The following staff report was entered into the record:

Greenspoon Marder, P.A., agent for the contract purchaser, Terra Group, submitted a regular scale land use plan amendment application for the 524 acre parcel of property located between Pines Boulevard and Pembroke Road, east of SW 172nd Avenue. The applicant is requesting a land use plan amendment from Irregular Residential (2.16 within a dashed line) to Irregular Residential (2.4 with 4.2 acres commercial, within a dashed line) for the purpose of developing an additional 125 dwelling units and 40,000 square feet of commercial on the USPS property. Even though the proposed development will take place on approximately 30 acres of the 524 acre amendment area, the amendment process for sites within dashed lines, mandates the change of land use on the entire 524 acres.

The land use designations and existing uses of the surrounding properties are as follows:

North – Low (3) Residential and Commercial  
East – Irregular (5.3 du/ac) and Employment Low

South – Low (3) Residential (City), and Estate (1) Residential (Miramar)  
West - Commercial, Estate (1) Residential and Low (3) Residential

The City Commission adoption hearing is anticipated to take place in March/April 2017.

The analysis of Public Facilities and Services which is based on the maximum development potential of the site under the existing and proposed land use designation indicates increases in impacts on all public facilities and services with the exception of transportation, where PM Peak Hour trips are less than they are for the existing post office facility, which is 346,377 square feet. The applicant will be required to submit letters of available capacity prior to adoption of the proposed amendment and to mitigate any increased impacts during the concurrency/capacity analysis and review process. The application has been transmitted to the staff at the Broward County School Board (BCSB) pursuant to the interlocal agreement for public school facility planning; however, BCSB has agreed to provide review comments prior to the County's transmittal hearings (see attached e-mail, dated 5/26/16).

The applicant is currently in the process of rezoning the property and will be required to amend the note on the plat and submit a site plan. The proposed land use is consistent with the goals, objectives and policies of the City's future land use element as specified in No. 14 of the Comparative Analysis. In addition, the proposed land use is consistent with Policy 8.7 below:

Policy 8.7 – Encourage infill and redevelopment activities that are compatible with the character of the existing neighborhood. Infill and redevelopment activities should be encouraged where possible on an area-wide basis.

Staff Recommendation: Transmit to the City Commission, Florida Department of Economic opportunity and the Broward County Planning Council with a favorable recommendation.

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

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

The following members of the public spoke:

Alicia Lewis, attorney representing the petitioner  
Ryan Turner, resident Pembroke Shores  
Terry Allen, association president of Pembroke Shores  
Israel Rodriguez-Soto, resident of Pembroke Shores

**(Secretary's Note:** It was noted that there was a scrivener's error on the agenda. The proposed change should have read ..."from Irregular Residential 2.16 dwelling units per acre to *Irregular* Residential 2.4 dwelling units per acre..."**.)**

On a motion by Member Girello, seconded by Member McCluskey, 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. **PH 2016-01**, the purpose of this item is to transmit a recommendation to the City Commission, for the proposed change to the Land Use Designation from Irregular Residential 2.16 dwelling units per acre to *Irregular* Residential 2.4 dwelling units per acre and Commercial (4.2 acres) on the 524 ± acres of the **United States Postal Service Facility** (PH 2016-01) property which is generally located between Pines Boulevard and Pembroke Road, east of SW 172 Avenue.

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, for the proposed change to the Land Use Designation from Irregular Residential 2.16 dwelling units per acre to *Irregular* Residential 2.4 dwelling units per acre and Commercial (4.2 acres) on the 524 ± acres of the United States Postal Service Facility (PH

2016-01) property which is generally located between Pines Boulevard and Pembroke Road, east of SW 172 Avenue.

**(Secretary's Note:** It was noted that there was a scrivener's error on the agenda. The proposed change should have read ..."from Irregular Residential 2.16 dwelling units per acre to *Irregular Residential 2.4 dwelling units per acre*...".)

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:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Alicia Lewis, attorney representing the petitioner

On a motion by Vice Chairman Jacob, seconded by Member Girello, to transmit the proposed United States Postal Service Facility (PH 2016-01) land use plan amendment, as recommended by staff, to the City Commission, Florida Department of Economic opportunity and the Broward County Planning Council 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 2015-04, Waste Pro**, generally located on the south side of Pines Boulevard, west of SW 172 Avenue, 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.

Thomas Mannino, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Mannino 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:

Winningham & Fradley, Inc., agent for Waste PRO, is requesting approval for the addition of office buildings and a covered patio, office trailers, and relocation of fuel storage tank along with associated landscaping.

The proposed structures currently exist on site. The City issued a citation to Waste PRO for the construction of these structures without permits. The following citations are on record with the Code Compliance Division:

- Case #14040093 - 17302 Pines Blvd - Alterations to the site development plan without permit or approval.
- Case #14040156 - 17302 Pines Blvd - Pre-fab shed installed without permit
- Case #14040157 - 17302 Pines Blvd - Two office trailers put on the property without permits
- Case #14040158 - 17302 Pines Blvd - Fuel tanks moved without permit(s)
- Case #14040159 - 17302 Pines Blvd - Canvas truck maintenance shelter put up without permit
- Case #14040160 - 17302 Pines Blvd - Covered patio constructed without permit(s)

- Case #14040161 - 17302 Pines Blvd - Upstairs offices added without permit(s)
- Case #15080059 - 17302 Pines Blvd - Expired Electrical Permit #1429761-0 (For repairs)

The following structures are being contemplated under this application:

- A 1,955 square foot office addition (east side of maintenance building)
- A 519 square foot office trailer with ADA ramps (east of maintenance building).
- A 650 square foot office trailer with ADA ramps (south and east of maintenance building)
- A 1,048 square foot covered patio (east of the maintenance building)
- A 12,000 gallon above ground fuel tank with covered fueling stations and safety bollards to the west of the maintenance building.
- A 100 square foot shed to the south of the fuel tanks.

Ingress / egress to this site will be through existing openings on Pines Boulevard. Thirty-five (35) parking spaces exist to the general public onsite where twenty- nine (29) spaces are required based on uses proposed. The applicant proposes to install four landscape islands to be located at the ends of parking rows along the west side of the site being used to satisfy parking requirements. The site also contains existing vehicular storage spaces on site which will not count toward the general parking requirement.

The applicant proposes to install a total 26 category 1 trees, 39 category 2 trees as well as continuous Cocoplum hedge for the subject site and adjacent parcel to the east. The following is the breakdown of trees proposed:

- Subject parcel (Pines Boulevard) – 13 category 1 and 15 category 2 trees
- Eastern Parcel (Pines Boulevard) – 9 category 1 and 15 category 2 trees (Voluntary Installation)
- Eastern Parcel (Southwest 172 Avenue) - 4 category 1 and 9 category 2 trees (Voluntary Installation)

The landscape design has been designed to the satisfaction of the City's landscape planner.

This proposal will allow Waste Pro to apply for building permits which will result in compliance with most of these citations. Any structure currently under citation which is not addressed in this application will need to be removed from site.

Staff Recommendation: Approval, subject to the following:

1. Removal of any structure currently under citation and not included within this application prior to issuance of initial building permit for contemplated improvements.
2. Installation of all proposed landscape prior to the issuance of a Certificate of Occupancy for any of the contemplated buildings on site.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Thomas Mannino, 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:

Chairman Rose, Vice Chairman Jacob, Members Gonzalez, McCluskey

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:

Thomas Mannino, representing the petitioner

On the motion by Member McCluskey, seconded by Member Gonzalez, to approve, as recommended by staff, the Waste Pro site plan amendment (SP 2015-04), 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 2016-04, Westview Lakes**, generally located at the southeast corner of NW 92nd Avenue and Taft Street, demolish an existing subdivision sign and replace it with a newly designed sign, miscellaneous application.

Barbara Ruffino, representing the petitioner, addressed the Planning and Zoning Board.

She gave a brief overview of the proposed miscellaneous request.

The following staff report was entered into the record:

Barbara Ruffino, agent, is requesting miscellaneous plan approval to demolish an existing subdivision sign and replace it with a newly designed sign for the Westview Lakes community located at the southeast corner of NW 92nd Avenue and Taft Street.

The following is the scope of work for this application:

**Demolition / Removal**

- Existing concrete wall and subdivision sign to be removed at southeast corner of NW 92 Avenue and Taft Street.
- Hedging along the existing wall to be removed.
- One bottlebrush tree behind the wall to be removed.

**Construction / Installation**

- The construction of a new 5'-4" high by 10'-8" in length sign wall with planter on the community property at the southeast corner of NW 92nd Avenue and Taft Street.
- The installation of decorative metal rail fencing with concrete pillars extending +/- 30 feet to the east and south of the sign wall.
- The installation of a 13.4 square foot sign on the proposed sign wall that reads, "Welcome Westview Lakes Private Property No Trespassing No Soliciting" in black pin mounted letters.
- Landscaping consisting of Dwarf Ixora shrubs to be installed on both sides of the proposed sign wall.
- Accent flowers (to be determined by the Community) to be placed in the proposed planter.

The proposed colors for the project include:

- Wall / Pillars – Kenya, Behr PPU4-16, Tan
- Accent – Brandywine, SW 7710, Light Brown
- Sign Background – Caria Travertine Tile
- Fencing – Bronze

The applicant submitted a tree removal application for the removal of the bottlebrush tree. As part of the tree removal process, the landscape planner will work with the community to provide acceptable tree replacement.

Staff Recommendation: Approval.

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 member of the Planning and Zoning Board spoke:

Member McCluskey

The following member of the public spoke:

Barbara Ruffino, representing the petitioner

On a motion by Member McCluskey, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Westview Lakes (MSC 2016-04) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

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

Member Girello noted that he believes Westview Lakes has recently painted their buildings and doesn't remember them coming in for color changes.

Michael Stamm, Jr., Planning and Economic Development Director, stated that staff will verify if they are in compliance with their current site plan approvals.

Chairman Rose stated that Alternate Member Taylor has requested an excused absence from this evenings meeting.

On a motion by Member Girello, seconded by Vice Chairman Jacob, to excuse Alternate Member Taylor from this evenings meeting, the following vote was recorded:

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

NAY: None

Motion Passed

5. **Member McCluskey** is requesting discussion and possible action on revising **Code Section 155.056 (3)** regarding buffering / installation of 6' high concrete walls between non-residential properties and residential properties.

(Secretary's Note: Vice Chairman Jacob left the dais.)

Member McCluskey gave a brief overview of his proposed request to revise Code Section 155.056 (3) regarding buffering / installation of 6' high concrete walls between non-residential properties and residential properties.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Members Girello, Gonzalez, McCluskey

The following members of staff spoke:

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

On a motion by Member Girello, seconded by Member McCluskey, to send this back to staff for further review and try to come up with a change in the ordinance that meets the needs as discussed tonight, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, McCluskey

NAY: None

Motion Passed

**Member Gonzalez** noted that she will not be at the June 23, 2016 meeting and will be requesting an excused absence.

**ITEMS AT THE REQUEST OF STAFF:**

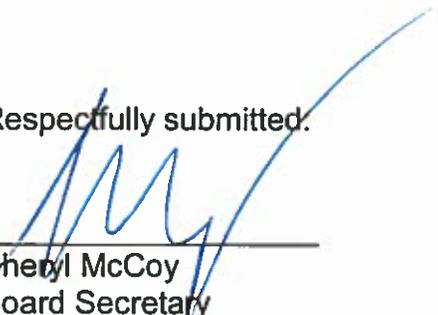
Michael Stamm, Jr., Planning and Economic Development Director, reminded the board members that the June 23, 2016 meeting will begin at 6:00 p.m. with the Vehicle Impact Protection Zones Workshop.

**ADJOURN:**

Chairman Rose adjourned the meeting at 8:09 p.m.

**ADJOURNED:**  
8:09 P.M.

Respectfully submitted.



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Sheryl McCoy  
Board Secretary