

November 10, 2016

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, November 10, 2016, at the Pembroke Pines Municipal Center, City Commission Chambers, 10100 Pines Boulevard, Pembroke Pines, FL. Present to-wit: Vice Chairman Jacob, Members Girello, Gonzalez, Monroig, Alternate Members Lippman and Taylor. Absent: Chairman Rose. 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 Lippman 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 Gonzalez, seconded by Member Girello, to approve, the minutes of the October 27, 2016 meeting, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Monroig  
Alternate Member Lippman

NAY: None

Motion Passed

**NEW BUSINESS:**

**PUBLIC HEARINGS AND REGULAR ITEMS:**

1. PH 2016-03, the purpose of this Public Hearing is to consider, at the request of Mont Development Corporation, a proposed change of Land Use Designation from Commercial to Irregular Residential 7.9 dwelling units per acre for the 7.5 ± acres of the Stellar/Pines Townhomes (PH 2016-03) property which is generally located on the

south side of Pines Boulevard west of SW 184<sup>th</sup> Avenue (just east of the entrance into Estancia).

Vice Chairman Jacob stated the purpose of this Public Hearing is to consider, at the request of Mont Development Corporation, a proposed change of Land Use Designation from Commercial to Irregular Residential 7.9 dwelling units per acre for the 7.5 ± acres of the Stellar/Pines Townhomes (PH 2016-03) property which is generally located on the south side of Pines Boulevard west of SW 184<sup>th</sup> Avenue (just east of the entrance into Estancia).

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed Land Use Plan Amendment.

The following staff summary was entered into the record:

Greenspoon Marder, P.A., agent for the contract purchaser, Stellar Homes Group, submitted a small scale land use plan amendment application for the 7.5 acre parcel of property located on the south side of Pines Boulevard, west of SW 184<sup>th</sup> Avenue, just east of the entrance into Estancia. The applicant is requesting a land use plan amendment from Commercial to Irregular Residential (7.9 du/ac) for the purpose of developing 59 dwelling units.

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

North	–	Commercial
East	–	Commercial
South	–	Low (2) Residential
West	-	Agriculture (Entrance to Estancia)

The City Commission adoption hearing is anticipated to take place in July/August 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. The current land use generates 303 PM peak hour trips and the proposed land use generates 37 PM peak hour trips which is a significant reduction of 266 trips. 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 9/13/2016).

The applicant will be required to rezone the property. In addition, the property will require plat and site plan approvals to determine the location of ingress and egress openings, landscaping, site layout, etc. The proposed land use is consistent with the goals, objectives and policies of the City's future land use element as specified in No. 13B of the Comparative Analysis.

Staff Recommendation: Transmit to the City Commission and the Broward County Planning Council with a favorable recommendation.

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 member of the Planning and Zoning Board spoke:

Vice Chairman Jacob

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner  
Mayda Sobrino – Siegman, 348 SW 188 Terrace  
Roger Tocchetto, 320 SW 187 Avenue  
Joel Prince, 361 SW 187 Avenue  
David Navarrete, 378 SW 188 Terrace  
Keith Nobel, 324 SW 185 Avenue

On a motion by Member Girello, seconded by Alternate Member Lippman, to close the Public Hearing the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Monroig  
Alternate Member Lippman  
NAY: None

Motion Passed

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

2. **PH 2016-03**, the purpose of this item is to transmit a recommendation to the City Commission, for the proposed change to the Land Use Designation from Commercial to Irregular Residential 7.9 dwelling units per acre for the 7.5 ± acres of the **Stellar/Pines Townhomes** (PH 2016-03) property which is generally located on the south side of Pines Boulevard west of SW 184<sup>th</sup> Avenue (just east of the entrance into Estancia).

Vice Chairman Jacob 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 Commercial to Irregular Residential 7.9 dwelling units per acre for the 7.5 ± acres of the **Stellar/Pines Townhomes** (PH 2016-03) property which is generally located on the south side of Pines Boulevard west of SW 184<sup>th</sup> Avenue (just east of the entrance into Estancia).

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

The following members of staff spoke:

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

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner  
Mayda Sobrino – Siegman, 348 SW 188 Terrace  
David Navarrete, 378 SW 188 Terrace  
Sandra Howell, 18720 SW 4 Street

On a motion by Alternate Member Lippman, seconded by Member Girello, to transmit the proposed Stellar/Pines Townhomes (PH 2016-03) land use plan amendment, as recommended

by staff, to the City Commission and the Broward County Planning Council with a favorable recommendation, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Monroig  
Alternate Member Lippman

NAY: None

Motion Passed

3. **PH 2016-04**, the purpose of this Public Hearing is to consider, at the request of Chapel Trail Associated, Ltd., a proposed change of Land Use Designation from Industrial and Irregular Residential 1.95 dwelling units per acre to Irregular Residential 2.0 dwelling units per acre on the 1,916 ± acres of the **Chapel Grove** (PH 2016-04) property which is generally located between Pines Boulevard and Sheridan Street, and between US 27 and NW 184th Avenue.

Vice Chairman Jacob stated the purpose of this Public Hearing is to consider, at the request of Chapel Trail Associated, Ltd., a proposed change of Land Use Designation from Industrial and Irregular Residential 1.95 dwelling units per acre to Irregular Residential 2.0 dwelling units per acre on the 1,916 ± acres of the Chapel Grove (PH 2016-04) property which is generally located between Pines Boulevard and Sheridan Street, and between US 27 and NW 184th Avenue.

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed Land Use Plan Amendment.

The following staff summary was entered into the record:

Leigh Kerr, agent for the contract purchaser, BBX/Label Chapel Trail Development, LLC., submitted a regular scale land use plan amendment application for the 1,916 acre parcel of property located between Pines Boulevard and Sheridan Street, and between US 27 and NW 184th Avenue (Chapel Trail PUD). The applicant is requesting a land use plan amendment from Industrial and Irregular Residential (1.95 du/ac) to Irregular Residential (2.0 du/ac) for the purpose of developing an additional 132 dwelling units on the vacant parcel of land

(approximately 11 acres) located on the north side of Pines Boulevard, just east of the Post Office site. Even though the proposed development will only take place on approximately 11 acres of the 1,916 acre amendment site area, the amendment process for sites within dashed lines such as this property, mandates the change of land use on the entire 1,916 acres.

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

- North – Industrial, Irregular (2 du/ac) and Rural Ranches, Community Facilities (County) and Electrical Generation Facilities (County)
- East – Commercial and Low (5) Residential
- South – Commercial, Low (2) Residential, Recreation and Open Space, Employment Center, and Agriculture
- West – Industrial, Irregular Residential 4.2 (du/ac) and Agriculture

The City Commission adoption hearing is anticipated to take place in September 2017.

On 8/6/14, the City Commission adopted Resolution 3426, determining that the Chapel Trail Development of Regional Impact (DRI) is essentially built out. Resolution 3426 provides additional development rights on the parcel proposed for the location of the 132 units. Residential development on the parcel is permitted as long as it is consistent with the Comprehensive Plan; does not exceed 40 percent of the residential DRI threshold; and does not increase the number of PM peak hour trips that would have been generated by the 90,000 square feet of commercial use approved for that parcel. The proposed development satisfies the above criteria with the adoption of the proposed land use change.

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 decreases in impacts on solid waste and transportation circulation, and increases on sanitary sewer, potable water, recreation and open space, and public education. Transportation AM Peak hour trips are reduced from 139 to 58, a total reduction of 81 AM Peak hour trips; PM Peak hour trips are reduced from 146 to 69, a total reduction of 77 PM Peak hour trips. 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 10/4/16).

The applicant will be amending the Chapel Trail PUD and 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.

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, Alternate Member Lippman

The following members of the public spoke:

Mayda Sobrino – Siegman, 348 SW 188 Terrace  
Bill Kersbergen, 20281 NW 10 Street  
Sharon Armesto, 1150 NW 185 Terrace  
David Navarrete, 378 SW 188 Terrace  
Patricia Crews, 1302 NW 195 Avenue  
Craig Siegman, 348 SW 188 Terrace

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

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Monroig  
Alternate Member Lippman

NAY: None

Motion Passed

Vice Chairman Jacob stated this will be heard as regular agenda item number 4.

4. **PH 2016-04**, the purpose of this item is to transmit a recommendation to the City Commission, for the proposed change to the Land Use Designation from Industrial and Irregular Residential 1.95 dwelling units per acre to Irregular Residential 2.0 dwelling units per acre on the 1,916 ± acres of the **Chapel Grove** (PH 2016-04) property which is generally located between Pines Boulevard and Sheridan Street, and between US 27 and NW 184th Avenue.

Vice Chairman Jacob 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 Industrial and Irregular Residential 1.95 dwelling units per acre to Irregular Residential 2.0 dwelling units per acre on the 1,916 ± acres of the **Chapel Grove** (PH 2016-04) property which is generally located between Pines Boulevard and Sheridan Street, and between US 27 and NW 184th Avenue.

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, Monroig

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner  
Bill Kersbergen, 20281 NW 10 Street

Dennis Mele, attorney representing the petitioner, voluntarily agreed to meet with Mr. Kersbergen and the Chapel Trail Owners Association Board of Directors prior to the December 14, 2016 City Commission meeting.

Mr. Kersbergen accepted Mr. Mele's invitation to meet with the Chapel Trail Owners Association Board of Directors prior to the December 14, 2016 City Commission meeting.

On a motion by Member Monroig, seconded by Member Girello, to transmit the proposed Chapel Grove (PH 2016-04) 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: Vice Chairman Jacob, Members Girello, Gonzalez, Monroig  
Alternate Member Lippman

NAY: None

Motion Passed

**NEW BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

- 5. **SP 2016-19, Bergeron Outdoor Storage North**, generally located on the northeast corner of Stirling Road and SW 202 Avenue, site plan amendment.

(Secretary's Note: Alternate Member Taylor was excused from the dais.)

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.

Frank Saia, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Saia 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:

Frank Saia, agent, has submitted a site plan amendment application for the development of a flexible outdoor industrial storage facility with site perimeter fencing and landscaping at a +- 20 acre site within the Bergeron Park of Commerce North property generally located on the

northeast corner of Stirling Road and SW 202 Avenue.

The applicant has yet to determine the number of storage tenants to be placed on this site and is requesting flexibility for tenants to lease one acre or larger storage spaces on site. All tenant storage areas will be enclosed by 6 foot high chainlink fences. These fences may be modified throughout the site by building permit only as long as minimum size requirements and associated building, engineering and fire access requirements are met. Under current proposal, any future trailers and/or temporary structures or temporary offices with related parking for these sites will be brought to this Board through the miscellaneous review process.

The proposed outdoor storage site is bound by the following properties:

- North – Industrial / Mobile Mini Storage Site
- East – Residential Single Family Homes / Durango Estates
- South – County Landfill
- West – Broward School Bus Storage

The subject outdoor storage sites will be accessed through two driveways with cul-de-sacs off 202nd Avenue at the western side of the property.

The eastern side of the parcel is currently buffered by a canal, 6-foot high concrete wall berm and mature trees. The applicant is proposing 37 new canopy trees, 29 new palms, and 400+ shrubs in addition to the existing buffers. No existing canopy trees will be removed from site. Any gaps in the existing hedge along the buffer will be filled in at time of installation. Primary species used are Verawood, Bald Cypress, and Sabal palms.

The applicant provides a sample detail which depicts a potential storage scenario for discussion purposes. Outdoor storage is permitted by use within both the underlying M-3 (General Industrial) and M-4 (Limited Heavy Industrial) zoning districts. This application has been reviewed by staff and was found to meet all code requirements. Staff therefore recommends approval of the application.

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

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:

Frank Saia, representing the petitioner  
David Brubeck, 5801 SW 199 Avenue  
Lonnie Bergeron, representing the petitioner

On the motion by Member Girello, seconded by Member Monroig, to approve, as recommended by staff, the Bergeron Outdoor Storage North site plan amendment (SP 2016-19), the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Monroig  
Alternate Member Lippman

NAY: None

Motion Passed

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

On a motion by Member Monroig, seconded by Member Girello, to excuse Chairman Rose from this evenings meeting and Alternate Member Lippman from the October 27, 2016 meeting, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Monroig  
Alternate Member Lippman

NAY: None

Motion Passed

**ITEMS AT THE REQUEST OF STAFF:**

Michael Stamm, Jr., Planning and Economic Development Director, reminded the  
PLANNING AND ZONING BOARD 11 11/10/2016

Planning and Zoning Board members that their next meeting will be December 8, 2016.

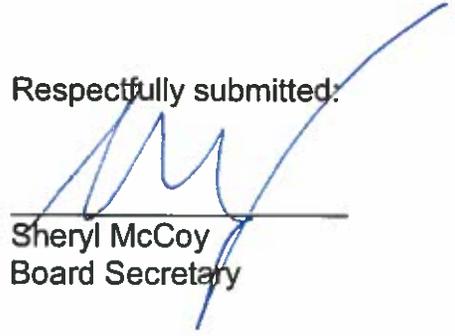
**ADJOURN:**

Vice Chairman Jacob adjourned the meeting at 8:26 p.m.

**ADJOURNED:**

8:26 P.M.

Respectfully submitted:



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Sheryl McCoy  
Board Secretary