

March 10, 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, March 10, 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 Gonzalez and McCluskey, Alternate Members Lippman and Taylor. Absent: Member Girello. 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.

Chairman Rose 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:

Chairman Rose noted the date of the meeting shows the year 2015 instead of 2016.

On a motion by Member McCluskey, seconded by Alternate Member Lippman, to approve as corrected, the minutes of the February 11, 2016 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Gonzalez, McCluskey, Alternate Member Lippman

NAY: None

Motion Passed

OLD BUSINESS:

PUBLIC HEARINGS AND REGULAR ITEMS:

1. **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.

Chairman Rose stated the purpose of this Public 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.

Janna Lhota, attorney representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed Development of Regional Impact request.

The following staff report was entered into the record:

Pembroke Lakes Mall, Ltd., through their agent, Janna P. Lhota, Esq., is requesting approval of an application to modify the development order granted by Ordinance No. 789 for the Pembroke Lakes Regional Center DRI, pursuant to Section 380.06, Florida Statutes, adopted by the City Commission on June 11, 1986, and as modified by Ordinance No's 950 (adopted 4/19/91), 986 (adopted 3/4/92), 1051 (adopted 10/6/93), 1508 (adopted 1/19/2005), and 1830 (adopted 11/12/15). The DRI is a 208-acre mixed-use development generally located between Pines Boulevard and Johnson Street, and Flamingo and Hiatus Roads. The proposed

changes are for a simultaneous increase and decrease of DRI land uses pursuant to the table below which provides the development status of the approved DRI development program:

Approved DRI Development	Proposed DRI Development	Sq. Ft./Units Remaining	Proposed Change
1,835,000 Retail	1,794,300	106,205 Retail	-40,700
375,000 Sq. Ft. Office	375,000	286,600	None
157 DU's	80 DU's	80 DU's	-77
0 Movie Theater Seats	1,050 Seats	1,050 Seats	1,050 Seats
200 Hotel Units	200 Hotel Units	200 Hotel Units	None

The applicant proposes to decrease retail uses from 1,835,000 square feet to 1,794,300 square feet, a decrease of 40,700 square feet. Residential dwelling units are also proposed to decrease from 157 to 80 dwelling units, a decrease of 77 dwelling units. The applicant proposes to add 1,050 movie theater seats. The applicant has prepared a traffic and queuing and access analysis to determine external PM peak hour trip generation from the proposed change, and if there is adequate available storage to accommodate the peak minute queue demand under existing traffic conditions with the additional inbound and outbound trips generated by the proposed movie theater use. The applicant has worked with the Engineering Division to develop an intersection improvement plan for the mall's spine road and the intersections of NW 4th Street and Flamingo Road, NW 118th Avenue, NW 114th Avenue, and NW 4th Street entrance from Hiatus Road (generally depicted in the back-up as EX-1 through EX 5-A, dated 3/1/16). The applicant is aware that if they are unable to acquire the necessary approvals from the various agencies and property owners within the mall, they will need to provide the City with an alternative design that is acceptable to the city. In addition staff recommends the applicant complete the proposed intersection improvements within 12 months of the recordation of the approved Development Order and to provide follow up post improvement and development traffic studies as recommended by the Engineering Division.

The proposed NOPC and traffic study were reviewed by the City's Environmental
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Services Division, as well as by the South Florida Regional Council, and Florida Department of Transportation with no objections and a finding that the proposed changes do not result in any increased regional impacts. The South Florida Regional Council's correspondence advises the City to work with the applicant to address any local transportation issues and the applicant has satisfactorily resolved these issues.

Staff Recommendation: Transmit to the City Commission with a favorable recommendation with a determination that the proposed change does not constitute a substantial deviation, construction of the proposed intersection improvements will be completed within 12 months of the recordation of the approved DO; and the submittal of post improvement traffic studies as recommended by the Engineering Division.

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 public spoke:

Janna Lhota, attorney representing the petitioner

The Planning and Zoning Board expressed concern regarding signal light timing on 4th Street. The applicant acknowledged their commitment to work with the staff to look into the signalization of the intersection of Flamingo Road and NW 4th street.

Ms. Lhota, attorney representing the petitioner, stated for the record that the petitioner voluntarily agrees to work with city staff to address any local transportation issues and satisfactorily resolve these issues, as well as the construction of the proposed intersection improvements will be completed within 12 months of the recordation of the approved DO; and the submittal of post improvement traffic studies as recommended by the Engineering Division.

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

AYE: Chairman Rose, Vice Chairman Jacob
Members Gonzalez, McCluskey, Alternate Member Lippman

NAY: None

Motion Passed

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

2. **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 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 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
Alternate Members Lippman, Taylor

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Janna Lhota, attorney representing the petitioner
Cathy Sweetapple, transportation planner representing the petitioner

On a motion by Alternate Member Lippman, seconded by Member McCluskey, to transmit, as recommended by staff, the Pembroke Lakes Regional Center (Pembroke Lakes Mall), (PH 2015-05) land use plan amendment, to the City Commission with a favorable recommendation; subject to working with city staff to address any local transportation issues and satisfactorily resolved these issues, as well as the construction of the proposed intersection improvements will be completed within 12 months of the recordation of the approved DO; and the submittal of post improvement traffic studies as recommended by the Engineering Division, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Gonzalez, McCluskey, Alternate Member Lippman

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

3. **SP 2015-17, Pembroke Commons, 300 N University Drive, 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.

Marc Wiener, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Wiener 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:

Marc Wiener, agent, is requesting plan approval for architectural and color changes to the Pembroke Commons Shopping Center, generally located south of Johnson Street and west of University Drive.

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

Architectural changes to include:

- The addition of decorative stone cladding at the base of the existing canopy columns and main entry towers.
- The addition of decorative aluminum louver awnings at main entry tower locations.
- Replacement of existing downspouts and the addition of decorative stone clad column bases at Publix's entry canopy columns.

Color changes to the building are as follows:

- Main Body Colors:
 - o Ramie, SW 6156, Light Beige
 - o Favorite Tan, SW 6157, Beige
 - o Camelback, SW 6122, Dark Beige
 - o Baguette, SW 6123, Khaki
- Trim: Crushed Ice, SW 7647, Eggshell
- Doors/Downspouts: Favorite Tan, SW 6157, Beige
- Trash Enclosure: Ramie, SW 6156, Light Beige
- Trash Enclosure Gates: Camelback, SW 6122, Dark Beige
- Metal Canopies: Berridge Patina Green
- Roof: Existing Roof and Color to Remain (Green)
- Aluminum Awnings:
 - o Grizzle Gray, SW 7068, Charcoal
 - o Torchlight, SW 6174, Gold
 - o Tupelo Tree, SW 6417, Olive
- Monument Sign Base / Directory Sign: Baguette, SW 6123, Khaki

Staff has reviewed the proposed changes 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.

On a motion by Member McCluskey, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Pembroke Commons site plan amendment (SP 2015-17), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Gonzalez, McCluskey, Alternate Member Lippman

NAY: None

Motion Passed

4. **SP 2015-18, Graduate Medical Education Facility, 703 N Flamingo Road, 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.

Mark Greenspan, director of construction, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Greenspan 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:

Miller Legg and Associates has submitted a site plan amendment application for a building addition with associated site modifications at Memorial Hospital West, located at 703 North Flamingo Road.

The applicant proposes the addition of a two story, 31,693 square foot, Graduate Medical Education Facility (GME) with 2,325 square foot porte-cochere at the northeast corner of the main hospital building. The 43'-2" (highest point) high addition will be located over an existing hospital parking / drop off area. The GME will house a dining area, auditorium space,

classrooms / student support service areas, and 9 student sleeping rooms.

The proposed expansion will include the following colors / materials:

- Base color – Sherwin Williams New Beige, Sherwin Williams Truepenny, Sherwin Williams Vanillin, Sherwin Williams Jay Blue
- Doors - Sherwin Williams New Beige
- Architectural banding - Sherwin Williams Vanillin, Sherwin Williams Jay Blue
- Louvers – Powder Coated Bone White
- Window Frames - White
- Standing Seam Metal Roof – MBCI Pacific Blue
- Glazed Glass / Windows - Azuria

The applicant will be reconfiguring an internal parking area adjacent to the GME addition at the northeast corner of the parcel. The reconfigured parking area and building expansion will result in the net loss of 32 parking spaces from the existing parking area. The applicant received a parking variance (ZV 2015-33) from the Planning and Zoning Board at its January 28, 2016 meeting allowing for this proposed development to occur.

The applicant proposes 30 new trees and 29 proposed palms on site. Due to the construction of the building, 7 trees and 8 palms will be removed having a net gain for the site of 23 trees (3 category 1 trees, 5 category 2 trees, and 15 category 3 trees) and 21 palms. The site also gained screening along the northern edge of the parking lot with the addition of over 500 shrubs on site.

The City Commission at its June 17, 2015 meeting approved a delegation request to the underlying Southwest Memorial Hospital Plat which is compliant with the proposal. The proposed plan has been reviewed by staff and was found to meet all requirements and therefore staff 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 Gonzalez, McCluskey
Alternate Member Lippman

The following members of the public spoke:

Mark Greenspan, director of construction, representing the petitioner
Frank Corrado, architect representing the petitioner

On the motion by Member McCluskey, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Graduate Medical Education Facility site plan amendment (SP 2015-18), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Gonzalez, McCluskey, Alternate Member Lippman

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

5. **SP 2015-21, Silver Lakes Center, 18310 Pines Boulevard, site plan amendment.**

Angel C. Saqui, architect representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

Angel C. Saqui, agent, is requesting approval to demolish the existing Walgreens and construct a multi-tenant outbuilding with associated site and color modifications, outdoor dining, signage, landscape, parking and traffic circulation at Silver Lakes Center located on the southeast corner of Pines Boulevard and SW 184th Avenue.

The proposed multi-tenant outbuilding will be 25'-0" in height (highest point) and approximately 12,476 square feet in area with an additional 341 square feet of outdoor dining.

The proposed site modifications are as follows:

- Demolition of the existing one story structure.
- The dumpster enclosure will be relocated to the southeast corner of the outbuilding site.
- A new sidewalk with 5' pedestrian crosswalk located to the west of the outbuilding will connect the outbuilding to the existing sidewalk near the main entrance to the center.
- The addition of a new landscape island near the crosswalk to the west of the outbuilding.
- The addition of a bike rack near the existing landscape island on the northwest corner of the outbuilding.
- The removal of concrete and curbing on the northeast corner of the shopping center.
- The addition of a roundabout located on the northeast corner of the shopping center for one way traffic exiting the drive-thru.
- The addition of approximately 2,800 square feet of landscaped area on the outbuilding site.
- The addition of a drive-thru facility that will begin on the south side of the outbuilding and pickup window to be located on the east side of the outbuilding.

A queuing analysis was performed as requested by the Planning and Economic Development Department for the drive-thru facility. The City Engineer had no objections to the study.

Outdoor dining will be provided for the tenant located to the east of the outbuilding, next to the exit of the drive-thru. The outdoor dining will be enclosed with a 3'-6" high black metal fence. The furniture within this area will be black arm chairs and tables with green umbrellas.

The architecture and colors will match the existing Walmart on site. The applicant proposes the following color selections for the building:

- Main Body / Wall: Cherish Cream, SW 6651, Beige
- Tower: Memorable Rose, SW 6311, Pink
- Tower Face: Repose Gray, SW 7015, Gray
- Base: Functional Gray, SW 7024, Dark Gray
- Trim: Pure White, SW 7005, White
- Storefront: Clear Anodized Aluminum by Trulite
- Metal Canopy / Doors: Anodized Silver, Kynar Powder Coat Finish
- Metal Coping: Bone White, Kynar 500
- Outdoor Dining Fence: Black

The applicant proposes the following uniform sign plan criteria which will apply to the entire shopping center:

- Font: Helvetica Medium
- Face Color: White
- Trim Cap / Return: Durondic Bronze
- Type: Individual Channel Letters Flush Mounted

In addition to the uniform sign plan, there will be two directional signs located on site, a menu board, clearance bar, and order confirmation unit with canopy for the drive-thru.

The Silver Lakes Center Outbuilding is preserving all existing tree canopy and relocating 3 sabal palms and 3 live oaks. The property is increasing landscape area by 2,800 square feet and correcting any deficiencies in the buffer along the property with the installation of 500+ shrubs. The Landscape Planner reviewed the landscape plan and had no objections.

The proposal provides for 1,022 parking spaces on site for the shopping center where 979 spaces are required based on existing and proposed uses. Parking areas will be illuminated using existing light poles on site with the relocation of one light pole on the outbuilding site. Light pole fixtures will be replaced with ICS Icon Site Small Pulse Start Metal Halide light fixtures. The proposed parking and lighting meet Code requirements.

Access to the center will not change from Pines Boulevard. Traffic circulation on site will be modified with the addition of the roundabout to accommodate traffic exiting the drive-thru facility and one way traffic east bound where the drive-thru will be located, south of the building, and two way traffic on the north side of the building. A loading / delivery zone has been designated on the west side of the outbuilding.

The following sustainable building practices are being utilized:

- Tree preservation and relocation.
- Maximization of open green space.
- Bicycle storage.

- Reduction of the heat island effect and energy conservations with EverGuard TPO 60 mil roofing system which is a highly reflective and emissive material.
- Passive solar building design: all storefronts are facing north and protected with a canopy.

The plan has been reviewed by staff and found to meet city codes. Staff therefore recommends approval of this application.

Staff Recommendation: Transmit to City Commission with a favorable recommendation for development with the Silver Lakes Planned Unit Development (PUD).

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, Member Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Angel C. Saqui, architect representing the petitioner

On a motion by Alternate Member Lippman, seconded by Member McCluskey, to transmit, as recommended by staff, the Silver Lakes Center site plan amendment (SP 2015-21), to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Gonzalez, McCluskey, Alternate Member Lippman

NAY: None

Motion Passed

6. **SN 2016-01, Boulevard Square**, generally located south of Pines Boulevard and east of Hiatus Road, sign application.

Robin Intopper, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

Interstate Sign Crafters, agent, is requesting sign plan approval for the installation of three (3) monument signs for the Boulevard Square Shopping Center generally located south of Pines Boulevard and east of Hiatus Road.

The applicant proposes the following scope of work:

- Replace the two existing shopping center monument signs on Pines Boulevard with the newest allowed four (4) panel monument sign designs.
- The addition of a new monument near the shopping center Hiatus Road entrance which conforms to the newest monument sign design.

The 9 foot tall monuments will display the name of the center and the address across the top 6 inches of the sign. The monument signs will feature opaque aluminum flat faces with routed copy. Monument base color to be tan with white sign panels. Copy font and colors to conform with existing Uniform Sign Plan requirements. The base of each monument sign will display leasing information as required by Code. The monument sign will be landscaped with Cocoplum shrubs.

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.

On a motion by Member McCluskey, seconded by Member Gonzalez, to approve, as recommended by staff, the Boulevard Square (SN 2016-01) sign application, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Gonzalez, McCluskey, Alternate Member Lippman

NAY: None

Motion Passed

7. **MSC 2016-01, Pembroke Crossing**, generally located on the southeast corner of Pines Boulevard and Flamingo Road, tenant bay addition and color modifications, miscellaneous request.

Wayne Vensel, architect 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:

Wayne Vensel, agent, has submitted a miscellaneous plan application for a tenant bay addition and color modifications to the Pembroke Crossing Shopping Center, generally located south of Pines Boulevard and east of Flamingo Road.

Background

The Planning and Zoning Board meeting at its November 14, 2013 meeting approved a miscellaneous application (MSC 2013-31) for this center which included the addition of an entry feature to the tenant bay located to the east of the existing Trader Joe's. This feature was never built and development approval has since expired.

On June 11, 2015, the Planning and Zoning Board approved a color change application (MSC 2015-26) to the shopping center which has been completed.

Request

The applicant requests to reinstate the approval for the expired entry feature approved under application MSC 2013-31. The proposed entry feature will be 32'-4" in height and match architecturally to the other tenant bays in the shopping center. New entry doors / storefront will be added at the entrance for the new tenant. Attached building signs for the tenant will be required to meet the existing Uniform Sign Plan.

The applicant also seeks to modify the color scheme for several tenant entry features

within the center as depicted on the attached plan. Dicks Sport Goods tenant and Discovery Clothing entries will not be changed as a result of this application. The colors proposed for the modified entry features include the following:

- Tenant Bay Tower Color 1: Real Red (SW 6868)
- Tenant Bay Tower Color 2: August Moon (SW 7687), Light Yellow
- Tenant Bay Tower Color 3: Monorail Silver (SW 7663)
- Tenant Bay Tower Color 4: Danube (SW 6803), Blue
- Tenant Bay Sign Band Color 1: Monorail Silver (SW 7663)
- Tenant Bay Sign Band Color 2: Smokey Topaz (SW 6117), Brown
- Tenant Bay Sign Band Color 3: Impulsive Purple (SW 6832), Dark Purple

In addition, the applicant requests a color change to the monument signs for the shopping center. The applicant proposes the following colors for these signs:

- Monument Sign Main Color: Curio Gray (SW 0024)
- Monument Sign Tenant Panels: Dark Emerald Green (3M #3630-126)
- Monument Sign Reveal Color: Impressive Ivory (SW 7560), Cream

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 member of the Planning and Zoning Board spoke:

Member McCluskey

The following member of the public spoke:

Wayne Vensel, architect representing the petitioner

On a motion by Alternate Member Lippman, seconded by Member McCluskey, to approve, as recommended by staff, the Pembroke Crossing (MSC 2016-01) miscellaneous request, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Gonzalez, McCluskey, Alternate Member Lippman

NAY: None

Motion Passed

OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose stated that **Member Girello** has requested an **excused absence** from this evenings meeting.

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

AYE: Chairman Rose, Vice Chairman Jacob
Members Gonzalez, McCluskey, Alternate Member Lippman

NAY: None

Motion Passed

Member Gonzalez spoke in reference to the construction along Pembroke Road and the **drainage issues** affecting the Encino community and golf course.

Michael Stamm, Jr., Planning and Economic Development Director, noted that engineering is actively working to address the drainage issues affecting the Encino community and golf course.

Member Gonzalez questioned what can be done to address **vacant homes** with pools that are not being maintained and are creating **health hazards**.

The following members of staff spoke in reference to vacant homes:

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

Chairman Rose noted that he will not be able to attend the March 24, 2016, Planning and Zoning Board meeting and will be asking for an excused absence.

ITEMS AT THE REQUEST OF STAFF:

Michael Stamm, Jr., Planning and Economic Development Director, thanked the Planning

and Zoning board members for their attendance and participation in the Joint Workshop.

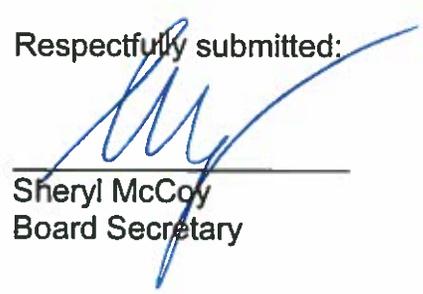
ADJOURN:

Chairman Rose adjourned the meeting at 8:06 p.m.

ADJOURNED:

8:06 P.M.

Respectfully submitted:



Sheryl McCoy
Board Secretary