

April 14, 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 14, 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, McCluskey, and Alternate Member Taylor. Absent: Member Girello 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 March 10, 2016 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

CHANGE ORDER OF BUSINESS:

Chairman Rose requested to change the order of business and hear agenda item number 5 at this time.

It was the consensus of the Planning and Zoning Board to change the order of business

and hear agenda item number 5 at this time.

5. **SN 2016-03, Nikita Ingraham Funeral Home, 6691 Pembroke Road, new monument sign.**

Carlos Blanco, representing the petitioner, addressed the Planning and Zoning Board.

He gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

Nakia Ingraham is requesting sign plan approval for the installation of a monument sign for the existing freestanding building located at 6691 Pembroke Road.

The proposed 5'-6" high, 24 square foot monument sign will be located adjacent to the Pembroke Road entrance to the site. The sign will display the address number of the building as well as the text, "Nakia Ingraham FUNERAL HOME" in white acrylic routed letters on a black background. The monument sign will be landscaped with Lariope ground cover.

Staff Recommendation: Approval, subject to the applicant making the black sign panel opaque. Only the sign copy will illuminate at night.

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:

Carlos Blanco, representing the petitioner

On a motion by Member McCluskey, seconded by Member Gonzalez, to approve, as recommended by staff, the Nikita Ingraham Funeral Home (SN 2016-03) sign application, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

1. **MSC 2015-50, Pembroke Landings Alvista**, 10101 SW 101 Way, the addition of a trash compactor and dog walk, miscellaneous request.

Derek Schenavar, 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:

Derek Schenavar, agent, is requesting miscellaneous plan approval for the addition of a trash compactor and dog walk at the Alvista Pembroke Landings community, generally located on the northwest corner of Pembroke Road and Palm Avenue.

The applicant is proposing a trash compactor to be located northwest of the main entrance to the community, next to the existing garages. The compactor will be enclosed by a 10' wall, painted to match the existing building, brown (SW A89W1151, custom match) with cream (SW A89W153, custom match) colored trim. Existing trash enclosures throughout the site will be converted for recycling only.

In addition, the applicant proposes to convert an existing outdoor volleyball court into a dog walk area (40'-0" by 80'-0"). The dog walk will be enclosed with a chain link fence 4'-0" in height with the following furniture located within the enclosed area (see attachments):

- 24" X 24" concrete pad for k9 guzzler dog fountain
- 36" X 36" paws grooming table
- 47" X 47" hoop jump
- 45" X 32" doggie crawl
- 78" X 43" rover jump over

The applicant will be installing one live oak near the grooming table and k9 water fountain, to be located on the north corner of the dog walk area. Just outside the entrance gates into the dog walk, a 6" tether pole will be installed.

A continuous hedge will be installed around the compactor enclosure and perimeter

fencing for the dog walk area as required by code.

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 members of the public spoke:

Derek Schenavar, representing the petitioner
Matthew King, property manager representing the petitioner

On the motion by Member McCluskey, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Pembroke Landings Alvista (MSC 2015-50) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

2. **MSC 2016-02, Diversified Aviation**, North of Pembroke Road and west of SW 72 Avenue, amendment to development plan, miscellaneous request.

Cary Goldberg, 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:

Carlos Gonzalez, agent for Diversified Aviation NP Incorporated, is requesting to amend a previously approved site plan located at the southeast corner of North Perry Airport.

History

The City Planning and Zoning Board at its January 26, 2012 meeting approved a site

plan (SP 2011-18) consisting of 13 hangar / office buildings, a re-fueling area and plane wash with associated parking, traffic circulation and landscape. This project was to be built in three phases. The Planning and Zoning Board later at its September 27, 2012 meeting, approved modifications (SP 2012-12) to the site plan for general building and site changes to the proposed plan. On December 11, 2014, the Planning and Zoning Board again approved a site plan modification (SP 2014-23), amending the approved plan to accommodate an additional building (building 14) for Broward College. To date, phase 1 of this project (5 Hangar buildings) has been built.

Application Request

The following scope of work is being requested for this application:

1. The applicant requests to split previously approved phase II plans into two phases (phase II and phase IIA) as shown on the plans.
 - Phase II will consist of building 14 and parking only
 - Phase IIA will consist of the construction of building 5, 6, and 7.
2. The applicant to remove proposed and unbuilt outdoor engine testing structures and associated noise deflection wall from the plan.
3. The applicant to relocate a proposed septic drain field to directly east of building #14.
4. The applicant also proposes modifications to the parking layout and driveway on the south and east side of building #14 to accommodate the changes proposed within this application.
 - The applicant will provide 128 parking spaces throughout the project where 121 spaces are required based on the existing profile. Any changes to the proposed uses on site which may generate additional parking will not be permitted without additional parking spaces being provided to meet Code requirements.
 - Parking lot landscape will be modified slightly as a result of the modifications.
5. The applicant to reduce the size of building #7 as a result of the parking and drain field modifications.
 - Reduction of building from 13 bays to 8 bays. (Reducing the approved building size by 7,638 square feet)

The following matrices indicate the ultimate development on this property based on the proposal:

| Phase 1 - BUILT | | | | |
|------------------------|------------------------|--------------------------|-----------------------|------------------|
| Building Number | Building Height | Building Use | Number of Bays | Area |
| 1 | 28'-0" | Hangar | 3 | 7,523 SF |
| 2 | 24'-0" | Hangar | 4 | 10,017 SF |
| 3 | 28'-0" | Hangar / Pilots Planning | 3 | 9,333 SF |
| 4 | 16'-5" | T-Hangar | 16 | 18,030 SF |
| 13 | 21'-2" | Hangar | 7 | 10,313 SF |
| PH 1 Bldg Total | | | 33 | 55,216 SF |

| Phase 2 | | | | |
|------------------------|------------------------|---------------------|-----------------------|------------------|
| Building Number | Building Height | Building Use | Number of Bays | Area |
| 14 | 24'-4.5" | Broward College | 0 | 13,550 SF* |
| PH 2 Bldg Total | | | 0 | 13,550 SF |

| Phase 2A | | | | |
|-------------------------|------------------------|---------------------|-----------------------|------------------|
| Building Number | Building Height | Building Use | Number of Bays | Area |
| 5 | 15'-2" | T-Hangar | 9 | 12,008 SF |
| 6 | 15'-2" | T-Hangar | 8 | 10,800 SF |
| 7 | 21'-4" | Hangar | 8 | 10,792 SF |
| PH 2A Bldg Total | | | 25 | 33,600 SF |

| Phase 3 | | | | |
|------------------------|------------------------|---------------------|-----------------------|------------------|
| Building Number | Building Height | Building Use | Number of Bays | Area |
| 8 | 15'-2" | T-Hangar | 15 | 19,172 SF |
| 9/10 | 24'-4" | Hangar / Office | 7 | 31,519 SF |
| 11 | 21'-4" | Hangar | 2 | 3,453 SF |
| 12 | 15'-2" | T-Hangar | 5 | 6,206 SF |
| PH 3 Bldg Total | | | 29 | 60,350 SF |

Proposed Total Gross Building Area (Phase 1-3) = 162,716 square feet

No changes are proposed to the general look or colors of the hangar buildings from those previously presented. The plan has been reviewed by staff and found to comply 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, Member McCluskey

The following member of the public spoke:

Cary Goldberg, representing the petitioner

On the motion by Member McCluskey, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Diversified Aviation (MSC 2016-02) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

3. **MSC 2016-05, Windsor Pines Apartments, 250 NW 130 Avenue, color change application, miscellaneous request.**

Ronnie Villafane, 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:

Jay Saelinger, agent, has submitted a miscellaneous application request for a color change to the Windsor Pines apartments located on the northwest corner of Pines Boulevard and NW 129th Avenue. 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 – Keystone Gray, SW 7504, Light Brown
- Accent Body Color – Homburg Gray, SW 7622, Gray
- Trim / Accents / Gutters / Breezeway – Accessible Beige, SW 7036, Beige
- Breezeway Floors – Keystone Gray, SW 7504, Light Brown
- Entrance Doors / Railings – Iron Ore, SW 7069, Dark Gray

Clubhouse / Leasing Office:

- Main Body – Keystone Gray, SW 7504, Brown
- Entrance Area – Homburg Gray, SW 7622, Gray
- Columns / Accent / Trim – Accessible Beige, SW 7036, Beige

Pool House / Cabana:

- Main Body – Keystone Gray, SW 7504, Brown
- Trim – Accessible Beige, SW 7036, Beige
- Gate / Doors – Iron Ore, SW 7069, Dark Gray

Garages:

- Main Body – Keystone Gray, SW 7504, Light Brown
- Trim – Accessible Beige, SW 7036, Beige
- Garage Doors – Iron Ore, SW 7069, Dark Gray

Guardhouse:

- Main Body – Homburg Gray, SW 7622, Gray
- Accent and Trim– Accessible Beige, SW 7036, Beige

Sign Monument and Perimeter Walls:

- Body – Accessible Beige, SW 7036, Beige
- Metal Fence Sections – Iron Ore, SW 7069, Dark Gray
- Wall Columns / Stone Caps / Accent Band – Keystone Gray, SW 7504, Light Brown

Miscellaneous Structures:

- Railings / Fencing - Iron Ore, SW 7069, Dark Gray
- Bicycle Storage (Un-used dumpster enclosures) – Keystone Gray, SW 7504, Brown
- Fountain – Main Color Keystone Gray, SW 7504, Brown with Accent Accessible Beige, SW 7036, Beige

The applicant started to paint the community without attaining necessary approvals. Code Enforcement issued a warning earlier this month and work was halted. 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 Gonzalez, McCluskey

The following member of the public spoke:

Ronnie Villafane, representing the petitioner

On the motion by Member McCluskey, seconded by Member Gonzalez, to approve, as recommended by staff, the Windsor Pines Apartments (MSC 2016-05) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

4. **SN 2016-02, Pines Boulevard Chevron, 15801 Pines Boulevard, change to monument sign.**

Debbie Bass, 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:

Mike Saxton, agent, is requesting approval for a sign modification to a previously approved monument for the Chevron gas station within Westfork Plaza generally located north of Pines Boulevard and east of Dykes Road.

The Planning and Zoning Board at its January 14, 2016 meeting approved a miscellaneous plan (MSC 2015-52), which included the rebranding of the gas station with new building signs and a monument sign.

The applicant now seeks to modify the previously approved monument sign design. The proposed 7'-1.5" high, illuminated monument sign will be approximately 35 SF and contain the following panels:

- A 13.55 square foot pan formed main ID panel (blue / red copy on a white background)
- A 13.55 square foot price sign (white copy, static LED prices) on a blue background.
- A 3.7 square foot diesel price sign (white copy, static LED prices) on a green background.
- A 3.7 square foot Techron sign (white copy) on a blue background.

No other changes to the site are proposed at this time. Staff has reviewed the proposed changes and finds that the proposed changes meet 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:

Chairman Rose, Vice Chairman Jacob, Members Gonzalez, McCluskey

The following member of the public spoke:

Debbie Bass, representing the petitioner

Ms. Bass, representing the petitioner, voluntarily agreed to inform the owner that the gas prices could not be animated or constantly changing throughout the day.

Member McCluskey moved to approve, as recommended by staff, subject to allowing the price to be changed only one time a day. Motion died for lack of a second.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Members Gonzalez, McCluskey

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

On a motion by Vice Chairman Jacob, seconded by Member McCluskey, to approve, as recommended by staff, the Pines Boulevard Chevron (SN 2016-02) sign application; subject to the pricing changes not flashing, the following vote was recorded:

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

NAY: None

Motion Passed

OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose stated that Member Girello and Alternate Member Lippman have requested excused absences from this evenings meeting.

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

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

NAY: None

Motion Passed

Member Gonzalez spoke in reference to the **road 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 with Broward County and FDOT to address the drainage issues affecting the Encino community and golf course.

Member Gonzalez spoke in reference to the **animated sign at Keiser University** out by I-75. She noted that it changes the message so frequently that it is becoming a distraction to drivers.

Michael Stamm, Jr., Planning and Economic Development Director, stated the sign copy is allowed to change after a set amount time. He will have staff review the timing and make sure they are in compliance.

Member Gonzalez spoke in reference to **Code Enforcement being unable to issue citations until their software program is updated**. She explained that a homeowner in Grand Palms cut down trees back in December and stated that Code Enforcement hasn't been able to issue a citation because of needed software updates.

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to Code Enforcement.

Member Gonzalez questioned if the City has any **incentives for residents to install solar panels**.

Michael Stamm, Jr., Planning and Economic Development Director, answered in the negative.

The following members of the Planning and Zoning Board spoke in reference to other County, State, and Federal – Tax Incentives for the installation of solar panels:

Vice Chairman Jacob, Member Gonzalez

The following member of staff spoke in reference to other County, State, and Federal – Tax Incentives for the installation of solar panels:

Michael Stamm, Jr., Planning and Economic Development Director

Member McCluskey spoke in reference to a **proposal for the follow-up of items denied by the Board and appealed to the City Commission.**

The following members of the Planning and Zoning Board spoke in reference to procedures involving items denied by the Board and appealed to the City Commission:

Chairman Rose, Vice Chairman Jacob, Members Gonzalez, McCluskey

The following members of the staff spoke in reference to procedures involving items denied by the Board and appealed to the City Commission:

Michael Stamm, Jr., Planning and Economic Development Director
Jacob Horowitz, Assistant City Attorney

It was the consensus of the Planning and Zoning Board to have staff contact the City Clerk to determine a possible format for the distribution of information to the City Commissioners and bring the information back for further discussion and action.

Member McCluskey provided the Board members with informational notes from the August 23, 2012, Planning and Zoning Board in reference to **fence, wall, and hedge barriers.**

Member McCluskey spoke in reference to **guidelines and designs of public service signs.**

The following members of the Planning and Zoning Board spoke in reference to guidelines and designs of public service signs:

Chairman Rose, Member McCluskey

The following member of staff spoke in reference guidelines and designs of public service signs:

Michael Stamm, Jr., Planning and Economic Development Director

ITEMS AT THE REQUEST OF STAFF:

6. **AM 2016-04**, discussion and possible action on **Vehicular Protection Zones** regulations.

Joseph Yaciuk, Planning Administrator, addressed the Planning and Zoning Board. He gave a brief overview of the proposed amendment.

Details of Request:

The City Commission at its March 16, 2016 meeting made a motion, directing staff to recommend action to address concerns relating to vehicular intrusion into daycare facilities and other structures. The purpose of the City Commission action was to better protect facilities and patrons against vehicular intrusions by providing barriers that will stop out-of-control vehicles before they enter buildings. City Commission referenced Ordinances from Orange County and Miami Dade County as potential policies to model a new Code amendment upon.

Staff reviewed the referenced Ordinances and have made some suggestions to discuss with this Board prior to advancing an Ordinance to City Commission for final approval. Staff envisions the framework for an Ordinance to include the following:

1. Requiring Vehicle Impact Protection Zones for head in parking adjacent to non-residential buildings, outdoor dining areas and designated activity nodes.
2. Defining a Vehicle Impact Protection Zone as the area between the head in parking and the building.
 - a. Requiring the Vehicular Impact Protection Zone to include the following:
 - i. A minimum 10 foot wide clear sidewalk.
 - ii. Vehicle Impact Protection Devices as described within this section.
3. Characteristics and maintenance of Vehicle Impact Protection Devices
 - a. Required vehicle impact protection devices shall take the form of bollards, posts, planters, or other staff accepted devices.
 - b. Vehicular Impact Protection Devices shall be designed to achieve an impact resistance level of 5,000 pounds traveling at thirty (30) miles per hour.

- c. Vehicular Impact Protection Devices shall be placed along the outer edge of the sidewalk within the vehicular impact protection zone to visually and physically separate the vehicular and pedestrian areas.
 - d. Vehicular Impact Protection Devices shall be located so that one (1) post or bollard is provided for each parking space required to have the device, with the post or bollard located on the centerline of the parking space.
 - i. The Planning and Zoning Board may consider deviations to these spacing requirements to accommodate conflicts with existing site conditions, pedestrian accessibility paths and ground mounted light poles / fire protection / mechanical equipment.
 - ii. The Planning and Zoning Board may consider alternative barrier design layouts which meet the intent and purpose of this chapter.
 - e. Vehicular Impact Protection Devices shall be set with the top of the post not less than three (3) feet and not greater than four (4) feet above finished grade.
 - f. The color and design of the Vehicle Impact Protection Devices shall be consistent throughout each shopping center, unless otherwise approved by the Planning and Zoning Board.
4. Maintenance:
- a. Vehicle Impact Protection Devices shall be properly maintained, including no visible rust or corrosion, and be kept in uniform alignment. Use of protective and/or decorative sleeves shall be permitted.
5. Legal conflict statement:
- a. Federal or State laws prevail over these regulations (ADA Access provisions and the like)
6. Review: The Planning and Zoning Board shall review these changes during and concurrent with development review.
7. Minor Adjustments:
- a. Staff may approve minor adjustments to the barrier plan to accommodate for the location of above ground or underground utilities or other existing or planned features of the development, provided the modifications achieve the same protections as intended by this subsection.
8. Replacement and Repair:
- a. 90 days to replace or repair from when it is damaged.
9. Retrofitting existing parking areas:
- a. Under this Code, approved non-residential sites would not need to conform to the new Code unless the applicant wished to modify the subject head-in parking area from its approved configuration.

Recommendation: Direct the City Attorney to draft an Ordinance for City Commission review.

The following members of the Planning and Zoning Board spoke in reference to Vehicular Protection Zones regulations:

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

The following members of staff spoke in reference to Vehicular Protection Zones regulations:

Michael Stamm, Jr., Planning and Economic Development Director
Jacob Horowitz, Assistant City Attorney
Joseph Yaciuk, Planning Administrator

The following member of the public spoke in reference to Vehicular Protection Zones regulations:

Lonnie Bergeron, business owner and local resident

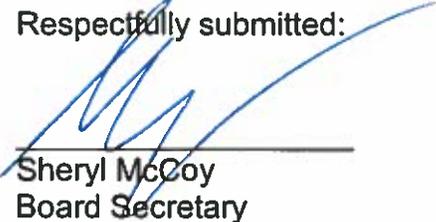
It was the consensus of the Planning and Zoning Board members to request staff to schedule a Workshop Meeting and invite the public, shopping center owners and their management companies for more input.

ADJOURN:

Chairman Rose adjourned the meeting at 7:59 p.m.

ADJOURNED:
7:59 P.M.

Respectfully submitted:



Sheryl McCoy
Board Secretary