

May 12, 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, May 12, 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, Alternate Members Lippman and Taylor. Absent: Member Girello. Also present: Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; Jacob Horowitz, 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:

On a motion by Member McCluskey, seconded by Vice Chairman Jacob, to approve, the minutes of the April 28, 2016 meeting, 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:

1. **SP 2016-01, Westfork Plaza**, generally located north of Pines Boulevard, east of Dykes 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.

Alicia Lewis, attorney representing the petitioner, waived her right to a quasi-judicial proceeding.

Mike Gai, representing the petitioner, 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:

Michael Gai, agent, is requesting approval to for building and outdoor dining additions with associated site, architectural, lighting, circulation and landscape modifications. The Westfork Plaza shopping center is located on the northeast corner of Dykes Road and Pines Boulevard.

At the August 27, 2015 Planning and Zoning Board meeting, Westfork Plaza (SP 2015-07) was approved for the addition of five (5) Buildings (A, B, C, C-1 and D) with associated shopping center paint, traffic circulation, parking, and landscaping. To date, none of the buildings have been constructed.

The following building, traffic circulation, site lighting and landscape modifications are proposed for the Westfork Plaza shopping center:

1. Building B

- a. Parking on the southwest side of the building was removed and the addition of a loading zone will be added.
- b. The sidewalk was revised and provides access around the whole building.
- c. Handicap parking spaces have been relocated to the front of the building.
- d. Bike rack will be provided to the northeast of the building.
- e. Building modifications include:
 - i. Entry changes from multi-tenant building into a single tenant building.

- ii. Columns to the entrance will extend to the roof.
 - iii. Rollup door and security door has been added to the southwest elevation.
 - iv. Columns have been added and doors have been removed to the northwest (rear) elevation to match the southeast (front) elevation.
 - v. Metal canopies have been removed and will only be located at the main entrance. Fabric awnings will be located next to the main entrance.
- f. The following colors proposed include:
- i. Main Body Colors: Clay Beige, Benjamin Moore OC-11, Light Beige and Sundew, SW 7030, Medium Beige
 - ii. Accent Band: Blue Chip, SW 6959, Blue
 - iii. Fabric Awning: Sunbrella Royal Blue
 - iv. Main Entrance / Trim: Cloud White, Benjamin Moore OC-130, White
 - v. Stone Columns, Roof and Metal Canopy to remain as previously approved.
2. Buildings C and C-1
- a. The previously approved daycare center (C) and commercial building (C-1) have been removed and replaced with a proposed 6,500 SF restaurant and 1,500 SF outdoor covered patio.
 - b. A trellis with tower has been incorporated into the proposed restaurant connecting to the outdoor patio which will be located on the west end of the shopping center.
 - c. The following colors are proposed for the restaurant include:
 - i. Main Body Colors: Dover White, SW 6385, Off-White
 - ii. Accent Color: Sundew, SW 7688, Beige
 - iii. Tower / Entry Feature Color: Nomadic Desert, SW 6107 Medium Beige
 - iv. Accent Bands: Dynamic Blue, SW 6958, Blue
 - v. Outdoor Patio Overhead Doors: Gecko, SW 6719, Green
 - vi. Standing Seam Metal Roof: Englert, Sierra Tan, Tan
 - vii. Column Base: Caramel, Boral Country LedgeStone
 - viii. Railing / Trellis: Charcoal Gray, Pantone 425C, Dark Gray
 - ix. Bar Tile: Walnut, Daltile Terrace Porcelain Tile P103, Brown
 - x. Storefront / Doors: Medium Bronze
3. Building D
- a. Sidewalk has been modified around the building.
 - b. Eight (8) parking spaces to the southwest of the building have been eliminated.
4. Costco Fueling Station
- a. A right turn only into the fueling station off of Dykes Road has been added.
 - b. The existing entrance of the fueling station will be closed.
 - c. Eleven (11) parking spaces have been eliminated for the addition of eight (8) new fueling stations. Expanding the existing fuel canopy by 2,880 SF.
 - d. The addition will match the existing colors and architecture.

- e. Under canopy lighting has been replaced to meet code requirements.
5. Costco Building
- a. To the north of the existing Costco building, an expansion of 8,774 SF will be added, painted to match the existing colors.
 - b. Nineteen (19) parking spaces have been removed to accommodate for the expansion.
 - c. Parking to the northwest side of the Costco parking lot including the drive aisle and widths will shift north and the parking islands reshaped to accommodate the building expansion.
 - d. Relocation of light pole due to the expansion.
6. Main In-line Center
- a. Outdoor dining with proposed charcoal gray (Pantone 425C) trellis with landscaping and 36" wall (Caramel Boral Country LedgeStone) has been added near the existing Vicky's Bakery.
 - b. Two (2) crosswalks have been added, connecting the main plaza's parking lot and the Costco parking lot.
7. General Shopping Center Traffic Circulation Modifications
- a. The intersection of the existing Costco entrance off of Dykes Road, will be modified to a right turn only into Costco.
 - b. An intersection has been created connecting the Costco parking lot with the main shopping center parking lot, resulting in the loss of ten (10) parking spaces.
 - c. The five point access entrance in the shopping center has been slightly modified and the sidewalk has been eliminated. Six (6) parking spaces will be added and located near the landscape island between the entrance into the main center and building A.
 - d. Parking and traffic circulation has been modified to the north of the proposed restaurant (Building C) to accommodate the building footprint.
8. Site Lighting
- a. Fourteen (14) light poles will be relocated throughout the shopping plaza.
 - b. Seven (7) new light poles, to match the existing light poles, will be installed as a result of this application.
9. Landscaping – General modifications to the landscape as a result of the proposed changes.
- a. 493 trees are required on site and 497 trees will be provided.
 - b. Bougainvillea will be planted on the trellis being installed.
 - c. The applicant has agreed to provide landscaping in the medians along Dykes Road as depicted in the attached plans.

The proposed changes have resulted in a loss of 25 parking spaces for the shopping center, due to the modifications proposed. The shopping center requires 1,834 parking spaces where 1,921 have been provided.

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

Staff Recommendation: Approval with voluntary landscape commitments along Dykes Road medians.

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:

Joseph Yaciuk, Planning Administrator

The following members of the public spoke:

Alicia Lewis, attorney representing the petitioner
Mike Gai, representing the petitioner

Mike Gai, representing the petitioner, voluntarily agreed to work with staff to install bollards in front of the proposed knee wall and pedestrian entrance to the proposed main shopping center outdoor seating area.

On a motion by Alternate Member Lippman, seconded by Member McCluskey, to approve, as recommended by staff, the Westfork Plaza site plan amendment (SP 2016-01); subject to working with staff to install bollards in front of the proposed knee wall and pedestrian entrance to the proposed main shopping center outdoor seating area, the following vote was recorded:

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

NAY: None

Motion Passed

John Monserrate, resident Pembroke Pines (Spring Valley), addressed the Planning and Zoning Board. He spoke in reference to the following concerns he has in reference to Costco and the proposed changes to the Westfork Plaza:

- 1) The hours of operation for the Costco loading dock and the noise involved;
- 2) The use of parking areas adjacent to the loading docks as a "truck stop". There are up to three sets of tractor / trailers on site that create significant noise due to pneumatic hydraulic refrigeration units, brake systems, and honking of the air horns and such;
- 3) The amount of trash coming from the loading dock area that ends up accumulating and attracting rodents and other varmints within the landscape berm and along the property owner fences;
- 4) The noise associated with late hours of property maintenance such as blowers with loud motors;
- 5) Traffic concerns including increased congestion, lack of traffic light, and the curve of Dykes Road;
- 6) Request that there be no outdoor music or regulate the time and volume of the music for the proposed outdoor seating area.

The following members of the Planning and Zoning Board spoke in reference to Mr. Monserrate's concerns:

Chairman Rose, Members Gonzalez, McCluskey

Dwayne Dickerson, attorney representing Costco, noted for the record that he spoke briefly with Mr. Monserrate prior this evenings meeting. He also noted one of the representatives of Costco is here and has also heard the concerns.

Mr. Dickerson stated for the record they will voluntarily work with staff and Mr. Monserrate to eliminate or mitigate the impacts of how the store operates today and moving forward.

OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose stated 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

2. Discussion and possible action on the **Annual Board Report**. This report is due to the City Clerk no later than May 19, 2016 and will be presented to the City Commission on June 1, 2016.

The following members of the Planning and Zoning Board spoke in reference to the Annual Board Report:

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

The following member of staff spoke in reference to the Annual Board Report:

Joseph Yaciuk, Planning Administrator

It was the consensus of the Planning and Zoning Board members to submit, for formal presentation the proposed Annual Board Report to the City Commission.

ITEMS AT THE REQUEST OF STAFF:

3. **AM 2016-03**, distribution of review materials for **Driveway Coverage**.

Dean Piper, Zoning Administrator, addressed the Planning and Zoning Board. He gave a brief overview of the proposed code amendments regarding front yard coverage for driveways.

At the direction of the Planning & Zoning Board, Planning & Economic Development Staff has been working on a code amendment regarding front yard coverage for driveways.

Existing Code regarding maximum size for driveways is limited to City Engineering Standards and Section 52.26 "Driveways Across Swale Areas" of the City Code of Ordinances. This section limits the maximum width of driveways to 40% of the width of the lot within the swale area only. There currently is no limitation for width, or coverage of front yard, once the driveway crosses the front property line.

Staff has reviewed a number of code sections from surrounding Cities and is currently considering the following restrictions and clarifications:

- 40% maximum width of all driveways at property line and through the swale.
- Minimum 5' setback from side property line(s).
- 35% lot coverage in front of house for traditional single family properties and 40% for zero lot line properties. This would include driveway(s), sidewalks and/or porches.
- Minimum 5' radius for circular driveway "island".
- Minimum 10' width for extension(s).

Staff is working with the City Attorney's Office to draft an ordinance that will be presented to the Planning & Zoning Board at a future meeting should these concepts be acceptable to the Board. Staff will be making a presentation to the Board during the hearing to further illustrate the proposal.

Staff Recommendation: Discussion of proposed regulations.

The following members of the Planning and Zoning Board spoke in reference to the proposed regulations:

Chairman Rose, Vice Chairman Jacob, Member Gonzalez, McCluskey

The following member of staff spoke in reference to the proposed regulations:

Dean Piper, Zoning Administrator

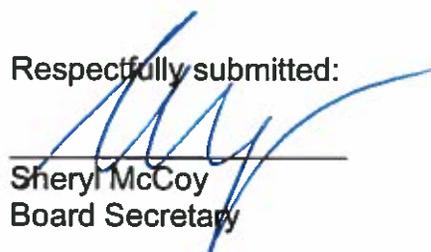
It was the consensus of the Planning and Zoning Board to have staff provide additional lot studies and bring back to the board for further review.

ADJOURN:

Chairman Rose adjourned the meeting at 7:49 p.m.

ADJOURNED:
7:49 P.M.

Respectfully submitted:



Sheryl McCoy
Board Secretary