

May 26, 2016

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose, at 6:45 p.m., Thursday, May 26, 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, McCluskey, and Alternate Member Taylor. Absent: Alternate Member Lippman. 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:

On a motion by Member McCluskey, seconded by Vice Chairman Jacob, to approve, the minutes of the May 12, 2016 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

1. **SP 2015-22, Pembroke Lakes Regional Center / AMC Movie Theater**, generally located north of Pines Boulevard and east of 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.

Janna Lhota, attorney representing the petitioner, waived her right to a quasi-judicial proceeding.

Mrs. Lhota addressed the Planning and Zoning Board. She gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

Janna Lhota, agent for property owner General Growth Properties, is requesting site plan approval for the conversion of the existing Sears Automotive Center and a portion of the sears department store at Pembroke Lakes Mall into an AMC Movie Theater. The proposed site plan amendment will include associated landscaping, parking, traffic circulation, and relocation of the bus stop. The proposed AMC theater site is generally located north of Pines Boulevard and east of Flamingo Road.

The applicant proposes to demolish 18,929 square feet of Sears Automotive Center as well as Sears' 21,771 square feet of sales area and replace it with a 1,005 seat AMC theater. The proposed AMC theater will be divided internally from the remaining Sears building and will not have access from inside the mall main building

The AMC theater will contain 9 auditoriums. The proposed theater building will be 49'-9" in height (highest point measurement) with the following exterior color scheme:

- Main Body Colors – Dynamic Color Solutions Desert Straw (Tan – to complement the existing Mall Body Color), Sherwin Williams Foothills (Brown), Benjamin Moore Chestertown Buff (Pale Yellow)
- Accents – Sherwin Williams Foothills (Brown)
- Composite Metal Wall Panel – Centra Crushed Ice (Off-White)
- Metal Canopy – Centra Silver Smith (Gray)

Architecturally, the applicant incorporates the above colors, several different textures of concrete on as well as the large glass curtain wall to break up the mass of the building. Concrete textures used include:

- Smooth Finish Concrete
- Exposed Aggregate Concrete
- Pyramid Pattern Concrete
- Horizontal Ribbed Pattern Concrete

No signs are proposed for this building at this time. Instead, the mall will apply for a Master Sign Plan at a later date. AMC will be required to comply with an approved Master Sign Plan prior to issuance of a sign permit.

In addition to the building modifications, the applicant will install bollards and planters within the colored concrete sidewalks to the south and west of the theater. A pickup / drop off area is also included to the south of the theater building. Handicap parking spaces and ADA ramps will be provided in the parking area to the south and west of the theater. Parking Islands will be modified to the north of the theater. The existing bus shelter will be relocated to the north of the Sears building within an existing parking island. The parking area island where the bus station is to be relocated will include bollards, updated ADA access and bike racks.

Access to the theater site will be through the existing mall ingress/egress on Northwest 4 Street, Pines Boulevard and Hiatus Road. The following lighting is proposed as a result of this application.

- A light pole will be relocated to a redesigned parking island to the north of the Sears building.
- Lighting additions include the installation of the following:
 - o Type B1 fixtures (5) - New attached building fixtures to be placed above exterior exit doors.
 - o Type B2 fixtures (6) - Accent wall wash lighting and west and south theater elevations.
 - o Type B3 fixtures (2) - New attached building fixtures to be placed at north elevation of building.
 - o Type C8 fixtures (22) – Entry Canopy Lights
 - o Type D fixtures (27) – Illuminated Bollards
 - o Coved lighting in cornice of building.

The applicant proposes to remove 12 trees and 27 palm trees as a result of the proposal. In return, 18 new trees and 28 palm trees will be installed on the mall property as well as over 500 new shrubs and groundcover.

The City Commission at its May 4, 2016 meeting approved an amendment to the Pembroke Lakes Regional Center DRI with conditions, allowing this theater site plan to move forward.

Mall management has agreed to work with the Memorial Hospital to address roadway impacts on Northwest 4 Street and Flamingo Road when the Hospital moves forward with the proposed Hospital District (HD) rezoning.

Staff Recommendation: Approval.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Janna Lhota, attorney 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.

The following members of the Planning and Zoning Board spoke:

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

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:

Janna Lhota, attorney representing the petitioner
Janis Hernandez, president Pier Pointe Master Homeowners Association, spoke in favor of the project

On a motion by Member McCluskey, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Pembroke Lakes Regional Center / AMC Movie Theater site plan amendment (SP 2015-22); and as conditioned by staff that mall management work with Memorial Hospital to address roadway impacts on Northwest 4 Street and Flamingo Road when the Hospital moves forward with the proposed Hospital District (HD) rezoning, 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:

2. **SUB 2015-02, 27 at Taft Industrial Plat**, generally located on the northeast corner of US-27 and Taft Street, plat application.

Lou Campanile, representing the petitioner, addressed the Planning and Zoning Board.

He gave a brief overview of the proposed plat application.

The following staff report was entered into the record:

Lou Campanile, agent for owner, Volante Taft Development LLC, has submitted a plat application for the +- 2.8 gross acre 27 at Taft Industrial generally located on the northeast corner of US-27 and Taft Street. The plat proposal restricts this property to 40,000 square feet of Industrial Use.

The subject parcel is designated Industrial on the City and County land use plan map. The existing zoning and land use plan designations for the surrounding properties of the subject parcel are as follows:

North	-	Medium Industrial (M-2) / Industrial
East	-	Medium Industrial (M-2) / Industrial
South	-	Planned Unit Development (PUD) / Industrial
West	-	U.S. Highway 27

The plat includes a 20 foot wide right-of-way dedication at the south end of the property. The subject plat as well as an associated municipal dedication will be heard at City Commission upon passage by this Board. The proposed use is consistent with underlying land use and zoning as well as the industrial uses to the north, east and south of the property.

Staff Recommendation: Transmit this application to the City Commission with a favorable recommendation subject to City Commission approval of this plat and a municipal

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dedication agreement for this property

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 transmit, as recommended by staff, the 27 at Taft Industrial Plat (SUB 2015-02) application, to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

3. **SP 2016-05, Memorial Hospital West Bed Tower Expansion, 703 N Flamingo Road, site plan amendment.**

Debbie Orshefsky, attorney representing the petitioner, addressed the Planning and Zoning Board. She 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 modifications to the Memorial Hospital West site plan, located at 703 North Flamingo Road.

The applicant proposes the addition of a three (3) story, 75,852 square foot, bed tower addition atop the existing four (4) story tower at the southwest corner of the main hospital building. The addition will result in the building height of 112 feet (highest point - penthouse) with the roof height of the seventh floor at 98 feet in height. The highest point measurement of the contemplated addition is lower with the highest point of the existing hospital building.

The proposed bed tower expansion will house the following items:

- 3 Medical Surgery Units
 - VIP rooms at all (3) Medical Surgery Units (6 beds)
- 1 Intermediate Care Unit (IMCU) (12 beds)
- 40 beds per floor, with 3 floors of expansion, totaling 120 beds of which;

- o 36 relocated beds from existing facility
- o 84 additional beds

The proposed expansion will continue the existing hospital building colors and be of consistent architecture with the existing building. The following colors are proposed for the expansion.

- Base Color – Sherwin Williams Vanillin (6731)
- Accent – Sherwin Williams Jay Blue (6797)
- Louvers – Powder Coated Bone White

Access to this site will remain through the existing openings on Northwest 4th Street and Flamingo Road. 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 parking variance was granted for a period of three years as voluntarily offered by the applicant.

The applicant proposes to replace 10 light poles on site. Eight poles near the entry walkway to the bed tower will be replaced with eight, 15 foot high poles with cutoff fixtures (bronze color). Another 2 light poles (25 feet high – bronze) will be replaced with similar at the drive aisle to the southwest of the bed tower expansion will be replaced with cutoff fixtures around the improved area which will match those currently existing around the site. In addition, full cut off attached building lights will be installed at each end of the expansion. The proposed covered patient drop off area canopy will be illuminated by recessed light fixtures. The proposed lighting meets City Code requirements.

The applicant has proposed 20 new trees and 36 palm trees on site. The site had a total of 13 trees totaling 5,354 sq. ft. of canopy removed and 36 palm trees removed due to the expansion. The applicant has proposed 20 new trees totaling 8,031 sq. ft. of canopy and 36 new palm trees on site to mitigate. The site also has over 1,000 new shrubs proposed.

The City Commission at its June 17, 2015 meeting approved a delegation request to the

underlying Southwest Memorial Hospital Plat which allowed for future development on the Hospital site. The Planning and Zoning Board at its December 10, 2015 meeting voted to approve the construction of temporary modular units on site. The Planning and Zoning Board at its March 10, 2016 meeting voted to approve the Graduate Medical Education expansion on the northeast corner of the main hospital building.

Phasing and Operations:

The following construction timelines are anticipated for these projects:

- Modular Trailers
 - o Construction Start – April 2016
 - o Construction End – June 2016

- Graduate Medical Education Expansion
 - o Construction Start – April 2016
 - o Construction End – May 2017

- Bed Tower Addition*
 - o Construction Start – August 2016
 - o Construction End – December 2017

*Subject to Commission approval

The applicant provides traffic and parking plans during the construction. (Reference: Page C2.1). It should be noted that the existing floors below the addition will remain operable during construction. Under the proposed plan, the area around the expansion will be fenced off to visitors. Heavy equipment will be stored in a fenced area at the southwest corner of the site until work is completed. A temporary chiller will also be installed within the staging area to the north of the addition. During construction, seven (7) parking spaces (6 accessible and one standard space) will be inoperable as they fall within the staging area. To compensate for the loss of those spaces during construction, the applicant will provide free valet service at the adjacent women’s center during that period. The applicant will be required to maintain all ADA requirements during construction. The applicant’s plan retains fire and traffic circulation around the building during construction periods.

Memorial Hospital has agreed to work with Pembroke Lakes Mall management to address roadway impacts on Northwest 4 Street and Flamingo Road when the Hospital moves forward with the proposed Hospital District (HD) rezoning.

This proposed plan has been reviewed by staff and was found to meet all requirements and therefore staff recommends the Planning and Zoning Board transmit the item to City Commission with a favorable recommendation. City Commission approval is required as the height of the proposed bed tower addition exceeds 50 feet.

Staff Recommendation: Transmit the proposed application to the City Commission with a favorable recommendation.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Debbie Orshefsky, attorney 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, Members Girello, Gonzalez, McCluskey

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Debbie Orshefsky, attorney representing the petitioner

Janis Hernandez, president Pier Pointe Master Homeowners Association, spoke in favor of the project

On a motion by Member McCluskey, seconded by Vice Chairman Jacob, to transmit, as recommended by staff, the Memorial Hospital West Bed Tower Expansion (SP 2016-05) site plan amendment, to the City Commission with a favorable recommendation; subject to the applicant agreeing to work with Pembroke Lakes Mall management to address roadway impacts

on Northwest 4 Street and Flamingo Road when the Hospital moves forward with the proposed Hospital District (HD) rezoning, the following vote was recorded:

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

NAY: None

Motion Passed

4. **MSC 2016-08, Ventura Pointe Residences**, generally located south of Pasadena Boulevard and east of University Drive, minor changes to building setbacks, landscape changes, and elevation changes to the approved buildings, miscellaneous application.

(Staff Note: This project was previously approved and formerly known as Chieftain University Residences.)

Beatriz Hernandez, architect 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:

Ventura Pointe Housing, LLC, property owner, is requesting approval for minor modifications to the previously approved 206 unit gated apartment complex generally located south of Pasadena Boulevard and east of University Drive.

The following is the scope of work from the approved plan:

1. Building Setbacks

- a. Building Type II, #4 (East) was moved 5'-0" north, and 4'-7" east to increase the building separation to Bldg. Type I.
- b. Building Type II, #1 (West) was moved 1'-4" West to increase the building separation to Bldg. Type I.
- c. Garage Type III (East) was substituted by a Garage Type II (East) to provide required HC parking count for enclosed garages, the proposed East side setback was reduced 3'-6" from 419'-11" to 416'-5".

2. Landscape changes

- a. The proposed landscape area has been redesigned to accommodate the modifications per the attached letter from Craven Thompson (5/18/16). The landscape has been reviewed by the Landscape Planner and found to meet Code requirements.

3. Minor elevation changes to the approved buildings to include the following:
 - a. Slider doors have been substituted to swing doors and minor design modification to window configurations.
 - b. The roof line was modified in both building types to allow proper area required to accommodate the condensing units on the flat roofs section.
 - c. Some of the proposed porches were relocated from the 2nd floor to the 3rd level, to provide and add architectural interest, the same elements were extended at the roof level to balance the symmetry of the elevation.
 - d. The proposed architectural heights were decreased in both residential building types by 1'-0".

The City Commission at its December 16, 2015 meeting voted to approve the underlying Chieftain University Residences site plan with the following conditions which are still valid to this application:

1. Recordation of all City Commission approved delegation requests prior to issuance of a building permit.
2. Payment of affordable housing commitment prior to issuance of Certificate of Occupancy for this plan.
3. A commitment to pay the City \$275,000 for municipal improvements.

The proposed modifications have been reviewed by staff and found to meet Code requirements. 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:

Chairman Rose, Vice Chairman Jacob, Members Girello, 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:

Beatriz Hernandez, architect representing the petitioner

On a motion by Member McCluskey, seconded by Member Gonzalez, to approve, as recommended by staff, the Ventura Pointe Residences (MSC 2016-08) miscellaneous request; subject to confirmation that all fencing shall be decorative within the whole Ventura Pointe Residences project, the following vote was recorded:

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

NAY: None

Motion Passed

OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

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

On a motion by Member McCluskey, seconded by Member Girello, to excuse Alternate Member Lippman, the following vote was recorded:

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

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.

The following members of the Planning and Zoning Board spoke in reference to drainage issues:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez

The following member of staff spoke in reference to drainage issues:

Michael Stamm, Jr., Planning and Economic Development Director

Vice Chairman Jacob spoke in reference to **garbage dumpsters in the Pembroke**

Lakes Square Shopping Center by Home Depot.

The following member of the Planning and Zoning Board spoke in reference to garbage dumpsters in Pembroke Lakes Square:

Chairman Rose, Members Girello, Gonzalez

The following member of staff spoke in reference to garbage dumpsters in Pembroke Lakes Square:

Michael Stamm, Jr., Planning and Economic Development Director

Member Girello spoke in reference to the distribution of 11" X 17" sets of **plans for review of larger projects**. He noted that it is very hard to see the details and is requesting to receive a larger set of plans for review in the future.

The following members of the Planning and Zoning Board spoke in reference to the distribution of plans for their review:

Chairman Rose, Vice Chairman Jacob, Member Girello

The following member of staff spoke in reference to the distribution of plans for their review:

Michael Stamm, Jr., Planning and Economic Development Director

It was noted by staff that in the future the larger set of plans will be distributed for their review.

Member Girello questioned the status of **notification / streetscape signage**.

The following members of the Planning and Zoning Board spoke in reference to notification / streetscape signage:

Members Girello, Gonzalez, McCluskey

The following member of staff spoke in reference to notification / streetscape signage:

Michael Stamm, Jr., Planning and Economic Development Director

(Secretary's Note: Alternate Member Taylor left the dais.)

Member McCluskey spoke in reference to requesting **new commercial developments** that are adjacent to residential properties be required to **place a continuous concrete wall between the properties.**

The following members of the Planning and Zoning Board spoke in reference to requesting new commercial developments that are adjacent to residential properties be required to place a continuous concrete wall between the properties:

Chairman Rose, Members Girello, Gonzalez, McCluskey

The following member of staff spoke in reference to procedures for board member requests:

Michael Stamm, Jr., Planning and Economic Development Director

ITEMS AT THE REQUEST OF STAFF:

5. Discussion and possible action to schedule a Vehicular Protection Zones Workshop for June 23, 2016.

Michael Stamm, Jr., Planning and Economic Development Director, requested to schedule a Vehicular Protection Zones workshop prior to the regularly scheduled June 23, 2016 meeting.

The following member of the Planning and Zoning Board spoke in reference to the proposed workshop:

Chairman Rose

It was the consensus of the Planning and Zoning Board members to schedule a Vehicular Protection Zones Workshop for 6:00 p.m., June 23, 2016.

Member McCluskey spoke in reference to the **redevelopment of the parking lot and trees at Club 19.**

The following members of the Planning and Zoning Board spoke in reference to the redevelopment of the parking lot and trees at Club 19:

Chairman Rose, Members Girello, McCluskey

The following member of staff spoke in reference to the redevelopment of the parking lot and trees at Club 19:

Michael Stamm, Jr., Planning and Economic Development Director

Chairman Rose reminded the Board Members that they need to be present **Wednesday, June 1, 2016, City Commission Chambers** for the **annual board report**.

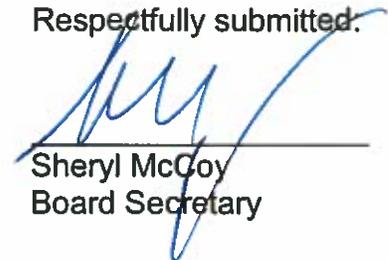
Member Girello gave a brief update on **Club 19**. He stated there will be a comedy show on Friday, June 17, 2016.

ADJOURN:

Chairman Rose adjourned the meeting at 8:19 p.m.

ADJOURNED:
8:19 P.M.

Respectfully submitted:



Sheryl McCoy
Board Secretary