

October 13, 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, October 13, 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, Monroig, Alternate Members Lippman and Taylor. 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.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

No disclosures were given at this time.

APPROVAL OF MINUTES:

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, the minutes of the September 22, 2016 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

OLD BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

- 1. **SP 2016-04, SFDC**, generally located north of Sheridan Street, east of US 27 (20421 Sheridan Street), site plan application.

Alicia Lewis, attorney representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

Craven Thompson and Associates, agent for contract purchaser of this site, is requesting approval of a site plan application for the demolition of the existing prison to be replaced with the development of an industrial complex consisting of three buildings with associated parking, landscape, traffic circulation, retention, signage and lighting. The subject property is generally located north of Sheridan Street and east of US 27. The property is currently owned by the City of Pembroke Pines.

The proposed site plan consists of three buildings with the following characteristics:

Building	Building Height	Building Use	Stories	Area (SF)
A	46'-0"	Industrial	1	223,880
B	46'-0"	Industrial	1	249,005
C	46'-0"	Industrial	1	270,767
Total				743,652

The following colors are proposed for this project:

- Body Color – Sherwin Williams Olympus White (SW 6253), Sherwin Williams Network Gray (SW 7073), Sherwin Williams Rock Bottom (SW 7062)
- Dock Canopy - Sherwin Williams Inkwell (SW 6992)
- Entry Canopy - Black
- Storefront Framing – Anodized Aluminum
- Window Glazing – Solar Blue

Ingress / egress to this site will be provided from Sheridan Street via SW 205th Avenue and SW 202nd Avenue. Both existing SW 205th Avenue and SW 202nd Avenue will be modified to accommodate the new development. The applicant provides 739 parking spaces on site where 491 spaces are required based on use. In addition, the applicant will also supply 15 loading spaces and 146 tractor trailer spaces. The property will be illuminated by a series of white cut off light fixtures mounted atop 30 foot high white poles. In addition, attached building wall wash lighting will be provided adjacent to each truck court. The lighting as proposed meets Code requirements.

The applicant proposes a master sign plan per PID allowances. The proposed Master Sign plan depicts the locations of attached building tenant signs, address signs, monument signs and directional signs. The following standards apply:

Sign	Sign	Sign Base Color(s)	Sign Copy	Sign Area	Illumination
Attached Building (tenant)	Channel Letters, Pin Mounted, Cabinet Signs	N/A	White	50 SF Max.	Internally Illuminated
Address Signs	Non-illuminated PVC Letters	Gray, Blue	White	19 SF	Non-Illuminated
Monument Signs	Ground Sign	Gray, Blue	Gray, Blue, Red, White	62 SF	Externally Illuminated
Directional Signs	Ground Sign	Gray, Blue	Gray, Blue, Red, White	32 SF	Externally Illuminated

*Registered Logos Permitted

The City Commission at its October 5, 2016 meeting approved an underlying LUPA (PH 2015-04) for this property from Community Facilities (CF) to Industrial (I). The second reading of a rezoning application (ZC 2016-02) for this parcel, changing the underlying zoning designation from Planned Unit Development (PUD) to Planned Industrial District (PID), is scheduled for October 19, 2016. The proposed site plan is consistent with both the proposed Industrial Land Use and the Planned Industrial District (PID) Zoning. This proposed site plan will be tentatively scheduled for Commission consideration in November after second reading of the zoning change application.

Staff Recommendation: Transmit to City Commission with a favorable recommendation for development with the Planned Industrial District (PID) zoning designation subject to the following:

1. Recertification of the city land use map reflecting the Land Use Plan Amendment change (PH 2015-04) of this property from Community

- Facilities (CF) to Industrial (I).
2. Second reading approval of the underlying zoning change application (ZC 2016-02) from Planned Unit Development (PUD) to Planned Industrial District (PID).
 3. The applicant to select only one attached building sign type for the attached building tenant signs in lieu of the three different types proposed by the applicant.
 4. Applicant to encourage associated trucks to not use local residential roads for site access / exit within the City.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Alicia Lewis, 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, Vice Chairman Jacob, Members Girello, Gonzalez, Monroig
Alternate Members Lippman, Taylor

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Alicia Lewis, attorney representing the petitioner

On a motion by Vice Chairman Jacob, seconded by Member Girello, to transmit, as recommended by staff, the SFDC (SP 2016-04) site plan application, to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

2. **SP 2016-10, McDonald's, 12480 Pines Boulevard, 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.

Craig McDonald, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. McDonald 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:

Craig McDonald, agent, is requesting a site plan amendment approval for modifications to the McDonald's restaurant located at the Flamingo Pines Shopping Plaza. The proposed site plan amendment is for site and architectural changes, replacement of single drive-thru lane with a dual drive-thru lanes, including associated parking, traffic, landscaping and signage.

The following site modifications are a result of this application:

- The removal of the existing double mansard roof.
- The removal of curbing and landscaping for the addition of an exit only traffic lane on the west side of the property.
- Replacement of single drive-thru lane with dual drive-thru lanes and associated drive-thru menu boards.
- The removal and replacement of the clearance bar and order confirmation unit canopy to accommodate dual drive-thru lanes.
- The addition of a concrete sidewalk connecting the walking path to the site.
- The addition of a pedestrian crosswalk connecting the walking path to the building.
- Modifications to meet ADA requirements:
 - ADA access ramps and parking changes on the north side of the building.
 - Addition of pedestrian crosswalk connecting walking path to the building.
- Replacement of storefront windows and doors.
- Removal of outdoor patio lighting.
- Modification of the outdoor patio area into a landscaped area with bike rack.
- Removal of one Category 1 tree due to the addition of the exit lane, with two Category 1 mitigation trees to be placed in the east buffer.
- Removal landscape material and replacement of landscape material throughout the site.
- Removal and replacement of the light pole near the drive-thru lane.

Architectural changes to include:

- East Elevation:
 - The addition of a tower feature with down lighting.
 - The addition of an illuminated white canopy over the storefront windows.
 - The addition of metal canopies.
 - The addition of a partial corrugated metal band near the parapet.
- North Elevation:
 - The addition of a tower feature over the entrance with down lighting.
 - The addition of an illuminated white canopy over the entrance.
 - The addition of metal canopies over the storefront windows with lighting.
 - The addition of a partial corrugated metal band around parapet.
- West Elevation:
 - The addition of a corrugated metal band around the parapet.
 - The addition of metal canopies over doors and windows.
- South Elevation:
 - The addition of metal canopies along the length of the drive thru lane and windows with lighting.
 - The addition of corrugated metal band around the parapet.
 - The addition of a charity canister under drive-thru window.

Color changes to the building are as follows:

- Main Color: Field Bleeker Beige, BM HC-80, Beige
- Accent Color: Bands Alexandria Beige, BM HC-11, Tan
- Tower Color: Brush Stroke Tiles, Black
- Corrugated Metal: Cityscape

The applicant will be installing additional landscape material, including a landscaped island in between the dual drive-thru lanes as well as throughout the site and around the building. In addition to hedges, shrubs and ground cover, the applicant will be planting additional trees onsite: five category 2 trees, six category 3 trees and eight palm trees as a result of this application.

The applicant proposes the removal of existing building signs, directional signage, including signage associated with the drive-thru lane on site. Five new wall signs, two new directional signs, two new menu board, clearance bars and order confirmation units with canopies are proposed a result of this application. The signage specifications are as follows:

Sign	Area	Type	Text Color	Location
McDonald's "M" Logo Sign (3)	10.2 SF Each	Illuminated Wall Sign	Yellow "M" Logo	East, North & West Elevations
"McDonald's" (2)	32.8 SF	Illuminated Channel Letters	White Letters	South & North Elevation
"McDonald's" Monument Sign	23.78 SF	Illuminated Monument Sign	Red Face w/ Yellow "M" Logo & "McDonald's" in white	Existing to Remain as Previously Approved
TOTAL	119.98 SF	Illuminated Wall Signs	Varies	East, West, North, South

In addition to the building signs, the following signs are proposed as a result of this application:

- Two non-illuminated directional "Welcome" (1.5 SF) metal plate letter signs will be placed above the south and north elevation entrances.
- Two illuminated directional "Enter" (1.5 SF) signs will be placed on the west property line near the drive-thru.
- Two illuminated menu boards (31.2 SF) near the west elevation for the drive-thru.

Staff has reviewed the proposed improvements 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.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Members Girello, Monroig

The following member of the public spoke:

Craig McDonald, representing the petitioner

On the motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, the McDonald's site plan amendment (SP 2016-10), the following vote was recorded:

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

NAY: None

Motion Passed

3. **SP 2016-18, Miami West MSC Switch B Buildout**, 20901 Taft Street, 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.

Derek Gutierrez, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Gutierrez 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:

Bradley Gover, agent, is requesting site plan amendment approval for the expansion of the north exterior mechanical courtyard, fuel fill port and exterior lighting at the Verizon Wireless Switch Building generally located north of Taft Street and east of U.S. 27.

The applicant is proposing an expansion of the northwest exterior mechanical equipment yard on the northwest side of the building. The 1,064 SF expansion will accommodate additional exterior HVAC equipment. The mechanical expansion will be surrounded by masonry walls with metal grated gates to match the existing design and double louvered doors on the north elevation.

The applicant is also proposing the addition of a fuel fill port on the north elevation to access the fuel tank located in the exterior corral on the north side of the building.

Additional wall pack lighting on the east elevation is being proposed as a result of this application.

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.

On the motion by Member Gonzalez, seconded by Member Monroig, to approve, as recommended by staff, the Miami West MSC Switch B Buildout site plan amendment (SP 2016-18), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

4. **SP 2015-20, Lexus of Pembroke Pines, 16150 Pines Boulevard, site plan amendment.**

Chairman Rose noted for the record that this item will not be heard at this evenings meeting. He stated that it has been re-noticed and will be heard at the October 27, 2016 meeting.

On a motion by Member Girello, seconded by Vice Chairman Jacob, to defer this item to the October 27, 2016 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

5. **MSC 2016-15, Bank of America @ Flamingo Pines Shopping Center, 80 Flamingo Road, site and building lighting upgrades, miscellaneous request.**

Todd Stickler, 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:

Maris Sacornvasi, agent, has submitted a miscellaneous application request to upgrade the site lighting at the Bank of America located at the Flamingo Pines Shopping Center on the southwest corner of Pines Boulevard and Flamingo Road.

The applicant proposes a general upgrade of all lighting fixtures to LED bronze fixtures for the site and building, the following work is a result of this application:

- The addition of three new light poles to match existing poles onsite.
 - One light pole at 15'-0" on the northwestern side of the property.
 - Two light poles at 25'-0" on the southeast and eastern side of the property.
 - The existing Bank of America directional sign for the drive-thru will be moved slightly to accommodate the new light pole added near the dumpster enclosure.
- One new wall fixture added to the south elevation.
- Upgrading the under canopy lighting to meet state ATM lighting requirements.
- Ground lighting added to illuminate the American flag on site on the east elevation. All ground lighting will be screened with landscape material.

Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the City Code of Ordinances.

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.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Member Girello, Alternate Member Lippman

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:

Todd Stickler, representing the petitioner

On the motion by Member Monroig, seconded by Member Gonzalez, to approve, as recommended by staff, the Bank of America @ Flamingo Pines Shopping Center (MSC 2016-15) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

6. **MSC 2016-17, Sheridan Village Retail Center**, generally located south of Sheridan Street and east of 172nd Avenue, roof line modification and color changes, miscellaneous request.

Nelson Fernandez, 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:

Nelson Fernandez, agent, has submitted a miscellaneous application request for architectural and color changes to the Sheridan Village Commercial Center generally located south of Sheridan Street and east of 172nd Avenue.

The site was approved for two buildings, building 1 is currently under construction and close to completion. Building 2 will be built in the future and contains a self-storage facility.

The applicant proposes the following colors for the center as a result of this application:

- Main Color/Wall/Dumpster Enclosure/Monument Sign: Accessible Beige, SW 7036, Beige
- Roof/Trim: PAC-CLAD Metal, Lokseam, Medium Bronze
- Accent/Doors/ Wall Columns/Monument Sign Accent: Tony Taupe, SW 7038, Taupe
- Top Accent Band: Sawgrass Basket, SW 9121, Tan
- Accent Band: Banana Cream, SW 6673, Cream

The applicant also proposes to modify the roof on Building 2 from a full peaked metal roof to a mansard metal roof. The architectural change reduces the overall building height.

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

The following member of the public spoke:

Nelson Fernandez, representing the petitioner

On the motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, the Sheridan Village Retail Center (MSC 2016-17) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose noted that Member Monroig, Alternate Member Lippman, and he had requested excused absences from the September 22, 2016 meeting.

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to excuse Chairman Rose, Member Monroig, and Alternate Member Lippman from the September 22, 2016 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

Member Gonzalez spoke in reference to the intersection at **Dykes Road and Pembroke Road** and the difficulty to make left turns coming from the west.

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief update on the remaining road construction schedule.

Member Gonzalez spoke in reference to the **size of plans distributed to the board members** for review.

The following members of the Planning and Zoning Board spoke in reference to the size of plans distributed to the board members for review:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez, Monroig

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to the size of plans distributed to the board members for review.

Vice Chairman Jacob gave a brief update on his **research of regulating signage content**.

The following members of the Planning and Zoning Board spoke in reference to the regulation of signage content:

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

The following members of staff spoke in reference to the regulation of signage content:

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

Member Girello spoke in reference to the new **driveway / lot size coverage** regulations.

The following members of the Planning and Zoning Board spoke in reference to the new driveway / lot size coverage regulations:

Members Girello, Gonzalez, Monroig

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to the new driveway / lot size coverage regulations.

Alternate Member Lippman spoke in reference to **traffic problems going east on Sheridan Street** because of the Cooper City Franklin Academy. Residents are waiting up to 10 minutes to exit the main egress from Pembroke Falls. He believes it is a timing issue with the lights.

The following members of the Planning and Zoning Board spoke in reference to the traffic concerns along Sheridan Street

Chairman Rose, Member Gonzalez, Alternate Member Lippman

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to working with Engineering and the County in reference to signalization and the traffic concerns.

Alternate Member Taylor spoke in reference to the maintenance of the **Walnut Creek Plaza**.

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief update on the status of the Walnut Creek Plaza.

Vice Chairman Jacob spoke in reference to the previously requested changes to the **16000 Pines Market zoning change**.

The following members of staff spoke in reference to the 16000 Pines Market Design Guidelines:

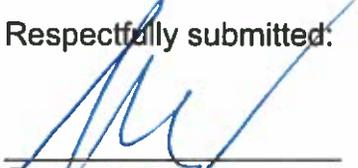
Michael Stamm, Jr., Planning and Economic Development Director
Joseph Yaciuk, Planning Administrator

ADJOURN:

Chairman Rose adjourned the meeting at 7:53 p.m.

ADJOURNED:
7:53 P.M.

Respectfully submitted:



Sheryl McCoy
Board Secretary

PLANNING AND ZONING BOARD

ACTION SUMMARY

October 13, 2016

CASE NO.	DESCRIPTION	Action
SP 2016-04	SFDC , generally located north of Sheridan Street, east of US 27 (20421 Sheridan Street), site plan application. (Joseph)	Transmit, as recommended by staff, to City Commission with a favorable recommendation.
SP 2016-10	McDonald's , 12480 Pines Boulevard, site plan amendment. (Christina)	Approved as recommended by staff.
SP 2016-18	Miami West MSC Switch B Buildout , 20901 Taft Street, site plan amendment. (Christina)	Approved as recommended by staff.
SP 2015-20	Lexus of Pembroke Pines , 16150 Pines Boulevard, site plan amendment. (Christina)	Deferred and to be re-advertised for the October 27, 2016 meeting.
MSC 2016-15	Bank of America @ Flamingo Pines Shopping Center , 80 Flamingo Road, site and building lighting upgrades, miscellaneous request. (Christina)	Approved as recommended by staff.
MSC 2016-17	Sheridan Village Retail Center , generally located south of Sheridan Street and east of 172nd Avenue, roof line modification and color changes, miscellaneous request. (Christina)	Approved as recommended by staff.