

January 28, 2016

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Vice Chairman Jacob, at 6:30 p.m., Thursday, January 28, 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; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

Vice Chairman Jacob noted that Chairman Rose will arrive shortly. He stated that Alternate Member Taylor will be a voting member until Chairman Rose arrives.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

The following Planning and Zoning Board members submitted lobbying disclosure forms:

Members Gonzalez, McCluskey

APPROVAL OF MINUTES:

On a motion by Member McCluskey, seconded by Member Gonzalez, to approve, the minutes of the January 14, 2016 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

CHANGE ORDER OF BUSINESS:

Vice Chairman Jacob requested to change the order of business and hear new business, non-quasi-judicial item number, 6. SN 2015-11, Midas, at this time.

It was the consensus of the Planning and Zoning Board to change the order of business and hear new business, non-quasi-judicial item number, 6. SN 2015-11, Midas, at this time.

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

6. **SN 2015-11, Midas**, 12391 Pembroke Road, installation of a monument sign, miscellaneous request.

Juan Vasquez, 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:

David Diehm, agent, is requesting sign plan approval for the installation of a monument sign for Midas at Flamingo Marketplace Plaza generally located on Pembroke Road east of Flamingo Road.

The applicant is seeking approval for the installation of a monument sign located along Pembroke Road. The internally illuminated monument sign will be 6'0" in height with a black base. The text will display "Midas" in black pan-formed and embossed against a yellow background at 15.80 SF. Flax Lilly will be installed around the base of the monument sign per code requirements.

The applicant has submitted plans addressing department requirements and recommendations. Staff therefore recommends approval of this application.

Vice Chairman Jacob 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 Midas (SN 2015-11) sign application, the following vote was recorded:

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

NAY: None

Motion Passed

NEW 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.

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.

Vice Chairman Jacob stated the petitioner has requested deferral of Public Hearing item number 1 and Regular Item number 2 to the February 11, 2016 meeting.

On a motion by Member Girello, seconded by Member McCluskey, to defer Public Hearing item number 1 and Regular Item number 2 to the February 11, 2016 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

(Secretary's Note: Chairman Rose arrived at 6:42 p.m.)

Vice Chairman Jacob relinquished the Chair to Chairman Rose.

NEW BUSINESS:
QUASI-JUDICIAL ITEMS:

(Secretary's Note: All affected parties were sworn under oath to give testimony in the relevant cases by the Assistant City Attorney.)

3. **ZV 2015-25 - 26, Taco Bell**, generally located south of Pines Boulevard, west of University Drive, variance request.

Chairman Rose advised that these are quasi-judicial matters. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff summary and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Dwayne Dickerson, attorney representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Dickerson addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance requests.

The following summary was entered into the record:

Dwayne Dickerson (as agent) is requesting two (2) variances for a proposed Taco Bell at University Market Place Shopping Center. The variances requested are to allow 0' lineal feet separation between outparcels instead of the required minimum 300 lineal feet separation between outparcels and to allow a 15.5' landscape buffer instead of the required 40' landscape buffer along Pines Boulevard.

In addition to the variances being requested, proposed variances ZV 2015-27 thru ZV 2015-32, related to University Marketplace (shopping center where this outparcel is being proposed) will be heard with these variances. A site plan application (SP 2015-23) has also been submitted to be heard by the Planning and Zoning Board at a future meeting.

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Variance Request Summary:

Application	Code Section	Required/Allowed	Request
ZV 2015-25	155.149 (l)(2)(b)2	minimum 300 lineal feet separation between outparcels	0' lineal feet separation between outparcels
ZV 2015-26	Pines Boulevard Corridor Plan	40' landscape buffer along Pines Boulevard	15.5' .landscape buffer

Variance Request Details:

ZV 2015-25) Allow for a minimum of 0' lineal feet separation between outparcels instead of the required minimum 300 lineal feet separation between outparcels.

Code Reference: § 155.149 GENERAL BUSINESS (B-3) DISTRICTS

The following regulations shall apply in all B-3 Districts: (1) Outparcels. (2) Standards. (b) Building coverage and distance. 2. There shall be a minimum of 300 lineal feet of open space between outparcels except on adjacent properties where there may be 300 lineal feet between buildings when separated by a roadway of sorts.

ZV 2015-26) Allow a 15.5' .landscape buffer instead of the required 40' landscape buffer along Pines Boulevard.

Code Reference:

Pines Boulevard Corridor Plan

Variance Determination:

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

- A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

- B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

The following members of the Planning and Zoning Board spoke:

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

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

Member Gonzalez moved to grant ZV 2015-25, as determined by variance criteria "C" to allow for a minimum of 0' lineal feet separation between outparcels instead of the required minimum 300 lineal feet separation between outparcels. Motion died for lack of second.

Member Gonzalez moved to grant ZV 2015-26, as determined by variance criteria "C" allow a 15.5' landscape buffer instead of the required 40' landscape buffer along Pines Boulevard. Motion died for lack of second.

Chairman Rose relinquished the chair.

Member McCluskey moved to deny ZV 2015-25 because this is a self-imposed hardship and there are no special circumstances or conditions applying to the land or building for which the variance is sought. Chairman Rose seconded the motion.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Member McCluskey

The following members of staff spoke:

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

On a motion by Member McCluskey, seconded by Chairman Rose, to deny, ZV 2015-25, because there are no special circumstances or conditions applying to the land or building for which the variance is sought; it is a self-imposed hardship by virtue of the shopping center and the applicant, and incompatible with public policy, the following vote was recorded:

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

NAY: Member Gonzalez

Motion Passed

Vice Chairman Jacob relinquished the chair to Chairman Rose.

Member McCluskey moved to deny, ZV 2015-26, because there are no special circumstances or conditions applying to the land or building for which the variance is sought; it is a self-imposed hardship by virtue of the shopping center and the applicant, and incompatible with public policy. Vice Chairman Jacob seconded the motion.

The following members of the Planning and Zoning Board spoke:

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

On the motion by Member McCluskey, seconded by Vice Chairman Jacob, to deny, ZV 2015-26, because there are no special circumstances or conditions applying to the land or building for which the variance is sought; it is a self-imposed hardship by virtue of the shopping center and the applicant, and incompatible with public policy, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob, Member McCluskey

NAY: Members Girello, Gonzalez

Motion Passed

4. **ZV 2015-27 - 32, University Marketplace**, generally located south of Pines Boulevard, west of University Drive, variance request.

Chairman Rose advised that these are quasi-judicial matters. If the petitioner and

affected parties are here and want to make a presentation they may. If not, the City will include the staff summary and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Dwayne Dickerson, attorney representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Dickerson addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance requests.

Mr. Dickerson stated for the record that all of the arguments and testimony given with the previous variance requests ZV 2015-25 and ZV 2015-26; that the shopping center is within a designated revitalization area as designated by the City of Pembroke Pines and we believe that those circumstances cause the special conditions that are peculiar to the subject property

The following summary was entered into the record:

Dwayne Dickerson (as agent) is requesting six (6) variances for the University Marketplace Shopping Center. The variances requested are to allow a third outparcel on 16.6 acres, to allow 8 tenant panels instead of the allowed 4 tenant panels on the primary revitalization sign, to allow each panel on the primary, and secondary, revitalization signs to be 2'6" x 4' instead of the required 2'6" x 8', to allow six tenant panels on the secondary revitalization sign and to allow 771 parking spaces instead of the required 830 parking spaces.

In addition to the variances being requested, proposed variances ZV 2015-25 and ZV 2015-26, for the proposed Taco Bell will be heard with these variances. A site plan application (SP 2015-26) has also been submitted to be heard by the Planning and Zoning Board at a future meeting.

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Variance Request Summary:

Application	Code Section	Required/Allowed	Request
ZV 2015-27	155.149 (I)(2)(a)	1 outparcel/10 acres	1 additional outparcel on 16.6 acres
ZV 2015-28	155.324 (K)(2)(b)	4 Tenant Panels on primary sign	8 Tenant Panels on primary sign
ZV 2015-29	155.324 (K)(2)(b)	2'-6" x 8' Panels on primary sign	2'-6" x 4' Panels on primary sign
ZV 2015-30	155.324 (K)(2)(b)	2'-6" x 8' Panels on secondary sign	2'-6" x 4' Panels on secondary sign
ZV 2015-31	155.324 (K)(2)(b)	3 Tenant Panels on secondary sign	6 Tenant Panels on secondary sign
ZV 2015-32	155.251 (A)	830 Parking Spaces	771 Parking Spaces

Variance Request Details:

ZV 2015-27) Allow a third outparcel on 16.6± acres instead of the allowed one outparcel per ten acres.

Code Reference: § 155.149 GENERAL BUSINESS (B-3) DISTRICTS

The following regulations shall apply in all B-3 Districts: (I) Outparcels. (2) Standards. (b) Building coverage and distance. 2. There shall be a minimum of 300 lineal feet of open space between outparcels except on adjacent properties where there may be 300 lineal feet between buildings when separated by a roadway of sorts.

ZV 2015-28) Allow 8 tenants on the primary (revitalization) monument sign instead of the allowed 4 tenants on the primary (revitalization) monument sign.

ZV 2015-29) Allow 2'6" tall by 4' wide tenant panels on primary (revitalization) monument sign;

ZV 2015-30) Allow 2'6" tall by 4' wide tenant panels on secondary (revitalization) monument sign;

ZV 2015-31) Allow 6 tenants on the secondary (revitalization) monument sign;

Code Reference: § 155.149 GENERAL BUSINESS (B-3) DISTRICTS

(K) Revitalization signs. The provisions of this division (K) are intended to permit the installation of revitalization sign(s), as defined in § 155.316 of this code of ordinances, in shopping centers located in the Eastern Business District of the city, encompassing all of University Drive within the city's corporate limits, and Pines Boulevard from University Drive to the Florida Turnpike. The shopping center must be of an area of at least 75,000 square feet and have a minimum of five tenants. All other sign and zoning district regulations shall apply unless specifically amended by this division. Revitalization signs shall be subject to the guidelines set forth in division (C)(8)(f)1. through 3. of this section, also known as the uniform sign plan. Lettering on revitalization signs shall be limited to a maximum of 23 inches in height. Revitalization signs utilizing legally registered and recognized logos, trademarks, or letter style shall be considered and may be permitted with approval of both the landlord and the city. Logos, trademarks or letter styles that are of a different color than the approved uniform sign plan color guidelines will be considered during the permitting process upon review of

compatibility issues by the city's Zoning Official. The consideration shall be within the bounds of sound zoning practice and planning harmony with the general purpose and intent of the uniform sign plan. State or nationally registered trademarks/logos that the Zoning Official deems to be egregious or objectionable may be denied. The decision of the Zoning Official is appealable to the Planning and Zoning Board.

(2) Revitalization signs installed, pursuant to this division, shall not exceed the standards and dimensions and shall maintain the design characteristics of the following: (See diagram of proposed models for revitalization signs, available from the town.) Additionally, revitalization signs must comply with the following requirements:

(a) The total structural area shall not exceed 15 height, 12 in width, and 26 in depth for the primary sign and 12 in height for the secondary sign.

(b) Revitalization signs shall contain signs for a maximum of four tenants of the shopping center. Each tenant's signage area shall be 26 in height by 8 in width. Each tenant sign may have a maximum of two lines of copy with a minimum lettering size of 10 and a maximum lettering size of 16. All letters shall be metal channel and front lit. Revitalization signs shall be uniform, except with regards to the color and style of lettering. Revitalization signs shall conform to the standards set forth in § 155.324(C)(8) of this code of ordinances.

(c) One revitalization sign shall be permitted along each frontage of a shopping center, provided that the installation of the sign complies with the setback criteria and engineering standards of this code of ordinances. The primary sign shall be located on the major street frontage and the secondary sign shall be located on the other frontage.

ZV 2015-32) allow 125 parking spaces less than required by code.

Code Reference: § 155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.

The off-street parking required by this subchapter shall be provided and maintained on the basis of the following minimum requirements:

(A) Other uses. Minimum parking shall be required as set forth.

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
Brian Sherman, Assistant City Attorney

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

On a motion by Member Gonzalez, seconded by Member McCluskey, to grant, as

determined by variance criteria "B", ZV 2015-27 to allow a third outparcel on 16.6± acres instead of the allowed one outparcel per ten acres, the following vote was recorded:

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

NAY: Member Girello

Motion Passed

On a motion by Member Gonzalez, seconded by Vice Chairman Jacob, to grant, as determined by variance criteria "C", ZV 2015-28 to allow 8 tenants on the primary (revitalization) monument sign instead of the allowed 4 tenants on the primary (revitalization) monument sign, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez

NAY: Chairman Rose, Member McCluskey

Motion Passed

On a motion by Member Gonzalez, seconded by Vice Chairman Jacob, to grant, as determined by variance criteria "C", ZV 2015-29 to allow 2'6" tall by 4' wide tenant panels on primary (revitalization) monument sign, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez

NAY: Chairman Rose, Member McCluskey

Motion Passed

On a motion by Member Gonzalez, seconded by Vice Chairman Jacob, to grant, as determined by variance criteria "C", ZV 2015-30 to allow 2'6" tall by 4' wide tenant panels on secondary (revitalization) monument sign, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez

NAY: Chairman Rose, Member McCluskey

Motion Passed

On a motion by Member Gonzalez, seconded by Vice Chairman Jacob, to grant, as determined by variance criteria "C", ZV 2015-31 to allow 6 tenants on the secondary (revitalization) monument sign, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez

NAY: Chairman Rose, Member McCluskey

Motion Passed

On a motion by Member McCluskey, seconded by Member Gonzalez, to grant, as determined by variance criteria "C", ZV 2015-32 to allow 125 parking spaces less than required by code, the following vote was recorded:

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

NAY: None

Motion Passed

5. ZV 2015-33, Memorial Hospital West, 703 N Flamingo Road, variance request.

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.

Debbie Orshefsky, attorney representing the petitioner, waived her right to the quasi-judicial proceedings.

Ms. Orshefsky addressed the Planning and Zoning Board. She gave a brief overview of the proposed variance request.

The following summary was entered into the record:

Debbie Orshefsky (as agent) is requesting a temporary (3 years) variance to allow 2,286 parking spaces, instead of the required 2,727 parking spaces, for Memorial Hospital West

during expansion of services on the campus. During this period 550 off site spaces are being provided on nearby properties that will be used by employees of the hospital.

In addition to the requested parking variance, Site Plan #SP 2015-18 (Graduate Medical Education Building) has been submitted and will be heard by the Board at a future meeting.

Variance Request Summary:

Application	Code Section	Required/Allowed	Request
ZV 2015-33	155.251 (A)	2,727 Parking Spaces	2,286 Parking Spaces

Variance Request Details:

- 1) **ZV 2015-33**) Allow 2,286 parking spaces, instead of the required 2,727 parking spaces, for a hospital facility.

Code Reference: § 155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.

The off-street parking required by this subchapter shall be provided and maintained on the basis of the following minimum requirements:

- (A) Other uses. Minimum parking shall be required as set forth.

Variance Determination:

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

- A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
- B) That any alleged hardship is not self-created by any person having an

interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

- C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to grant, as determined by variance criteria "C", ZV 2015-33 to allow 2,286 parking spaces, instead of the required 2,727 parking spaces, for a hospital facility, 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 noted that Alternate Member Lippman has requested an excused absence from this evenings meeting.

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

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

NAY: None

Motion Passed

Vice Chairman Jacob requested clarification of the measurements used for the Pines Boulevard Corridor landscape buffer.

The following members of the Planning and Zoning Board spoke in reference to variances and the Pines Boulevard Corridor study:

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

Michael Stamm, Jr., Planning and Economic Development Director, stated the study is available for review in the Planning and Economic Development department.

Member McCluskey requested that staff review the revitalization monument sign criteria to confirm that addressing is required on the signs.

The following members of the Planning and Zoning Board spoke in reference to the need for revitalization monument signs to be consistent with informational requirements such as addressing and phone numbers as required for all other monument signs within the city:

Chairman Rose, Member Girello

Member McCluskey spoke in reference to amount of **green areas in front yards**.

The following members of the Planning and Zoning Board spoke in reference to **driveways and the amount of green and pervious areas** in front yards:

Chairman Rose, Members Girello, Gonzalez, McCluskey

The following member of staff spoke in reference to driveways and the amount of green and pervious areas in front yards:

Michael Stamm, Jr., Planning and Economic Development Director

Alternate Member Taylor requested an update on the fencing bordering the residential properties along Pines Boulevard from McArthur High School towards University Drive. He also requested the status of the plantings done in the median at Pines Boulevard and University Drive.

The following members of the Planning and Zoning Board spoke in reference to the fencing, medians, easements and right-of-ways along Pines Boulevard from University Drive to the Florida Turnpike:

Member Girello, Alternate Member Taylor

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief update on the medians, easements and right-of-ways along Pines Boulevard from University Drive to the Florida Turnpike.

ITEMS AT THE REQUEST OF STAFF:

7. Schedule **Joint Board Workshop** (Economic Development Board and Landscape Advisory) for February 25, 2015

Michael Stamm, Jr., Planning and Economic Development Director, informed the board members that there will be a joint workshop meeting, 6:30 p.m., Thursday, February 25, 2016, SW Focal Point Center. He requested that the board members bring recommendations and ideas to the next meeting in order to finalize the agenda.

The following members of the Planning and Zoning Board spoke in reference to the joint workshop meeting:

Chairman Rose, Members Girello, Gonzalez, McCluskey

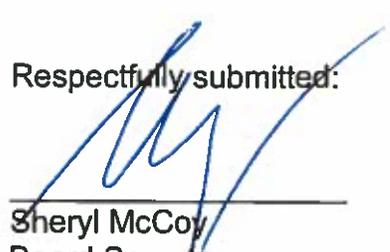
Michael Stamm, Jr., Planning and Economic Development Director, clarified what the purpose of the workshop meeting.

ADJOURN:

Chairman Rose adjourned the meeting at 8:59 p.m.

ADJOURNED:
8:59 P.M.

Respectfully submitted:



Sheryl McCoy
Board Secretary