

June 23, 2016

The Workshop Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose, at 6:10 p.m., Thursday, June 23, 2016, at the Pembroke Pines Municipal Center, City Commission Chambers, 10100 Pines Boulevard, Pembroke Pines, FL. Present to-wit: Chairman Rose, Members Girello, McCluskey, and Alternate Member Taylor. Absent: Vice Chairman Jacob, Member Gonzalez and Alternate Member Lippman. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

Chairman Rose stated that Alternate Member Taylor will be a voting member for this workshop meeting.

PRESENTATION AND DISCUSSION:

VEHICLE IMPACT PROTECTION ZONES

Joseph Yaciuk, Planning Administrator, gave a brief PowerPoint presentation.

Chairman Rose opened the floor for discussion.

The following staff report was entered for the record:

Details of Request:

The City Commission at its March 16, 2016 meeting made a motion directing staff to research concerns relating to vehicular intrusion into daycare facilities and other structures. The direction included working with the Planning and Zoning Board toward the potential drafting of regulations addressing Commission concerns which could be heard by the Commission at a later date.

The purpose of the City Commission action was to better protect certain facilities as well as patrons of those facilities against the impacts of out-of-control vehicles before they enter buildings. City Commission referenced Ordinances from Orange County and Miami Dade County as potential policies to model a new Code amendment upon.

On April 14, 2016, City staff provided the Planning and Zoning Board proposed guidelines for the Vehicle Impact Protection concept for review based on Commission discussion. The Planning and Zoning Board at same April 14, 2016 meeting reviewed the proposed regulations as provided by staff and heard concerns from fellow Board members as well as the public in attendance. The Board requested staff workshop this item at a later date.

The Planning and Zoning Board later held that workshop on this topic as part of its June 23, 2016 meeting. Post workshop, the Planning and Zoning Board directed staff to draft regulations requiring Vehicle Impact Protection Devices for Daycare (child care) center use based on their comments as well as comments provided from the public.

Attached is a copy of the proposed regulations for review. An Ordinance will be transmitted to the City commission upon favorable recommendation.

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

The following members of the Planning and Zoning Board spoke:

Chairman Rose, 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:

Gus Arango, brought this request to the City Commission

It was the consensus of the Planning and Zoning Board to allow staff to direct the City Attorney to draft an Ordinance for their review.

ADJOURN:

On a motion by Member Girello, seconded by Member McCluskey, to close the workshop meeting, the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

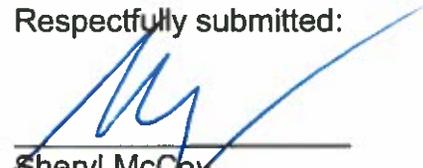
NAY: None

Motion Passed

ADJOURNED:

6:38 P.M.

Respectfully submitted:



Sheryl McCoy
Board Secretary

June 23, 2016

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose, at 6:38 p.m., Thursday, June 23, 2016, at the Pembroke Pines Municipal Center, City Commission Chambers, 10100 Pines Boulevard, Pembroke Pines, FL. Present to-wit: Chairman Rose, Members Girello, McCluskey, and Alternate Member Taylor. Absent: Vice Chairman Jacob, Member Gonzalez, and Alternate Member Lippman. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

Chairman Rose stated that Alternate Member Taylor will be a voting member for this evenings meeting.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

Chairman Rose noted for the record that he submitted a disclosure form in reference to agenda item number 2, SP 2016-02, Sheridan Village Commercial (Self-Storage Addition) prior to this evenings meeting.

APPROVAL OF MINUTES:

On a motion by Member McCluskey, seconded by Alternate Member Taylor, to approve, the minutes of the June 9, 2016 meeting, the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:
CONSENT AGENDA:

1. **Shops at Pembroke Gardens**, generally located south of Pines Boulevard and west of Southwest 145 Avenue, miscellaneous façade, outdoor dining, and/or signage approval for:
- A) **MSC 2016-09, South Tower Feature**
 - B) **MSC 2016-11, Temporary Parking Enhancements and Bike Racks**

1A) MSC 2016-09, South Tower Feature

The following staff report was entered into the record:

Steve Schooler, agent, has submitted a miscellaneous application request for the tower and sign addition to the Nike Factory Store tenant at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue.

At the March 16, 2016 City Commission meeting, the Commission approved the zoning change (ZC 2015-05) to amend the PCD guidelines for the Shops at Pembroke Gardens which allowed the addition of the south tower feature.

The Nike Factory Store tenant is located in building 8000 of the lifestyle center. The applicant proposes the addition of a south tower feature attached to the south elevation of building 8000. The south tower feature will be 45'-0" in height and architecturally match the existing tower features throughout the site.

The south tower feature will match the colors of the existing Nike Factory Store tenant, which was previously approved for façade modifications and signage (MSC 2015-25) at the June 25, 2015 Planning and Zoning Board meeting:

- Main Body – Downy, SW 7002, Off-White
- Trim - Dovetail, SW 7018, Dark Gray
- Architectural Feature – Black illuminated metal grate
- Roof – Moner lifetile, Citrus clay barrel tile
- Base – Casa dolce case flagstone, green

The applicant proposes three illuminated channel letter Nike swoosh signs attached to the east, west and south elevations of the tower. The Nike swoosh signs will be 14.7 SF each in orange. Tower signage counts toward tenant allowance, total signage to equal 186.1 SF for the

Nike Factory store tenant, where 250 SF of signage is allowed based on the PCD allowance.

Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

Staff Recommendation: Approval.

1B) MSC 2016-11, Temporary Parking Enhancements and Bike Racks

The following staff report was entered into the record:

Annette Alvarez, agent, has submitted a miscellaneous application request for temporary parking enhancements and bike racks at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue.

The Shops at Pembroke Gardens is requesting the installation of bike racks and temporary parking enhancements for motorcycle parking, EV and LEV parking, and redistribution of merchandise pick up parking locations throughout the Shops at Pembroke Gardens site.

The following parking enhancements are proposed:

- Bike Racks – 3 locations
 - o Southwest corner of building 8000 (currently Nike Factory Outlet)
 - o South of building 10000 (near the south entrance of current tenant Barnes & Noble)
 - o North of building 3000 (currently Sur la Table)
- Motorcycle Parking – one location, 6 proposed parking spaces at 4'x10'
 - o South of building 1000 (currently Golf Galaxy)
- EV Charging Stations – 4 parking spaces with 1 charging unit per 2 spaces
 - o South of building 7000 (behind current tenant Love Culture)
- Low Emission Vehicle (LEV) Parking – 4 parking spaces
 - o East of building 8000 (near east entrance of current tenant Nike Factory Outlet)
- Redistribution of Merchandise Pick Up – 11 parking spaces
 - o 2 next to the ATM between buildings 10000 and 13000
 - o 2 north of building 4000 (behind current tenant Z Gallerie)
 - o 1 south of building 4000 (near current tenant Cheesecake Factory)
 - o 1 east of building 5000 (near current tenant Jason's Deli)
 - o 1 east of building 6000 (near current tenant Fuddruckers)
 - o 1 southwest of building 13000 (near current tenant Havana 1957)
 - o 1 south of building 11000 (behind current tenant Brio)
 - o 1 northeast of building 8000 (near current tenant Lime Fresh)
 - o 1 north of building 1000 (in front of current tenant Golf Galaxy)

The applicant is proposing the items for a period of one year after which the Shops at Pembroke Gardens Management will re-evaluate and determine changes if needed or necessary.

Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

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.

On a motion by Member Girello, seconded by Alternate Member Taylor, to approve, as recommended by staff, consent agenda item numbers 1A (MSC 2016-09, South Tower Feature) and 1B (MSC 2016-11, Temporary Parking Enhancements and Bike Racks), the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

2. **SP 2016-02, Sheridan Village Commercial (Self-Storage Addition)**, generally located south of Sheridan Street & east of NW 167 Terrace, 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.

Deena Gray, attorney representing the petitioner, waived her right to a quasi-judicial proceeding.

Ms. Gray 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:

Saltz Michelson Architects, agent for the owner, Sheridan Real Estate Group, LLC. is requesting approval to amend a previously approved site plan (SP 2015-09) for this site. The applicant proposes at the Sheridan Village Commercial site generally located south of Sheridan Street and east of Northwest 172 Avenue.

Background

The City Commission at its June 18, 2014 meeting voted to approve the original Sheridan Village site plan application (SP 2014-03) for alternative bufferyard consideration with conditions to approve two buildings on site. One of the buildings was a strip center building with the other building being a PDQ freestanding building.

The City Commission at its February 18, 2015 meeting approved an amendment to the plat Non-Vehicular Access line (Resolution 3444) allowing the easternmost access to this property.

The Planning and Zoning Board at its September 24, 2015 meeting voted to approve an amendment (SP 2015-09) to original approved site plan. The applicant amended the plan by removing the PDQ building from consideration while adding an additional strip center to the site with associated site improvements. The site, as approved, consisted of two identical buildings. Building #1 is the westernmost building and building #2 is to the east of building #1.

Current Status

Approved building #1 is under construction at this time. Associated parking and traffic circulation for this building are also being constructed.

Proposal

The applicant proposes to modify previously approved site plan SP 2015-19 by the addition of the following:

- A two story self-storage addition to the previously approved building #2. The new building will be three stories as result of this proposal.
 - o Building #2 to be 3 stories tall (49'-5" to mid-point of pitched roof)
 - o Building #2 colors to match Building #1
 - o Building #2 will be 49,475 square feet and consist of the following:
 - 1st floor – Restaurant, Retail, general medical (15,263 SF Total)
 - 2nd and 3rd floor – Self Storage (17,241 SF Each Floor)
 - o Floors 2 and 3 of Building #2 will be designed to simulate a multi-story office building with windows incorporated into the design to break up the mass of the building
- The creation of a self-storage loading area to the south of building #2.
- The reservation of 750 square feet of outdoor dining near adjacent to building #1 and building #2 as shown on the attached plans. Outdoor dining layout will be reviewed once tenants are finalized.
- Revision to the Uniform Sign Plan for the center to acknowledge the self- storage tenant.
- Relocation of ground sign from main entrance off Sheridan Street to a landscape island further east as shown on the plan.
- New Sheridan Street median plantings to include 4 Live Oak trees and Green Island Ficus and Fireball bromeliads as groundcover. The median plantings are drought tolerant plants selected to follow xeriscape principles.
- A voluntary commitment from the attorney for underlying property owner (see attached letter – Greenspoon Marder (6/16/16)) to install landscape within a portion of the South Broward Drainage District property on the north side of Sheridan Street subject to South Broward Drainage District and Landscape Planner approval.

The City Commission at its June 15, 2016 meeting voted to approve a plat note change to allow the addition of self-storage use consistent with the proposal. Staff therefore recommends approval of this application.

Staff Recommendation: Approval subject to the following:

1. Recordation of the June 15, 2016 approved plat note which is consistent with proposal prior to issuance of a building permit for building #2.
2. Enclosing the utility meters / electrical wires, lines and pipes (as allowed by the Florida Building Code).

Chairman Rose inquired if the petitioner accepts staff recommendations.

Deena Gray, 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, Member Girello, McCluskey, Alternate Member Taylor

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:

Deena Gray, attorney representing the petitioner

On the motion by Member McCluskey, seconded by Alternate Member Taylor, to approve, as recommended by staff, the Sheridan Village Commercial (Self-Storage Addition) site plan amendment (SP 2016-02), the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

3. **ZV 2016-01, Townhomes at Deer Creek**, generally located on the south side of Taft Street between NW 92 Avenue and NW 93 Avenue, zoning variance.

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

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.

Ron Beasley, representing the petitioner, waived his right to the quasi-judicial

proceedings.

Ron Beasley, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following summary was entered into the record:

Ron Beasley (as agent) is requesting a variance for a proposed townhome development. The variance requested is to allow a townhome development on 1.07 acres instead of the required minimum townhome development on 1.5 acres.

The underlying plat application (SUB 2016-01) with associated flexibility allocation will be heard concurrently under at tonight's meeting. The plat application, as proposed, will restrict the property to the development of 12 townhouse units. A related site plan application (SP 2016-09) for the development of those townhouse units has also been submitted and is currently under review by the Development Review Committee.

Variance Request Summary:

Application	Code Section	Required/Allowed	Request
ZV 2016-01	155.113 (D)(4)	Required minimum townhome development on 1.5 acres.	Allow a townhome development on 1.07 acres.

Variance Request Details:

ZV 2016-01) Allow development within the TH-12 zoning district on 1.07 acres instead of the required minimum townhome development on 1.5 acres.

Code Reference: § 155.113 Townhouse (TH-12) Districts
(D) Site and building regulations. (4) Size development site. The minimum size of the site to be developed for townhouses shall be 1½ acres.

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, Members Girello, McCluskey, Alternate Member Taylor

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
Dean Piper, Zoning Administrator
Brian Sherman, Assistant City Attorney

The following members of the public spoke:

Ron Beasley, representing the petitioner
Richard Hoercher, 1640 NW 93 Avenue
John Saraceno, 9371 NW 15 Court
George Cox, 9220 NW 16 Street
Kate Peach, 9481 NW 14 Court
Peggy Tovar, 9248 NW 18 Street
Ray Rivera, 9361 NW 15 Court
Dawn Martin, 9311 NW 14 Court
Barbara Ruffino, property management for Westview
Lee Lazerson, Oasis Community Management, representing the builder

On a motion by Member McCluskey, seconded by Alternate Member Taylor, to grant, as determined by variance criteria "C", ZV 2016-01 to allow a townhome development within the TH-12 zoning district on 1.07 acres instead of the required minimum townhome development on 1.5 acres, the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

NON QUASI-JUDICIAL ITEMS:

4. **SUB 2016-01, Townhomes at Deer Creek**, generally located on the south side of Taft Street between NW 92 Avenue and NW 93 Avenue, plat application.

Ron Beasley, 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:

Ron Beasley, agent for owner, K&W Builders, Inc., has submitted a plat application with related flexibility allocation request for the +- 1.071 acre Townhomes at Deer Creek Plat generally located on the south side of Taft Street between NW 92 Avenue and NW 93 Avenue. The plat proposal restricts this property to 12 townhomes.

The subject parcel is designated Low 5 residential on the City and County land use plan map. The existing zoning and land use plan designations for the surrounding properties for the subject parcel are as follows:

North – Apartment (R-4) / Low Medium Residential (10 du / acre)
East – Townhouse District (TH-12) / Low 5 Residential (5 du / acre)
South – Townhouse District (TH-12) / Low 5 Residential (5 du / acre)
West – Townhouse District (TH-12) / Low 5 Residential (5 du / acre)

The subject site is located within Flexibility Zone 105. Flexibility Zone 105 is bound on the north by Sheridan Street, on the south by Pines Boulevard, on the east by University Drive,

and on the west by Palm Avenue. The applicant proposes to restrict the development of the plat to 12 townhomes as a result of this application. Broward County Planning Council has determined that the property may be developed for up to 7 units. The applicant is thereby requesting the assignment of 5 reserve units on this site in order to be able to develop as proposed. Currently flexibility zone 105 has 31 reserve units available for use. The granting of this application will result in 26 reserve units remaining for future use within that flexibility zone.

The applicant is also applying for a variance from minimum site size standards (ZV 2016-01) within the underlying TH-12 zoning district, which will be heard concurrently at this meeting. The proposed plat approval is contingent upon passage of that variance and the assignment of the reserve units. A municipal dedication for this property will be reviewed by the City Commission concurrently with this plat.

The proposed plat restriction of townhomes is compatible with the multi-family uses surrounding the property. Further, the proposed 12 unit townhome restriction (+8.4 units du / acre per land use rules) serves as a transition from the adjacent low 5 residential (5 du / acre) land use and low medium residential (10 du / acre) land use to the north. Staff therefore recommends approval subject to City Commission approval of the plat, related municipal dedication agreement and requested reserve unit allocation.

Staff Recommendation: Transmit this application to the City Commission with a favorable recommendation subject to the following:

1. Planning and Zoning Board approval of application ZV 2016-01
2. City Commission approval of this plat, related municipal dedication agreement and requested reserve unit allocation.

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, McCluskey

The following members of staff spoke:

Joseph Yaciuk, Planning Administrator
Dean Piper, Zoning Administrator

The following members of the public spoke:

Ron Beasley, representing the petitioner
Lee Martin, the petitioner
George Cox, 9220 NW 16 Street

On a motion by Member McCluskey, seconded by Member Girello, to transmit, as recommended by staff, the Townhomes at Deer Creek Plat (SUB 2016-01) application, to the City Commission with a favorable recommendation; subject to a maximum of only 9 units (assignment of 2 reserve units), the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

5. **SN 2016-05, Cube Smart, 8321 Pines Boulevard, sign application.**

Laura Means, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

Bobby Solana, agent, is requesting sign plan approval for the rebranded storage facility, Cube Smart, generally located north of Pines Boulevard and west of University Drive behind the Crossroads Square shopping plaza.

The applicant proposes to reface the monument sign with a red painted aluminum face with push thru letters, internally illuminated, with an opaque background. The sign will read "CubeSmart self storage" in white letters with phone number in white letters on a black arrow background.

The existing wall sign will be removed and replaced with a new channel letter flush mounted sign that will read "CubeSmart" in red and the text "self storage" in red on a white pill with only the letters illuminated, the wall sign will be 58.3 SF located on the south elevation of the building.

Existing directional signs will be removed.

No other changes to the site are proposed at this time. Staff has reviewed the proposed changes and finds that the proposal meet code requirements. Staff therefore recommends approval of this application.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

On a motion by Member McCluskey, seconded by Member Girello, to approve, as recommended by staff, the Cube Smart (SN 2016-05) sign application, the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

6. **SN 2016-06, Marela Apartments F.K.A. Windsor Pines**, generally located on the northwest corner of Pines Boulevard and NW 129th Avenue, sign application.

Jenni Connolly, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

Melissa Thomas, agent, is requesting approval for refacing of the monument signs for the Marela Apartment community, located on the northwest corner of Pines Boulevard and NW 129th Avenue.

The applicant seeks approval to reface the existing main entry feature signs at 31 SF

each as well as an existing monument sign along Pines Boulevard at 32 SF. The signs will read "Marela Apartments" in non-illuminated white PVC letters against a dark gray (Homburg Gray, SW 7622) background. All monument signs will contain landscaping around the base.

No other changes to the site are proposed at this time. Staff has reviewed the proposed changes and finds that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following member of the Planning and Zoning Board spoke:

Member McCluskey

The following member of the public spoke:

Jenni Connolly, representing the petitioner

On a motion by Member McCluskey, seconded by Alternate Member Taylor, to approve, as recommended by staff, the Marela Apartments F.K.A. Windsor Pines (SN 2016-06) sign application, the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

7. SN 2016-07, We Florida Financial, 9560 Pines Boulevard, sign application.

Denise Williams, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

Denise Williams, agent, is requesting approval to remove and replace the signage at the freestanding building located south of Pines Boulevard and east of SW 96th Avenue.

The applicant seeks approval for a 36.57 SF individually illuminated plex face channel letter sign on a raceway to match the color of the building. The sign will read "We Florida Financial," with the "W" in teal, the "e" in orange and "Florida Financial" in white.

In addition, the applicant will demolish the existing monument sign and construct a new monument sign to read "We Florida Financial Your Credit Union" at 13.4 SF in teal, orange and white against an anodized aluminum background with push thru acrylic copy internally illuminated. Landscaping will surround the base of the monument sign.

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

On a motion by Member Girello, seconded by Member McCluskey, to approve, as recommended by staff, the We Florida Financial (SN 2016-07) sign application, the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

8. **MSC 2016-12, Gold Marquess, 8525 Pines Boulevard, request for down lighting, miscellaneous request.**

Oscar Herrera, architect 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:

Oscar Herrera, agent, has submitted a miscellaneous application request for down lighting at the Gold Marquess Restaurant located north of Pines Boulevard and east of NW 86th

Avenue.

The applicant proposes installing a total of 8 wall mounted lighting fixtures, 7 around the parapet of the building and one above the main entrance. The down light fixtures will be placed on the west, south and east elevations of the building.

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 member of the Planning and Zoning Board spoke:

Member McCluskey

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

On a motion by Member McCluskey, seconded by Member Girello, to approve, as recommended by staff, the Gold Marquess (MSC 2016-12) miscellaneous request, the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

9. AM 2016-03, Discussion and possible action on amending Driveway Lot Coverage.

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

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, McCluskey

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
Dean Piper, Zoning Administrator

On a motion Member McCluskey, seconded by Member Girello, to instruct staff to direct City Attorney to draft an Ordinance for Planning and Zoning Board review, the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

10. **Member McCluskey** is requesting discussion and possible action on revising **Code Section 155.056 (3)** regarding buffering / installation of 6' high concrete walls between non-residential properties and residential properties.

Member McCluskey addressed his fellow Planning and Zoning Board members. He gave a brief overview of his requested changes.

It was stated, via email, for the record that Member Gonzalez does not feel that Code Section 155.056(3) needs to be revised.

The following staff recommendation was entered into the record:

Staff Proposal for Discussion.

§ 155.056 LAND USE SEPARATION.

(3) ~~Where warranted,~~ The Planning and Zoning Board may recommend to the City Commission other means of buffering including, but not limited to, a solid acoustical masonry wall. Such wall shall be a minimum of six (6) feet in height, to ward off noise and visually screen non-residential properties from residential, after review of and in accordance with the guidelines set forth in division (A) of this section. All landscape areas shall be established beyond any and all required utility, drainage, or other easements that would compromise the establishment of dense landscaping without interfering with utilities.

(4) The Planning and Zoning Board may approve other means of buffering including, but not limited to, a solid masonry wall, which shall be a minimum of six (6) in height, for amendments to non-residential site plans, when one of the following applies:

(a) The previously approved bufferyard is being reduced in size; or,

(b) The scope of the site plan amendment includes demolition of more than 50% of the previously approved structures on a site or plot of land regardless of ownership.

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, McCluskey, Alternate Member Taylor

The following members of staff spoke:

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

Member McCluskey moved to approve the staff proposal; subject to adding "*to ensure the health, safety, and welfare of the residents of Pembroke Pines*" as follows:

(3) ~~Where warranted,~~ The Planning and Zoning Board may *to ensure the health, safety, and welfare of the residents of Pembroke Pines* recommend to the City Commission other means of buffering including, but not limited to, a solid masonry wall...

Member Girello seconded the motion.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

On the motion by Member McCluskey, seconded by Member Girello, to approve the staff proposal; subject to adding "*to ensure the health, safety, and welfare of the residents of Pembroke Pines*" as follows:

(3) ~~Where warranted~~, The Planning and Zoning Board may *to ensure the health, safety, and welfare of the residents of Pembroke Pines* recommend to the City Commission other means of buffering including, but not limited to, a solid acoustical masonry wall..., the following vote was recorded:

AYE: Chairman Rose, Members Girello, McCluskey, Alternate Member Taylor

NAY: None

Motion Passed

Member McCluskey presented his **letter of resignation**, effective August 1, 2016, from the Planning and Zoning Board. He spoke briefly to the board members encouraging them to remain diligent in their representation of the residents of the City.

Chairman Rose thanked Member McCluskey for all of his long time and varied service to the City and its residents.

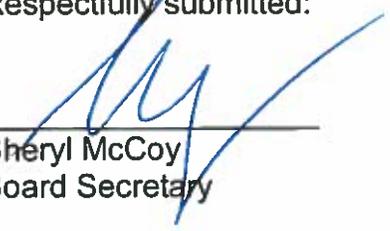
ADJOURN:

Chairman Rose adjourned the meeting at 8:45 p.m.

ADJOURNED:

8:45 P.M.

Respectfully submitted:



Sheryl McCoy
Board Secretary