

August 25, 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, August 25, 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, and Monroig. Absent: Alternate Members Lippman and Taylor. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Dean Piper, Zoning 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:**

Member Girello noted that on page 20 there is an incomplete sentence for his comments regarding Publix and Cohen Commercial.

The following was added to complete the sentence.

**Member Girello spoke in reference to Publix being a good tenant and good to the community. He also stated that Cohen Commercial agent for the Village Square shopping center has been very responsive to the community concerns.**

On a motion by Member Girello, seconded by Member Gonzalez, to approve as amended, the minutes of the August 11, 2016 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

**CHANGE ORDER OF BUSINESS:**

Chairman Rose stated he would like to change the order of business and hear agenda item number 7, SP 2016-12, Wendy's at this time.

It was the consensus of the Planning and Zoning Board to change the order of business and hear agenda item number 7, SP 2016-12, Wendy's at this time.

**7. SP 2016-12, Wendy's, 8000 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.

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

Mr. Dickerson 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:

Dwayne Dickerson, agent for Wendy's, is requesting site plan amendment approval to the restaurant located at 8000 Pines Boulevard as a corrective application to a surveyor error.

The Planning and Zoning Board at its November 13, 2014 meeting approved the underlying site plan (SP 2014-12) for Wendy's to be developed at 8000 Pines Boulevard. The site is currently constructed and in operation.

A surveyor error was discovered by the applicant on the north side of the property after the site was fully redeveloped. The error results in the northern property line moving 5 feet further south.

The new plan now provides for site data calculations which reflect the smaller lot size. In

addition, the northern property line has been adjusted to the actual proposal bufferyard width on their property line. The applicant has provided a scope of work letter indicating that no changes to the building or approved development on site will occur as a result of this application.

A related variance (ZV 2016-02) was approved for this site at the Board's August 11, 2016 meeting to allow the revised bufferyard variance along Pines Boulevard reflective of the surveyor error.

The proposed site plan is generally consistent with the site plan (SP 2014-12) approved on November 13, 2014 and the variance (ZV 2016-02) approved on August 11, 2016. 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, Member Girello

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

On a motion by Member Monroig, seconded by Member Girello, to approve, as recommended by staff, the Wendy's site plan amendment (SP 2016-12), the following vote was recorded:

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

NAY: None

Motion Passed

**RESUME ORDER OF BUSINESS:**

**NEW BUSINESS:**

**PUBLIC HEARINGS AND REGULAR ITEMS:**

1. **ZC 2016-02**, the purpose of this Public Hearing is to consider a zoning change from County PUD (Planned Unit Development District) to City of Pembroke Pines PID (Planned Industrial District) with associated design guidelines for the **SFDC** property generally located east of US 27 on the north side of Sheridan Street, containing 66 acres more or less.

Chairman Rose stated the purpose of this Public Hearing is to consider a zoning change from County PUD (Planned Unit Development District) to City of Pembroke Pines PID (Planned Industrial District) with associated design guidelines for the SFDC property generally located east of US 27 on the north side of Sheridan Street, containing 66 acres more or less.

Leigh Kerr, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed zoning change request.

The following staff report was entered for the record:

Leigh Kerr, agent for property owner City of Pembroke Pines, is requesting approval of a zoning change application to rezone a +/- 66 acre of the South Florida Distribution Center (SFDC) property from County Planned Unit Development (PUD) to Planned Industrial District (PID). The subject property is generally located north of Sheridan Street and east of US 27. The applicant proposes this zoning change with plans to construct flexible Industrial space.

#### History

The following outlines the history of the property since 2014:

- May 2014 - The City won the bid to purchase the +/- 66 acre parcel known as the Broward Correctional Institute Area (BCIA).
- September 12, 2014 - The City closed on the property.
- December 3, 2014 - The City Commission approved a purchase and sale agreement with Industrial Developments International, LLC (IDI) to develop an industrial / business park with a minimum of 750,000 square feet on the BCIA parcel.
- September 15, 2015 - The BCIA property was annexed into the City's municipal boundary.
- July 21, 2016 - The City received a letter from IDI requesting termination of the purchase and sale agreement.
- August 17, 2016 – The City authorized the sale of the property to Core5 Industrial Partners LLC (Core5) with conditions.

- The City, as owner of the property, is still moving through the development process. A land use plan amendment application changing the land use from Community Facility to Industrial was heard by the Planning and Zoning Board on September 24, 2015 and is tentatively scheduled for adoption before the City Commission this fall.

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

- North – Planned Unit Development (PUD – County) / Community Facilities (CF - County)
- East – Medium Industrial (M-2 – County) /Industrial (County)
- South – Limited Agricultural (A-1) / Estate/Conservation
- West – Agricultural Disposal (A-6 County) /Utilities (County)

The applicant provides design guidelines as part of this application which allow for flexibility of design as the ultimate property owner will be marketing this site to several industrial businesses.

#### PID Uses

The proposed PID guidelines include sets of permitted uses which are consistent with a previously approved Interlocal agreement between the developer and City. The proposed uses fall within the following general categories:

- a. Light and heavy industrial uses;
- b. Heavy commercial uses;
- c. Educational, scientific, and industrial research facilities, research laboratories, and medical or dental laboratories;
- d. Transportation facilities;
- e. Community facilities restricted to police stations and fire stations;
- f. Communication facilities;
- g. Utilities, excluding electrical power plants;
- h. Within a building primarily devoted to an industrial use, no more than 30% of the gross floor area may be devoted to an ancillary office use;
- i. Within a building primarily devoted to an industrial use, no more than 30% of the gross floor area may be devoted to an ancillary retail use; and
- i. Wholesaling Uses.

Uses are based on allowances within the Medium Industrial (M-2) zoning district as requested by staff. Several uses in the M-1 and M-2 zoning districts were removed at the

request of staff or by the applicant. The applicant has provide staff a list of uses in the M-1 and M-2 which are acceptable in the PID and those use which have been struck from consideration in the backup.

#### Design Guidelines – General Design Standards

The applicant proposes development standards within the design guidelines which contemplates the development of up to one million square feet of industrial use. Standards were determined with respect to building heights, setbacks and buffers, open space, floor area ratio, parking and loading, and development review processes. In addition, the design guidelines establish an architectural theme for future buildings. The applicant will be required to provide a traffic study for this property during site plan review; once ultimate development is determined.

A matrix has been provided as part of this submittal which compares the new PID guidelines development restrictions to Medium Industrial Districts (M-2) by which this site is based.

**(Remainder of page left blank intentionally.)**

|                             | <b>M-2/LDC/Comp Plan</b>  | <b>PID Guidelines</b>  |
|-----------------------------|---|--|
| <b>Floor Area Ratio</b>     | 0.25 FAR for non-res uses per Comp plan.<br>*FAR of .50 permitted with City Commission                      | 05 FAR*  |
| <b>Max. Bldg Height</b>     | 100'  | 85'  |
| <b>Setbacks/ Bufferyard</b> | <u>Setbacks:</u><br>N/A   | <u>Setbacks:</u><br>1. Front (Sheridan St) – 100 ft.<br>2. Rear – 25 ft<br>3. Side – 25 feet.              |
|                             | N/A   | No building shall be closer than 25 feet to another principal building on the same site.                   |
| <b>Open Space</b>           | N/A   | 15% Overall including green space, dry retention, lake area (may be modified on a parcel be parcel basis). |
| <b>Parking/Loading</b>      | Parking space dimensions: 9'x 19'   | Parking space dimensions: 9'x 19'  |
|                             | <u>Parking Demand</u><br><br>Industrial:<br>W-house/wholesale:<br>1/1,000 sf Manufacturing:<br>1.5/1,000 sf | Industrial: 1 space/1,500 sf   |

|                        | <b>M-2/LDC/Comp Plan</b>  | <b>PID Guidelines</b>   |
|------------------------|---|---|
| <b>Parking/Loading</b> | Office:<br>3.5/1,000<br>Retail:<br>3.5/1,00<br><br><u>Minimum Loading:</u><br>1. Over 10,000 s.f. but not over 25,000 s.f. , one space.<br><br>2. Over 25,000 s.f. but not over 60,000 s.f. , two spaces.<br><br>3. Over 60,000 s.f. but not over 120,00 s.f. , three spaces.<br><br>4. 120,000 s.f. but not over 200,000 s.f., four spaces.<br><br>5. Over 2000,000 s.f. but not over 2990,000 s.f., five spaces.<br><br>6. Plus for each additional 90,000 s.f. over 290,000 s.f. or major fraction thereof, one space. | Office and Retail: 3.5 spaces/1,000 square feet, Up to 20% permitted.<br><br><u>Minimum Loading:</u><br>1. Over 10,000 s.f. but not over 25,000 s.f. , one space.<br><br>2. Over 25,000 s.f. but not over 60,000 s.f. , two spaces.<br><br>3. Over 60,000 s.f. but not over 120,00 s.f. , three spaces.<br><br>4. 120,000 s.f. but not over 200,000 s.f., four spaces.<br><br>5. Over 2000,000 s.f. but not over 2990,000 s.f., five spaces.<br><br>6. Plus for each additional 90,000 s.f. over 290,000 s.f. or major fraction thereof, one space. |

All development restrictions that are not specifically addressed within the PID district guidelines shall revert back to City Code requirements. Staff notes that the proposed PID guidelines meet or exceed current Medium Industrial Code guidelines with exception to Industrial parking ratio.

In addition, the applicant is request consideration the following miscellaneous requests as part of this application:

1. The applicant requests that City Commission approval of a site plan be required only for additions / modifications of structures over 50 feet high or site plan expansions more than 10% of the approved Gross Floor Area. All other site plan related modifications require Planning & Zoning approval only.
2. The applicant requests the ability to create a master sign plan in the future, generally consistent with allowances in the Code per Section 155.315 which typically applies for Hospitals and Regional Malls.

Staff has no objection to either request, given the large size of this project area and the large amount of development expected to be built.

The proposed PID zoning is compatible with the County Industrial zoned property to the east of the site as well as well as the Bergeron Park of Commerce Medium Industrial (M-2) property further east near the northwest corner of Sheridan Street and 196th Avenue. Further, the proposed guidelines are also generally consistent development proposed as part of the purchase and sale agreement between the City Commission and the contract purchaser, Core5 Industrial Partners LLC.

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

1. City Commission final approval of the underlying land use plan change from community facility to industrial land use.
2. Recertification of the City Land Use Map to reflect the Industrial Land Use on 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 Girello, seconded by Vice Chairman Jacob, to close the Public Hearing, the following vote was recorded:

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

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular agenda item number 2.

2. **ZC 2016-02**, the purpose of this item is to transmit a recommendation to the City Commission for a zoning change from County PUD (Planned Unit Development District) to City of Pembroke Pines PID (Planned Industrial District) with associated design guidelines for the **SFDC** property generally located east of US 27 on the north side of Sheridan Street, containing 66 acres more or less.

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, for a zoning change from County PUD (Planned Unit Development District) to City of Pembroke Pines PID (Planned Industrial District) with associated design guidelines for the SFDC property generally located east of US 27 on the north side of Sheridan Street, containing 66 acres more or less.

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

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Leigh Kerr, representing the petitioner

Leigh Kerr, representing the petitioner, stated for the record that the correctional / prison use is to be eliminated from the allowable listed uses.

On a motion by Vice Chairman Jacob, seconded by Member Girello, to transmit, as recommended by staff, the SFDC (ZC 2016-02), 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

3. **ZC 2016-04**, the purpose of this Public Hearing is to consider a zoning change from R-4 (Apartment) and PO-2 (Professional Office) to HD (Hospital District) for the **Memorial Hospital West** (ZC 2016-04) property generally located on the east side of Flamingo Road between NW 4 Street and Johnson Street, containing a total net area of 35.35 acres more or less.. The proposed zoning change includes the creation of design guidelines for Hospital Use.

Chairman Rose stated the purpose of this Public Hearing is to consider a zoning change from R-4 (Apartment) and PO-2 (Professional Office) to HD (Hospital District) for the Memorial Hospital West (ZC 2016-04) property generally located on the east side of Flamingo Road between NW 4 Street and Johnson Street, containing a total net area of 35.35 acres more or less.. The proposed zoning change includes the creation of design guidelines for Hospital Use.

Debbie Orshefsky, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview and PowerPoint presentation of the proposed zoning change request.

The following staff report was entered for the record:

Calvin Giordano and Associates, agent for owner South Broward Hospital District (Memorial Healthcare System), has submitted a zoning change request to rezone the Memorial

Hospital West property from R-4 (Apartment) and PO-2 (Professional Office) to HD (Hospital District) with associated design guidelines. Memorial Hospital West is generally located east of Flamingo Road and south of Johnson Street. The boundary of the HD district will include the entire Southwest Memorial Hospital Plat (Folio #514013140010) and a portion of the Pembroke Lakes Regional Center Plat (Folio #514013130060).

The City Commission at its March 2, 2016 meeting approved a text amendment to the City Code of Ordinances (Ordinance 1841) allowing for the creation of the Hospital District (HD) zoning classification. The subject approved Ordinance justified the creation of the district, in part, based on the following staff findings:

1. City staff has determined that existing hospital regulations within the city zoning code may not adequately address advances in medical technology and facilities as it relates to hospital development and/or expansions.
2. City Staff has identified the need for a new zoning district designation which allows City and Hospital professionals to partner in creating development / design guidelines which will address unique hospital development needs in a manner which is acceptable to the City.

The applicant requests the rezoning of this property to the Hospital District (HD) in order to meet future development needs of the Hospital. The rezoning of this site to Hospital District does not affect any of the existing uses on site as the property has been operating as a hospital since its opening in 1992. In addition to the justifications for this district as stated above, staff notes that the rezoning of this Hospital to HD also serves the following planning and economic development purposes:

1. Allows the site to be reviewed as one campus under one zoning district, in lieu of the two distinctly different districts which currently divide the hospital.
2. Creates a master plan for the hospital. This allows staff, adjacent affected parties, as well as the public in general understand the existing hospital layout as well as proposed hospital development projects into the foreseeable future.
3. Clarifies intended uses for this entire property consistent with the City HD Ordinance and underlying community facility land use designation.

4. Provides for development restrictions which reflect the limited availability of land, hospital needs, and the unique and integrated function of the hospital and support buildings.
5. Allows Memorial Hospital West to continue to provide for a high level of care the public.
6. Allows Memorial Hospital West facility design flexibility to meet applicable Federal and State design requirements.
7. Allows Memorial West Hospital West to promote and retain Hospital related jobs through future facility growth. It should be noted that Memorial Healthcare is one of the largest employers within the City.

The existing land use plan and zoning designations of the surrounding properties to the subject site are as follows:

|              |  |
|--------------|--|
| <b>North</b> | Medium Residential (10-16 du / acre), R-4 (Apartment) / Planned Unit Development (PUD)                           |
| <b>East</b>  | Medium Residential (10-16 du / acre), Commercial / B-3 (General Business), R-4 (Apartment) (Pembroke Lakes Mall) |
| <b>South</b> | Commercial, B-3 (General Business)   |
| <b>West</b>  | Agriculture, A-1 (Limited Agricultural) (CB Smith Park)  |

#### Proposed HD Uses

The applicant has provided a list of proposed uses as part of this HD zoning change request. The list includes a list of specific uses consistent with nursing, diagnostic and treatment, and support services typically associated with hospital use. In no case shall a use be permitted which is inconsistent with the underlying Community Facility (CF) land use of this property.

#### Design Guidelines

The applicant has provided staff with design guidelines which address future development standards on this property based on the expected improvements. Included in these guidelines is a Master Plan for future development. The Master Plan is separated into three phases at the request of staff:

- Phase 1 – Existing buildings.
- Phase 2 – Planned projects expected to be constructed in the near term (2017-2018)

- o Two Story Graduate Medical Facility – Site Plan approved by City (Expected completion April 2017)
  - o West Bed Tower Expansion – Site Plan approved by City (Expected Completion December 2017)
  - o Seven Story Parking Garage with Pedestrian Bridge– **No site plan approvals by the City at this time** (Expected Completion January 2018)
  - o Memorial Cancer Institute vertical expansion (4 stories) - **No site plan approvals by the City at this time** (Expected Completion End of 2018)
  - o Two planned access openings to the hospital from Flamingo Road to be processed through the Engineering Division. One opening to the south of the Flamingo Road entry (right turns only). The second opening to the north of the existing Flamingo Road entry (right turn-in only).
- Phase 3 – Future Projects (Expected Completion - Post 2018)
    - o Four Story Vertical Expansion of 603 Medical Office – **No site plan approvals by the City at this time**
    - o Three Story vertical expansion of Same Day Surgery Center – **No site plan approvals by the City at this time**
    - o Replacement of 601 Medical Office Building with Medical Offices, ambulatory health care or future in-patient bed tower with support services – **No site plan approvals by the City at this time**
    - o Vertical Expansion of the Memorial Hospital Core Building – **No site plan approvals by the City at this time**
    - o New Parking Garage – East of Existing Parking Garage – **No site plan approvals by the City at this time**
    - o New building or parking garage – Northwest Corner of the Hospital campus. – **No site plan approvals by the City at this time**
    - o Expansion or replacement of the fitness / rehab center – **No site plan approvals by the City at this time**

The proposed expansions which are not site plan approved at this time and contemplated in phase 2 and 3 are conceptual only and their inclusion into these guidelines does not constitute final site plan approval of these projects by the City nor the commitment of Memorial Hospital West to ultimately build these projects. All projects proposed in phase 2 and 3 will be required to be processed through the City's development review process which includes a public hearing process with adjacent property owner and Homeowner Association notification for qualifying projects. Future expansions to Memorial Hospital West, above and beyond those projects listed in the master plan, are subject to amendment of these HD

guidelines.

### Design Guidelines – General Development Standards

The applicant proposes development standards within the design guidelines which are reflective of the maximum development scenario within the master plan for this Hospital. Standards were determined with respect to building heights, setbacks and buffers, traffic circulation, off-street and reserved parking, and landscape requirements. In addition, the design guidelines establish an architectural theme for future buildings. It should be noted that the applicant provides separate design consideration for the parcel along Johnson Street (Folio #514013130060).

A matrix has been provided as part of this submittal which compares the new HD guidelines development restrictions to the current R-4 (Apartment) and PO-2 (Professional Office) districts as they exist geographically on the hospital property. The matrix includes, but is not limited to, the following comparable standards:

- Maximum Building Height
  - Proposed HD guidelines
    - General – 7 stories or 112 feet
    - Johnson Street Frontage – 5 Stories or 75 Feet
  - Existing PO-2 Standards– 50 Feet
  - Existing R-4 Standards– Unlimited Height
- Maximum Height (Penthouses, architectural features, mechanical equipment)
  - Proposed HD Guidelines – 20% higher than permissible district height allowances
  - Existing PO-2 and R-4 Standards– 25% higher than permissible district height allowances, 125% of the height of the principle building.
- Setbacks for newly proposed buildings\* on this site will be a function of setbacks from adjacent right-of-way lines within the campus (Flamingo Road, Johnson Street, Mall Access Roads). Setbacks are as follows:
  - Johnson Street (north) – 40 feet minimum landscaped setback (additional 2 foot structural setback for each floor above 1 story)
  - Mall Interior Road (east) – 10 feet landscaped setback.
  - NW 4 Street and Pembroke Lakes Mall Access Road (South) – 8 feet landscaped setback.

- o Flamingo Road (West) – 40 foot landscaped setback.

\*Due to existing conditions, the applicant requests that existing buildings which do not currently comply with bufferyard / setback requirements will be allowed to expand vertically within same footprint.

- Minimum Plot Size
  - o Proposed HD Guidelines – 5 Acres
  - o Existing PO-2 Standard– 40,000 Square Feet
  - o Existing R-4 Standard – 10,000 Square Feet
- Landscaping
  - o Proposed HD Guidelines –Royal Palm and Date Palm Trees (Only) to be counted as a tree. Royal Palm and Date Palm Trees shall be installed at mature height.
  - o Existing Landscape Code –3 Palms = 1 Tree

All development restrictions that are not specifically addressed within the HD district guidelines shall revert back to City Code requirements.

Sign types for the hospital have also been identified within the HD, however the applicant will submit a master sign plan for review, consistent with Section 155.324 (H) of the Code of Ordinances at a later date.

#### Development Standards – Parking Structures

Included within the guidelines are standards for the development of future parking garages in which will be required in order to meet future demands of the Hospital. The Planning and Zoning Board at its January 28, 2016 meeting approved at variance application (ZV 2015-33) allowing Memorial Hospital West to provide 2,286 parking spaces, in lieu of 2,727 parking spaces required on site, for a period of 3 years. This will allow the applicant time to seek site plan approval and construct the phase 2 parking garage. Additional parking garages are contemplated in phase 3 to accommodate expected future growth.

#### Traffic Considerations

A traffic study has been provided by Hospital Engineer Traf Tech Engineering, Inc. and reviewed by City Engineering staff which recommends certain the following traffic improvements

based on the ultimate development of phase 2 projects.

- The applicant proposes two additional openings on Flamingo Road as part of that phase.
  - o One access (ingress/egress) will be a right in, right out to the south of the existing main entrance on Flamingo Road.
  - o The second ingress (right in only) will be to the north of the main entrance on Flamingo Road.
  - o A partial traffic signal is also proposed at the main Flamingo Road entry to the hospital.

The applicant **does not** propose any ingress or egress off of Johnson Street as a result of this application.

Phase 3 improvements may require additional traffic analysis as they are developed. Engineering Division staff have reviewed the proposed traffic study and recommend approval subject to the following conditions being met:

1. A condition that requires Memorial Hospital to coordinate with FDOT and BCTED regarding the dual right exit and partial signal at Flamingo Road and the existing Hospital Driveway
2. A condition that requires Memorial Hospital to work with FDOT to lengthen the southbound left turn lane at the Flamingo Road and existing Hospital Driveway. The queuing analysis shows potential vehicle queue stacking problems at this southbound left turn lane. Need to consider extending this turn lane to the maximum length feasible.
3. A condition that requires Memorial Hospital to make all of the improvements outlined and mentioned within the revised traffic study particularly in the Conclusions and Recommendations section.

All traffic mitigation measures are subject to approval by Broward County and FDOT, as applicable.

The proposed Hospital District (HD) has been reviewed by staff and found to be consistent with the purpose and standards established within the HD district (Ordinance 1841) of the Code of Ordinances.

Staff Recommendation: Transmit the proposed Hospital District (HD) zoning change request with associated design guidelines to the City Commission with a favorable recommendation subject to the conditions as requested by the engineering division.

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

The following member of the staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Debbie Orshefsky, attorney representing the petitioner

The following members of the Flamingo Villas community spoke in reference to their concerns of additional traffic along Johnson Street, the number of stories / height being proposed for structures closest to Johnson Street, and added that they don't want any access openings on Johnson Street.

Patrick Tyler, community manager, representing Flamingo Villas  
Sandi Nirenberg  
Donald Steckler  
Ron Hart  
Pete Hoffman  
Daka Vega  
Michael Bienthos  
Gayle Jackson  
Brent Swanson  
Debbie Alley  
Mark Finnerty  
Suzanne Stemler

On a motion by Vice Chairman Jacob, seconded by Member Monroig, to close the Public Hearing, the following vote was recorded:

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

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular agenda item number 4.

4. **ZC 2016-04**, the purpose of this item is to transmit a recommendation to the City Commission for a zoning change from R-4 (Apartment) and PO-2 (Professional Office) to HD (Hospital District) for the **Memorial Hospital West (ZC 2016-04)** property generally located on the east side of Flamingo Road between NW 4 Street and Johnson Street, containing a total net area of 35.35 acres more or less.. The proposed zoning change includes the creation of design guidelines for Hospital Use.

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, for a zoning change from R-4 (Apartment) and PO-2 (Professional Office) to HD (Hospital District) for the Memorial Hospital West (ZC 2016-04) property generally located on the east side of Flamingo Road between NW 4 Street and Johnson Street, containing a total net area of 35.35 acres more or less.. The proposed zoning change includes the creation of design guidelines for Hospital Use.

The following members of the Planning and Zoning Board spoke:

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

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Debbie Orshefsky, attorney representing the petitioner  
Carl Peterson, traffic engineer representing the petitioner  
Mark Greenspan, director of construction services representing the petitioner  
Kennon Hetlage, Executive Vice President West Operations, representing the petitioner

Member Monroig moved to transmit a favorable recommendation for the Hospital District Guidelines, as recommended by staff, to the City Commission subject to:

- 1) No buildings along Johnson Street the Johnson Street corridor to exceed 4 stories;
- 2) No parking garages be erected along the Johnson Street corridor;
- 3) No ingress or egress in perpetuity along the Johnson Street corridor into the hospital district.

Member Girello seconded the motion.

The following members of the Planning and Zoning Board spoke:

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

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Carl Peterson, traffic engineer representing the petitioner  
Kennon Hetlage, Executive Vice President West Operations, representing the petitioner  
Patrick Tyler, community manager, representing Flamingo Villas  
Suzanne Stemler, resident Flamingo Villas  
Daka Vega, resident Flamingo Villas  
Sandi Nirenberg, resident Flamingo Villas

Michael Stamm, Jr., Planning and Economic Development Director, clarified for the record that the motion should include a specific height as well as the number of stories.

Member Monroig as the maker agreed to include 60 feet in height. Member Girello as the seconder agreed to the inclusion of 60 feet in height to the motion.

On the motion by Member Monroig, seconded by Member Girello, transmit a favorable recommendation for the Hospital District Guidelines (Memorial Hospital West, ZC 2016-04), as recommended by staff, to the City Commission subject to:

- 1) No buildings along Johnson Street the Johnson Street corridor to exceed 4 stories or 60 feet in height;
- 2) No parking garages be erected along the Johnson Street corridor;
- 3) No ingress or egress in perpetuity along the Johnson Street corridor into the hospital district.

, the following vote was recorded:

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

NAY: None

Motion Passed

**RECESS:**

Chairman Rose called for a five minute recess.

**RECONVENE:**

Chairman Rose reconvened the meeting at 9:04 p.m.

**NEW BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

5. **SP 2015-23, Taco Bell at University Marketplace**, generally located on the south side of Pines Boulevard, west of University Drive, site plan application.

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.

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

Mr. Dickerson addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

Dwayne L. Dickerson, Esq., agent, is requesting approval to construct a Taco Bell quick service restaurant with associated parking, landscape, drive-thru lane, signage and traffic circulation on an outparcel within the University Marketplace shopping center, generally located on the southwest corner of Pines Boulevard and University Drive. The site is currently a vacant parking lot.

At the March 13, 2016 City Commission meeting, two Zoning Appeals were approved for ZV 2015-25 and 26 to allow the Taco Bell restaurant a minimum 0' between outparcels instead of the required minimum 300' and a 15.5' landscape buffer instead of the required 40' landscape

buffer along Pines Boulevard. At the January 28, 2016 Planning and Zoning Board meeting the board approved Zoning Variance ZV 2015-27 for University Marketplace granting the shopping center one additional outparcel on 16.6 acres.

The proposed one story restaurant will be 22'-1" in height (highest point) and 2,063 square feet in area. The applicant proposes the following color selections for the building:

- Main Body – Cityscape, SW 7067, Dark Gray
- Accent – Pacer White, SW 6098, Off-White
- Tower – Western State Metal 18" A606-4 Rust Wall Panels, Brown
- Valances / Canopy – Status Bronze, SW 7034, Dark Brown
- Aluminum Slats – Wood Finish, Cummings, Brown
- Parapet Above Slats – Impulse Purple, SW 6832, Dark Purple
- Wall Behind Slats – Clematis, SW 6831, Purple
- Storefront Glazing – Clear Anodized
- Monument Sign – Spraylat Violet, L8-7917, Purple
- Drive Thru Canopy – Amber Wave, SW 6857, Orange, TB Bronze Tiger Drylac, 49-66230 C33, Brown and White, SW 2123

The applicant proposes the following signs for this site:

| <b>Sign</b>             | <b>Area</b>     | <b>Type</b>                              | <b>Sign Copy Color</b>          | <b>Location</b>              |
|-------------------------|-----------------|--|---------------------------------|------------------------------|
| Swinging Bell Logo (x2) | 21.73 SF (Each) | Illuminated Channel Logo                 | Magenta, Yellow, Violet & White | North & East Elevations      |
| Taco Bell Stacked (x2)  | 13.4 SF (Each)  | Illuminated Channel Letter Flush Mounted | White                           | North & East Elevations      |
| Taco Bell               | 12.1 SF         | Face Lit Channel Letter Wall Sign        | White                           | West Elevation               |
| Taco Bell Monument Sign | 19.6 SF         | Ground Sign (Illuminated)                | Magenta, Yellow, Violet & White | Northeast Corner of the Site |
| Taco Bell Menu Board    | 27.06 SF        | Ground Sign (Illuminated)                | Menu                            | South of Proposed Building   |

A drive-thru lane is proposed on site which will begin on the west side of the building and terminate on the buildings east side. A queuing analysis was performed as requested by the Planning and Economic Development Department for the Drive-thru facility. The City Engineer had no objections to the study.

Access to this property will be from within the existing University Marketplace Shopping Center entrances located along Pines Boulevard. The proposal provides for 21 parking spaces on site where 21 spaces are required based on restaurant use. Parking areas will be illuminated by a series of dark bronze LED light fixtures mounted 25 feet high on concrete poles. The proposed parking and lighting meet Code requirements.

The applicant will be updating the landscaping on site to include the removal of two (2) trees and relocating three (3) trees while adding 26 additional trees and 6 palms with associated landscaping. The site will contain a total of 29 trees and 4 palm trees with various hedges, shrubs and ground cover throughout the site as a result of this application. The Landscape Planner reviewed the landscape plan and had no objections.

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

Chairman Rose inquired if the petitioner accepts staff recommendations.

Dwayne Dickerson, 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:

Vice Chairman Jacob, Members Girello, Gonzalez

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

On the motion by Member Gonzalez, seconded by Member Monroig, to approve, as recommended by staff, the Taco Bell at University Marketplace site plan application (SP 2015-23), the following vote was recorded:

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

NAY: None

Motion Passed

6. **SP 2016-08, The Dutch Pot Jamaican Restaurant, 7301 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.

Sunito Leslie, attorney representing the petitioner, waived her right to a quasi-judicial proceeding.

Ms. Leslie 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:

Sunito Leslie, agent, is requesting site plan approval of color, sign and landscape changes to the Dutch Pot Jamaican Restaurant, formerly Wendy's at 7301 Pines Boulevard.

The applicant will be restriping and resealing the parking lot. The following colors are proposed as a result of this application:

- Main Color: Baby Yellow, Behr PPH-01, Light Yellow
- Base / Canopy / Trim: Luck of the Irish, Behr P380-7, Dark Green
- Wall Cap / Accent: Flirt Alert, Behr P150-7, Red
- Mansard Roof: Ultra Pure Satin, PPUltra, Gray
- Accent Band: Ultra Pure White, Behr PPU18-06, White
- Trash Enclosure Gates: Black

The existing pole sign and pre-menu board will be removed as a result of this application.

The applicant is proposing three new illuminated signs on site: one wall sign, one directional sign and a new monument sign. The menu board, order confirmation unit and drive thru canopies will be refurbished. The specifications of each sign are as follows:

| <b>Sign</b>                             | <b>Area</b> | <b>Type</b>  | <b>Text Color</b>   | <b>Location</b>             |
|---|-------------|--|---|-----------------------------|
| The Dutch Pot<br>Jamaican<br>Restaurant | 59.6 SF     | Illuminated Reverse<br>Channel Letter Wall<br>Sign | Black, Green<br>and Red w/ Logo                               | South Elevation             |
| The Dutch Pot<br>Jamaican<br>Restaurant | 24 SF       | Illuminated Monument<br>Sign                       | Black, Green<br>and Red w/ Logo<br>against Grey<br>Background | Along Pines<br>Boulevard    |
| Drive Thru                              | 1.5 SF      | Illuminated Directional<br>Sign                    | Red Letters   | Southeast<br>Parking Island |
| Refurbished<br>Menu Board               | 30 SF       | Illuminated Ground<br>Sign                         | Varied  | North Side of<br>Building   |

The applicant will be correcting deficiencies in landscaping based on the existing landscape plan and installing additional landscape material on the landscape island to the west screening the drive thru to the adjacent funeral home.

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, Member Girello, Gonzalez, Monroig

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Sunito Leslie, attorney representing the petitioner

On the motion by Member Gonzalez, seconded by Member Monroig, to approve, as recommended by staff, the Dutch Pot Jamaican Restaurant site plan amendment (SP 2016-08), 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 stated that Alternate Members Lippman and Taylor have requested excused absences from this evenings meeting.

On a motion by Member Girello, seconded by Member Gonzalez, to excuse Alternate Members Lippman and Taylor from this evenings meeting, the following vote was recorded:

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

NAY: None

Motion Passed

**Vice Chairman Jacob** spoke in reference to **signage and the allowable contents of signage.**

The following members of the Planning and Zoning board spoke in reference to signage and the allowable contents of signage:

Vice Chairman Jacob

The following members of staff spoke in reference to signage and the allowable contents of signage:

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

Chairman Rose noted the ribbon cutting for the Pembroke Road / I-75 flyover has been moved up to Saturday.

**Member Girello** questioned the posting and removal of the **notification sign process.**

The following members of the Planning and Zoning board spoke in reference to the notification sign process:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez

Michael Stamm, Jr., Planning and Economic Development Director, clarified the process.

**ITEMS AT THE REQUEST OF STAFF:**

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

Dean Piper, Zoning Administrator, addressed the Planning and Zoning Board members. He gave a brief history and overview of the proposed amendment.

The following staff report was entered for the record:

At the June 23, 2016 Planning & Zoning Board meeting a final presentation was made by Staff regarding driveways and front yard lot coverage on single-family lots.

After discussion of the item, the Board requested the City Attorney's Office to draft a proposed ordinance to include the following:

- 40% maximum width of all driveways at property line and through the swale.
- Minimum 5' setback from side property line(s) except zero-lot lines where 0' setback allowed on zero side with a 5' setback, or maintenance easement, on the non-zero lot side.
- 35% lot coverage in front of house for traditional single family properties and 40% for zero-lot line properties. This would include driveway(s), sidewalks and/or porches.
- Minimum 5' radius for circular driveway "island".
- Minimum 10' width for extension(s).

In addition, Staff is recommending that Townhouse (TH-12) District Section 155.113(D)(12) – Townhouse parking, be clarified to require a minimum of 2 parking spaces per unit and 2.5 spaces for units with 3 or more bedrooms regardless of platted lots or un-platted lots. Location of parking spaces, and all landscape requirements, would be reviewed and approved through the Site Plan approval process.

Staff Recommendation: Recommend Proposed Ordinance 2016-20 be sent to City Commission for First Reading.

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, Monroig

The following member of staff spoke:

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

The following member of the public spoke:

Jack McCluskey, resident Pembroke Pines

On the motion by Member Girello, seconded by Member Gonzalez, to transmit, as recommended by staff, Proposed Ordinance 2016-20 to the City Commission for First Reading, the following vote was recorded:

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

NAY: None

Motion Passed

9. **AM 2016-04, Discussion and possible action on amending the code to address Vehicular Protection Zones.**

Joseph Yaciuk, Planning Administrator, addressed the Planning and Zoning Board members. He gave a brief history and overview of the proposed amendment.

The following staff report was entered for the record:

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 draft ordinance for review reflective of the items directed by the Board. The ordinance also updates the latest definition of a Child Care Center as defined by State Statute.

Recommendation: Recommend Proposed Ordinance 2016-18 be sent to City Commission for First Reading.

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 Gonzalez, Monroig

The following members of staff spoke:

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

On the motion by Member Girello seconded by Member Gonzalez, to transmit, as recommended by staff, Proposed Ordinance 2016-18 to the City Commission for First Reading, the following vote was recorded:

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

NAY: None

Motion Passed

10. **AM 2016-05, Discussion and possible action on amending Land Use Separation Walls.**

Michael Stamm, Jr., Planning and Economic Development Director, addressed the Planning and Zoning Board members. He gave a brief history and overview of the proposed amendment.

The following staff report was entered for the record:

The Planning and Zoning Board at its June 9, 2016 meeting directed staff to research concerns relating to land use separation requirements between residential and non-residential properties. The Board's intent was to strengthen the masonry wall requirement between these properties when considering alternative bufferyard requests.

The Planning and Zoning Board at its June 23, 2016 discussed a proposal made by staff regarding the matter. A motion was made directing staff to return to the Planning and Zoning Board with a draft Ordinance based on comments made at that meeting.

The proposed Ordinance:

- Clarifies Planning and Zoning Board consideration of 6 foot masonry walls in alternative bufferyard requests for new projects.
- Provides criteria as to when walls are to be installed on redevelopment projects which cannot meet bufferyard requirements.

Attached is a copy of the proposed draft ordinance for review reflective of the items directed by the Board.

Recommendation: Recommend Proposed Ordinance 2016-19 be sent to City Commission for First Reading

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, Member Gonzalez

The following members of staff spoke:

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

The following member of the public spoke:

Jack McCluskey, resident Pembroke Pines

On the motion by Vice Chairman Jacob, seconded by Member Monroig, to transmit Proposed Ordinance 2016-19 to the City Commission for First Reading, the following vote was recorded:

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

NAY: None

Motion Passed

11. Discussion and possible action on **meeting dates** for October, November, and December

The following members of the Planning and Zoning Board discussed the holidays and schedules for the upcoming months:

Chairman Rose, Vice Chairman Jacob

The following member of staff spoke in reference to meeting dates for October, November, and December:

Michael Stamm, Jr., Planning and Economic Development Director

On a motion by Member Girello, seconded by Member Gonzalez, to combine the November meetings to one meeting on Thursday, November 10, 2016, the following vote was recorded:

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

NAY: None

Motion Passed

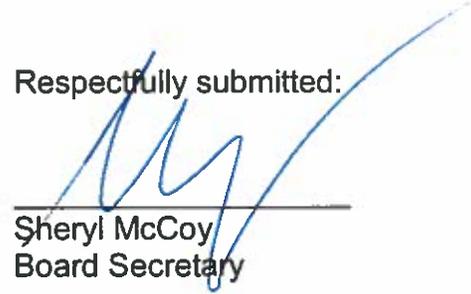
Michael Stamm, Jr., Planning and Economic Development Director, gave a brief update on the ICSC Conference. He also gave a brief update on the business occupancy rates for the City.

**ADJOURN:**

Chairman Rose adjourned the meeting at 9:44 p.m.

**ADJOURNED:**  
9:44 P.M.

Respectfully submitted:



\_\_\_\_\_  
Sheryl McCoy  
Board Secretary