

September 8, 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, September 8, 2016, at the Pembroke Pines Municipal Center, City Commission Chambers, 10100 Pines Boulevard, Pembroke Pines, FL. Present to-wit: Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez, Monroig, and Alternate Member Taylor. Absent: Alternate Member Lippman. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Jacob Horowitz, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

No disclosures were given at this time.

APPROVAL OF MINUTES:

On a motion by Member Girello, seconded by Member Monroig, to approve the minutes of the August 25, 2016 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS AND REGULAR ITEMS:

1. **ZC 2016-03**, the purpose of this Public Hearing is to consider, at the request of the City of Pembroke Pines, a zoning change from B-3 (Community Business District) to MXD (Mixed use Development District). The proposed zoning change includes the creation of design guidelines and to allocate ten (10) acres of Commercial Flexibility, for the **United States Postal Service** (ZC 2016-03) property generally located on the southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less.

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of the City of Pembroke Pines, a zoning change from B-3 (Community Business District) to MXD (Mixed use Development District). The proposed zoning change includes the creation of design guidelines and to allocate ten (10) acres of Commercial Flexibility, for the United States Postal Service (ZC 2016-03) property generally located on the southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less.

The following staff report was entered for the record:

Dennis Mele, agent for property owner, City of Pembroke Pines is requesting approval of a zoning change application for the following items:

1. To rezone a +- 27 acre of the United States Postal Service property from Planned Unit Development (PUD) to Mixed Use Development (MXD).
2. An associated flexibility conversion from residential to commercial of +-10 acres of the +-27 acre USPS property.

The USPS property is generally located south of Pines Boulevard and east of Dykes Road. The applicant proposes this zoning change with plans to construct a commercial shopping center along the northern half of the parcel and single family homes on the southern end.

History

- The property was purchased by the United States Postal Service in 1988 and has been operated as a post office distribution facility.
- On October 7, 2015, the City Commission authorized the purchase of the United States Postal Service property (Resolution 3475).
- On January 6, 2016, the City Commission approved a purchase and sale agreement with Terra World Investments LLC (Purchaser) for this property.
- The City, as owner of the property, is still moving through the development process. A land use plan amendment application is currently being processed for this parcel (PH 2016-01) which will allow the applicant to build on this site as proposed within the master plan for this site. Adoption of this land use plan amendment is tentatively scheduled in early 2017.

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

- North – General Business (B-3) / Commercial
- East – Planned Unit Development (PUD), General Business (B-3) / Irregular Residential, Employment Center Low
- South – Planned Unit Development (PUD) / Irregular Residential
- West – Planned Unit Development (PUD), General Business (B-3) / Irregular Residential, Commercial

The applicant provides design guidelines as part of this application which allows the developer to submit a site plan which is generally consistent with their conceptual development plan. The applicant proposes to develop this site in two phases*.

- Phase 1 – 115,000 square feet of commercial
- Phase 2 - 20,000 square feet of commercial, 125 single family units

*In no case shall a site plan be approved for any development inconsistent with land use requirements.

As part of this application, the applicant is requesting the City grant commercial flexibility to +/-10 acres on the north end of this site in accordance with Broward County Administrative Rules. The subject +/-10-acre site is located within Flexibility Zone 120, which is bound on the north by Pines Boulevard, on the south by Pembroke Road, on the east by 148th Avenue, and on the west by 172nd Avenue. Currently, 62 acres are available for conversion from residential to commercial land use within Flexibility Zone 120, utilizing flexibility rules of the Broward County Land Use Plan Administrative Rules Document.

Design Guidelines – General Design Standards

The applicant proposes development standards within the design guidelines which use the following modified similar use zoning districts as the base for development:

- Residential – RS-7 (Single Family District)
- Commercial B-3 (General Business)

The applicant's MXD guidelines differ from these base districts as well as general Code requirements in the following areas:

- General Site Requirements:
 - o General perimeter bufferyard requirements for entire site.
 - o Bufferyard / Wall requirement between residential and commercial uses.
 - o Signage
 - o Landscape
- Commercial Parcel(s):
 - o Consideration of compact parking on site (10%)
 - o Commercial parking ratios*
 - o Two way drive aisle width standards

*The applicant limits the restaurant use to 35% of total building area.

- Residential Parcel:
 - o Setback requirements (Primary and Accessory Structures)
 - o Lot Size Requirements
 - o Driveway size requirements
 - o Lot Coverage
 - o Use of standing seam metal roofs for residential
 - o Maintenance easement width requirement

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

The proposed MXD zoning district provides for a conceptual master plan (Exhibit 2) that assigns single family residential units on the south portion of the property which is compatible with the single family residential uses to the south and multi-family uses to the east of the parcel. The Commercial flexibility request with contemplated commercial development along Pines Boulevard is compatible with adjacent Commercial zoning to the east, west and north of this site. In addition, the conceptual master plan proposed within the MXD guidelines is generally consistent with the proposal provided to the City Commission during the approval of the purchase and sale agreement to Terra World Investments LLC.

The applicant will be required to obtain site plan approvals for any development ultimately proposed within this MXD district which conforms to the design guidelines as established within this application and generally consistent with the conceptual master plan. Any substantive

change to the approved design guidelines would require an amendment to the MXD Ordinance.

Staff Recommendation: Transmit this zoning change application with commercial flexibility allocation with a favorable recommendation.

The following member of the Planning and Zoning Board spoke:

Member Gonzalez

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner
Terry Allen, 15971 SW 3 Street

On a motion by Member Girello, seconded by Member Gonzalez, 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 2016-03**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of the City of Pembroke Pines, a zoning change from B-3 (Community Business District) to MXD (Mixed use Development District). The proposed zoning change includes the creation of design guidelines and to allocate ten (10) acres of Commercial Flexibility, for the **United States Postal Service (ZC 2016-03)** property generally located on the southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less.

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, at the request of the City of Pembroke Pines, a zoning change from B-3 (Community Business District) to MXD (Mixed use Development District). The proposed zoning change includes the creation of design guidelines and to allocate ten (10) acres of Commercial Flexibility, for the United States Postal Service (ZC 2016-03) property generally located on the

southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less.

The following members of the Planning and Zoning Board spoke:

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:

Dennis Mele, attorney representing the petitioner
Traci Golownia, architect representing the petitioner

On a motion by Vice Chairman Jacob, seconded by Member Monroig, to transmit, as recommended by staff, the United States Postal Service (ZC 2016-03), to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

3. **ZV 2016-04, Townhomes at Deer Creek**, generally located on the south side of Taft Street between NW 92 Avenue and NW 93 Avenue, variance application.

(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.

Mr. Beasley 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, agent for Townhomes at Deer Creek is requesting a variance to allow a two (2) car driveway (16'x 20' minimum) on a 20 foot wide lot. The Townhomes at Deer Creek project falls within the TH-12 zoning classification which requires a 30 foot wide lot for a two car driveway when the lots have been platted. The City Commission at the August 3, 2016 meeting voted to approve 12 units (platted lots) on the underlying plat application for the Townhomes at Deer Creek (SUB 2016-01).

The Planning and Zoning Board at the August 25, 2016 meeting voted to transmit to City Commission, a proposed ordinance change to the City's driveway standards, including amendments to the TH-12 section that would remove language requiring different standards for driveways for platted and nonplatted lots. The requested variance is consistent with proposed text amendment (AM 2016-03) and would allow a two car driveway in front of each unit regardless of lot width. Townhomes still must meet requirements for open space and landscaping.

Variance Request Summary:

Application	Code Section	Required/Allowed	Request
ZV 2016-04	155.113 (D)(12)(b)	30 Foot Wide Lot	20 Foot Wide Lot

Variance Request Details:

ZV 2016-04) to allow two parking spaces in front of a 20 foot wide lot instead of the required 30 foot wide lot.

Code Reference: § 155.113 Townhouse (TH-12) Districts

(D) Site and building regulations. (12) Parking. (b) For platted lots, where one parking space is provided in the front yard area, the front setback of the building shall be a minimum distance of 25 feet; the driveway shall be limited in width to provide for only one automobile; and the balance of the front yard area shall be landscaped. Where two parking spaces are provided in the front yard area of platted lots, the width of the lot involved shall be a minimum of 30 feet; the front setback of the building shall be a minimum of 25 feet; the two driveways shall be limited in width to provide for only two automobiles; and the balance of the front yard shall be landscaped

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

The following members of staff spoke:

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

The following members of the public spoke:

Ron Beasley, representing the petitioner
Lee Martin, the petitioner
Cathy Sagastume, president, Westview V Association
George Cox, 9220 NW 16 Street
Christina Gutierrez, 9270 NW 16 Street

Member Gonzalez moved to grant, as determined by variance criteria "A", ZV 2016-04 to allow two parking spaces in front of a 20 foot wide lot instead of the required 30 foot wide lot.

Member Girello seconded the motion.

The following members of the public spoke:

Ron Beasley, representing the petitioner
Lee Martin, the petitioner

On the motion by Member Gonzalez, seconded by Member Girello, to grant, as determined by variance criteria "A", ZV 2016-04 to allow two parking spaces in front of a 20 foot wide lot instead of the required 30 foot wide lot, the following vote was recorded:

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

NAY: None

Motion Passed

Ron Beasley, representing the petitioner, noted there are new homeowner association documents being written and they will commit to including language requiring that the garage will be used only to park a car.

Lee Martin, the petitioner, voluntarily committed to including language to require that the garage will be used only park a car. He also agreed to include the restriction as part of the future site plan approval.

On a motion by Member Gonzalez, seconded by Member Monroig, to require the applicant include the garage parking restriction as part of the future site plan approval, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

4. SP 2016-03, Hampton Inn, 1900 NW 150 Avenue, site plan amendment.

Howard Wolfson, representing the petitioner, 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:

Howard Wolfson, agent, has submitted a site plan amendment application for the expansion of the hotel, building, parking & site modifications, color change and landscape to the Hampton Inn at the Pembroke Falls employment center generally located south of NW 150th Avenue.

The applicant proposes a building expansion of 8,434 SF (5 stories, 16 guest room addition) to the southwest side of the existing hotel. New doors and windows will be placed on the south and west elevations to accommodate the expansion.

The following building and site modifications are proposed as a result of this application:

- Existing façade will be renovated by replacing the existing arched parapets with new parapets topped with a cornice.
- The underside of the cornice around the entire perimeter of the building including the addition will have continuous a wall washed upright fixture.
- The existing Port Cochere will be renovated by removing the existing arched roof and replaced with a straight cornice,
- Existing Port Cochere columns will be refinished.
- Removal and re-configuration of several landscape islands for the addition of 8 parking spaces for the increased building footprint.
- The loading area will be relocated east of its current location.

- Handicap parking spaces will be altered to meet ADA requirements.

The building expansion will require the relocation of an existing fire hydrant and fire department connection, which requires the abandonment of an existing utility easement and dedication of a new easement in accordance with the City Code of Ordinances. The existing light poles on site will be replaced with new LED white light fixtures. A total of 123 parking spaces are required and 123 parking spaces are being provided.

The following colors are being proposed as a result of this application:

- Main Body / Porte Cochere / Window Rails / Doors / Trash Enclosure / Pool Area Trellis / Trellis Columns / Pool Wall: Silver Lining, BM 2119-60, Gray
- Base / Porte Cochere Cornice & Columns / Monument Sign / Trash Enclosure Gates / Trellis Column Band / Pool Wall Band: Ebony Slate, BM 21108-30, Dark Gray
- Top Body / Trim / Accent / Cornice: Ice Mist, BM 2123-70, White

A "Welcome" directional sign on the Porte Cochere's north and south side is being proposed at 1.5 SF. The existing "Hampton Inn" signs on the west and north elevations will be reconfigured so that the text will read side by side instead of a stacked configuration. The existing stacked "Hampton Inn" sign on the south elevation will be relocated as a result of the expansion. The existing monument sign will remain as previously approved.

The applicant proposes the removal of 6 large canopy trees, including 2 specimen trees and relocating 2 canopy trees and 5 palm trees. Eight (8) canopy trees and 10 palm trees will be installed as a result of this application. The applicant's site has limited space for tree mitigation requirements and mature canopy growth as required by Code due to the expansion of the hotel, parking lot reconfiguration and minimum landscape buffer requirements per the PUD guidelines.

Total tree count onsite will be 67 trees. Numerically, the applicant is providing the required amount of trees as required by Code but these trees are smaller and do not provide

the required canopy coverage also required by Code. To mitigate this requirement, the applicant has voluntarily agreed to pay into the City's Landscape Fund in the amount of \$6,560 toward future purchase appropriate large canopy trees and understory to apply to nearby City planting projects. The Landscape Planner reviewed the proposed mitigation amount and confirmed the need for mitigation as well as the value of landscape for contribution.

The application has been reviewed by staff and found to meet code requirements. Staff therefore recommends approval of the application.

Staff Recommendation: Transmit to City Commission with a favorable recommendation for development with the Pembroke Falls Planned Unit Development (PUD), subject to:

1. The applicant paying into the City Landscape Fund for mitigated trees prior to issuance of a building permit for this site.
2. Relocation of a utility easement within the expansion area to the satisfaction of the Engineering Division prior to the issuance of a building permit for this project.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Dennis Mele, 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 Monroig

The following member of the public spoke:

Howard Wolfson, representing the petitioner

On a motion by Member Monroig, seconded by Member Gonzalez, to transmit, as recommended by staff, the Hampton Inn (SP 2016-03) site plan application, to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

5. **SN 2016-04, Pembroke Lakes Mall, 11401 Pines Boulevard, master sign plan.**

Janna Lhota, attorney 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:

Janna Lhota, agent for owner General Growth Properties, is requesting approval for the establishment of a master sign plan for the Pembroke Lakes Mall, generally located north of Pines Boulevard and east of Flamingo Road.

The applicant is requesting approval of the attached Master Sign Plan which indicate the following sign restrictions:

- Monument Signs
 - o Number of signs - 1 sign per access drive
 - o Maximum height – 15 feet
 - o Tenant Copy - 6 tenants and name of mall
 - o Stone Base
 - o Sign Area - Maximum 400 square feet in area per sign (200 square feet per side)
- Directional Signs
 - o Number of Signs - As needed
 - o Maximum height – 7 feet
 - o Tenant Copy - 8 tenants
 - o Stone Base
 - o Sign Area - Maximum 75 square feet in area per sign
- Mall Entry Sign (Attached Building Sign)
 - o Number of signs - 1 sign per common mall entrance
 - o Maximum Letter Height – 5 feet
 - o Tenant Copy - Name of Mall in illuminates letters of a black background
 - o Sign Area - Maximum 80 square feet in area total
- Attached Building Sign (Anchors over 40,000 square feet)
 - o Number of Signs - 1 sign per façade
 - o Maximum Height – 8 Feet
 - o Tenant Copy – Channel Letters or reverse channel letters.
 - o Maximum Sign Area – 300 Square Feet Per Façade

- Exterior Streetscape Tenant Wall Sign
 - o Number of Signs - 1 sign per tenant
 - o Maximum Letter Height – 4 Feet
 - o Tenant Copy – Channel Letters or reverse channel letters.
 - o Maximum Sign Area – 80 Square Feet

- Canopy Sign
 - o Number of Signs - 1 sign per establishment (Storefront)
 - o Maximum Sign Area – 1 square foot per linear foot

- Entertainment Tenant Wall Sign (Over 40,000 square feet)
 - o Number of Signs
 - 1 major sign per facade
 - 2 minor signs per facade
 - 10 wall cabinets
 - o Maximum Letter Height
 - Major Sign – 8 feet
 - Minor Signs – 3 feet
 - Wall Cabinet – 6 feet
 - o Tenant Copy – Channel Letters or reverse channel letters.
 - o Maximum Sign Area
 - Major Sign – 250 Square Feet per Façade
 - Minor Signs- 100 Square Feet (Total)
 - Cabinets – 15 Square Feet

- Seasonal Banners, Window and Sidewalk Signs
 - o Number of Signs
 - Sidewalk Signs - 1 sign per tenant
 - Window Signs – 20% of window area
 - Seasonal Banners (Storefronts Only) – 1 sign per storefront
 - o Maximum Area per Banner - 32 square feet
 - o Maximum Banner Height – 42 inches
 - Seasonal Banners (Light poles) - 2 signs per light pole.
 - o Maximum Area per Banner - 10 square feet
 - o Maximum Banner Height – 48 inches

In addition, the applicant will establish the following uniform sign criteria for non-registered logos / letter styles:

- **Font:** DINPro Medium font for non-registered letter styles.
- **Sign Colors:** Gray (Pantone Cool Gray)
White – For dark backgrounds only

The City Commission at its January 6, 2016 meeting voted to approve a Code amendment for the creation of Master Sign Plans for regional malls and hospitals. Per that

approval, master sign criteria must comply with the purpose and criteria established in section 155.315. A copy of section 155.315 is provided in the backup for Board consideration.

As part of this application, the applicant provided an inventory existing attached building signs for anchor building signs for anchor tenants over 40,000 square feet at the mall.

Staff Analysis and Recommendation:

Ground Signs:

Shopping Center Entrance Signs – The 15 feet height proposed by the applicant in the proposal is consistent with redevelopment sign allowances in the east. The six tenant panels proposed by the applicant is in line with a recent tenant panel allowance granted for Westfork Plaza. Staff is not aware of any 400 square foot monument signs within the City with 200 square foot faces however believes the proposed dimensions for the sign detail as provided by the applicant within the plan is appropriate for the site. The attached design shows a sign copy area of +-120 square feet (each side).

Directional Signs - The height of the directional sign is consistent with other ground signs within the City and consistent design as the Shopping Center Entrance Signs. Staff is not aware of any 75 square foot directional signs within the City however believes the proposed dimensions for the sign detail as provided by the applicant within the plan is appropriate for the site. The attached design shows a sign copy area of +- 40 square feet (each side).

Attached Building Signs:

Mall Entry Signs (Attached Building) – Staff has no objection to the Mall Entry sign requirements as they are subordinate to the anchor tenant signs proposed for the center and generally consistent with tenant building signage allowances within typical shopping centers.

Attached Building Sign (Anchors over 40,000 square feet) – Staff has no objection to the letter height of the proposal as that height is consistent with the Dillard's tenant sign.

Further the 300 square foot sign area restriction proposed by the applicant is generally

consistent with the existing 296 square foot Dillard's signs on site. The applicant has built in further design considerations for sign size based on sign band widths which may ultimately limit the size of signs in certain areas.

Exterior Streetscape Tenant Wall Sign - Staff has no objection to the Streetscape Tenant Wall sign requirements as they are subordinate to the anchor tenant signs proposed for the center and generally consistent with tenant building signage allowances within typical shopping centers.

Canopy Sign – The canopy sign allowances are consistent with those permitted within the Shops at Pembroke Gardens.

Entertainment Tenant Wall Sign (Over 40,000 square feet) - Staff has no objection to the Streetscape Major Tenant Wall sign requirements as the individual signs areas are smaller than the anchor tenant sign allowances. The additional minor signs proposed for AMC use are consistent with typical City tenant signs.

Miscellaneous Signs:

Seasonal Banners, Window and Sidewalk Signs - The canopy sign allowances are generally consistent with those approved within the Shops at Pembroke Gardens design guidelines.

Prior Applications:

The applicant requested deferral of this item from the August 11, 2016 agenda to allow mall management additional time to notify their tenants of the plan.

Staff Recommendation: Approval, subject to the following:

1. Shopping Center Entrance and directional signs to be of consistent dimensions, or smaller than, the attached sign designs provided within the master plan.
2. Approval for sign locations as depicted on the map on page 5 of 16 only. Under this condition, the applicant would need to amend the Master Sign Plan should they wish to install a sign at a new location. This condition shall not apply to canopy, seasonal, window, and sidewalk signs.

3. Ground signs cannot be located in areas conflicting with line-of-sight requirements.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Janna Lhota, attorney representing the petitioner, answered in the affirmative.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. 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
Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Janna Lhota, attorney representing the petitioner

On a motion by Member Monroig, seconded by Member Girello, to approve, as recommended by staff, the Pembroke Lakes Mall (SN 2016-04) sign application with revised Sears sign location subject; to 1) Removal of the sidewalk signs from consideration, 2) Placing a 30 day limitation on display of storefront banners, and 3) Placing a 60 days limitation on display of seasonal banners attached to the light poles, the following vote was recorded:

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

NAY: None

Motion Passed

6. **MSC 2016-13, Holiday Inn Express, 14651 NW 20 Street, color change, miscellaneous request.**

Jackie Suer, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed miscellaneous request.

The following staff report was entered into the record:

Stephen Ferreira, agent, has submitted a miscellaneous application request for a color change to the Holiday Inn Express located at the Pembroke Falls Business Center, south of Sheridan Street and west of NW 20th Street.

The applicant proposes the following colors:

- Main Body / Port Cochere Columns / Door / Trash Enclosure / Metal Gates: Virtual Taupe, SW 7039, Tan
- Top Body: Accessible Beige, SW 7036, Beige
- Trim / Gutters: Alabaster, SW 7008, White
- Accents: Rookwood Terra Cotta, SW 2803, Brick Red/Orange

The roof color will remain as previously approved. The application has been reviewed by staff and found to meet code requirements. Staff therefore recommends approval of the application.

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

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez

The following member of the public spoke:

Jackie Suer, representing the petitioner

On the motion by Vice Chairman Jacob, seconded by Member Gonzalez, to approve, as recommended by staff, the Holiday Inn Express (MSC 2016-13) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

Member Gonzalez spoke in reference to **Franklin Academy and related traffic concerns.**

The following members of the Planning and Zoning Board spoke in reference to schools and related traffic concerns:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez

The following member of staff spoke in reference to schools and related traffic concerns:

Michael Stamm, Jr., Planning and Economic Development Director

Member Monroig noted that he will be unable to attend the **September 22 meeting** due to a commitment established prior to his board appointment.

Alternate Member Taylor noted that the **Walnut Creek Commercial sign** on the corner of University Drive and Taft Street is in disrepair.

Michael Stamm, Jr., Planning and Economic Development Director, stated he will reach out to the property manager.

Vice Chairman Jacob spoke in reference to **banner signage at schools.**

The following members of the Planning and Zoning Board spoke in reference to banner signage at schools:

Chairman Rose, Vice Chairman Jacob, Member Girello, Gonzalez

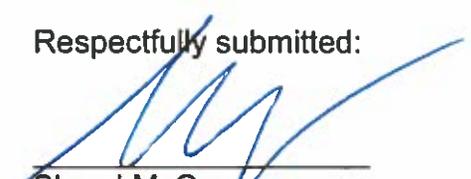
ADJOURN:

Chairman Rose adjourned the meeting at 8:35 p.m.

ADJOURNED:

8:35 P.M.

Respectfully submitted:



Sheryl McCoy
Board Secretary