

NAY: None

Motion Passed

**NEW BUSINESS:**

**NON-QUASI-JUDICIAL ITEMS:**

6. **SP 2017-20, Pembroke Pines Medical Center**, 8100 Johnson Street, site plan application.

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

The following staff report was entered into the record:

ADI Development, agent for property owner Ashkar Development & Investments LLC., has submitted a site plan application for the development of a medical office building with associated parking, landscaping, traffic circulation and signage. The Pembroke Pines Medical Center site is generally located south of Johnson Street and west of University Drive (8100 Johnson Street).

The proposed one story building with a covered entry canopy. The proposed building will be 20'-8" in height (highest point) and 8,213 square feet in area.

The applicant proposes the following color selections for the building:

- Main body – STO White
- Accent – STO Brown (33144), STO Light blue/Grey 35308
- Prefinished Metal Body Panels – Berridge Parchment (Ivory)
- Prefinished Metal Panel Trim / Metal Coping / Gutters downspouts – Dark Bronze
- Aluminum Storefront / Door Canopies – Dark Bronze Anodized
- Covered Entry Canopy – Dark Bronze

The applicant proposes the following signs for this freestanding building:

- Fresenius Kidney Care with Logo (2) – Sultan Blue illuminated channel letters at 20 square feet each sign. One sign on the west elevation one sign on the north elevation.
- Monument Sign - 16 square foot sign on a 6-foot high, 8 foot long monument to be located on the east side of main entry drive.
  - Main Body – Sto White (White)
  - Trim – Dark Bronze

- Prefinished metal Panel – Parchment (Ivory)
- Sign Copy – Sultan Blue stud letters, Dark Bronze address numbers
- Temporary Sign - +-25 square foot sign displaying following:
  - The Fresenius Kidney Care name, logo, and contact person in blue lettering on a white background.
  - The text, “FUTURE HOME OF” and phone number contact information in white on a sultan blue background.

Access to this site will be through an existing driveway which currently connects Johnson Street to the existing Salvation Army building. The development of this site plan will result in that access driveway servicing the medical office only. Salvation Army will still retain access to their site from other existing openings on Johnson Street and University drive. The applicant will provide 29 parking spaces in a proposed parking field to the west of the proposed medical office building. 29 spaces are required based on specialty medical use ratio of 3.5 spaces per 1,000 square feet. Parking areas will be illuminated by a series of full cutoff LED fixtures attached to 20 foot high concrete poles. The covered pickup/drop off covered canopy area will be illuminated by recessed fixtures.

A fenced in generator area and will be located at the southeast corner of the building. The 6-foot fence and privacy slats will be off-white. A dumpster with enclosure will be located at the southwest corner of the proposed parking area. Trash Enclosure Walls to match blue/grey building color with Brown trash enclosure gates.

Landscape to be installed on this site to include the following canopy tree species:

- Bald Cypress, Slash Pine, Live Oak, Royal Poinciana, Pigeon Plum, and Green Buttonwood

City Commission approval of this plan is required as the applicant is requesting alternative bufferyard consideration along the west property line. Section 155.056(B)(2) of the City Code requires a 100-foot wide bufferyard, of which the first 50 feet adjacent to the residential uses is required to be landscaped. However, Section 155.056(B)(3), City Code provides that where warranted, the Planning and Zoning Board may recommend to the City Commission other means

of buffering including acoustical masonry walls to ward off noise and visually screen non-residential properties from the residential properties. In this case, the requirements of Section 155.056 (B) (2) cannot be met at the west side of property. The applicant is able to provide the 100 foot separation as required, but can only provide the first 20.24' of landscape area from the western property due to the small size of this infill parcel.

The applicant provides an alternative bufferyard consisting of a 6-foot high masonry wall on the west property line in order to help provide separation from adjacent residential St. Boniface Gardens assisted living facility (ALF). In addition, the Landscape architect for the project provides a continuous Cocoplum hedge as well as a high concentration of trees on the west side of the site to provide visible separation. It should be noted that St. Boniface Gardens ALF currently contains several mature canopy trees on the east side of their parcel which will also aid in buffering the two properties.

Staff Recommendation: Transmit to the City Commission for alternative bufferyard consideration with a favorable recommendation.

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.

Michael Stamm, Jr., Planning and Economic Development Director, noted there were letters of objection from the investment owners of the dialysis center on Johnson Street east of University Drive.

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  
Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Jenny Baez, representing the petitioner

On a motion by Member Boisvert, seconded by Vice Chairman Jacob, to transmit, as recommended by staff, the Pembroke Pines Medical Center (SP 2017-20) site plan application, to the City Commission with a favorable recommendation; subject to City Commission approval of the alternative bufferyard, the following vote was recorded:

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

NAY: None

Motion Passed

7. **MSC 2017-03, Estates of Tanglewood Lakes**, generally located West of SW 94th Terrace and on SW 7th Street, update community entry feature, miscellaneous request.

Troy Ammons, 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:

Troy Ammons, agent, has submitted a miscellaneous plan application for entry way improvements of The Estates of Tanglewood Lakes. The entry to the community is located on Southwest 7<sup>th</sup> street, west of Southwest 94<sup>th</sup> terrace.

The applicant proposes the following work as part of this request:

Demolition of the following items:

- Removal of existing gates and gatehouse on Southwest 7<sup>th</sup> street.
- Removal of existing guardhouse entry island to be reconfigured for accessibility.
- Removal of portions of the existing sidewalk with curbing on the north and south sides of the entry as shown in the plans.
- Removal of stamped concrete apron on Southwest 7<sup>th</sup> street.
- Removal of all existing entry cameras, key pad, signs from existing entry island.
- Removal of portions of the existing wood fence along Southwest 7<sup>th</sup> street.
- Removal of landscape hedge on each side of Southwest 7<sup>th</sup> Street and removal of 4 palm trees and 1 tree.