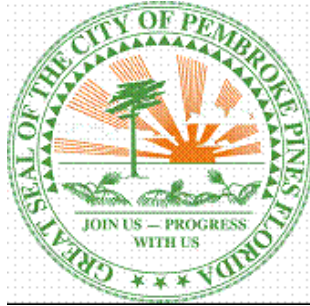


City of Pembroke Pines, FL

*City of Pembroke Pines
Planning and Zoning Board
601 City Center Way
Pembroke Pines, FL 33025*



Meeting Minutes - Final

Thursday, November 14, 2024

6:30 PM

**6:30 PM Planning and Zoning Board Agenda has been revised to
include Addendum Item No. 1**

Commission Chambers

Planning and Zoning Board

MEETING CALLED TO ORDER

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairwoman Gonzalez, at 6:30 p.m., Thursday, November 14, 2024, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit:

Chairwoman Gonzalez, Vice Chairman Golditch
Members Bhojani and Labate

Also present:

Joseph Yaciuk, Assistant Planning and Economic Development Director
Cole Williams, Senior Planner; Paul Hernandez, Assistant City Attorney, and
Secretary McCoy.

Absent:

Member D. Gonzalez, Alternate Members Taylor and Zacharias

Secretary McCoy declared a quorum present.

NOTE:

Chairwoman Gonzalez noted that although there is a quorum for the meeting, she informed the public and the petitioners that three aye votes are required for an item to pass. If any petitioner wishes they can defer their items to a later meeting date.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[24-0948](#)

September 12, 2024

On a motion by Member Labate, seconded by Vice Chairman Golditch, to approve, the minutes of the September 12, 2024 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Bhojani and Labate

NAY: None

Motion Passed

OLD BUSINESS:

CONSENT AGENDA ITEMS:

Chairwoman Gonzalez noted that this item was previously deferred and requested the petitioner to come forward and give their presentation.

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

1. [24-1060](#)

MSC2022-0021, Bell's Funeral Home, 8390 Pines Boulevard, minor façade changes including paint, addition of awnings and signage, miscellaneous request. (Laura) (District 1)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Stephen Brasgalla, agent is requesting approval for façade and signage modifications to the Bell's Funeral Home (formerly Metro Diner), generally located in the southwest corner of Pines Boulevard and University Drive. Bell's Funeral Home is a free-standing building next to the University Marketplace Shopping center.

University Marketplace approved through SP 84-37. The former business located on the free-standing building (Metro Diner) was approved through SP 2017-06.

The architectural modifications as well as the signage were completed without the required approvals. The property owner was cited on 2/14/2023 for the work done without permits (code case 230200737). Should the Planning and Zoning Board approve the architectural and signage modifications tonight, the applicant is still responsible for obtaining all applicable building permits prior to the code case being resolved.

This application was deferred at the September 12, 2024 Planning and Zoning Board meeting to tonight's meeting.

This application was scheduled for the October 10, 2024, Planning and Zoning Board meeting which was canceled due to Hurricane Milton.

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront building:

- Façade:
 - o Dover white (SW 6385)
 - o Bear Creek (Benjamin Moore 1470)
 - o Willow Creek (Benjamin Moore 1468)
 - o Fashionable Gray (SW 6275)
- Canopy: Sunbrella Marine (Captain Navy blue 4646)

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 60 square foot cabinet illuminated sign with pan faces letter wall sign reading, "BELL'S FUNERAL HOME & CREMATION SERVICES" in White copy and a cursive B (logo) in yellow copy at the top on a blue background.

City code permits freestanding buildings a maximum of 120 square feet of wall signage and monument sign copy. No monument sign is proposed at this time.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

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

The following member of the public spoke:

Stephen Brasgalla, architect representing the petitioner

On a motion by Member Labate, seconded by Vice Chairman Golditch, to approve, as recommended by staff, consent agenda item number 1 (MSC2022-0021, Bell's Funeral Home), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Bhojani and Labate

NAY: None

Motion Passed

NEW BUSINESS:

CONSENT AGENDA ITEMS:

Chairwoman Gonzalez inquired if any members of the board wished to pull any of these consent items for discussion. No one wished to pull any items.

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against any of these items. No one wished to speak.

2. [24-1061](#)

MSC2024-0019, Turbo Shot Coffee and Beverages, 8579 Pines Boulevard, minor façade changes including paint, outdoor seating, and signage, miscellaneous request. (Julia) (District 2)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Angel Pinero, agent, is requesting approval for exterior architectural and signage modifications to Turbo Shot Coffee Shop (formerly Checkers Restaurant) located at 8759 Pines Boulevard. The existing building was approved through SP 92-34. There will be no changes to the existing building footprint, parking and traffic circulation from the previously approved site plan.

This item was scheduled for the October 10, 2024 Planning and Zoning Board meeting which was canceled because of the closure of city hall due to Hurricane Milton.

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- The following colors and materials are proposed for the building:
 - o Main Body: SW 6141 (Softer Tan)
 - o Upper Façade: SW 7020 (Pure White)
 - o Lower Façade: Beldon Brick (Downing Black Velour)
 - o Accent: SW 6258 (Tricorn Black), #F06035 (Ceylon)
 - o Columns: Nichiha Vintagewood Siding (Redwood)
 - o Dumpster Enclosure: SW 6141 (Softer Tan)
- The existing parapet will be raised to a maximum height of 18' and squared off.
- Installation of two canopy structures on front (south) and rear (north) building façade.
- Existing drive-thru clearance bars to be repainted SW 6258 (Tricorn Black).
- New bicycle parking rack on east side of property to accommodate up to 3 bicycles.
- Existing 660 square feet of outdoor dining area on east side of building to remain and be repaved. A total of 10 sets of ADA accessible tables and chairs are proposed.

SIGNAGE:

The applicant proposes the following signage:

- One 4' tall, 35 square foot internally illuminated cloud sign mounted on the southern façade to read "Turbo Shot Coffee and Beverages". The sign will have white and yellow letters, orange logo and blue painted cabinet.
- Re-facing of an existing monument sign located at the south east corner of the property with a 12 square foot acrylic face displaying Turbo Shot multi-colored logo as shown in the attached plans.
- Installation of two 20 square foot double pane menu boards with overhead canopy at entrance to each drive-thru lane.

LANDSCAPING:

In addition to the existing, the following landscape is being proposed for this site:

- Installation of 4 trees, 2 palms, 72 shrubs, and 31 groundcovers. Primary species of trees include: *Conocarpus erectus* – Green buttonwood, *Conocarpus erectus* 'sericeus' - Silver buttonwood, and *Tabebuia heterophylla* - Pink tabebuia trees. Primary species of palms include: *Sabal palmetto* – Cabbage palmetto. Primary species of shrubs include: *Raphiolepis indica* - Indian hawthorne, *Podocarpus marcophyllus* – Yew podocarpus, *Viburnum suspensum* - Sandankwa viburnum. Primary species of groundcovers include: *Ilex vomitoria* 'Nana' - dwarf yaupon holly and *Trachelospermum jasminoides* 'Minima' - dwarf confederate jasmine.
- Trees that will remain on site include *Quercus virginiana* – Live oak, *tabebuia heterophylla* - pink tabebuia, and *Adonidia merrillii* - Adonidia palms. The *Adonidia merrillii* – Adonidia palm is the only palm that will be relocated.

OTHER SITE FEATURES:

ADA improvements including striping, ramps and signage are being proposed to bring site up to current code standards as required by the Engineering Division.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

3. [24-1062](#)

MSC2024-0021, SPG - Anthropologie, 14551 SW 5 Street, minor façade and signage changes, miscellaneous request. (Julia) (District 4)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Sara O'Daniel, agent, is requesting approval for facade and sign modifications to the new Anthropologie retail store (formerly Z Gallerie) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Anthropologie will be located at the southwest corner of building 4,000 of the lifestyle center within one of the four designated "main tower" features as designated in the Planned Commercial Development (PCD) guidelines.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Architectural modifications were last made to the tenant bay in 2007 (MSC 2007-102).

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront building:

- The following colors are proposed for the tenant bay:
- Main Body and Brick Base: BM OC-55 (Paper White) and BM 465 (Antique Jade).
- Existing stone base to be removed and replaced with new brick base.
- Extension of the brick base to be 24" taller than the existing stone base.
- Remove existing light fixtures and replace with four new internally illuminated shadow box light fixtures. The shadow box is black and encased in glass with a tartan plaid pattern engraved to mimic linen.
- Replace existing awning fabric with new charcoal grey fabric with no signage.

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 54.44 square foot illuminated cabinet sign reading, “Anthropologie” in dark bronze copy and white background on the west elevation.
- One, 3.75 square foot internally illuminated aluminum blade sign reading “Anthropologie” in white copy with a dark bronze background on the west elevation.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007, meeting. Staff has reviewed the proposed changes by the applicant and found them to follow the approved PCD guidelines.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

4. [24-1063](#)

MSC2024-0025, Jiffy Lube, 8329 Pines Boulevard, minor façade changes including paint and signage, miscellaneous request. (Julia) (District 2)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jennifer Ronneburger, agent, is requesting approval for exterior architectural, color and signage modifications to the existing building, Jiffy Lube, located at 8329 Pines Boulevard, outparcel to Pines Home Center. The existing building was approved through SP 87-13.

This item was scheduled for the October 10, 2024 Planning and Zoning Board meeting which was canceled because of the closure of city hall due to Hurricane Milton.

BUILDINGS / STRUCTURES:

- The following architectural changes are proposed for the existing building and associated structures:
 - o Installation of one 11.3' x 1.5' canopy on the north façade in Matthews 41342SP Brushed Aluminum (Alpolic BSX Metallic Silver)
- The following colors are proposed:
 - o Building Main Body: SW 7666 (Fleur de Sel)
 - o Upper Façade: SW 6314 (Luxurious Red)
 - o Lower Façade: SW 7674 (Peppercorn)

SIGNAGE:

The following signs are proposed:

- One 40.2 square foot internally illuminated channel letter sign raceway mounted on the southern façade to read “Jiffy Lube Multicare”. The sign will have white letters and a red and white logo.
- One 3.1 square foot flat cut aluminum sign flush mounted on the

western façade. The sign will contain white numbers of the address.

- Six 5.3 square foot entry/ exit signs on the western and eastern façades.
- Replace the panels on the existing Jiffy Lube monument located to the south of the property adjacent to Pines Boulevard. The 31.6 square foot sign will display the Jiffy Lube name and logo in white lettering on a red background.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

NEW BUSINESS:

ADDENDUM:

CONSENT AGENDA ITEM:

Add. [24-1084](#)
Item
No. 1

MSC2024-0026, Big Lots Plaza, 7900 - 7996 Pines Boulevard, replacement of AC screening wall, miscellaneous request. (Julia) (District 1)

PROJECT DESCRIPTION / BACKGROUND:

Mike Awad, agent, is requesting approval for the replacement of screening walls for the existing Plaza (Big Lots Plaza), located at 7900 Pines Boulevard.

The applicant is requesting these modifications to address certain structural deficiencies to the main shopping center building identified as part of a 40-year structural review of the property.

The existing shopping center was approved through site plan SP 85-22. Modifications were made to the site in 2013 (Color change and installation of 2 monument signs) and in 2019 (Color change to the existing buildings and monument signs).

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- Replace the existing A/C screening wall (currently stucco and wood) with new metal screening wall on portions of the main shopping center building as depicted within the backup.
- The overall height of the impacted building elevations will decrease from 24' to 23' on areas of the north and west elevations and from 26'-3" to 25'-9" on the west elevation.
- The following colors are proposed for new screening wall:
- Embossed stucco texture metal panel to match existing wall color SW 7022 (Alpaca).

A letter has been provided by an engineer (CRJ & Associates, Inc.) which supports the removal of parapet walls and the installation of the proposed screen wall system.

Staff notes that the freestanding multi-tenant outbuilding and outparcels (Hooters / Don Pepe) will not be changed as a result of this application.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

On a motion by Vice Chairman Golditch, seconded by Member Labate, to approve, as recommended by staff, consent agenda item numbers 2 (MSC2024-0019, Turbo Shot Coffee and Beverages) 3 (MSC2024-0021, SPG - Anthropologie), 4 (MSC2024-0025, Jiffy Lube), and Addendum Item No. 1 (MSC2024-0026, Big Lots Plaza), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Bhojani and Labate

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

Chairwoman Gonzalez noted that item numbers 5, 7, and 8 are related. She also noted that the petitioner has requested to have these items heard at the same time.

It was the consensus of the Planning and Zoning board members to hear item numbers 5, 7, and 8 at the same time.

Chairwoman Gonzalez clarified for the record that each item will require its own motion and vote.

5. [24-1064](#)

SP2023-0009, Edison Residential, generally located north of Pembroke Road, between SW 145 Avenue and I-75, site plan amendment. (Joseph) (District 4)

Chairwoman Gonzalez 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.

Dennis Mele, attorney representing the petitioner, waived his right to a quasi-judicial proceeding.

Dennis Mele, attorney representing the petitioner, 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:

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for Pembroke 2 Owner LLC. requests to amend a previously approved site plan for the Edison Pembroke residential plan generally located north of Pembroke Road, between I-75 and Southwest 145 Avenue. The applicant proposes building and site modifications to the previously approved 350-unit apartment building plan.

The City Commission approved the original Pembroke Pointe PCD map rezoning and design guidelines on June 6, 2007, via Ordinance 1584. The applicant and landowner at that time (Duke Realty) contemplated the development of four identical class A office buildings on +- 35 acres of property. Only one of the contemplated Duke buildings was built.

In 2017, a +- 25-acre portion of the PCD was sold to the TPA group which applied for a modification to the Pembroke Pointe PCD guidelines to accommodate a new office design (AKA: Edison office) in lieu of the three buildings that were not built by Duke Realty. The City Commission approved the PCD update (Ordinance 1893) and Edison office site plan on February 7, 2018. To date, roughly half of the Edison office building/site (north office/parking field) has been completed.

The City Commission on March 2, 2021, approved the Edison Residential Land Use Plan Amendment (PH 2021-02 - Ordinance 1985) which revised the underlying land use for the southern +-7.6 acres of the TPA group property from Office to Irregular Residential 46.1 to develop up to 350 multi-family units. The approval included a voluntary affordable housing fund commitment of \$500 per unit built to be paid at the issuance of a building permit.

The City Commission at its June 15, 2022, meeting approved related zoning change applications which permitted the proposed site plan to move forward:

- ZC 2021-01 – A related zoning text change to create MXD design guidelines for the subject +- 25 acres to accommodate the Edison residential, hotel, office, and bank buildings.
- ZC 2022-03 - A related zoning map change to the subject +-25-acre property from Planned Community Development (PCD) zoning to Mixed Use Development (MXD) to accommodate a mixture of residential and non-residential uses as permitted by underlying land use.
- ZC 2022-04 – A zoning change to the Pembroke Pointe Planned Commercial Development (PCD) formally reduces the district from +-35 acres to +-10 acres with associated text change to accommodate the reduced district size.

The approval of the zoning change application above included a voluntary commitment by the applicant of \$500,000 toward future city roadway improvements to be paid before the issuance of a building permit for residential development.

On August 17, 2022, the City Commission approved a plat note change to the Duke Pembroke B plat to assign the 350 residential units to this plat.

The City Commission at its September 21, 2022, meeting approved a site plan application (SP 2021-15) to build a 350-unit apartment building with associated surface and structured parking, traffic circulation, landscape, and lighting. No construction has commenced on this site since the approval of this site plan.

The October 10, 2024 Planning and Zoning Board meeting, in which this project was originally scheduled to be heard, was canceled due to the closure of city hall due to Hurricane Milton. The item was ultimately readvertised and placed on tonight's agenda for consideration.

The applicant requests to amend the approved site plan to accommodate the adjacent Baptist FSER site plan proposed to the north. Baptist FSER (SP 2023-0004) is being heard concurrently on tonight's agenda.

Staff notes that the subject site plan amendment vote will be final at Planning and Zoning Board. This site plan amendment does not require additional City Commission review as the maximum height of the building does not exceed the previously approved site plan (SP 2021-15).

The specific changes to this proposed site plan amendment from the original plan include the following:

- The building footprint and parking garage have been modified as per plan. The unit count remains the same (350), though the unit distribution changed slightly as follows:

o 1-bed: Requested – 158	Previously Approved – 158
o 2-bed: Requested – 178	Previously Approved – 179
o 3-bed: Requested – 14	Previously Approved – 13

The previously approved parking structure has been reshaped and parking reduced from 859 parking spaces to 532 spaces as a result of the plan. The reduction in parking is a direct result of the applicant no longer providing shared parking with the parcel to the north. As a result of the parking garage change, the apartment courtyard increased in size. The pool deck also changed shape slightly.

- The above also resulted in a minor dimensional adjustment in some unit floorplans and the addition of several unit types. The unit count remains the same and the building still offers 1,2, and 3-bedroom units.

- The surface parking on the south, west, and east sides of the proposed building has been modified as per plan. Most of the parking on the shared road has been removed, except for 7 spaces on the north side of the parking deck, which are being dedicated to Baptist via a parking easement. All the required parking spaces for the residential units are accommodated via surface parking on the residential parcel and in the residential parking garage; the parking spaces dedicated to Baptist are not required for the residential site to meet its code-required parking count.

- The maximum height of the building and the building aesthetic has not changed as result of this application.

BUILDINGS / STRUCTURES:

The applicant proposes a seven-story, 350-unit, apartment building with an accessory attached parking structure (7 levels – 58 feet high to roof parking

level). The proposed apartment will consist of the following new unit mix:

- 158 one-bedroom units
 - o Requested 4 unit types
 - o Unit Area: 750-805 SF
- 178 two-bedroom units
 - o 5 unit types
 - o Unit Area: 1,120 – 1,153 SF
- 14 three-bedroom units
 - o 1 unit type
 - o Unit Area: 1,389 SF

The proposed apartment building units will be oriented to the east side of the lot with the attached parking garage to the west. This orientation utilizes the garage as a buffer to the residents and the activity along Interstate 75.

The color selections for the building remain the same as previously approved.

- Main Stucco – SW 7006 – Extra White
- Accent Colors-
 - o SW 7649- Silverplate
 - o SW 7674 – Peppercorn
 - o SW 7069 – Iron Ore
 - o SW 7003 – Toque White
 - o SW 6252 – Ice Cube
 - o Stone Veneer – Beige
 - o Picket Railing (Balconies) - Silver

Open areas of the garage will be screened by egg crate screening on the south, north, and west garage elevations which provide necessary air ventilation for use.

ACCESS:

Access to this site will remain through the existing main driveway on Southwest 145 Avenue as well as cross access with the office building site to the north. The main access to the building will be through the east elevation. The applicant provides a drop-off lane at the main entrance of the apartment building for the convenience of residents and guests.

Staff notes that driveways currently connect the parking fields of the existing developments along the west side of the Southwest 145 Avenue corridor from Pines Boulevard to Pembroke Road. This includes the parking fields of the Shops at Pembroke Gardens, Pembroke Pointe office, Edison office, Fairfield Hotel, and Keiser University.

PARKING:

The applicant will provide 722 parking spaces on this property where 700 parking spaces are required for this residential building. The parking consists of the following:

- 190 surface parking spaces
- 532 parking spaces in the secured structured parking garage.
 - o 6 spaces within the western surface parking area will contain EV units.
 - o Additional 6 spaces within the western parking area will contain conduit for future EV use.

Interior and exterior loading areas will be located on the south side of the building, between the trash/utility rooms and elevator lobby.

SIGNAGE:

A master sign plan (MSC 2024-0007) for all parcels within the Edison Pembroke MXD is being heard by the Planning and Zoning Board concurrently at tonight's meeting.

LANDSCAPING:

The following landscape is being proposed for The Edison site:

- Installation of 246 trees (plus 2 relocated canopy trees), 189 palms (plus 17 relocated palms), 1870 shrubs, and 9367 ground covers.
- Primary tree species include *Quercus virginiana* - Live oak, *Elaeocarpus decipiens* - Japanese blueberry, *Bursera simaruba* - Gumbo limbo, *Coccoloba diversifolia*, *Ligustrum japonicum* - Japanese privet, *Simarouba glauca* - Paradise tree, and *Taxodium distichum* - Bald cypress. Primary palm species include *Ptychosperma elegans* - Solitaire palm, *Sabal palmetto* - Sabal palm, *Carpentaria acuminata* - Carpentaria palm, *Roystonea regia* - Florida royal palm, *Veitchia montgomeryana* - Montgomery palm. Primary shrub species are *Clusia guttifera* - Small leaf clusia, *Chrysobalanus icaco* 'Red Tip' - Red tip cocoplum, *Eugenia myrtifolia* - Brush cherry, *Codiaeum variegatum* 'Magnificent' - Fire croton, *Acalypha wilkesiana* 'Fire Dragon' - Wilkes acalypha, *Conocarpus erectus* 'Sericeus' - Silver buttonwood, *Hamelia patens* 'Compacta' - Dwarf Scarlet bush, *Myrcianthes fragrans* 'Compacta' - Compact Simpson stopper. Groundcover species include *Ficus microcarpa* 'Green Island' - Green Island ficus, *Tripsacum floridana* - Florida gamma grass, *Begonia odorata* 'Alba' - Giant white crane begonia, *Duranta erecta* - Gold mound duranta, *Ilex vomitoria* 'Stokes dwarf' - Dwarf youpon holly, *Philodendron* x 'Burle Marx' - Philodendron Burle Marx, *Arachis glabrata* - large-leaf perennial peanut, *Chrysobalanus icaco* 'Horizontalis' - Horizontal cocoplum, *Dianella tasmanica* - Blueberry flax grass, and *Trimezia martinicensis* - Yellow walking iris.

OTHER SITE FEATURES:

Edison residential site will be illuminated by a series of graphite full cut-off LED fixtures mounted atop 30-foot concrete poles. Parking structure lighting will be required to be recessed into the ceiling of each floor. The parking structure roof has been designed with full cut-off fixtures mounted on 20-foot poles. The light poles on the roof are located internal to the roof parking field to minimize their visual impact on adjacent properties. Two wall sconces are attached 20 feet high on the northern elevation of the building. The proposed lighting meets code requirements.

In addition, the developer will continue to provide a mulch fitness path on the west side of the property running north/south parallel to I-75 and then continuing in an easterly direction along the south property line.

A portion of the ground floor of the parking garage will house a bike rack room, resident storage area: maintenance room, and dog spa. A fence-enclosed dog park will be located to the west of the parking garage.

Garbage will be stored in a designated trash room at the southwest corner of the residential building, just south of the parking garage. WASTEPRO has reviewed the trash pickup location and has no objections to service.

The agent provides the following letters to the city regarding the proposed amendment:

- Previously approved parking commitment letter addressing the availability of parking spaces.
- Letters reconfirming all previous development commitments (affordable housing and city roadway improvement contributions) and reiterating that on-site amenities are for residents and guests only.

STAFF RECOMMENDATION:

Approval.

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

The following member of the Planning and Zoning Board spoke:

Chairwoman Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On the motion by Member Labate, seconded by Member Bhojani, to approve, as recommended by staff, the Edison Residential site plan amendment (SP2023-0009), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Bhojani and Labate

NAY: None

Motion Passed

CHANGE ORDER OF BUSINESS:

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

7. [24-1066](#) **SP2023-0004, Baptist FSER @ Edison**, generally located north of Pembroke Road, between SW 145 Avenue and I-75, site plan application. (Joseph) (District 4)

Dennis Mele, attorney 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:

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for Baptist Health South Florida Inc. has applied to construct a medical office / freestanding Emergency Department building with associated parking, traffic circulation, lighting, signage, and landscaping on a +-4.7-acre parcel within the Edison Pembroke Mixed Use Development (MXD), generally located west of Southwest 145 Avenue, between Pembroke Road and Pines Boulevard.

The City Commission approved the original Pembroke Pointe PCD map rezoning and design guidelines on June 6, 2007, via Ordinance 1584. The applicant and landowner at that time (Duke Realty) contemplated the development of four identical class A office buildings on +- 35 acres of property. Only one of the contemplated Duke buildings was built.

In 2017, a +- 25-acre portion of the PCD was sold to the TPA group which applied for a modification to the Pembroke Pointe PCD guidelines to accommodate a new office design (AKA: Edison office) in lieu of the three buildings that were not built by Duke Realty. The City Commission approved the PCD update (Ordinance 1893) and Edison office site plan on February 7, 2018. To date, roughly half of the Edison office building/site (north office/parking field) has been completed.

The City Commission on March 2, 2021, approved the Edison Residential Land Use Plan Amendment (PH 2021-02 - Ordinance 1985) which revised the underlying land use for the southern +-7.6 acres of the TPA group property from Office to Irregular Residential 46.1 to develop up to 350 multi-family units. The approval included a voluntary affordable housing fund commitment of \$500 per unit built to be paid at the issuance of a building permit.

The City Commission at its June 15, 2022, meeting approved related zoning change applications which permitted the proposed site plan to move forward:

- ZC 2021-01 – A related zoning text change to create MXD design guidelines for the subject +- 25 acres to accommodate the Edison residential, hotel, office, and bank buildings.
- ZC 2022-03 - A related zoning map change to the subject +-25-acre property from Planned Community Development (PCD) zoning to Mixed Use Development (MXD) to accommodate a mixture of residential and non-residential uses as permitted by underlying land use.
- ZC 2022-04 – A zoning change to the Pembroke Pointe Planned Commercial Development (PCD) formally reduces the district from +-35 acres to +-10 acres with associated text change to accommodate the reduced district size.

The approval of the zoning change application above included a voluntary commitment by the applicant of \$500,000 toward future city roadway improvements to be paid before the issuance of a building permit for residential development.

The City Commission at its April 17, 2024 meeting approved a zoning text change amendment to the Edison Pembroke MXD (ZC 2023-0001). The amendment allows for consideration of the subject site plan.

The following applications are being heard concurrently on tonight's meeting which are impacted by this proposal:

- MSC2024-0007- Master Sign Plan for Edison Pembroke MXD.
- SP2023-0009 – Site plan amendment to the Edison Pembroke Residential site plan.

The subject application was deferred at the September 12, 2024, Planning and Zoning Board meeting. Staff notes that the October 10, 2024 Planning and Zoning Board meeting was canceled due to the closure of city hall due to Hurricane Milton. The item was ultimately readvertised and placed on tonight's agenda for consideration.

BUILDINGS / STRUCTURES:

The applicant proposes a three-story (plus additional mechanical equipment penthouse), 69,381 square foot, freestanding emergency department and medical office. The proposed building will be 69'-6" high (highest point). City Commission review is required for this site plan application for height and development within a planned district.

The following colors are proposed for the exterior of the emergency care facility:

- Main Body Colors– Sherwin Williams Kestrel White (SW 7516)
- Alucobond Aluminum Composite Panels – Driftwood Mica, Silver Metallic, West Pewter
- Window Glazing – Neutral / Graphite

The building will include a covered ambulance drop-off on the south elevation. A patient customer drop-off lane will be located adjacent to the main entrance to the building at the east elevation.

A trash/generator area with enclosures will be located immediately south and west of the emergency building. WASTEPRO reviewed the location of the trash enclosure and has no objections to servicing the site.

ACCESS:

Access to this site will remain through the existing main driveway on Southwest 145 Avenue as well as cross access with the office building site to the north. Main patient access to the building will be through the east elevation. A covered ambulance drop-off area will be located on the south side of the building.

Staff notes that driveways currently connect the parking fields of the existing developments along the west side of the Southwest 145 Avenue corridor from Pines Boulevard to Pembroke Road. This includes the parking fields of the Shops at Pembroke Gardens, Pembroke Pointe office, Edison office, Fairfield Hotel, Keiser University, and Baptist properties.

PARKING / LOADING:

The applicant requires 251 parking spaces for the emergency care facility. The applicant will provide for the following parking on-site:

- 244 Standard Spaces
- 7 Handicapped Parking Spaces

Staff notes that 7 parking spaces will contain Electric Vehicle (EV) chargers (Level 2). An additional 6 parking spaces will be wired for future EV-units.

In addition to the above, the following parking will be available to Baptist:

- 2 reserved service/emergency spaces will be provided in the ambulance service area.
- 7 off-site parallel spaces for Baptist's use just south of the property line on the Edison Residential property.

SIGNAGE:

A master sign plan (MSC 2024-0007) for all parcels within the Edison Pembroke MXD is being heard by the Planning and Zoning Board concurrently at tonight's meeting. The master sign plan includes all building and ground signs to be permitted on site.

LANDSCAPING:

The following landscape is being proposed for Baptist site:

- Installation of 153 trees, 31 palms, 846 shrubs, and 4994 ground covers. Additionally, a total of 7 canopy trees and 4 palms are being relocated.
- Primary tree species include: *Conocarpus erectus* - Green buttonwood, *Quercus virginiana* - Live oak, *Bursera simaruba* - Gumbo limbo, *Conocarpus erectus* 'sericeus' - Silver buttonwood, *Taxodium distichum* - Bald cypress, *Simarouba glauca* - Paradise tree, and *Lysiloma latisiliquum* - Wild tamarind. Primary palm species include: *Sabal palmetto* - Sabal palm and *Thrinax radiata* - Florida thatch palm. Primary shrub species are: *Conocarpus erectus* 'sericeus' - Silver buttonwood, *Chrysobalanus icaco* 'Red tip' - Red tip cocoplum, *Clusia guttifera* - Small-leaf clusia, *Eugenia myrtifolia* - Brush cherry, *Ixora coccinea* 'Nora Grant' - Red ixora, *Myrcianthes fragrans* 'compacta' - Compact Simpson stopper. Groundcover species include: *Tripsacum dactyloides* - Fakahatchee grass, *Arachis glabrata* - large leaf perennial peanut, *Carmona microphylla* - Fukien tea, *Chrysobalanus icaco* 'Horizontalis' - Horizontal cocoplum, *Dianella tasmanica* - Blueberry flax lily, *Ilex vomitoria* 'Stokes Dwarf' - Dwarf yaupon holly, *Nephrolepis exaltata* - Boston fern, and *Ficus macrocarpa* 'Green Island' - Green Island ficus.

OTHER SITE FEATURES:

The surface parking areas for this building will be illuminated by a series of full cut-off, 4000k LED fixtures mounted atop 30-foot-high concrete poles. Recessed lights will be placed within the ambulance and main entry canopy. The proposed lighting is compliant with city code requirements.

As part of this plan, the applicant will construct a small tower plaza at the northwest corner of the Baptist parcel. The plaza will contain decorative pavers and a tower sign. The plaza area will connect to a mulch walking path required to be built adjacent to I-75.

The applicant provides a sustainability statement (Reference: Sustainability Statement) as required for new projects as per section 155.6120-155.6123. The following items are listed by the applicant that address the land development code.:

1. Lockable Bike racks/storage
2. Electric Vehicle 'EV' charging stations
3. High LRV color pallet to reduce heat gain
4. High Efficiency Lighting
5. Low-flow toilets, shower fixtures and faucets
6. Use of drought-tolerant plant material
7. Water Sense or similar irrigation controller
8. Recycling will be provided if the service is offered by the trash provider
9. Use of Low VOC products inside the building air barrier
10. MERV 8 filters to improve indoor air quality
11. Transit stop adjacent to the property and future shuttle stop
12. Smoke-free campus

The applicant also provides an Economic Impact Statement for the Edison residential and Baptist building performed by Munilytics. referencing the following economic investment and benefits of the Baptist project:

- Anticipated Taxes 2024: \$60,099
- Development Fees: \$1,977,155
- Employment: 90 healthcare jobs at an average employee cost of \$159,110
- Additional temporary employment while under construction.

Staff reviewed the proposed site plan and found the proposal to be consistent with the underlying land use and MXD zoning for the property.

STAFF RECOMMENDATION:

Transmit to the City Commission with a favorable recommendation.

Chairwoman Gonzalez 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 Golditch, Member Labate

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Bhojani, seconded by Vice Chairman Golditch, to transmit, as recommended by staff, the Baptist FSER @ Edison (SP2023-0004) site plan application, to the City Commission with a favorable recommendation; the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Bhojani and Labate

NAY: None

Motion Passed

(Secretaries Note: The Planning and Zoning Board approval of the Edison Master Sign Plan (MSC2024-0007) included the applicant's offer to not illuminate signage on the southern elevation of the Baptist building (facing future residential).)

8. [24-1067](#)

MSC2024-0007, Edison, generally located north of Pembroke Road, between SW 145 Avenue and I-75, master sign plan, miscellaneous application. (Joseph) (District 4)

Dennis Mele, attorney 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:

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for owners Pembroke Parcel 2 Owner LLC. and Pembroke 145 Office LLC., is requesting approval for the creation of a Master Sign Plan for the Edison Pembroke MXD, generally located north of Pembroke Road, between I-75 and Southwest 145 Avenue south of Pines Boulevard and west of Palm Avenue. The site currently contains an office building with parking.

The following applications are being heard concurrently on tonight's meeting which are proposed for this property and will be impacted by this proposal:

- SP2023-0004 – Site plan for the development of the Baptist FSER.
- SP2023-0009 – Site plan amendment to the Edison Pembroke

Residential site plan.

Future buildings included in the master plan for the Edison MXD include:

- A future parking garage (building 2)
- A future hotel (building 5)
- A future bank/office building (building 6)

These future buildings have not been submitted at this time.

Edison MXD design guidelines require the submittal of a Master Sign Plan for the site. The applicant is requesting approval of the attached Master Sign Plan which indicates the following sign allowances and restrictions:

Temporary Sign Standards

General Office Leasing Signage

☐ I-75 Leasing Signage

- One (1) single-faced ground-mounted leasing sign for the existing office building shall be permitted displayed facing I-75. The maximum sign area shall be 200 sf.

- I-75 leasing signage shall be permitted until building occupancy reaches 90%, after which the sign shall be removed. Should building occupancy drop below 90%, the sign may be permitted and reinstalled.

☐ S.W. 145th Avenue Leasing Signage

- One (1) ground-mounted V-shaped leasing sign having two faces shall be permitted facing S.W. 145th Avenue for each general office building with a Certificate of Occupancy. The maximum sign area shall be 32 sf.

- Leasing signage shall be permitted for an initial period of 6 months following issuance of a Certificate of Occupancy. If after 6 months, the property is not 100% occupied, then the leasing signage shall be permitted to remain for another 6 months. If after 12 months, the property is not 100% occupied, the property Owner may apply for a permit extension or new temporary sign permit.

☐ Multifamily Leasing Signage

- ☐ One (1) ground-mounted “v” shaped “Now Leasing” sign having two faces shall be allowed facing S.W. 145 Avenue

- ☐ Such sign shall be permitted for 12 months following receipt of the Certificate of Occupancy.

☐ New Building Announcing Signage (Reference Exhibit 1)

- ☐ For new buildings within the MXD, a vinyl banner with digitally printed images and/or graphic information announcing the facility, attached to the construction fence shall be permitted around all four of the perimeter sides of a new project while construction is underway. The text area of the banner shall not exceed 25% of the total area of any one elevation of the fence.

Permanent Sign Standards

Project Entry Monument Signage

- One project entry sign shall be permitted at each entry point into the site and shall comply with the following:

- The project entry sign shall contain the name of the development, the buildings utilizing each entry, and the names of a maximum of (5) tenants per side, as well as the street address, with the numbers being not less than four (4) inches and no more than nine (9) inches in height.

- Entry signage shall be constructed of fabricated aluminum or concrete and may include stone, tile, or other architectural veneer consistent with the architecture within the MXD. Internal illumination of entry monument signage is permitted. The maximum height shall be 6 feet. The maximum permitted length shall be 18 feet. The maximum sign area shall not exceed 200 square feet.

- Entry monument signage cannot impede vehicle lines of sight.

- Entry monument signage shall have a setback from the ROW of no less than 10 feet, in compliance with City code.

Medical Facility Tower Sign (Reference Plan Sheet S-303)

- The medical facility will include a freestanding vertical architectural feature along Interstate 75, complemented by a landscaped plaza at its base to create a distinct sense of place within the surrounding area. This feature is designed to serve as an iconic landmark, clearly marking the facility's location and enhancing the visibility of its clinical emergency services. The structure will be both sculptural and functional, using materials from the main building in an artistic composition while incorporating subtle signage with a hint of strategically placed illumination. Standing approximately 68 feet tall with a 10-by-10-foot footprint, the feature's height aligns with that of the proposed medical building, ensuring a cohesive visual relationship between the two elements.

Wall Signage

- **Future Hotel**
 - The future hotel building within the MXD shall be permitted wall signage on each elevation provided that such signage complies with the following:
 - o The total square footage of wall signage shall not exceed 600 square feet. The total permitted square footage may be allocated to more than one (1) sign. Maximum sign area of any individual wall sign shall not exceed 200 square feet. There shall be a maximum of two (2) signs permitted per elevation.
 - o Hotel signage plan shall be consistent with the standards outlined in this document and shall be designed and approved at the time of site plan approval.
- **Future Office**
 - The future office building within the MXD shall be permitted wall signage on each elevation provided that such signage comply with the following:
 - o The total square footage of wall signage shall not exceed 400 square feet. The total permitted square footage may be allocated to more than one (1) sign. Maximum sign area of any individual wall sign shall not exceed 200 square feet. There shall be a maximum of two (2) signs permitted per elevation.
 - o Future office signage plan shall be consistent with the standards outlined in this document and shall be designed and approved at the time of site plan approval.
- **Existing Office**
 - All existing office buildings within the MXD shall be permitted wall signage on each elevation provided that such signage comply with the following:
 - o **Building Identification Signage**
 - For the main buildings, the total square footage of building identification wall signage on each building shall not exceed 400 square feet per building. The total permitted square footage may be allocated to more than one (1) sign and more than (1) wall. Maximum sign area of any individual wall sign shall not exceed 200 square feet. There shall be a maximum of one (1) sign permitted per elevation.
 - o **Tenant Identification Signage**
 - For the main buildings, the total square footage of tenant identification wall signage on each building shall not exceed 1,000 square feet per building. The total permitted square footage may be allocated to more

than one (1) sign and more than (1) wall provided that a minimum of fifty percent (50%) of the total square footage is allocated to the elevation facing I-75. Maximum sign area of any individual wall sign shall not exceed 200 square feet. There shall be a maximum of four (4) signs permitted per elevation.

- Future Parking Garage

- The parking garage to the north of the existing office building intended to serve the existing office building at the time when the hotel and future office are developed shall be permitted to have tenant identification signage facing I-75. A maximum of two (2) tenant identification signs shall be permitted on either end of the parking garage, or in locations mutually acceptable to the property Owner and City, facing I-75. The maximum sign area of any individual wall sign shall not exceed 200 square feet. Signage on the parking deck shall be permitted for tenants leasing greater than 15% of the office building square footage. The parking garage signage shall only be allowed for tenants of the general office buildings.

- Medical Facility (Reference Plan Sheets S-100, S-200, S-301, S-302)

- All medical facility buildings within the MXD shall be permitted wall signage on each elevation provided that such signage comply with the following:

- o For the main buildings, the total square footage of wall signage on each building shall not exceed 700 square feet per building. The total permitted square footage may be allocated to more than one (1) sign. Maximum sign area of any individual wall sign shall not exceed 200 square feet. There shall be a maximum of four (4) signs permitted per elevation.

- Architectural elements that do not contain letters or text shall not count against the building signage square footage. Such architectural features located on building walls will not be internally illuminated.

- Multifamily Residential (Reference Plan Sheets 2-9)

- The multifamily residential building within the MXD shall be permitted wall signage on each elevation provided that such signage comply with the following:

- o The total square footage of wall signage shall not exceed 400 square feet. The total permitted square footage may be allocated to more than one (1) sign. Maximum sign area of any individual wall sign shall not exceed 100 square feet. There shall be a maximum of three (4) signs permitted per elevation.

- Vehicular Directional Signage (Reference Plan Sheets 10-15, S-100, S-300, S-302)

- Directional signage shall be permitted as necessary to safely direct vehicular traffic throughout the development and throughout each individual site. Individual sites may utilize their individual brand and signage standards to differentiate the individual sites. Vehicular Directional signage on individual sites may be internally illuminated as dictated by individual site tenants' brand and signage standards.

Illuminated Signs

- o All sign structures shall be ground-lighted or internally lighted.
 - o Visually or physically exposed outdoor neon signs and flashing or moving lighted signs are prohibited.
 - o Lighting fixtures shall comply with the overall design theme for the development.
 - o Wall signs shall be internally illuminated.

o Lighting shall comply with Section 155.685 of the City of Pembroke Pines Code.

The applicant also provides a map of the conceptual building plan for this site as well as details of all existing and proposed signs on this site. Only signs complying with the master sign plan will be permitted. The proposed Master Sign Plan has been reviewed by City staff and found to be compatible with the Edison MXD master plan.

STAFF RECOMMENDATION:

Approval.

Chairwoman Gonzalez 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:

Chairwoman Gonzalez, Vice Chairman Golditch, Member Bhojani

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner

Louie Sosa, architect representing the petitioner

Vice Chairman Golditch spoke in reference to the signage for the Baptist FSER building. He questioned if the signage on the southern elevation would be lit.

Dennis Mele, attorney representing the petitioner, voluntarily agreed that the wall signage on the southern elevation of the Baptist FSER building will be non-illuminated.

On a motion by Vice Chairman Golditch, seconded by Member Labate, to approve the Edison (MSC2024-0007) miscellaneous request, as recommended by staff, and amended that the wall signage on the southern elevation of the Baptist FSER building will be non-illuminated, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Bhojani and Labate

NAY: None

Motion Passed\

RESUME ORDER OF BUSINESS:

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

6. [24-1065](#) SP2024-0001, MedSquare Pembroke Pines, generally located on the

southwest corner Palm Avenue and Johnson Street, site plan application. (Cole) (District 2)

Chairwoman Gonzalez 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.

Janna Lhota, attorney representing the petitioner, waived her right to a quasi-judicial proceeding.

Mrs. Lhota 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:

PROJECT DESCRIPTION / BACKGROUND:

Janna Lhota, agent, is requesting approval to construct a medical office building (MedSquare) with associated site, architectural, signage, circulation, parking, and landscape improvements. The subject property is generally located at southwest corner of Johnson Street and north Palm Avenue.

The site is current owned by Pines Baptist Church who operate a church on the adjacent parcel to the south. Additionally, as part of this site plan both paved and grass parking are proposed for the existing Church parcel. The church was approved in 1999 through SP99-53.

At the request of the applicant, this application was deferred at the September 12, 2024 Planning and Zoning Board meeting to tonight's meeting. Staff notes that the October 10, 2024 Planning and Zoning Board meeting was canceled due to the closure of city hall due to Hurricane Milton. The item was ultimately readvertised and placed on tonight's agenda for consideration.

BUILDINGS / STRUCTURES:

The proposed multi-tenant medical office building (MedSquare) will be 42' in height and 53,520 square feet in area. The applicant proposes the following color and material for the building:

- Main Body: BM-872 (White Christmas)
- Building Accent: BM2134-30 (Iron Mountain), Resysta Wood Look Cladding (Gold)
- Window Accent: BM2108-60 (Abalone), BM2112-50 (Stormy Monday)
- Porte-Cochère Body: Sunrise Silver Alucobond
- Building Base: Marmol Limestone Cladding

SIGNAGE:

The applicant is proposing the following signage.

- Two, 35 square foot internally illuminated reverse channel letter signs reading "Med Square Pembroke Pines" in black copy with a black frame. A

sign shall be located on both the north and east elevations.

- One, 23.6 square foot internally illuminated reverse channel letter signs reading “Med Square Pembroke Pines” in silver copy with a silver frame on a wood composite background. The sign shall be located to the east of the sites northern ingress/egress along Johnson Street.

ACCESS / CIRCULATION:

Access to the site shall remain through shared access points located to the north on Johnson Street and to the southeast along north Palm Avenue.

PARKING:

Based on the anticipated tenant mix of specialized medical (3.5 parking spaces per thousand square feet of area) and general medical (5.75 parking spaces per thousand square feet of area). 178 parking spaces are required for the MedSquare site. 178 parking spaces are proposed for MedSquare site.

The existing Pines Baptist Church requires 162 parking spaces, in total 180 parking spaces are proposed for the Church site. The applicant is proposing the following parking fields:

- 83 existing parking spaces located to the south of the church.
- 49 new parking spaces located to the west of the church. These parking spaces shall be shared between the church and MedSquare. Adjacent parcels may share parking spaces so long as the total of those parking spaces when combined or used together shall not be less than the sum of the requirements of the several individual uses computed separately.
- 48 new grassed parking spaces.
 - o 8 grassed parking spaces shall be located south of the existing office and storage buildings.
 - o 40 grassed parking spaces shall be located to the north and east of the existing pavilion.
 - o Up to 50% of the required parking for religious institutions may be grass parking.

One bicycle rack is proposed adjacent to the northwest corner of the building.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 145 trees, 51 palms, 3505 shrubs, and 4039 groundcovers. Primary species of trees include: *Conocarpus erectus* 'sericeus' - Silver buttonwood, *Cassia fistula* - Golden shower tree, *Lysiloma latisiliquum* - Wild tamarind, *Chrysophyllum oliviforme* - Satinleaf tree, *Coccoloba diversifolia* - Pigeon plum, *Lagerstroemia indica* - Crapemyrtle, *Ilex cassine* - Dahoon holly, *Myrcianthes frangrans* - Simpson's stopper. Primary species of palms include: *Sabal palmetto* - Cabbage palmetto, *Adonidia merrillii* - Christmas palm, and *Veitchia montgomeryana* 'single' - Montgomery palm. Primary species of shrubs include: *Podocarpus marcophyllus* 'Maki' - Podocarpus Maki, *Clusia guttifera* - Small leaf clusia, *Conocarpus erectus* - Green buttonwood, *Viburnum obovatum* - Walters viburnum, *Galphimia gracilis* - Thryallis, *Ixora x 'Nora Grant'* - Nora Grant Ixora, and *Schefflera arboricola* 'Trinette' -

variegated schefflera. Primary species of groundcovers include: Crinum augustum 'Queen Emma' - Queen Emma crinum lily, Muhlenbergia capillaris - Pink muhly grass, and Tripsacum floridana - dwarf Fakahatchee grass, Ixora taiwanensis - dwarf Ixora, Philodendron x 'Xanadu' - Xanadu philodendron, and Ficus macrocarpa - Green Island Ficus.

- Trees that will remain on site include Sabal palmetto - Cabbage palmetto, Swietenia mahogany - Mahogany, and Quercus virginiana - Live oak.

OTHER SITE FEATURES:

The MedSquare site shall be illuminated by LED fixtures mounted on 14, 25' tall concrete poles. Additionally, the porte-cochère and covered parking will feature full cutoff LED lighting.

The shared parking lot LED fixtures mounted on 2, 25' tall concrete poles

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.

Chairwoman Gonzalez 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:

Chairwoman Gonzalez, Vice Chairman Golditch
Members Bhojani and Labate

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Janna Lhota, attorney representing the petitioner

Chairwoman Gonzalez noted for the record that Mr. Dillman, resident, submitted an affected party quasi-judicial form, against the project.

Janna Lhota, attorney representing the petitioner, voluntarily agreed to work with staff and the school to determine what they can do to address the children crossing along the Johnson Street ingress and egress. She also stated they will do what they can to install signage on our property and anything else that we will be allowed to do on the adjacent right of way.

On the motion by Member Labate, seconded by Vice Chairman Golditch, to approve, as recommended by staff, the MedSquare Pembroke Pines site plan application (SP2024-0001), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Bhojani and Labate

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

On a motion by Member Labate, seconded by Vice Chairman Golditch, to excuse Member D. Gonzalez from this evening's meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Bhojani and Labate

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF STAFF:

Joseph Yaciuk, Assistant Planning and Economic Development Director, spoke in reference to the City's 10 year strategic plan.

ADJOURNMENT:

Chairwoman Gonzalez adjourned the meeting at 7:55 p.m.

ADJOURNED:
7:55 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary