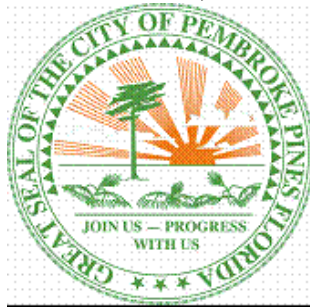


City of Pembroke Pines, FL

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



Meeting Minutes - Final

Thursday, November 9, 2017

6:30 PM

Commission Chambers

Planning and Zoning Board

Pursuant to Florida Statutes Chapter 286.011, notice is hereby given that one or more City Commissioners may be present at this meeting.

REGULAR MEETING CALLED TO ORDER

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Vice Chairman Jacob, at 6:30 p.m., Thursday, November 9, 2017, at the Charles F. Dodge City Center Pembroke Pines, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez, and Alternate Members Lippman and Taylor. Absent: Chairman Rose. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; Sharon Williams, Planning Administrator (P/T); Farah Nerette, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

ORGANIZATIONAL:

Vice Chairman Jacob stated Alternate Member Lippman will be a voting member for this evenings meeting.

Oath of Office

Alan Boisvert was sworn in as a member of the Planning and Zoning Board.

Selection of Chair and Vice Chair

Vice Chairman Jacob noted that Chairman Rose has requested that the selection of Chair and Vice Chair be deferred to the December 14, 2017 meeting.

On a motion by Member Girello, seconded by Alternate Member Lippman, to defer the selection of Chair and Vice Chair to the December 14, 2017 meeting, the following vote was recorded:

**AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman**

NAY: None

Motion Passed

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

No disclosures were given at this time.

APPROVAL OF MINUTES:

[17-0748](#) October 26, 2017

On a motion by Alternate Member Lippman, seconded by Member Girello, to approve, the minutes of the October 26, 2017 meeting, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman

NAY: None

Motion Passed

OLD BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

1. [17-0745](#) SN 2017-07, Chick-fil-A, 12203 Pines Boulevard, sign plan application. (Adrianna)

Mark Brenchley, agent for Chick-fil-A and El Dorado Enterprises of Miami, is requesting approval to add a sign to the west elevation of Chick-fil-A restaurant located at 12203 Pines Blvd.

The following are the existing and proposed signs for this site:

Sign	Area	Type	Text Color	Location	Status
-					
Chick-fil-a Blvd. Existing Monument	SF	19.98 Monument Base	Ground Sign - Illuminated Red Color White	Internally and White Lettering	Pines
-					
Attached Existing Building	SF	16.78	Attached Building name	Red- Chick-fil-a Elevation	South
-					
Attached PROPOSED Building	SF	16.78*	Attached Building name	Red - Chick-fil-a Elevation	West

*City code allows for the total sign area for an outparcel building to be 80 square feet, however the secondary sign shall not exceed the size of the sign on the primary facade. 155.324 (C)(3).

The Planning and Zoning Board at its October 26, 2017 meeting voted to defer this item to allow the applicant to make sign size adjustments to conform with city code. The adjustments were made and the proposed sign now meets code requirements. Staff therefore recommends approval of this application.

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

On a motion by Alternate Member Lippman, seconded by Member Boisvert, to approve, as recommended by staff, the Chick-fil-A (SN 2017-07) sign application, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF STAFF:

- [17-0741](#) Discussion and possible action to transmit a favorable recommendation to the City Commission accepting the **3rd Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA)** proposed Resolution. (Sharon)

Sharon Williams, Planning Administrator (P/T), gave a brief overview of the 3rd Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA).

The following staff report was entered into the record:

The original interlocal agreement for public facility planning was approved by Broward County and its municipalities in 2003, establishing cooperative planning between the School Board and the municipalities as well as a voluntary school mitigation program to alleviate overcrowded public schools and create necessary classroom capacity. In 2007, the agreement was amended in order to adopt a public school concurrency program which established a countywide level of service standard for each concurrency service area (CSA) designated by the School Board for public elementary, middle and high schools at 110 percent of permanent Florida Inventory of School Houses (FISH). This level of service by definition did not include the use of portables to satisfy concurrency standards.

In 2010, the agreement was amended to modify the level of service standard from FISH to 100 percent gross FISH capacity for each CSA until the end of the 2018/2019 school year. The City adopted the amended agreement on April 21, 2010. The revised standard to 100 percent gross FISH allowed for the counting of portables towards satisfying concurrency standards; however, this standard is due to sunset at the end of the next school year and return to permanent FISH capacity.

The proposed Third amended and restated interlocal agreement defines the level of service standard as either 100 percent gross capacity (includes the counting of portables) or 110 percent of FISH, whichever is higher. This will enable those facilities that include portable units in satisfactory condition to continue to use them in order to satisfy public school concurrency. Other changes includes deleting repealed statutory references and other

clarifications that are no longer applicable.

The TRILA was adopted by the Broward County Commission on 9/14/17. The participating municipalities are expected to adopt the TRILA no later January 2018.

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

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

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
Sharon Williams, Planning Administrator (P/T)

On a motion by Alternate Member Lippman, seconded by Member Boisvert, to transmit with a favorable recommendation, as recommended by staff to the City Commission, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello
Alternate Member Lippman

NAY: Member Gonzalez

Motion Passed

- 3. [17-0749](#) Continued discussion and possible action to update the **Mall Parcels, Out-Parcels and Mini-Warehouse Code (AM 2017-02)** zoning code. (Joseph)

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief Power Point presentation.

The following staff report was entered into the record:

Details of Request:

City planning staff periodically reviews the City Code of Ordinances and makes recommendations on amendments to the Land Development Code. Staff recommendations for amendments may be spurred by requests from the City Commission, City Boards, or internal staff observations during implementation. The following amendments are proposed for discussion and potential action.

Mall Parcels

The Planning and Economic Development Department has been approached by General Growth Properties (GGP) to update City Code relating to Regional

Mall development. General Growth Properties currently owns the Pembroke Lakes Regional Mall as defined in the City's Code of Ordinances. GGP requests that the City review the applicable Code Section 155.149 (J) to allow for the development of two future mall outparcels within the ring road of the mall.

Mall Parcelization Plan History

The Pembroke Lakes Mall parcelization plan (SP 92-29) was approved by City Commission on December 16, 1992. The approved 1992 parcelization plan permitted a maximum of 12 out parcels on Parcels 'B' and 'C' of the mall. Parcels 'B' and 'C' cover a majority of the Pines Boulevard mall frontage (from Flamingo Road to the west to the Olive Garden restaurant to the east). The City Commission later approved a 13th outparcel (SP 2011-10 - Chick fila) at its September 7, 2011 meeting.

Mall Parcel Code Review Request History

GGP approached the City in late 2016 looking to develop two outparcel buildings within the Mall ring road. The Mall plat / DRI contain enough developable rights for these two outparcel buildings.

As part of the due diligence efforts, staff reviewed the existing Mall Outparcel ordinances (155.149 (j)) as well as the latest approved master outparcel plan. The current Mall outparcel Ordinance as written does not currently allow for outparcel type development within the ring road. Upon review of the Mall Outparcel Master Plan, the City realized that 3 of the mall properties (El Dorado, Toys R' US, Golfsmith) that were designated as outparcels do not actually meet the mall outparcel definition because the buildings on those parcels exceed 15,000 square feet in area.

Staff therefore requests the following clarifying / corrective improvements to the Code be made as it relates to Mall property:

1. A definition be created for secondary mall buildings (outbuildings) on site. (El Dorado, Toys R' US, Golfsmith)
 - a. Secondary mall buildings to be those exceeding 15,000 sf in area.
 - b. Secondary mall buildings to closely match the colors and architecture of the main building.
 - c. Height of outbuildings not to exceed height of principal mall building.

2. A formal provision be added to the Regional Mall section of the Code establishing a mall outparcel master plan requirement for the addition of Mall outparcels with the following criteria:
 - a. Mall outparcels to be permitted inside the mall ring road (Main Mall Property) as well existing locations along Pines Boulevard (Parcels B and C) upon review and approval of the Planning and Zoning Board.
 - b. Maximum number of outparcels to remain at 13.
 - i. The conversion of El Dorado, Toys R' US, and Golfsmith buildings to secondary buildings would allow for the future development of 3 outparcels. The three outparcels would be subject to future site plan review at Planning and Zoning Board.
 - c. Mall outparcels buildings inside the ring road to require a minimum 10'

landscape buffer and 30 foot setback from the mall ring road.

- d. Mall outparcel buildings may incorporate design, colors and materials consistent with their individual business brand, but shall not incorporate design, colors or materials of which the architectural review board determines detract architecturally from the theme of the principal mall building.
- e. Mall outparcel signs for outparcels inside the ring road shall be reviewed by the Planning and Zoning Board as part of the Mall Master Sign Plan.
- f. Building heights to be consistent with current allowances for Mall Outparcels.

General Outparcels

In addition to mall outparcels, the City has also been in discussion with the Planning and Zoning Board regarding height restrictions for non-mall outparcels as well as an update general architectural standards for non-mall out parcel buildings conforming to historical architectural review criteria. The following recommendations are proposed for outparcels in the B-2 and B-3 districts:

1. Staff recommends the City allow outparcel buildings to develop up to 30 feet in height from grade, but may not exceed the height of the principal building on site.
2. City outparcel buildings may incorporate design, colors and materials consistent with their individual business brand, but shall not incorporate design, colors or materials of which the architectural review board determines detract architecturally from the theme of the principal building.
3. As business districts follow a pyramidal scheme and outparcels are mentioned identically in B-2 and B-3 , staff recommends that outparcel regulations be defined in the Community Business B-2 district only and referenced within the General Business B-3 as an approved use.

Mini-warehouse

Section 155.149 (General Business B-3) of the Code of Ordinances currently allows for mini-warehouse use (155.149 (B) (11)) to be permitted in the General Business Districts. Mini-warehouse use was added to the B-3 district as a result of input from a developer in the late 1980's / early 1990's. Staff finds no instance where mini-warehouse use as defined in the Code has been used or applied for well over ten years. Furthermore, the advent of today's self-storage facility model clearly addresses the demand as originally conceived. Self-storage is currently permitted within the Commercial (C-1) district. Staff therefore recommends removing mini-warehouse use from the Code of Ordinances.

The Planning and Zoning Board at its October 26, 2017 meeting voted to transmit changes to the mini-warehouse and outparcel changes to the City Commission with a favorable recommendation. The Planning and Zoning Board November 9, 2017 meeting voted to approve the proposed changes to the Code as proposed but requested that City Staff bring back the formal Ordinance for final review.

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

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman

The following members of staff spoke:

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

The following members of the public spoke:

Janna Lhota, attorney representing Pembroke Lakes Mall

Alternate Member Lippman moved to have staff bring a proposed ordinance back to the board for consideration and transmittal to the City Commission. Member Boisvert seconded the motion.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Member Girello, Gonzalez
Alternate Member Lippman

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
Joseph Yaciuk, Planning Administrator

On the motion by Alternate Member Lippman, seconded by Member Boisvert, to have staff bring a proposed ordinance back to the board for consideration and transmittal to the City Commission, the following vote was recorded:

AYE: Members Boisvert, Gonzalez, Alternate Member Lippman

NAY: Vice Chairman Jacob, Member Girello

Motion Passed

- 4. [17-0747](#) Discussion and possible action to amend the zoning code to include Electric Vehicle Charging Stations. (Joseph)

Michael Stamm, Jr., Planning and Economic Development Director, requested to combine the November meetings to one meeting on November 9, 2017 and to combine the December meetings to one meeting on December 14, 2017.

On a motion by Member Gonzalez, seconded by Alternate Member Lippman, to combine the November meetings to one meeting on November 9, 2017 and to combine the December meetings to one meeting on December 14, 2017, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

On a motion by Member Girello, seconded by Member Boisvert, to excuse Chairman Rose from this evenings meeting, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez
Alternate Member Lippman

NAY: None

Motion Passed

Member Girello questioned if there are any updates to the City Center.

Michael Stamm, Jr., Planning and Economic Development Director, answered in the negative.

Vice Chairman Jacob questioned the construction status of the Publix located on Hiatus Road.

The following members of staff spoke in reference to the construction status of the Publix located on Hiatus Road:

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

ITEMS AT THE REQUEST OF THE PUBLIC:

ADJOURNMENT

Vice Chairman Jacob adjourned the meeting at 8:04 p.m.

CITY OF PEMBROKE PINES

Sheryl McCoy
Board Secretary

MASTER HOMEOWNER ASSOCIATIONS: Per Chapter 37.11 (B) of the Code of Ordinances: No later than 15 days prior to each meeting at which the Board of Adjustment, Planning and Zoning Board, or City Commission shall consider the application of the petitioner, or a quasi-judicial proceeding as defined herein...The master homeowners association shall notify all applicable sub-associations. Mail notice shall be provided by first-class mail.

MEETING DATES AND TIMES: Are subject to change. Please verify the date and time with the Planning and Economic Development Department, (954) 392-2100, prior to attending.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (954) 450-1050 at least 48 hours in advance to request such accommodations.

Note