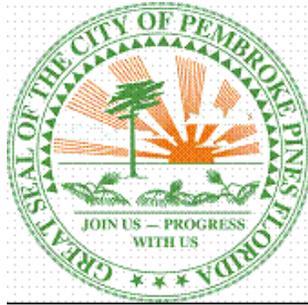


# City of Pembroke Pines, FL

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



## **Meeting Minutes - Final**

**Thursday, August 11, 2022**

**6:30 PM**

**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 Chairman Rose, at 6:30 p.m., Thursday, August 11, 2022, Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

## ROLL CALL

Present to-wit: Chairman Rose, Vice Chairman Lippman, Members Girello, Gonzalez, and Labate. Absent: Alternate Members Taylor and Zacharias.

Also present: Michael Stamm, Jr., Planning and Economic Development Director / Assistant City Manager; Joseph Yaciuk, Assistant Planning and Economic Development Director; Dean Piper, Zoning Administrator; Cole Williams, Senior Planner; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

## SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

## APPROVAL OF MINUTES:

[22-0570](#)

June 23, 2022

On a motion by Member Girello, seconded by Vice Chairman Lippman, to approve, the minutes of the June 23, 2022 meeting, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

**NAY:** None

**Motion Passed**

## NEW BUSINESS:

### PUBLIC HEARING / REGULAR ITEM:

1. [22-0571](#) **SP 2021-15, Edison Pembroke Residential**, generally located on the east side of I-75 and north of Pembroke Road, site plan application. (Joseph)

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 owners Pembroke Parcel 2 Owners LLC and Pembroke 145 Office LLC. (Collectively - TPA Group), requests site plan consideration to build a 350 unit apartment building with associated surface and structured parking, traffic circulation, landscape, and lighting on a vacant parcel generally located north of Pembroke Road, between I-75 and Southwest 145 Avenue.

The City Commission approved the original Pembroke Pointe PCD map rezoning and design guidelines on June 6, 2007 via Ordinance 1584. The applicant and land owner 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 were ever built.

In 2017, a +- 25 acre portion of the PCD was sold to the TPA group who 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 which 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 for the purposes of developing up to 350 multi-family units. The approval included a voluntary affordable housing fund commitment of \$500 per unit built to be paid at issuance of 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) which 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 applications above included a voluntary commitment by the applicant of \$500,000 toward future city roadway improvements prior to issuance of a building permit.

The City Commission will be considering a plat note change to the Duke Pembroke B plat on August 17, 2022 to assign the 350 residential units to this plat. Should the City Commission approve the plat note change as requested then the applicant will have obtained all necessary planning related entitlements for consideration of this site plan. Therefore, City Commission approval of the Duke Pembroke B plat and recordation of the delegation

request will be conditioned upon approval.

**BUILDINGS / STRUCTURES:**

The applicant proposes a seven story 72 feet high, 350 unit apartment building with accessory attached parking structure (7 levels – 58 feet high to roof parking level). The proposed apartment will consist of the following unit mix:

- 158 one bedroom units
  - o 2 unit types
  - o Unit Area: 750-751 SF
  
- 179 two bedroom units
  - o 5 unit types
  - o Unit Area: 1,120 – 1,153 SF
  
- 13 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 applicant proposes the following color selections for the building and parking garage:

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

Open areas of the garage will be screened by wire mesh which provides necessary air ventilation for the use.

City Commission review of this project is required for this site per City Code for the following reasons:

- Building exceeds 50 feet and height
- Site plan consideration within a planned district (MXD)

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 access to the building will be through the east elevation. The applicant provides for a drop off lane at the main entrance of the apartment building for the convenience of residents and guests.

Staff notes that driveways currently interconnect 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 2,082 parking spaces in total upon completion of phase 1 of the Edison MXD where 1,690 parking spaces are required for the office and residential buildings for the entire Edison MXD. The parking will be distributed based on the following:

**Residential site:**

- 859 parking spaces in the structured parking garage.
  - o 6 spaces within the parking garage will contain EV units.
  - o Additional 6 spaces within the parking garage will contain conduit for future EV use.

The general public will be permitted to park on the ground floor of the structured parking garage. A gate arm will be provided on the second floor of the parking garage for security purposes. Access to floor 2 and above of the parking garage will be limited to apartment tenants and Edison office employees.

- 349 surface parking spaces on residential / southern office parking field

**Office site:**

- 874 surface spaces for the office park parcels to the north

Of the total number of spaces provided in the Edison MXD property the following spaces will be reserved for specific use:

- 50 ADA spaces
- 29 surface spaces (office parcels) will be reserved for car pool.
- 46 spaces (office parcels) will be reserved for fuel efficient vehicles

As a portion of the required parking for the office use is being provided on the residential site, the applicant has agreed to enter into a shared parking / access agreement between the residential and office properties within the Edison MXD. This agreement will be required to be recorded prior to issuance of a building permit for the residential project.

**SIGNAGE:**

The applicant will be required to submit a master sign plan for both the residential and office parcels to the Planning and Zoning Board at a later date. No signs are being considered at this time.

**LANDSCAPING:**

The following landscape is being proposed for this site:

- Installation of 232 trees, 232 palms, 5160 shrubs and 8621 groundcovers.

Primary species of trees include, Gumbo Limbo, Green Buttonwood, crape myrtle and Live oak. Primary species of palms include Sabal palm, Solitaire palm, and Alexander palm. Primary species of shrubs and groundcover include Pink Muhly grass, Philodendron, Horizontal Cocoplum, Blueberry Flax lily, Green Island Ficus and Boston fern.

**OTHER SITE FEATURES:**

Edison residential site will be illuminated by a series of black full cut off LED fixtures mounted atop 20-25 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 in order to minimize their visual impact on adjacent properties.

The proposed apartment site will contain several common areas for the enjoyment of its residents. Among those areas include:

- A landscaped courtyard with seating located on the western interior of the apartment building.
- A pool and deck area with recreational grassed areas, trellis seating and BBQ facilities near the main entrance to the development.
- A dog park on the southwest corner of the site.

In addition the developer will provide a mulch fitness path on the west side of the property running north/south adjacent to I-75 and then continuing in an easterly direction along the south property line. This will be a continuation to the approved path system to the north.

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.

**ECONOMIC IMPACT / SUSTAINABILITY:**

The applicant provides an Economic Analysis as part of this project. The developer expects the total cost of the project to be \$113,000,000 which includes land, design, soft costs and construction. Estimated taxes generated will be over \$1.8 million annually. The applicant also expects the construction of this apartment to generate 438 jobs.

The applicant also provides a sustainability statement as required by City Code. The applicant intends to attain a minimum bronze rating for the residential building through the National Green Building Standards. In addition, the applicant provides a list of sustainable materials / techniques in the backup. Items of note include the following:

1. Electric Vehicle 'EV' charging stations
2. Tree Preservation and relocation of larger trees on site.
3. SEER 15 AC equipment or better
4. Reflective White roof to reduce heat island
5. High LRV color pallet to reduce heat gain
6. ENERGY STAR appliances
7. High Efficiency Lighting

- 8. Low-flow toilets, shower fixtures and faucets
- 9. Use of drought tolerant plant material
- 10. Water Sense or similar irrigation controller
- 11. Use of Low VOC products inside the building air barrier
- 12. MERV 8 filters to improve indoor air quality
- 13. Multi-use path or trail
- 14. Transit stop adjacent to the property and future shuttle stop
- 15. Recycling C&D Waste Hauler

**STAFF RECOMMENDATION:**

Transmit the proposed site plan to City Commission with a favorable recommendation subject to the following:

- 1. City Commission approval of the building exceeding 50 feet in height and for development within a planned MXD district.
- 2. Recordation of a shared parking / access agreement between the residential and office uses within the MXD.
- 3. City Commission approval and recordation of the Duke Pembroke B plat note change prior to issuance of a building permit.
- 4. Applicant to submit a master sign plan for Planning and Zoning Board review at a later date. Master sign plan approval will be required prior to issuance of new sign permits.

Member Girello 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:

Members Girello, Gonzalez

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Girello, seconded by Member Gonzalez, to transmit, as recommended by staff, the Edison Pembroke Residential (SP 2021-15) site plan application, to the City Commission with a favorable recommendation; subject to the following:

- 1. City Commission approval of the building exceeding 50 feet in height and for development within a planned MXD district;
- 2. Recordation of a shared parking / access agreement between the residential and office uses within the MXD;
- 3. City Commission approval and recordation of the Duke Pembroke B plat note change prior to issuance of a building permit;
- 4. Applicant to submit a master sign plan for Planning and Zoning Board review at a later date. Master sign plan approval will be required prior to issuance of new sign permits,

the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

**NAY:** None

**Motion Passed**

**OLD BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

- 2. [22-0572](#) **SP 2021-19, Chick-fil-A @ Westfork Plaza**, 15901 Pines Boulevard, site plan application. (Joseph)

Chairman Rose advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

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

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

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Dwayne Dickerson, agent for Chick-Fil-A, is requesting consideration to demolish an existing restaurant outparcel (former Sweet Tomatoes restaurant) at Westfork Plaza and construct a Chick-fil-A restaurant with drive-thru along with associated parking, traffic circulation, canopies, lighting, signage, and landscaping. The subject site is located at 15901 Pines Boulevard.

Westfork Plaza was approved by the Planning and Zoning Board at its October 10, 1996 meeting (SP 95-85). Several amendments to the Westfork Plaza site have been processed over the years with the most recent and noteworthy changes being in 2015 with the addition of several outbuildings to the site as well as significant parking and traffic circulation modifications throughout the shopping center.

The City Commission at its May 5, 1999 meeting approved the site plan for the subject Sweet Tomatoes restaurant outparcel (SP 99-2).

In 2021, the City received the following applications at the subject site for consideration:

- SP 2021-01 – Bombshells Restaurant. Site Plan request to build a new restaurant on the subject site.
- ZV 2021-01 – Parking Variance request for Bombshells Restaurant.
- ZV 2021-02, ZV 2021-03 – Sign Variance requests for Bombshells Restaurant.

The Planning and Zoning Board at its March 11, 2021 meeting voted to defer the variance requests above to the April 8, 2021 meeting. The applicant for the Bombshells restaurant ultimately decided to withdraw the variances and site plan applications from consideration after receiving that deferral from the Board. The site currently remains vacant.

The Planning and Zoning Board at its June 15, 2022 meeting voted to defer this item at the request of the applicant to tonight’s meeting.

**BUILDINGS / STRUCTURES:**

The proposed one story drive-thru restaurant will be 27’-4 1/4” in height (highest point) and 4,642 gross square feet in area. The applicant proposes the following color selections for the building:

- Body Color – STO White, Adobe Brown
- Parapet Coping – Midnight Bronze
- Storefront / Canopies / Scupper / Downspouts– Dark Bronze
- Roof tile – Boral Old World #3

A portion of the drive-thru service area to the east of the building will be covered by a +-55’ (l) x 26’ (w) canopy. The 9’-8” tall flat roofed canopy will have a clearance of 9’-6” in height.

**ACCESS / PARKING:**

The applicant proposes to provide 52 parking spaces for this plan where 44 spaces are required based on proposed use. The parking area immediately adjacent to the restaurant building / main pedestrian walkway will be protected from vehicular intrusions by a series of bollards.

Access to this site will remain through the existing driveways within the shopping center off of Pines Boulevard and Dykes Road. The main entrance to the proposed Chick-fil-A restaurant will located through a new access opening at the northwest corner of the parcel. The existing driveway at the north side of the site will be converted to egress only use and shifted +-80 feet westward from its current location, further away from the shopping center spine road intersection to the east. The egress only lane serves as an exit for vehicles using the drive-thru and allows for safe exit for emergency vehicles, garbage trucks and food delivery trucks.

A dual use drive-thru service area is proposed with the stacking starting on the west side of the property, extending along the south and eastern perimeters of the site. The dual drive-thru as proposed is designed to accommodate a 46 car stack (37 from menu board). The applicant proposes menu boards, clearance poles and speaker boxes (CFA Red color) associated with the dual drive-thru facility. Stacking, as proposed, exceeds Code requirements.

**SIGNAGE:**

The following signs are proposed for this restaurant:

- West Building elevation – 30.81 square feet script Chick-Fil-a logo (Red

**Channel Letter)**

- North Building elevation – 30.81 square feet script Chick-Fil-a logo (Red Channel Letter)
- East Building elevation – 30.81 square feet script Chick-Fil-a logo (Red Channel Letter)

Southeast corner of the site – A 7’-6” tall, 24 square foot monument sign displaying the business logo in white of a red background. White lettering with the text, “Closed Sunday” on a gray panel.

A +20 square foot menu board will be provided at each of the two drive-thru lanes for service. The menu boards will be located in the drive-thru lanes to the south of the proposed building.

In addition, a 30 foot flagpole is proposed in a parking island immediately to the west of the proposed restaurant building.

**LANDSCAPING:**

The following landscape is being proposed for this site:

Installation of 25 trees, 669 shrubs and 356 Ground covers. Primary species of trees include Gumbo Limbo, live Oak and Dahoon Holly. Primary species of shrubs and ground cover include Clusia, Green Island Ficus, Dwarf Fakahatchee and Blueberry Flax Lily.

**LIGHTING / ACCESSORY STRUCTURES:**

Two dumpsters with an enclosure will be provided in the southwest corner of the proposed restaurant parking area. The enclosure will be painted to match the base color of the proposed buildings. The proposed dumpster locations have been reviewed and accepted by WASTEPRO and found to be acceptable.

The parking areas for this restaurant will be illuminated by a series of 4000k LED fixtures (bronze) mounted on 25 foot high concrete poles. Additional lighting will be located on the building as well as under the drive-thru canopy. The lighting as proposed for this site conforms to commercial lighting standards per Section 155.685-155.692 of the City Code of Ordinances.

**ECONOMIC IMPACT:**

The applicant provides staff with an economic impact statement regarding the project. According to the applicant, the proposed project represents a \$7 million dollar investment in land and construction costs. It is anticipated that 90 permanent jobs will be created as a result of this project. The project is also expected to generate approximately \$42,000 in yearly city tax revenue.

**OTHER SITE FEATURES:**

The applicant has also provided a sustainability statement for this project as required by Section 155.6121 of the Land Development Code. The proposed location will utilize a variety of energy efficient upgrades such as high efficiency air conditioning units, low e glazing on the building, cool roof system, low flow toilets, LED lighting, and the use of native landscape species

highlight the list of efforts that will be built as part of this project.

**RECOMMENDATION:**

Staff has reviewed the site plan and finds that the proposal meets all land use, zoning and plat requirements for the development of this type restaurant on this outparcel. City staff has concerns about the impact the Chick-fil-A may have on the existing main intersection (spine road) into the Westfork Plaza. The subject intersection of concern is part of the Westfork Plaza parcel and therefore not controlled by the applicant.

Both the City, Chick-fil-A attorney, and development team conducted on-site observations of the traffic flow at the Westfork plaza intersection and discussed possible long and short term improvements to make navigating through the area more intuitive to patrons. The applicant provides the City a letter offering to work with the shopping center owner to coordinate intersection improvements moving forward. The applicant has also agreed to working with FDOT and shopping center ownership on potential improvements to the left hand turn lane on Pines Boulevard which services the shopping center.

**STAFF RECOMMENDATION:**

Approval, subject to the applicant coordinating with the adjacent shopping center owner on improvements to the main intersection into Westfork Plaza and coordinating with FDOT on improvements to Pines Boulevard as represented in the letter from the applicant.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Dwayne Dickerson, attorney representing the petitioner, answered in the affirmative.

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

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

The following members of staff spoke:

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

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

On the motion by Member Girello, seconded by Vice Chairman Lippman, to approve, as recommended by staff, the Chick-fil-A @ Westfork Plaza site plan application (SP 2021-19), the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Jacob  
Members Girello, Labate

**NAY:** Member Gonzalez

**Motion Passed**

**NEW BUSINESS:**

**QUASI-JUDICIAL VARIANCE/INTERPRETATION/APPEAL ITEMS:**

(Secretary’s Note: All affected parties were sworn under oath to give testimony in the relevant cases by the Assistant City Attorney.)

- 3. [22-0573](#) **ZV 2022-0012, Chipotle Mexican Grill, 8559 Pines Boulevard,**  
variance request. (Dean)

Greg Rupright, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following summary was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Stefano De Luca, agent for Chipotle Mexican Grill, is requesting Variance #ZV 2022-0012 for number of Drive Thru Inbound Vehicle Stacking spaces for the proposed Chipotle Mexican Grill at 8559 Pines Boulevard (previously Boston Market).

Requested variance is to allow four (4) Inbound Vehicle Spaces at the existing drive-thru instead of the required five (5) Inbound Vehicle Spaces. The existing building, and site layout, was approved in 1993 as Boston Chicken and was part of Site Plan #SP 93-53.

Chipotle Mexican Grill is looking to establish a new location at this site; site details (elevations, colors, signage, landscaping, etc.) of the proposed restaurant space are pending. The applicant has stated that they are not proposing any changes to the existing building footprint, existing drive-thru lane or existing lot layout. When this building was built the City did not have a code requirement for vehicle stacking at drive-thru windows.

The applicant has submitted a conceptual plan to provide context and to display the existing condition of the drive-thru lane. The applicant will need to submit a proposed plan, showing all proposed details, for Staff to determine approval process.

**VARIANCE REQUEST DETAILS:**

ZV 2022-0012)  
Table 155.611 Minimum Drive-Thru Stacking Spaces:  
Beverage/Food – 5 Inbound Vehicle Spaces

**VARIANCE DETERMINATION:**

The Planning & Zoning Board shall not grant any non-single-family residential 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 non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:

a) 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) 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) 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, Member Labate

The following members of staff spoke:

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

The following member of the public spoke:

Greg Rupright, representing the petitioner

On a motion by Vice Chairman Lippman, seconded by Member Girello, to grant, as determined by variance criteria "B", ZV 2022-0012 (Chipotle Mexican Grill) to allow four (4) inbound vehicle drive-thru stacking spaces instead of the required five (5) inbound vehicle drive-thru stacking spaces, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

**NAY:** None

**Motion Passed**

**NEW BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

- 4. [22-0574](#) **SP 2022-02, Franklin Academy**, 18800 Pines Boulevard, site plan amendment. (Joseph)

Chairman Rose advised that the petitioner is requesting deferral of this item to the September 8, 2022 meeting.

On a motion by Member Labate, seconded by Vice Chairman Lippman, to defer the Franklin Academy site plan amendment (SP 2022-02) item to the September 8, 2022 meeting, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

**NAY:** None

**Motion Passed**

- 5. [22-0575](#) **SP 2022-0005, Walmart**, 12800 Pines Boulevard, site plan amendment. (Cole)

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.

Jacqueline Pedevillano, representing the petitioner, waived her right to a quasi-judicial proceeding.

Ms. Pedevillano 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:**

Bowman Consulting Group, agent, is requesting approval a 2,523 square foot addition to the existing Walmart, located at 12800 Pines Boulevard. The proposed site modifications will enable Walmart to serve the customers picking up online orders.

The building was approved in 1993 through site plan SP 93-48 as a Home Depot. In 2010, through SP 2010-07 the building was repurposed for the current tenant Walmart. In 2019, both ZV 2019-06 and MSC 2019-17 were approved to allow 10 short term parking spaces and associated canopy.

**BUILDINGS / STRUCTURES:**

The applicant proposes an 16'-8" tall, 86.7' x 29.1' (+/- 2,523 square foot) addition to the northeast corner of the existing Walmart. The proposed addition will maintain the architectural theme of the existing buildings, and

have will have one covered employee only entrance facing east.

The following colors and materials are proposed for the addition:

- Main Body: P85E (Rockwood Clay)
- Accent: M1 (Saddle Tan)
- Canopy: P15E (Summit Gray)
- Canopy Base: P17E (Row House Tan)

The applicant also proposes ADA improvements including additional striping as required by the Engineering Division.

**PARKING:**

Currently there are 692 spaces provided on site. 124 of the spaces are allocated to the adjacent commercial parcel to the east, leaving 568 parking spaces for Walmart. Currently 492 parking spaces are required. The 2,523 square foot addition requires an additional 9 spaces bringing the required total to 501 parking spaces based on use. 10 parking spaces are reserved for short-term parking leaving a surplus of 57 parking spaces.

**SIGNAGE:**

No new signage is proposed as result of the addition.

**LANDSCAPING:**

The 4 existing palms and shrubs impacted by the new addition shall be relocated/replaced adjacent to the southern façade of the expansion.

No other site modifications are being proposed at this time.

**RECOMMENDATION:**

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

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

The following members of the Planning and Zoning Board spoke:

Vice Chairman Lippman, Members Girello, Gonzalez

The following member of the public spoke:

Jacqueline Pedevillano, representing the petitioner

On a motion by Member Girello, seconded by Vice Chairman Lippman, to approve, as recommended by staff, the Walmart site plan amendment (SP 2022-0005), the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Lippman

Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

**ITEMS AT THE REQUEST OF THE BOARD:**

Chairman Rose noted that Alternate Member Taylor and Alternate Member Zacharias have requested an excused absence for this evenings meeting.

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

AYE: Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

**ITEMS AT THE REQUEST OF STAFF:**

- 6. [22-0576](#) Combine the August 2022 Planning and Zoning Board meetings.

Michael Stamm, Jr., Planning and Economic Development Director/ACM, gave a brief update of scheduling for the remainder of the year. He also noted that there will be a Joint Board Workshop meeting scheduled for January 2023.

On a motion by Member Girello, seconded by Member Labate, to combine the August meetings, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

**ADJOURNMENT:**

Chairman Rose adjourned the meeting at 7:47 p.m.

ADJOURNED:  
7:47 P.M.

Respectfully submitted:

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