

PLANNING AND ZONING BOARD

CITY OF PEMBROKE PINES, FL

June 22, 2017

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, June 22, 2017, at the Pembroke Pines City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL. Present to-wit: Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez, Monroig, and Alternate Members Lippman and Taylor. Also present: Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

Members Gonzalez and Monroig submitted a lobbying disclosure form in reference to item number 10, Bergeron Outdoor Storage South (SP 2017-12).

APPROVAL OF MINUTES:

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve the minutes of the May 25, 2017 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

CHANGE ORDER OF BUSINESS:

Chairman Rose requested to change the order of business and hear new business non-quasi-judicial item numbers 13 (SN 2017-04, Eagle Creek), 14 (SN 2017-05, Chuck E. Cheese Plaza (a.k.a. Pines Home Center), and 15 (MSC 2017-07, AT&T) at this time.

It was the consensus of the Planning and Zoning Board to change the order of business

and hear new business non-quasi-judicial item numbers 13, 14, and 15 at this time.

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

13. **SN 2017-04, Eagle Creek**, generally located at Washington Street and SW 117 Avenue community entrance, sign application.

Chairman Rose recused himself due to a conflict of interest. He stated for the record that he lives within Eagle Creek and the action on this item will affect the association fees. Brian Sherman, Assistant City Attorney, affirmed his recusal.

Chairman Rose Relinquished the Chair to Vice Chairman Jacob. He noted that Alternate Member Taylor will be the voting member for this item.

John Marinello, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

Nicole Sullivan, agent, is requesting approval for removal and replacement of subdivision monument signs for the Eagle Creek Community, generally located south of Washington Street and NW 117th Avenue.

The applicant proposes to remove the existing monument sign at the primary entrance off Washington Street and NW 117th Avenue. The new community identification sign will be mounted on a wall that will replace the existing trellis, using the existing structure and columns with faux finish stack stone at the base.

The sign will read in illuminated reverse channel letters "Eagle Creek" in blue on one panel with the illuminated reverse channel eagle logo on another panel, totaling 24.25 SF. Existing landscaping will be used at the base of the wall.

No other changes to the site are proposed at this time. Staff has reviewed the proposed changes and finds that the proposed changes meet 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.

The following member of the public spoke:

John Marinello, representing the petitioner

On a motion by Member Gonzalez, seconded by Member Girello, to approve, as recommended by staff, the Eagle Creek (SN 2017-04) sign application, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Monroig
Alternate Member Taylor

NAY: None

Motion Passed

Vice Chairman Jacob relinquished the Chair to Chairman Rose.

14. **SN 2017-05, Chuck E. Cheese Plaza (a.k.a. Pines Home Center)**, generally located north of Pines Boulevard and east of NW 89th Avenue, sign application.

Marco Mattioli, representing the petitioner, addressed the Planning and Zoning Board.

He gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

Pablo S. Quesada, agent, is requesting approval for new monument signs at the Chuck E. Cheese Plaza (aka Pines Home Center) located north of Pines Boulevard and east of NW 89th Avenue.

The applicant seeks approval to replace the shopping center monument signs. Both signs will meet shopping center code requirements, abide by the uniform sign plan on file and be identical in design. One sign will be removed and replaced while the other will be constructed at the location where only the pole of a previous existing sign was located.

The name and address of the shopping center will be within the top 18" of the monument sign with less than 48 SF of signage proposed for four tenants. Tenant panels will be internally illuminated routed aluminum faces and back acrylic. Leasing information will be placed near the base of the monument sign, non-illuminated. The sign will be painted to match the shopping center (Beige, SW 6120 and Dark Brown RGB 92, 64, 51).

Landscaping will be installed around the base of the monument sign as required per code requirements.

The shopping center is owned by two separate management companies, the western most shopping center sign will be constructed immediately while the eastern most shopping center sign will be constructed at a later date. The applicant understands they have 12 months from approvals to construct the other monument sign.

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

Staff Recommendation: Approval, subject to the installation of both monument signs within one year of this approval.

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 member of the public spoke:

Marco Mattioli, representing the petitioner

On a motion by Member Girello, seconded by Member Monroig, to approve, as recommended by staff, the Chuck E. Cheese Plaza (a.k.a. Pines Home Center) (SN 2017-05) sign application, the following vote was recorded:

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

NAY: None

Motion Passed

15. **MSC 2017-07, AT&T**, 11380 Pines Boulevard, façade improvements, miscellaneous request.

Douglas Dohan, 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:

Douglas Dohan, agent, is requesting approval for exterior modifications, color change and signage to the existing AT&T outparcel at Pinewood Plaza, generally located on the southeast corner of Pines Boulevard and NW 114th Avenue.

The applicant proposes the following exterior modifications to the building:

- Addition of an entry portal on the north elevation, increasing the parapet to 22'-0" for the entry portal only.
- Addition of a metal canopy over the customer entrance with recessed lighting.
- Replacement of all fabric awnings on the north, west and east elevations.

The following colors are proposed with this application:

- Main Building Color: Gray Screen, SW 7071
- Entry Portal: African Gray, SW 9162
- Entry Portal Panels: Alpolic, CNC Charcoal with TLK Blue Reveal
- Fabric Awning: Charcoal Gray
- Metal Canopy: Aluminum with Blue Reveal

The following signs are proposed with this application:

Sign	Type	Square Foot	Elevation	Color(s)
Globe Logo	Illuminated Wired Raceway	25 SF	North	Blue
AT&T	Illuminated Custom Wired Raceway	7.1 SF	North	White
AT&T w/ Globe Logo	Illuminated Wired Letterset	24 SF	West	Blue & White
AT&T w/ Globe Logo	Illuminated Wired Letterset	24 SF	West	Blue & White
	TOTAL	80.1 SF		

The plan has been reviewed by staff and found to meet City 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:

Chairman Rose, Member Gonzalez

The following member of the public spoke:

Douglas Dohan, representing the petitioner

Douglas Dohan, representing the petitioner, voluntarily agreed to work with staff to possibly install some landscape screening in front of the south electrical panel.

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the AT&T (MSC 2017-07) miscellaneous request; subject to working with staff to possibly install some landscape screening in front of the southern electrical panel, the following vote was recorded:

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

NAY: None

Motion Passed

RESUME ORDER OF BUSINESS:

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

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

1. **ZV 2017-15, Metro Diner at University Marketplace**, generally located south of Pines Boulevard, west of University Drive, variance request.

Chairman Rose noted that new business quasi-judicial item number 6 is related to this item. He requested the petitioner present the items together.

Chairman Rose advised that these are quasi-judicial matters. 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 the quasi-judicial proceedings.

Mr. Dickerson addressed the Planning and Zoning Board. He gave a brief PowerPoint presentation of the proposed variance and site plan application request.

The following summary was entered into the record:

Dwayne Dickerson (as agent) is requesting a variance for the proposed Metro Diner outparcel in the University Market Place Shopping Center (SWC Pines Boulevard and University Drive). The variance being requested (ZV 2017-15) is to allow an outparcel height to be twenty-five feet (25') above crown of road instead of the allowed eighteen feet (18') above crown of road.

Previously approved variances ZV 2015-25 thru ZV 2015-27 allowed this site to be developed as an outparcel.

Proposed Site Plan SP 2017-06 is also on this agenda for Planning & Zoning Board consideration.

Variance Request Summary:

Application	Code Section	Required/Allowed	Request
ZV 2017-15	155.149(I)(2)(c)	Max. Height 18' above crown of road	Height of 25' above crown of road

Variance Request Details:

ZV 2017-14) Allow height of outparcel to be twenty-five feet (25') above crown of road instead of the allowed eighteen feet (18') above crown of road.

Code Reference: § 155.149 GENERAL BUSINESS (B-3) DISTRICTS.

(I) Outparcels.

(2) Standards.

(c) Height. Height shall be scaled to surrounding areas; however not to exceed one story with a maximum height of 18 feet as measured from the crown of the road.

Variance Determination:

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

- A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
- B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

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, Members Girello, Gonzalez

The following member of staff spoke:

Dean Piper, Zoning Administrator

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

On a motion by Member Monroig, seconded by Member Girello, to grant, as determined by variance criteria "C", ZV 2017-15 to allow height of outparcel to be twenty-five feet (25') above crown of road instead of the allowed eighteen feet (18') above crown of road, the following vote was recorded:

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

NAY: None

Motion Passed

6. **SP 2017-06, Metro Diner at University Marketplace**, generally located south of Pines Boulevard, west of University Drive, site plan amendment.

Mr. Dickerson addressed the Planning and Zoning Board. He gave a brief PowerPoint presentation of the proposed variance and site plan application request.

The following staff report was entered into the record:

Dwayne L. Dickerson, Esq., agent, is requesting approval to construct a Metro Diner restaurant with associated traffic circulation, parking, landscape, outdoor seating and signage on an outparcel within the University Marketplace shopping center, generally located on the southwest corner of Pines Boulevard and University Drive. The site is currently a vacant parking lot.

At the March 13, 2016 City Commission meeting, two Zoning Appeals were approved for ZV 2015-25 and 26 to allow the outparcel a minimum 0' between outparcels instead of the required minimum 300' and a 15.5' landscape buffer instead of the required 40' landscape buffer along Pines Boulevard. At the January 28, 2016 Planning and Zoning Board meeting the Board

approved Zoning Variance ZV 2015-27 for University Marketplace, granting the shopping center one additional outparcel on 16.6 acres.

The proposed one story restaurant will be 23'-6" in height (highest point) and 3,721 square feet in area. The applicant proposes the following color selections for the building:

- Main Body – Willowcreek, Benjamin Moore 1468, Tan
- Accent / Tower / Base / Doors – Dover White, SW 6385, Off-White
- Awning – Forest Green, Sunbrella 6037-0000, Dark Green
- Railing / Columns – Dark Bronze, SW 6006, Dark Brown

The applicant proposes two 60 SF illuminated wall signs located on the North and East elevations of the building. The wall signs will read "Metro Diner" in dark green against a white background with a tagline beneath the wall sign that reads "Breakfast Lunch Dinner" in dark green against a white background.

Access to this property will be from within the existing University Marketplace Shopping Center entrances located along Pines Boulevard. The proposal provides for 46 parking spaces on site where 44 spaces are required based on restaurant use. Parking areas will be illuminated by a series of LED light fixtures mounted on 30 feet high on concrete poles, matching the existing shopping center. The proposed parking and lighting meet Code requirements.

Landscaping for the Metro Diner site will include the removal of four (4) trees and the addition of 37 Category I, II, and III trees with associated landscaping. The Landscape Planner reviewed the landscape plan and had no objections.

Concurrently with this application, the Planning and Zoning Board will be hearing ZV 2017-15 to allow the building height to exceed current code requirement which allows for a maximum building height of 18' above the crown of the road. The applicant is proposing a maximum building height of 23'-6". Staff therefore recommends approval of this application subject to the approval ZV 2017-15.

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

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Member Girello

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Metro Diner at University Marketplace site plan amendment (SP 2017-06), the following vote was recorded:

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

NAY: None

Motion Passed

RESUME ORDER OF BUSINESS:

2. **SP 2016-09, Townhomes at Deer Creek**, generally located on the south side of Taft Street between NW 92 Avenue and NW 93 Avenue, site plan application.

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

Ron Beasley, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Beasley 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:

Ron Beasley, agent for owner, K&W Builders, Inc., has submitted a site plan application

for the construction of 12 townhome units with associated parking, lighting and landscape on the vacant property generally located south of Taft Street between NW 92 Avenue and NW 93 Avenue.

The applicant proposes the construction of two identical 6 unit buildings on site. Each building will be two stories tall and 33'-3" in height (highest point). Unit sizes for these buildings will range from 2,214 to 2,234 square feet in size. Each unit will have a two car driveway and a one car garage.

The applicant proposes the following colors and materials for these buildings:

- Exterior Walls, Trim, Columns – Navajo White (SW 6126), Bagel (SW 6114)
- Garage Doors and Corbels – Rockwood Terra Cotta (SW 2803)
- Exterior Molding – Cast Stone
- Railings – Bronze
- Roof – Shingles (Timberline Shakewood)

Ingress / egress to this site will be through the existing entries from Taft Street through Northwest 16th Street which runs east/west between 92nd and 93rd Avenues. The parking areas along Northwest 16th Street will be illuminated by a series of streetlights mounted upon 25 foot high poles. The applicant is installing on site and on street parking as part of this plan. 59 parking spaces will be provided upon final completion of this site. The parking will consist of the following:

- 23 on street parking spaces
- 24 driveway spaces (12 units – 2 car driveways)
- 12 garage spaces (12 units – 1 car garages)

In addition to the above, one parking space will be provided for postal carrier use.

A 6 foot masonry wall will be installed along the north perimeter of the site buffering the townhome project from Taft Street. A 6 foot shadow box fence will also be installed, buffering the sides of the townhomes from 92nd and 93rd Avenue. No entry signs are proposed for this site.

The applicant proposes the addition of 43 trees on site, 400+ shrubs, 300 groundcovers, and 50 accent plants. Primary tree species include Live Oak, Verawood, Silver Buttonwood, Jamaican Japer, Alexander Palm, and Royal Palm. Primary shrubs used are Podocarpus along Taft Street, Red Tip Cocoplum, and Dwarf Firebush.

The City Commission at its August 3, 2016 meeting approved a plat with related flexibility allocation request for the +/- 1.071 acre Townhomes at Deer Creek Plat allowing for the development of 12 units. The Planning and Zoning Board at its June 23, 2016 meeting approved a variance from minimum site size standards (ZV 2016-01) within the underlying TH-12 zoning district. The Planning and Zoning Board at its September 8, 2016 meeting approved a variance (ZV 2016-04) allowing for two car driveways on this site.

The proposed site plan is consistent with the underlying plat approval, variance approvals and all other applicable development restrictions within the TH-12 zoning district.

Staff Recommendation: Approval.

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

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Member Girello, Gonzalez, Alternate Member Lippman

The following member of staff spoke:

Brian Sherman, Assistant City Attorney

The following members of the public spoke:

Ron Beasley, representing the petitioner
Brian Leiman, the petitioner
George Cox, resident Deerlake Villas

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Townhomes at Deer Creek site plan application (SP 2016-09), the

following vote was recorded:

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

NAY: None

Motion Passed

3. **SP 2016-26, World Harvest Church of God**, 10777 Pembroke Road, site plan amendment

Chairman Rose stated the petitioner is requesting deferral of this item to the August 10, 2017 meeting.

On a motion by Member Girello, seconded by Member Gonzalez, to defer this item to the August 10, 2017 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

4. **SP 2017-04, Pembroke Pines City Center P-1 (BurgerFi)**, generally located south of Pines Boulevard, west of Palm Avenue, site plan amendment.

Dennis Mele, attorney representing the petitioner, noted that agenda item numbers 4, 5, 7, and 8 are all items related to the previously approved Pembroke Pines City Center Phase I site plan.

Chairman Rose stated the Board will allow the items to be presented at the same time but, will ask for public comments and require separate votes on each item.

Chairman Rose advised that these are a quasi-judicial matters. 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 quasi-judicial proceedings.

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

Traci Golownia, architect representing the petitioner, presented PowerPoint presentations as part of the project overviews.

The following staff report was entered into the record:

Terra City Center Investments LLC, contract purchaser of City Center, is requesting approval for a building addition to the City Center Phase I site plan generally located south of Pines Boulevard and west of Palm Avenue.

Site History

The City Commission at its November 12, 2015 meeting approved the City Center Mixed Use District (MXD) guidelines for this property. The City Commission later approved Phase 1 site plan which consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined. These perimeter buildings are to be applied for through separate Board approval process at a later date. City Center Phase 1 shopping center is currently under construction.

The proposed site plan consists of perimeter building 1 which is more specifically located at the northwest corner of the shopping center. The proposed multi-tenant outbuilding will be 30'-0" in height (highest point) and 6,478 square feet in area. The architecture and colors will be compatible with the existing shopping center. The applicant proposes the following color selections for the building:

- Exterior Colors –SW 6077 (Everyday White), SW 2849 (Westchester Gray), SW 6076 (Turkish Coffee)

- Metal Canopy - SW 6076 (Turkish Coffee)
- Canopy Soffit – Woodn CUBA09 (Brown)
- Popout Features / Accents – Floor Gres tile Natural Beige, Floor Gres Wood style Naturale / Matte, Bebridge HR-16 Metal Zinc Grey
- Roof Cap – Russel Cast Stone 1102 Natural Stone

It is anticipated that at least one restaurant will be proposed for this building (Burger Fi). No related outdoor dining is proposed for this building at this time. Future outdoor dining proposals are subject to City approval.

The applicant proposes dumpsters with an enclosure to the east of the proposed perimeter building. The applicant also provides for enclosed rooms for fire and electrical equipment adjacent to the dumpster enclosure as part of the design. WASTEPRO reviewed the proposed dumpster locations and has no objections. Loading will occur on the east side of the center in a zone to the east of the dumpster gates.

Access to this center will not change from the approved shopping center plan as a result of construction of this building. The shopping center was approved for 1,012 spaces of which 558 spaces are required based on approved buildings. Perimeter building 1 will assume 30 spaces from the center, leaving a surplus of 424 spaces available for future perimeter buildings.

The applicant will be adding landscape to the site, in addition to the approved shopping center plantings, to include the following:

- Jasmine vine living walls on the east building elevation.
- The addition of 380 shrubs and 5 accent topiary cones planted along the foundation, 2 palms, and 1 canopy tree. Primary species include green Island Ficus, Podocarpus, and Verawood.

It is anticipated that both the main shopping center and this perimeter building will be under construction at the same time. Therefore, staff required a staging area to be designated for this perimeter building. The staging area is designated on page AA-0.01 of the site plan package and has been accepted by the City.

Signage for this building will be required to comply with the approved master sign plan for

this shopping center at time of building permit. The plan has been reviewed by staff and found to comply with the underlying MXD design guidelines. 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 Jacob, Member Girello, Alternate Member Taylor

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following members of the public spoke:

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

On a motion by Member Monroig, seconded by Member Girello, to approve, as recommended by staff, the Pembroke Pines City Center P-1 (BurgerFi) site plan amendment (SP 2017-04), the following vote was recorded:

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

NAY: None

Motion Passed

5. **SP 2017-05, Pembroke Pines City Center P-3 (Outback Steakhouse)**, generally located south of Pines Boulevard, west of Palm Avenue, site plan amendment.

The following staff report was entered into the record:

Bloomin' Brands is requesting approval for a building addition to the City Center Phase I site plan generally located south of Pines Boulevard and west of Palm Avenue.

Site History

The City Commission at its November 12, 2015 meeting approved the City Center Mixed

Use District (MXD) guidelines for this property. The City Commission later approved Phase 1 site plan which consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined. These perimeter buildings are to be applied for through separate Board approval process at a later date. City Center Phase 1 shopping center is currently under construction.

The proposed site plan consists of perimeter building 3 which is more specifically located at the south of Pines Boulevard and east of the City Center phase 1 main entry drive. The proposed single-tenant restaurant outbuilding will be 24'-3" in height (highest point) and 6,670 square feet in area. The architecture and colors will be compatible with shopping center. The applicant proposes the following color selections for the building which are generally compatible with the center:

- Exterior Colors – BM 1068 Squire Hill Buff (Tan), SW 7027 Well Bred Brown, SW 7593 Rustic Red
- Metal Canopy – Beridge Manufacturing Dark Bronze
- Exterior Stone Veneer – El Dorado Stone Dry Creek Stack Stone
- Exterior Wood Siding – Nichiha Vintage Wood Cedar
- Canvas Awnings – Sunbrella Tresco Brick
- Metal Trim – Beridge Colonial Red
- Dumpster Enclosure / Gate – SW 7027 Well Bred Brown

No related outdoor dining is proposed for this building at this time. Future outdoor dining proposals are subject to City approval.

The applicant proposes dumpsters with an enclosure at the southeast corner of the of the proposed perimeter building. The applicant also provides for a mechanical room at the southwest corner of the building for electrical equipment as part of the design. WASTEPRO reviewed the proposed dumpster locations and has no objections.

Access to this center will not change from the approved shopping center plan as a result of construction of this building. The shopping center was approved for 1,012 spaces of which

558 spaces are required based on approved buildings. Perimeter building 3 will assume 31 spaces from the center, leaving a surplus available for future perimeter buildings. In addition, the applicant designates six (6) additional parking spaces directly east of the proposed restaurant for short term parking.

The proposed site plan will include the addition of 100+shrubs, 200+groundcover, 5 palms, and 2 trees. The primary species proposed are Cocoplum, Green Island Ficus, Royal Palm, and Ligustrum. These plantings are in addition to the approved landscape for the shopping center.

It is anticipated that both the main shopping center and this perimeter building will be under construction at the same time. Therefore, staff required a staging area to be designated for this perimeter building. The staging area is designated on page AA-0.01 of the site plan package and has been accepted by the City.

Signage for this building has been included in this sign package and includes a super graphic on the west elevation of the building as well as signs on each building elevation. Staff notes that all building signage will be required to comply with the approved master sign plan for this shopping center at time of building permit. The plan has been reviewed by staff and found to comply with the underlying MXD design guidelines. 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.

On a motion by Member Monroig, seconded by Member Girello, to approve, as recommended by staff, the Pembroke Pines City Center P-3 (Outback Steakhouse) site plan amendment (SP 2017-05), the following vote was recorded:

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

NAY: None

Motion Passed

7. **SP 2017-08, Pembroke Pines City Center P-4 (Cooper's Hawk)**, generally located south of Pines Boulevard, west of Palm Avenue, site plan amendment.

The following staff report was entered into the record:

Terra City Center Investments LLC, contract purchaser of City Center, is requesting approval for a building addition to the City Center Phase I site plan generally located south of Pines Boulevard and west of Palm Avenue.

Site History

The City Commission at its November 12, 2015 meeting approved the City Center Mixed Use District (MXD) guidelines for this property. The City Commission later approved Phase 1 site plan which consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined. These perimeter buildings are to be applied for through separate Board approval process at a later date. City Center Phase 1 shopping center is currently under construction.

The proposed site plan consists of perimeter building 4 which is more specifically located at the south of Pines Boulevard and west of Southwest 103 Avenue. The proposed single-tenant restaurant outbuilding will be 24'-6" in height (highest point) and 10,973 square feet in area. The architecture and colors will be compatible with the existing shopping center. The applicant proposes the following color selections for the building which are generally compatible with the center:

- Exterior Colors – Reynobond (Coastal Grey), EIFS SW 7015 Repose Gray, EIFS SW 7048 Urbane Bronze, Reynobond (Deep Black), Porcelain Tile (Cambridge Oak)
- Exterior Doors – SW 7026 Griifin (Olive), SW 7015 Repose Gray

- Dumpster Gate – Series 38/70025 Ash Grey

The applicant proposes 729 square feet of outdoor covered patio dining is proposed on the eastern side of this building. Outdoor dining will consist of 18 tables and 36 chairs.

The applicant proposes dumpsters with an enclosure to the west of the proposed perimeter building. The applicant also provides for enclosed mezzanine for electrical equipment adjacent to the dumpster enclosure as part of the design. WASTEPRO reviewed the proposed dumpster locations and has no objections. Loading will occur on the east side of the center in a zone to the east of the dumpster gates.

Access to this center will not change from the approved shopping center plan as a result of construction of this building. The shopping center was approved for 1,012 spaces of which 558 spaces are required based on approved buildings. Perimeter building 4 will assume 44 spaces from the center, leaving a surplus available for future perimeter buildings.

The applicant will be adding landscape to the site, in addition to the approved shopping center plantings, to include the following:

- Green vine living wall on the southeast building elevation.
- The proposed site plan will include the addition of 6 trees, 300+ shrubs, and 200+ groundcovers. Primary species used are Ligustrum, Cocoplum, Clusia, and Green island Ficus.

It is anticipated that both the main shopping center and this perimeter building will be under construction at the same time. Therefore, staff required a staging area to be designated for this perimeter building. The staging area with construction trailer locations are designated on page SP 1.2 of the site plan package and has been accepted by the City.

Signage for this building will be required to comply with the approved master sign plan for this shopping center at time of building permit. The plan has been reviewed by staff and found to comply with the underlying MXD design guidelines. 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:

Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Monroig, Alternate Member Lippman

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner
Traci Golownia, architect representing
Jennifer Kaufmann, Director of Development Operations for Cooper's Hawk
Dan Bernatek, architect representing Cooper's Hawk

Dennis Mele, attorney representing the petitioner, voluntarily agreed work with staff to create additional handicap parking for Cooper's Hawk.

On a motion by Member Monroig, seconded by Member Girello, to approve, as recommended by staff, the Pembroke Pines City Center P-4 (Cooper's Hawk) site plan amendment (SP 2017-08), the following vote was recorded:

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

NAY: None

Motion Passed

8. **SP 2017-09, Pembroke Pines City Center P-2 (City Mattress)**, generally located south of Pines Boulevard, west of Palm Avenue, site plan amendment.

The following staff report was entered into the record:

Terra City Center Investments LLC, contract purchaser of City Center, is requesting approval for a building addition to the City Center Phase I site plan generally located south of Pines Boulevard and west of Palm Avenue.

Site History

The City Commission at its November 12, 2015 meeting approved the City Center Mixed

Use District (MXD) guidelines for this property. The City Commission later approved Phase 1 site plan which consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined. These perimeter buildings are to be applied for through separate Board approval process at a later date. City Center Phase 1 shopping center is currently under construction.

The proposed site plan consists of perimeter building 2 which is located centrally along Pines Boulevard. The proposed perimeter building will be 28'-0" in height (highest point) and 6,786 square feet in area. The architecture and colors will be compatible with the existing shopping center. The applicant proposes the following color selections for the building:

- Exterior Colors –SW 7005 (Pure White), SW 0037 (Morris Groom Grey), SW 7046 (Anonymous)
- Metal Canopy / Trash Enclosure - SW 6076 (Turkish Coffee)
- Canopy Soffit – Wood CUBA09 (Brown)
- Popout Features – Tile Floor Gres (1.0 Naturale White)
- Roof Cap – Russell Cast Stone (1100 White Limestone)
- Louvers – Composite Wood Panel (09 Cuba)

The applicant proposes a dumpster with an enclosure to the south of the proposed perimeter building. The applicant also provides for enclosed rooms for fire and electrical equipment adjacent to the dumpster enclosure as part of the design. WASTEPRO reviewed the proposed dumpster locations and has no objections. Loading will not be necessary as mattresses are not stored on site, when a customer purchases a mattress, it is delivered from the warehouse to the customer's home.

Access to this center will not change from the approved shopping center plan as a result of construction of this building. The shopping center was approved for 1,012 spaces of which 559 spaces are required based on approved buildings. Perimeter building 2 will assume 31 spaces from the center, leaving a surplus of 453 spaces available for future perimeter buildings.

The applicant will be adding landscape to the site, in addition to the approved shopping center plantings, the proposed plantings include the following:

- Japanese Blueberry Trees
- Montgomery Palm Trees
- Various Shrubs around the base of the building

Signage for this building will be required to comply with the approved master sign plan for this shopping center at time of building permit. The plan has been reviewed by staff and found to comply with the underlying MXD design guidelines. 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.

On a motion by Member Monroig, seconded by Member Girello, to approve, as recommended by staff, the Pembroke Pines City Center P-2 (City Mattress) site plan amendment (SP 2017-09), the following vote was recorded:

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

NAY: None

Motion Passed

9. **SP 2017-11, Mobile-Mini**, 5900 SW 202nd Avenue, site plan amendment.

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.

Frank Saia, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Saia 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:

Keith and Schnars, Incorporated has submitted a site plan amendment application for the construction of a metal storage building with associated parking and landscaping for the Mobile Mini company. The Mobile Mini site is located north of Stirling Road and east of 202 Avenue. The site is currently being used for outdoor storage.

The applicant request the following items for this site plan:

1. The installation of a 180' long x 60 foot wide metal storage structure. The proposed 26 foot high open sided building will be located on the north side of the lot and will be painted blue (Cobalt Blue) and Gray (Mesco Ash Gray). No signs are proposed for this site.
2. The addition of a new parking area consisting of 16 parking spaces to the north of the existing Mobile Mini office trailer.
3. The existing dumpster and enclosure to be relocated to the southwest corner of the parcel.

The applicant is proposing the relocation of 4 Sabal palms and the installation of 2 new canopy trees as part of this plan.

The Planning and Zoning board at its September 14, 2006 meeting voted to approve the underlying Mobile Mini outdoor storage site with voluntary restrictions. A copy of the September 14, 2006 P&Z minutes with restrictions are included in the agenda backup. As the site will still be used for storage, all voluntary restrictions established as part of the 2006 site plan approval shall apply.

Staff Recommendation: Approval.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Frank Saia, 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 public spoke:

Frank Saia, representing the petitioner

Richard Rao, affected party, resident Pembroke Pines
Antonio Fernandez, affected party, resident Pembroke Pines
David Brubeck, affected party, resident Pembroke Pines
Jorge Ortega, affected party, resident Pembroke Pines

On a motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, the Mobile-Mini site plan amendment (SP 2017-11), the following vote was recorded:

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

NAY: None

Motion Passed

10. **SP 2017-12, Bergeron Outdoor Storage South**, 19700 Stirling Road, site plan amendment.

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.

Frank Saia, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Saia 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:

Frank Saia, agent, has submitted a site plan amendment application for the development of a flexible outdoor industrial storage facility with site perimeter fencing and landscaping at a +- 52.6 acre site within the Bergeron Park of Commerce South property generally located on the south of Stirling Road and west of 196th Avenue.

The applicant has yet to determine the number of storage tenants to be placed on this site and is requesting flexibility for tenants to lease one acre or larger storage spaces on site.

All tenant storage areas will be enclosed by 6 foot high chainlink fences. These fences may be modified throughout the site by building permit only as long as minimum size requirements and associated building, engineering and fire access requirements are met. Under current proposal, any future trailers and/or temporary structures or temporary offices with related parking for these sites will be brought to this Board through the miscellaneous review process.

The proposed outdoor storage site is bound by the following properties:

- North – Industrial / Vacant / Bergeron Distribution Center (under construction)
- East - Residential Single Family Homes / Laguna Isles
- South - Industrial / Outdoor Storage / United States Postal Service
- West - Broward County Landfill

The subject outdoor storage sites will be accessed through 196th Avenue through Sylvan Pass.

The western side of the parcel is currently buffered by a canal. The applicant is proposes 157 new trees and 4300+ shrubs along the buffers surrounding the property. The following is the breakdown of materials:

- North buffer – 22 trees, 543 shrubs
- East Buffer – 62 trees, 1,967 shrubs
- South Buffer - 23 trees, 576 shrubs
- West Buffer – 50 trees, 1,246 shrubs

Tree materials utilized include Pigeon Plum, Silver Buttonwood, Crape Myrtle, Live Oak, and Bald Cypress. It should be noted that overhead power wires currently exist along the eastern property line. Therefore, FPL right tree, right place policies must be adhered to on this buffer. The applicant provides for a similar planting theme along 196th Avenue as was approved for the Bergeron Distribution Center. The proposed landscape plan is utilizing 95% native tree species.

The applicant provides a sample detail which depicts a potential storage scenario for discussion purposes. Outdoor storage is permitted by use within the underlying M-3 (General

Industrial) zoning districts. The applicant has also provided staff a letter (Letter from Frank Saia 5/22/17) which outlines the following commitments from the developer:

- To develop +-21 acres to the north and west of the site as part of the first phase.
- To develop +-16 acres south of Sylvan Pass of the site as part of phase 2
- To develop the remaining +-15 acres fronting Southwest 196th Avenue as part of the final phase of the project.
- The installation of the eastern and western bufferyards on site as part of the construction of phase 1.
- Installation of the northern and southern bufferyards within 12 months of the commencement of construction on the project.

Should this property be used for other than outdoor storage in the future, site plan review and approval will be required. This application has been reviewed by staff and was found to meet all code requirements. Staff therefore recommends approval of the application.

Staff Recommendation: Approval, subject to the following:

1. Installation of the eastern and western bufferyards prior to issuance of initial building permit for fencing on site.
2. Installation of the northern and southern bufferyards within 12 months of granting of initial building permit on the property.

Chairman Rose inquired if the petitioner accepts staff recommendations.

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:

The following member of staff spoke:

The following member of the public spoke:

On a motion by , seconded by , to approve, as recommended by staff, the Bergeron

Outdoor Storage South site plan amendment (SP 2017-12), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

11. **SP 2016-21, Pembroke Pines City Center Phase II (Commercial)**, generally located at the south of Pines Boulevard, west of Palm Avenue, site plan application.

, 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:

Terra Group, contract purchaser for the City Center property, is requesting site plan approval to develop phase 2 of a lifestyle commercial center initially consisting of two buildings with associated traffic circulation, parking, and landscape. The City Center phase 2 site is located south of Pines Boulevard and west of Southwest 106th Avenue.

The applicant proposes 2 buildings on site with the following locations / characteristics:

Building	Location	Number of Stories	Height (At Highest Point)	Gross Floor Area (SF)	Proposed Use
Main Building (Denoted Buildings F, G, H)	North of City Center Boulevard	1	31'-4"	67,766	Multi-tenant Building
Small Shops (Denoted Building E)	West of SW 106 th Avenue	1	30'-0"	8,824	Multi-tenant Building
			Total	76,590	

The main building includes a future grass area for an anchor tenant. The site also includes grassed areas for three future perimeter buildings. Footprints of the anchor tenant and perimeter buildings are shown as concepts and are not subject to Board review at this time.

The future anchor tenant is estimated to be +-55,000 square feet of the main building area as

listed above. The final design and layout of the future anchor tenant and perimeter buildings will require future Board approvals once those tenants and building designs have been finalized.

The following colors are proposed for the two buildings under consideration which are consistent with the previously approved commercial buildings to the east of this project (Commercial Phase 1 – SP 2015-06):

- Exterior Colors – SW 6072 (Versatile Gray), SW 6077 (Everyday White), SW 2849 (Westchester Gray), SW 6076 (Turkish Coffee)
- Metal Canopy - SW 6076 (Turkish Coffee)
- Popout Features / Accents – Floor Gres tile Natural Beige, Floor Gres Wood style Naturale / Matte, Flor Gres Walks/10 Naturale / White

Electrical rooms will be enclosed into each building for aesthetic purposes.

Access to this site will be through existing openings on Southwest 106th Avenue, Pines Boulevard and City Center Boulevard. The applicant proposes 464 parking spaces for this center. Per the MXD guidelines a standard ratio of 4.5 spaces per 1,000 square feet has been applied. 98 parking spaces are required based on the development of both buildings as proposed. The addition of the future anchor tenant at 55,000 square feet would raise the parking requirement to 346 spaces. The future perimeter buildings will ultimately absorb a portion of the surplus parking provided when completed.

The parking areas will be illuminated by a series of LED fixtures (bronze) mounted at 35 foot poles. Additional pedestrian scale LED light poles will be located along walkways. All fixtures are cut off type.

A series of pedestrian connections have been integrated into the site plan. Page A1.05 outlines primary, secondary and tertiary routes developed to interconnect the phase 1 and 2 development as well as City Center in general. Wide sidewalks with landscape areas have been integrated along SW 106th Avenue and along the east side of the small shops and future

perimeter buildings P-8 and P-9. It is anticipated that these larger sidewalk areas and common areas will integrate outdoor dining in the future. The applicant will provide a master dining plan, per MXD requirement, for the entire center once tenants have been finalized.

Landscaping for this property will consist of 234 canopy trees (including 67 relocated tree) with associated plants, shrubs and groundcover where 230 trees are required based on MXD guidelines. Landscape buffers have been designed to the south of the proposed buildings (along City Center Boulevard) to help mitigate the views of truck loading areas from existing residential to the south.

Signage for the center will abide by the City Center Master Sign Plan (MSC 2016-21) which was approved at the March 9, 2017, Planning and Zoning Board meeting.

The City Commission at its November 12, 2015 meeting approved the City Center phase 1 site plan, SP 2015-06. Staff has reviewed the proposal and finds it to be consistent and architecturally compatible with the approved phase 1 site plan. Staff recommends approvals subject to the applicant providing a maintenance plan per MXD guideline requirements.

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

1. Applicant to provide staff with a maintenance plan for the site, meeting MXD guideline requirements, prior to issuance of initial Certificate of Occupancy.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Dennis Mele, attorney representing the petitioner, answered in the affirmative.

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

The following members of the Planning and Zoning Board spoke:

The following members of staff spoke:

The following member of the public spoke:

On a motion by , seconded by , to transmit, as recommended by staff, the Pembroke Pines City Center Phase II (Commercial) (SP 2016-21) site plan application, to the City Commission with a favorable recommendation; subject to , the following vote was recorded:

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

NAY: None

Motion Passed

12. **SP 2017-02, Chapel Grove**, generally located northeast corner of Pines Boulevard and NW 210 Avenue, site plan application.

, 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:

Winningham and Fradley, Inc., agent for property owner, is requesting site plan approval for the Chapel Grove residential development, generally located north of Pines Boulevard and east of Southwest 210 Avenue within the Chapel Trail Planned Unit Development. The proposed site plan consists of 125 townhouse units with associated parking, landscaping, traffic circulation, signage, and recreational amenities.

The applicant proposes the construction of 23 buildings on the subject 11 acre site with several building types to be used throughout this parcel. Below is a summary of all building types proposed on site:

Building Type	Building Numbers	# of bldgs	Total TH Units
4 Unit	3	1	4
5 Unit	4, 5, 10, 11, 12, 14, 15, 19, 20, 22, 24	11	55
6 Unit	1, 2, 6, 7, 8, 9, 16, 17, 18, 21, 23	11	66
Total		23	125

The applicant will provide a mix of two and three story units within the proposed buildings. Five unit models are proposed. All units will be of equal width. Four of the models will be two story while the other one unit will be three story. Models range from 1,680 to 2,298 square feet in size. The tallest unit proposed is 41'-4" at highest point. Three story units (Unit E) will contain a two car garage as well as a two car driveway. Two story units (Units A,B,C,D) will contain a one car garage and two car driveway. Unit mix will be determined based on market demand.

The following colors are proposed for these buildings:

- Exterior Wall - Tea Light (SW 7081), White Flour (SW 7102), Naïve Peach (SW 6631), Windfresh White (SW 7628)
- Doors and Shutters– Take Five (SW 6513), Tea Chest (SW 6103), White Flour (SW 7102)
- Awnings – Reef Blue, English Brown
- Roof – Terra Cotta S-tiles
- Trim – White Flour (SW 7102)
- Window Frames -Bronze
- Railing – Bronze
- Brackets –Tea Chest (SW 6103)

The applicant proposes the following amenities for this site:

- A recreation center and pool/spa/patio area at the southwest corner of the parcel. The proposed recreation center will be 20'-3" feet in height and will be painted the following colors:
 - o Exterior Wall – Windfresh White (SW 7628), White Flour (7102)

- o Awnings – Reef Blue
- o Roof – Terra Cotta S-tiles

The pool/spa/patio area will contain lounges, tables and chairs. The entire pool area will be enclosed with bronze metal fence.

- A playground and basketball court at the southeast corner of the parcel. The proposed playground to be enclosed by a 5 foot black vinyl coated chainlink fence while the basketball court to be enclosed by a 10 foot black vinyl coated chainlink fence with wind screen. Mail service for the entire community will be provided to the north of the playground from a mail kiosk.

Ingress / egress to this townhouse community will be through the main entry off of Southwest 210 Avenue on the west side of the property. The entry will be gated with electronic access and will provide a turnaround area for exit purposes. Temporary access will be provided at two driveways to the north of the main entry. Additional gated access at the northeast corner of the site connecting to 209th Avenue will be provided for the following limited use:

- Resident egress only
- Emergency vehicle ingress/egress

The property will be illuminated by a series of coach light fixtures mounted atop black pedestrian scale FPL light poles (15 feet high). The applicant provides at minimum 393 parking spaces on site where 313 spaces are required based on use. This parking requirement is based on the 3 parking spaces per unit and 18 visitor spaces. It should be noted that the larger 3 story units contain four parking spaces per unit and therefore the applicant may provide more than 393 spaces depending on sales on those larger units.

The applicant proposes an entry sign at the main entry of the community. The proposed sign will be 6'-8" tall and 20'-4" feet wide and will display the name of the subdivision in black pin mounted letters (31.25 square feet). Additional signs (2) are located at the southwest and southeast corners of the parcel. Each sign will be 21'-4" high and display the name of the community in pin mounted letters. The signs will be painted Windfresh White (SW 7628) White

Flour (SW 7102). All ground signs are externally illuminated.

Unit sales for this project will be held in a sales trailer which will be located where building #6 is proposed (just north of main entrance). The proposed 23' x 60' trailer will be painted Tea Light (SW 7081). Eleven temporary parking spaces are proposed for this use. The sales trailer will be removed from site once building #6 is ready to be built. The applicant will use building #4 as the Model building.

The applicant is proposing a total of 504 trees, 220 palms and 5,000+ shrubs throughout the development. Primary tree species include Live Oak, Japanese Fern Tree, Ligustrum along the buffer, Coconut Palm, and Royal Palm. Primary shrub species include Green buttonwood, Green island Ficus, Clusia, Waxleaf Jasmine, and Scheffelera. The applicant is also proposing a 4' hedge along Northwest 2nd Street and Northwest 209th Avenue to buffer from the school and adjacent residents.

The City Commission at its June 21, 2017 meeting will be hearing second reading of both the underlying land use plan amendment application (Proposed Ordinance 2016-32) as well as the second reading of the underlying rezoning (Proposed Ordinance 2017-10) of this property to allow townhome development. Both applications contemplate development consistent with this site plan. In addition, the City Commission also passed Resolution 3549 at its May 17, 2017 meeting permitting a delegation request for townhomes on this property contingent of final adoption of the underlying rezoning and Land Use plan amendment. Therefore, this site plan application must be contingent upon City Commission approval of the Land Use Plan Amendment and the rezoning as well as recordation of the underlying plat note consistent with this proposed development.

This application also requires City Commission approval for development within the Chapel Trail Planned Unit Development (PUD).

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

1. City Commission approval of this site for development within the Chapel Trail Planned Unit Development.
2. City Commission approval of second reading of the underlying land use plan amendment application (Proposed Ordinance 2016-32) consistent with the proposal.
3. Recertification of the City's land use map consistent Land Use Plan Amendment.
4. City Commission of the underlying zoning change (Proposed Ordinance 2017-10) consistent with the proposal.
5. Recordation of the approved delegation request allowing the 125 townhouse units to be located on subject property.

Chairman Rose inquired if the petitioner accepts staff recommendations.

, 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:

The following members of staff spoke:

The following member of the public spoke:

On a motion by , seconded by , to transmit, as recommended by staff, the Chapel Grove (SP 2017-02) site plan application, to the City Commission with a favorable recommendation; subject to , the following vote was recorded:

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

NAY: None

Motion Passed

OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

ITEMS AT THE REQUEST OF THE BOARD:

ITEMS AT THE REQUEST OF STAFF:

ITEMS AT THE REQUEST OF THE PUBLIC:

ADJOURN:

Chairman Rose adjourned the meeting at 8:45 p.m.

ADJOURNED:

8:45 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary