

PLANNING AND ZONING BOARD

CITY OF PEMBROKE PINES, FL

August 10, 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, August 10, 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 Member Lippman. Absent: Alternate Member Taylor. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Jacob Horowitz, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

Chairman Rose and Vice Chairman Jacob submitted a lobbying disclosure form in reference to SP 2017-03 (Wawa at Village of Mayfair).

APPROVAL OF MINUTES:

On a motion by Member Girello, seconded by Member Monroig, to approve, the minutes of the June 22, 2017 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:
CONSENT AGENDA:

Chairman Rose inquired if anyone would like to pull any of the consent agenda items. No one wished to pull any of the consent agenda items.

1. **MSC 2017-13, Hidden Lake**, generally located at NW 208 Avenue and Johnson Street community entrance, signage and lighting, miscellaneous request.

The following staff report was entered into the record:

Kathryn Sajdak and Michael J. Falgiano, Jr., agents, have submitted a miscellaneous plan application to replace existing residential signs, the addition of lighted columns along the entrance road and new landscaping within the entrance island at the Hidden Lake residential community in Chapel Trail; generally located on NW 208th Avenue, north of Johnson Street.

The applicant proposes to the following scope of work as a result of this application:

- Removal and replacement of the existing “Hidden Lake” monument sign at the entrance of the Hidden Lake community.
 - o The new single faced monument sign will be 25.25 SF in area and 6’-0” in height. The proposed sign will use the existing footprint, have aluminum cutout letters that read “Hidden Lake” with an emblem above.
- Removal and replacement of the existing “Welcome Home” directional sign at the end of the entrance road, approximately 1,200 feet from the entry gate.
 - o The new directional sign will be 1.5 SF in area and 48” in height. The sign will have cut-out acrylic letters that read “Welcome Home” with an emblem above. The sign will be located at the end of the entrance road on the east side of NW 208th avenue.
- Both signs will use warm white (3000k) LED ground lights to illuminate both the monument sign and directional sign. The lights will be concealed with landscaping per code requirements.
- Both signs will be painted Stone White (BM 2120-70) with Belgard Alpine Profit Winter Haven stone columns, Gray Owl (BM OC-52) emblems and black lettering.
- Addition of 16 concrete piers, 5’-0” in height. The piers will be located along the west side of NW 208th Avenue entrance road, after the entry gate. The piers will match the signs in color and material, featuring a wall mounted warm white (3000K) LED light, illuminating the adjacent sidewalk.
- Landscape modifications are proposed to the entry island replacing the existing shrubs and ground cover with new materials of which include Bougainvillea, Gamma Grass, Ilex and Bromeliads. Existing palms will remain.

The application has been reviewed by staff and found to meet code requirements. Staff therefore recommends approval of the application.

2. **Shops at Pembroke Gardens**, generally located south of Pines Boulevard and west of Southwest 145 Avenue, miscellaneous façade and/or signage approval for:

- A) **MSC 2017-05, Chiffino Shoes**
- B) **MSC 2017-18, Corks**

The following staff reports were entered into the record:

A) **MSC 2017-05, Chiffino Shoes**

Harry Sanchez, agent, has submitted a miscellaneous plan application requesting façade and sign modifications at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue.

The Chiffino Shoes tenant will be located at building 8000 of the lifestyle center in the Shops at Pembroke Gardens. The applicant proposes the following colors and materials for the storefront:

- Main Body: White (BM OC-151)
- Base Tile: Black
- Fabric Awning: Logo Red (Sunbrella #4666), Black (rear elevation)
- Metal Sign Backer: Seagull Gray

The applicant proposes an illuminated channel letter sign at 27.78 SF to read “Chiffino” in black and red. No other signs are proposed at this time.

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

Staff Recommendation: Approval.

B) **MSC 2017-18, Corks**

James McDonnell IV, agent, has submitted a miscellaneous plan application requesting façade and sign modifications at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue.

The Corks tenant will be located at building 13000 of the lifestyle center in the Shops at Pembroke Gardens. The applicant proposes new outdoor furniture for the outdoor dining area.

The following colors and materials for the storefront are proposed:

- Main Body: Monorail Silver, SW 7663, Gray
- Accent/Columns/Trim: Pure White, SW 7005, White
- Fabric Awning: Black, Sunbrella #6008

The applicant proposes an illuminated reverse channel letter sign at 31.35 SF to read “CORKS” in black. No other signs are proposed at this time.

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

Staff Recommendation: Approval.

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to approve, as recommended by staff, consent agenda item numbers 1 (MSC 2017-13, Hidden Lake), 2A (MSC 52017-05, Chiffon Shoes), 2B (MSC 2017-18, Corks), the following vote was recorded:

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

NAY: None

Motion Passed

OLD BUSINESS:

QUASI-JUDICIAL ITEMS:

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

Chairman Rose stated the petitioner has requested deferral of this item to the September 14, 2017 meeting.

On a motion by Vice Chairman Jacob, seconded by Member Girello, to defer this item to the September 14, 2017 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

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.)

4. **ZI 2017-01, Bright Steps Forward**, 1431 Palm Avenue, zoning interpretation request.

Chairman Rose noted the petitioner was not present at this time. It was the consensus of the Planning and Zoning Board to hear this item later in the meeting.

5. **SP 2017-03, Wawa at Village of Mayfair**, generally located at the south of Pines Boulevard, west of Palm 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.

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 Power Pointe presentation of the proposed site plan amendment.

The following staff report was entered into the record:

Dwayne Dickerson agent for property owner Mayfair Land New Development Co. LLC, is requesting approval for the development of a WAWA gas station with associated parking, landscape, traffic circulation and signage; on the Raintree Commercial Shopping Center generally located at the northwest corner of Hiatus Road and Pembroke Road.

The City Planning and Zoning Board at its April 18, 2007 meeting approved the underlying multi-building Villages of Mayfair commercial center site plan for this site. Additional changes to

the site have been approved over time. The site is currently still under construction. The proposed WAWA will replace approved building #1 and #2 on the previously approved site plan (SP 2015-01).

The applicant proposes the following buildings / structures on this parcel.

- A 6,119 square foot gas / retail building. The proposed 33'-4" (maximum height) building will be painted the following colors:
 - o Main body – Merengue #3085 (Stucco), James Hardie Harris Cream (Fiber Cement Siding)
 - o Exterior Stone – Cultured Stone Southwest Blend Ledgestone
 - o Trim / Doors – Arctic White (JH10-20), Metal Door/Panels Benjamin Moore White Diamond (BM 2121-60)
 - o Metal Awning – Brite Red (Atlas #17)
 - o Metal Roof – Coppertone (Atlas #23)

The proposed building includes the addition of 866 square feet of outdoor dining area (7 tables) along the south and east sides of the building. The outdoor dining area will be enclosed by planters.

- A 7,150 square foot gas canopy with 16 gas service positions (8 pumps. 2 service positions per pump). The proposed 25'-4" (maximum height) pitched roof structure will be painted the following colors:
 - o Main Body – Bone White #26
 - o Column Base - Cultured Stone Southwest Blend
 - o Metal Roof – Coppertone (Atlas #23)

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The applicant proposes the following signs on the property:

Sign Type	Sign Area	Sign Location	Sign Details
Monument #1	35.58 sf	Perpendicular to proposed Hiatus Road Entrance	Monument details – RAL 1015 Ivory background Cultured Stone Southwest Blend LedgeStone sign base. Sign Copy – Red illuminated channel letters with bronze halo lit logo / LED price sign
Monument #2	35.58 sf	Southwest corner of outparcel. Perpendicular to Pembroke Road.	Monument details - RAL 1015 Ivory background Cultured Stone Southwest Blend LedgeStone sign base. Sign Copy – Red illuminated channel letters with bronze halo lit logo / LED price sign
Attached Building Sign (Primary)	17.7 sf	South Elevation	Red illuminated channel letters with bronze halo lit logo
Attached Building Sign (Secondary)	17.7 sf	North Elevation	Red illuminated channel letters with bronze halo lit logo

Ingress / egress to this site will remain through the shopping center approved full access openings on Pembroke Road and Hiatus Road. The following additional openings are also proposed as a result of this application:

- Right-in access only from Hiatus Road to the WAWA parcel. (Hiatus Road southbound right turn lane will be extended to accommodate stacking)
- Right-in access only to the center from Pembroke Road. This entrance will be to the west of the Wawa parcel.

Parking and traffic circulation within the out parcel has been revised to accommodate the new building and canopy. WAWA will provide 59 parking spaces on site where 39 spaces are required due to proposed uses onsite. Parking areas will be illuminated by a series of bronze LED light fixtures mounted atop 20 foot high concrete light poles. The canopy area will be illuminated

by recessed LED lighting.

Garbage service will be provided through a dumpster with enclosure at the northwest corner of the WAWA site. The proposed dumpster location has been reviewed by Waste Pro and they have no objections.

The City Commission at its February 15, 2006 meeting approved the rezoning of the underlying property from R-6 (Hotel) to B-2 (General Business) with associated commercial flexibility conversion and restrictive covenants. The City Commission at its June 21, 2017 meeting later approved a zoning change request to B-3 (General Business) with amended restrictive covenants (Ordinance #1878) to allow the applicant to build a gas station as proposed. In addition, variances were approved for this site to allow for the following:

- ZV 2017-02: to allow one (1) outparcel on 9.99 acres instead of the allowed one (1) outparcel per 10 acres. (April 27, 2017 – P&Z Approval)
- ZV 2017-03: to allow bollards with no curbing (flush sidewalks) instead of the required concrete curbing or individual six foot long wheel stops for each parking space. (April 27, 2017 – P&Z Approval)
- ZV 2017-04: to allow two (2) double-faced monument signs instead of the allowed one (1) double faced monument sign. (April 27, 2017 – P&Z Approval)
- ZV 2017-14: to allow an outparcel height to be thirty-nine point eight three feet (39.83') above crown of road instead of the allowed eighteen feet (18') above crown of road. (May 25, 2017 – P&Z Approval)

Staff has reviewed the proposed site plan and finds it to be consistent with the underlying zoning, amended restrictive covenants, and all approved variances. Broward County Mass Transit, in their August 1, 2017 memo, requests the widening of off-site sidewalk along Pembroke Road as well as minor changes to the pavement marking plan. Broward County Mass Transit comments are attached to this report. In addition, Environmental Services requests the addition of pedestrian ahead signs at the proposed openings on Pembroke Road and Hiatus Road. The applicant's engineer provided staff a letter concurring with the conditions of this report.

Staff Recommendation: Approval, subject to the following:

1. Satisfaction of Broward County Mass Transit comments prior to issuance of a certificate of occupancy for the building.
2. The addition of two pedestrian ahead signs at the two proposed right in only openings (Pembroke Road and Hiatus Road) per Environmental Services comments.

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 Jacob, Members Girello, Gonzalez

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

On the motion by Member Girello, seconded by Member Monroig, to approve, as recommended by staff, the Wawa at Village of Mayfair site plan amendment (SP 2017-03), the following vote was recorded:

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

NAY: None

Motion Passed

6. **SP 2017-16, Flamingo Road Business Center**, generally located on the southeast corner of Flamingo Road and NW 18 Street, 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.

Moe Azar, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Azar 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:

Moe Azar, agent, is requesting approval for site changes, building additions, architectural modifications, lighting, landscaping and signage at the business center, generally located on the southeast corner of Flamingo Road and NW 18th Street.

At the April 27, 2017 Planning and Zoning Board meeting, the Board approved ZV 2017-05-09 which allowed variances for the reduction of the north, west and east landscape buffers. Also included, is the reduction of the west and south building setbacks for this site.

The proposal includes the following modifications to site:

- ADA upgrades throughout the parking lot such as grading and the addition of sidewalks.
- Addition of one parking space to the east of Building B, totaling 36 parking spaces where 36 are required base on tenant mix, including restriping of all parking spaces.
- Relocation of an existing light pole and the replacement of existing light fixtures with LED warm white (3000K) light fixtures around the site.
- Removal and replacement of an existing landscape island to the east of Building B, meeting code requirements.
- Replacement of dumpster enclosure wooden gates with metal gates.
- Relocation of office mailboxes.

The following architectural and building modifications are proposed:

- Addition of exterior staircases to Buildings A and B with sidewalks connecting to existing sidewalks.
- Addition of warm white (3000K) LED wall pack lights, on Buildings A and B.
- Addition of 5'-0" wide catwalk around Building A.
- Addition of Handicap Lift tower on the east side of Building A.
- Addition of tenant sign area to Building A, increasing the height of the building from 26'-8" to 28'-6".
- Removal of existing columns from Building A.
- Removal of rear doors on the south elevation and addition of 4 rear doors on the south elevation secondary story of Building A.

- Addition of 729 SF to Building B via the enclosure of the existing drive thru, resulting in the addition of two roll-up doors and a door to the north elevation of Building B.

The following colors and materials are proposed for both Buildings A and B, the monument sign, trash enclosure and wall:

- Primary Color/Wall: Silverplate, SW 7649, Gray
- Trim/Rail: Pure White, SW 7005, White
- Roof Tile: Stone Mountain Blend, Boral Roofing, Saxony 900 Slate
- Light Fixtures: Dark Bronze

The existing monument sign will be removed and replaced with a new monument sign meeting shopping center code requirements. The sign will be painted to match the building color and match the proposed uniform sign plan. The uniform sign plan proposes the following criteria for the business center:

- Font: Helvetica
- Face Color: #313 Dark Bronze
- Trip Cap/Return: Dark Bronze Jewel Trim
- Type Individual Channel Letters Raceway

Landscaping for the site will include the removal of 11 trees and 20 palms and the addition of 42 trees and 16 palms with associated shrubs and ground cover throughout the site. Primary species include Krug's Holly, Blolly, Silver Buttonwood and Montgomery Palms.

The plan has been reviewed by staff and found to comply with 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:

Member Gonzalez, Monroig

The following member of the public spoke:

Moe Azar, representing the petitioner

On the motion by Vice Chairman Jacob, seconded by Member Gonzalez, to approve, as recommended by staff, the Flamingo Road Business Center site plan amendment (SP 2017-16), 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:

7. **SN 2016-11, Mobil Gas Station**, 200 S Flamingo Road, sign application.

, 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:

Denise Williams, agent, is requesting approval for signage at the Mobil gas station located at the Flamingo Pines Shopping Center, generally located south of Pines Boulevard and west of Flamingo Road.

The applicant seeks approval to remove and replace the existing monument sign along Flamingo Road. The purposed 36 SF panformed illuminated gas station sign will read “Mobil” “Car Wash” “Synergy” and static LED pricing for gasoline meeting service station requirements. Landscape will be installed around the base of the monument sign as required per code requirements.

The existing 13.13 SF “Wash n’ Run” channel letter sign will remain on the car wash, in addition to the existing 12 SF “Mobil Mart” push thru c-store signage. All other signage on site will be removed. Total wall signage on site meet requirements at 25.3 SF.

No other changes to the site are proposed at this time. Staff has reviewed the proposed

changes and finds that the proposal meets 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, Vice Chairman Jacob, Member Monroig

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Denise Williams, representing the petitioner

On the motion by Member Girello, seconded by Member Monroig, to approve, as recommended by staff, the Mobil Gas Station (SN 2016-11) sign application, the following vote was recorded:

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

NAY: None

Motion Passed

8. **MSC 2017-15, BP Gas Station**, 6450 Pines Boulevard, canopy removal and replacement, color change and signage, miscellaneous request.

Debbie Bass, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed miscellaneous request.

The following staff report was entered into the record:

Debbie Bass, agent, is requesting miscellaneous plan approval for the removal and replacement of an existing gas station canopy, landscape changes to the site, color and sign changes at the BP Gas Station located on the southeast corner of Pines Boulevard and SW 64th

Way.

Currently, the site has two fuel pump canopies, a c-store with mechanic bays and a carwash canopy. The northernmost fuel pump will remain as previously approved. The following items are proposed as a result of this application:

1. The removal of the existing southernmost fuel canopy to be replaced by a taller fuel canopy. The new canopy will be 15 feet in height. No change in footprint is proposed.
 - a. The addition of canopy lighting to the new canopy will be recessed, meeting code requirements.
2. Buildings on site are to be painted the following:
 - a. C-store/mechanic bays upper band to be painted Sherwin Williams Safety Red. Exterior walls to be painted BP Extra White (B66W01051).
 - b. Fuel pump canopies to be painted BP Extra White. Fuel pump canopy columns to be painted BP Lime (A11T00204) and BP Extra White.
3. The removal of all signage on site to be replaced with the following:
 - a. Four illuminated BP helio logos at 7.07 SF each, totaling 28.28 SF of wall signage on site. Two helio's are proposed on the north and west elevations of the existing fuel pump canopy and two helio's are proposed on the north and west elevations of the proposed fuel canopy. No other signage is proposed at this time.
4. The addition of 12 category 1 and 2 trees with shrubs and general maintenance of landscape on site per landscape inspector comments.

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, Vice Chairman Jacob, Members Girello, Monroig

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Debbie Bass, representing the petitioner

Debbie Bass, representing the petitioner, noted that code allows a total of 36 square feet of wall signage and this application is only requesting 28.28 square feet of wall signage. She requested to add an additional sign not to exceed the allowable 36 square feet on the largest / second canopy (east side facing the Turnpike).

On a motion by Member Girello, seconded by Member Monroig, to approve, as recommended by staff, the BP Gas Station (MSC 20117-15) miscellaneous request; subject to allowing an additional sign not to exceed the allowable 36 square feet on the largest / second canopy (east side facing the Turnpike) with staff's review, the following vote was recorded:

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

NAY: None

Motion Passed

9. **MSC 2017-19, Westar Gas Station**, 6650 Pines Boulevard, color change and signage, miscellaneous request.

Andy Oquendo, 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:

Andy Oquendo, agent, is requesting miscellaneous plan approval for color change and signage at the Westar Gas Station located on the southeast corner of Pines Boulevard and SW 67th Avenue.

The following colors are proposed for the c-store, mechanic bays and fuel canopy as a result of this application:

- Main Body Color: Pure White
- Accent Color: One Shot Bright Red (4010104)

The applicant is proposing two signs on the west and east elevation of the fuel canopy to read "Westar" in red, underlined in blue at 16.5 SF each. Total fuel pump canopy signage will

equal 33 SF. The monument sign will remain unchanged.

This proposal will address code citation (17070016) for color and sign changes without Planning and Zoning Board approval. 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:

Andy Oquendo, representing the petitioner

Andy Oquendo, representing the petitioner, noted that code allows a total of 36 square feet of wall signage and this application is only requesting 33 square feet of wall signage. He requested to add an additional sign not to exceed the allowable 36 square feet on the wall above the convenience store.

On the motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, the Westar Gas Station (MSC 2017-19) miscellaneous request; subject to allowing an additional sign not to exceed the allowable 36 square feet on the wall above the convenience store with staff's review, the following vote was recorded:

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

NAY: None

Motion Passed

RESUME ORDER OF BUSINESS:

Chairman Rose noted that the petitioner for agenda item number 4, ZI 2017-01, Bright Steps Forward is present at this time and the board will hear the item now.

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.)

4. **ZI 2017-01, Bright Steps Forward**, 1431 Palm Avenue, zoning interpretation request.

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.

, representing the petitioner, waived her right to the quasi-judicial proceedings for this item.

addressed the Planning and Zoning Board. She gave a brief overview of the proposed request for interpretation.

The following project summary was entered into the record:

Bright Steps Forward (Bernice Phillips – Agent) is requesting a Zoning Interpretation to allow a school at 1431 N Palm Avenue, an individual bay of a shopping center.

Bright Steps Forward is registered with the Florida Department of Education, and due to their operation, they must be classified as Educational (school) under the Florida Building Code. As Bright Steps Forward must submit City Building Permit Application(s), and their Local Business Tax Receipt (business license) as Educational (school) Staff's interpretation was that Bright Steps Forward must meet all requirements of Section 155.283 (Special Exceptions) of the code of ordinances (see attached copy of Section 155.283).

Bernice Phillips, as agent, has submitted documentation to show that due to the specific nature of the operation(s) of Bright Steps Forward, the students being serviced and the very limited number of students being enrolled, that Bright Steps Forward should not be considered a school having to meet the requirements of Section 155.283 and be allowed to locate as a tenant

in a shopping center.

Variance Request Summary:

Application	Code Section	Required/Allowed	Request
ZI 2017-01	32.082(B)(4)	Interpretation	Allow a school as a tenant of a shopping center

Interpretation Request Details:

1. **ZI 2017-01)** To allow a school as a tenant of a shopping center.

Code Reference: § 32.082 DUTIES AND RESPONSIBILITIES.

(B) For all non-single-family residential applicants, the Planning and Zoning Board shall perform the following duties and responsibilities: (4) Permit or authorize a use which is not specifically or implicitly prohibited in a zoning district, when the Board finds that use is similar in character to a use permitted in that district and is not listed as a permitted use in a less restricted district.

Interpretation 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.

The following members of the Planning and Zoning Board spoke:

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

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Kristin Olenchak, representing the petitioner

On a motion by Vice Chairman Jacob, seconded by Member Girello, to approve as submitted that a school (with no more than 5 students) is an allowable use for this location, 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:

Member Gonzalez spoke in reference to the **traffic patterns going into the Costco Gas Station.**

The following members of the Planning and Zoning Board spoke in reference to the traffic patterns going into the Costco Gas Station:

Chairman Rose, Member Gonzalez, Alternate Member Lippman

The following member of staff spoke in reference to the traffic patterns going into the Costco Gas Station:

Michael Stamm, Jr., Planning and Economic Development Director

Member Gonzalez noted that at the 2017 US Conference of Mayor's Annual meeting in Miami they discussed creating 5G mobile networks and the need for cities to cooperate with the private sector on implementation.

Member Girello questioned the status of the movie theater at **Pembroke Lakes Mall** as well as the overall redevelopment.

The following member of staff spoke in reference to the Pembroke Lakes Mall:

Michael Stamm, Jr., Planning and Economic Development Director

Member Girello questioned the redevelopment status of the **Village Square Shopping Center.**

The following members of the Planning and Zoning Board spoke in reference to the Village Square Shopping Center:

Chairman Rose, Member Girello

The following member of staff spoke in reference to the Village Square Shopping Center redevelopment:

Michael Stamm, Jr., Planning and Economic Development Director

Alternate Member Lippman noted that Mayor Ortis and the City were recognized at the 2017 US Conference of Mayor's Annual meeting in Miami with a livability award for the City Center Project.

Chairman Rose questioned the status of proposed code updates acknowledged in the annual board report.

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief update on the status of the proposed code updates.

ITEMS AT THE REQUEST OF STAFF:

Michael Stamm, Jr., Planning and Economic Development Director, updated the Planning and Zoning Board members on the status of the medical marijuana ordinance and statutes.

He also provided a brief update on the City Commission requested microblading and vape shop regulation ordinance.

The following members of staff spoke in reference to the ordinances:

Michael Stamm, Jr., Planning and Economic Development Director
Jacob Horowitz, Assistant City Attorney

The following members of the Planning and Zoning Board spoke in reference to the ordinances:

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

ADJOURN:

Chairman Rose adjourned the meeting at 7:45 p.m.

ADJOURNED:
7:45 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary

PLANNING AND ZONING BOARD

ACTION SUMMARY

August 10, 2017

CASE NO.	DESCRIPTION	Action
MSC 2017-13	Hidden Lake , generally located at NW 208 Avenue and Johnson Street community entrance, signage and lighting, miscellaneous request. (Christina)	Approved as recommended by staff.
Shops at Pembroke Gardens, generally located south of Pines Boulevard and west of Southwest 145 Avenue, miscellaneous façade and/or signage approval for: A) MSC 2017-05, Chiffino Shoes (Christina) B) MSC 2017-18, Corks (Christina)		A) MSC 2017-05, Chiffino Shoes Approved as recommended by staff: B) MSC 2017-18, Corks Approved as recommended by staff:
SP 2016-26	World Harvest Church of God , 10777 Pembroke Road, site plan amendment. (Joseph)	Deferred to the September 14, 2017 meeting.
ZI 2017-01	Bright Steps Forward , generally located south of Pines Boulevard, west of University Drive, zoning interpretation request. (Dean)	
SP 2017-03	Wawa at Village of Mayfair , generally located at the south of Pines Boulevard, west of Palm Avenue, site plan amendment. (Joseph)	Approved as recommended by staff.
SP 2017-16	Flamingo Road Business Center , generally located on the southeast corner of Flamingo Road and NW 18 Street, site plan amendment. (Christina)	Approved as recommended by staff.
SN 2016-11	Mobil Gas Station , 200 S Flamingo Road, sign application. (Christina)	Approved as recommended by staff.
MSC 2017-15	BP Gas Station , 6450 Pines Boulevard, canopy removal and replacement, color change and signage, miscellaneous request. (Christina)	Approved as recommended by staff; subject to allowing an additional sign not to exceed the allowable 36 square feet on the largest / second canopy (east side facing the Turnpike) with staff's review.

MSC 2017-19	Westar Gas Station , 6650 Pines Boulevard, color change and signage, miscellaneous request. (Christina)	Approved as recommended by staff; subject to allowing an additional sign not to exceed the allowable 36 square feet on the wall above the convenience store with staff's review.
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