

PLANNING AND ZONING BOARD

CITY OF PEMBROKE PINES, FL

April 26, 2018

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, April 26, 2018, at the Charles F. Dodge 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, and Labate. Absent: Alternate Members Lippman and Taylor. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, the minutes of the April 12, 2018 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

1. **SP 2017-23, Wayman Aviation Academy**, 7501 S Airport Road, 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.

Cary Goldberg, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Goldberg addressed the Planning and Zoning Board. He gave a brief Power Point presentation of the proposed site plan application.

The following staff report was entered into the record:

Diversified Companies, applicant, is requesting site plan approval for the construction of a new one story building with associated parking and landscaping and a ramp space for aircraft. This site is generally located north of Airport Rd. and west of SW 75th Ave.

The site currently contains a 17,953 square foot building with parking. The applicant proposes the addition of a one story 9,582 square foot building to be located north of the existing 17,953 square foot building on the site plan. In addition a 53,460 square foot aircraft parking ramp to the west over an existing grass area. The height of the proposed building will be 24'-0" to the top of roof.

The applicant proposes the following color for the new building as well as the existing building on site:

- ASH GREY MCBI Signature-200
- HAWAIIAN BLUE MCBI Signature-200
- POLAR WHITE MCBI Signature-200
- CLEAR ANDOIZED ALUMNINUM WINDOWS / DOORS

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The applicant proposes the following signs to the site:

Sign Copy	Area	Location	Proposed/Existing	RemarksTotal Square feet
W (Wayman Logo)	52 sf	South elevation on the building	Proposed	Plastic Face Internally Illuminated Wayman "W" Logo
Wayman Aviation Academy	17 sf	South elevation on the building	Proposed	Aluminum Face Backlit Channel Letters
Aviation Academy	11 sf	East elevation on the building	Proposed	Aluminum Face Backlit Channel Letters
Wayman Aviation Academy	17 sf	East elevation on the building	Existing	Existing To Remain
Wayman Aviation Academy and Pilot Supplies	20 sf	Monument	Reface Existing	Reface existing monument face details
Pilot Shop	3 sf	East elevation on the building	Proposed	Aluminum face backlit channel letters
Total Square feet	120 sf			

The property has access for the fire department truck enter the property. Also the lighting is up to standards. Access to the property will be through existing entrance off of Pembroke road through Airport road.

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:

Vice Chairman Jacob, Members Gonzalez, Labate

The following member of staff spoke:

Brian Sherman, Assistant City Attorney

The following members of the public spoke:

Cary Goldberg, representing the petitioner
Nina MacPherson, Broward County North Perry Airport Manager

On the motion by Vice Chairman Jacob, seconded by Member Girello, to approve, as

recommended by staff, the Wayman Aviation Academy site plan application (SP 2017-23), the following vote was recorded:

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

NAY: Member Gonzalez

Motion Passed

2. **SP 2018-01, Flamingo Pines Shopping Center**, generally located south of Pines Boulevard and west of Flamingo 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.

Ryan Tufts, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Tufts addressed the Planning and Zoning Board. He gave a brief Power Point presentation of the proposed site plan amendment.

The following staff report was entered into the record:

Ryan Tufts, agent for owner WRI JT Flamingo Pines LP, is requesting approval for a building addition and site changes to the Flamingo Pines Shopping Center is located south of Pines Boulevard and west of Flamingo Road.

The following outlines the scope of work:

1. Construction of a multi-tenant retail / restaurant out building at the existing Flamingo Pines Shopping Center with associated parking, signage, traffic
2. Parking lot modification to the main shopping center parking field which will convert all existing angled parking into 90 degree parking.

The proposed 21'-0" high, 4,921 square foot out building will be constructed over an existing parking field at the perimeter of the plaza to the south of the existing Bank of America out parcel. The proposed site will not be an out parcel, rather an additional freestanding building

within the shopping center. The proposed building will face Flamingo Road. Freestanding buildings are required to maintain compatibility with the main center as well as compliance with the shopping center uniform sign plan.

The applicant proposes the following color selections for the building which are match the colors of the min building:

- Base Color – Eaglet Beige (SW 7573)
- Entry Columns – Mesa Tan (SW 7695)
- Trim / Cornice – Steady Brown (SW 6110)
- Awnings – Tricorn Black (SW 6258)

The applicant provides two hundred and Twenty (220) square feet outdoor dining is proposed on patio areas at the southeast corner of the proposed building as displayed in the plans. The patio will contain 4 tables. The patios will be enclosed by 3'-6" black aluminum railing. A dumpster enclosure is proposed at the northwest corner of the site. The enclosure will be painted to match the building. WASTEPRO reviewed the proposed location and has no objections.

The applicant will provide 662 parking spaces within this portion of the Shopping Center as a result of all of the changes on site. 538 spaces are required based on the existing business profile and proposed outbuilding uses on site.

The shopping center will be illuminated by black full cut off LED fixtures (4,000K) mounted atop 28 - 30-foot high concrete poles. In addition, canister lights are proposed on the main columns of the building. The proposed lighting complies with section 116 of the City Code of Ordinances.

Landscape for this site will include the following:

The applicant proposes the installation of 127 trees, 9 palms, and 5,759 shrubs as part of this application. Primary species used on the site include the following:

- Primary trees - Satinleaf, Black Ironwood, and Verawood.

- Primary species of palms - Cabbage Palm.
- Primary species of shrubs - Green Island Ficus, Dwarf Asian Jasmine, Dwarf Fakahatchee.

No new ground signs are proposed with this application. The applicant has updated the Uniform Sign Plan to include the proposed building.

Staff Recommendation: Approval.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item.

Brian Sherman, Assistant City Attorney, stated for the record that there is an affected party here that wishes to speak.

Dane Stanish, attorney representing Lake Flamingo Pines, LLC, an affected party.

The following members of the Planning and Zoning Board spoke:

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

The following members of staff spoke:

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

The following members of the public spoke:

Ryan Tufts, representing the petitioner
Joel Kaplan, representing the petitioner
Maday Gutierrez, architect representing the petitioner

Vice Chairman Jacob moved to approve, as recommended by staff, the Flamingo Pines Shopping Center site plan amendment. The motion died for a lack of second.

Member Girello moved to defer this item to the May 10, 2018 meeting. Member Gonzalez seconded the motion.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Member Labate

The following member of the public spoke:

Joel Kaplan, representing the petitioner

On the motion by Member Girello, seconded by Member Gonzalez, to defer, the Flamingo Pines Shopping Center site plan amendment (SP 2018-01) to the May 10, 2018 meeting, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez

NAY: Chairman Rose, Member Labate

Motion Passed

3. **SP 2018-02, Memorial Hospital West**, 703 N Flamingo 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.

Mark Greenspan, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Greenspan addressed the Planning and Zoning Board. He gave a brief Power Point presentation of the proposed site plan amendment.

The following staff report was entered into the record:

Calvin Giordano and Associates, agent for Memorial Healthcare, is requesting approval for the establishment of a master sign plan at Memorial West Hospital, generally located north of Pines Boulevard and east of Flamingo Road.

The applicant is requesting approval of the attached Master Sign Plan to allow for more efficient wayfinding throughout the expanding medical campus. The proposed Master Sign Plan will allow the hospital to incorporate an updated and cohesive sign design throughout campus. Furthermore, Memorial Hospital's sign plan takes a holistic approach to wayfinding by designing

signs addressing both the vehicular and pedestrian traffic throughout the campus. Attached is a summary of the total signs requested within the master sign plan:

- Existing Signs on site = 40
 - o 3 existing signs to remain
 - o 2 existing signs to be removed
 - o 35 existing signs to be updated
- New Ground Signs = 8
 - o 1 new monument
 - o 4 new directional signs
 - o 3 new ER trailblazer signs
- New Building Signs = 19
 - o 5 new hospital building signs
 - o 6 new parking garage signs
 - o 8 new signs identifying garage entries

Total signs on campus = 65*

*Construction of signs on site will be subject to hospital funding availability. Signs will be prioritized for installation by Hospital administration. It is likely that it will take the hospital several years to complete the sign installations. It should also be noted that the hospital may choose to build all or only a portion of the signs listed within the plan. Any amendment to the proposed Master Sign Plan to add, redesign or relocate signs will require future city approval.

Attached to this report is a sign matrix which summarizes all proposed signs within the guidelines. Ground signs, in general, will contain white and light blue lettering on a dark blue background with a gray base. Trailblazer signs will also incorporate a red background into the design to designate the emergency room location. Building signs share similar fonts, colors, and design elements with the ground signs creating a unified design theme.

In addition, the applicant requests the use of multi-colored, ground mounted exterior LED floodlights to illuminate a portion of the south elevation of the main hospital building and the

southwest corner of the new parking garage. The proposed lighting is ground mounted and will be designed to shine on the building itself. No lighting is proposed on the north elevations of the main hospital building or parking garage which faces Johnson Street.

The City Commission at its January 6, 2016 meeting voted to approve a Code amendment for the creation of Master Sign Plans for regional malls and hospitals. Staff reviewed the proposal and finds the proposed Master Sign Plan consistent with City Code.

Staff Recommendation: Approval, subject to the following:

1. All signs proposed be of consistent dimensions, or smaller than, the attached sign designs provided within the master plan.
2. Approval for sign locations as contemplated by this plan only. Under this condition, the applicant would need to amend the Master Sign Plan should they wish to install a sign at a new location.
3. Ground signs cannot be permitted in areas conflicting with line-of-sight requirements.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Mr. Greenspan, 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 members of the public spoke:

Mark Greenspan, representing the petitioner
Felicia C. Turnley, representing the petitioner

On the motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Memorial Hospital West site plan amendment (SP 2018-02), the following vote was recorded:

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

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose noted that **Alternate Member Lippman and Alternate Member Taylor** have requested an **excused absence** from this evenings meeting.

On a motion from Member Girello, seconded by Member Labate, to excuse Alternate Member Lippman and Alternate Member Taylor from this evenings meeting, the following vote was recorded:

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

NAY: None

Motion Passed

4. Discussion and possible action on transmittal of the **Annual Board Report** to the City Commission.

Chairman Rose opened the floor for discussion and possible action on transmittal of the Annual Board Report to the City Commission.

The following members of the Planning and Zoning Board spoke in reference to the annual board report:

Chairman Rose, Members Girello, Gonzalez

The following member of staff spoke in reference to the annual board report:

Michael Stamm, Jr., Planning and Economic Development Director

Chairman Rose requested staff to research zoning codes for the current trend of tiny homes.

On a motion by Chairman Rose, seconded by Member Labate, to request that staff

research zoning codes for the current trend of tiny homes / micro units for future inclusion to our city code, the following vote was recorded:

AYE: Chairman Rose, Members Gonzalez, Labate

NAY: Vice Chairman Jacob, Member Girello

Motion Passed

Vice Chairman Jacob spoke in reference to how nice the upgrades to the **Char Hut Plaza** are.

Member Gonzalez spoke in reference to **traffic and the new alignment of 145th Avenue**.

The following members of the Planning and Zoning Board spoke in reference to traffic and future mass transit projects:

Chairman Rose, Members Girello, Gonzalez

The following members of staff spoke in reference to traffic and future mass transit projects:

Michael Stamm, Jr., Planning and Economic Development Director

Member Labate spoke in reference to **major construction and traffic concerns**:

The following members of the Planning and Zoning Board spoke in reference to major construction and traffic concerns:

Chairman Rose, Members Gonzalez, Labate

The following member of staff spoke in reference to major construction and traffic concerns:

Michael Stamm, Jr., Planning and Economic Development Director

ITEMS AT THE REQUEST OF STAFF:

5. **AM 2018-04**, Discussion and possible action on **micro-breweries – micro-wineries** for incorporation into a future ordinance.

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief overview of the recent trend of micro-breweries – micro-wineries and the need to create zoning regulations for the use.

Microbreweries and Microwineries have become a recent trend in South Florida. In nearby cities, craft beer producers, such as 'Funky Buddha,' 'Hollywood Brewing Company,' and 'Saltwater Brewery,' have been growing in popularity. Microbrewery and microwinery model incorporates small scale production, local distribution as well as on site tasting.

Currently, brewing and distilling are allowed in industrial zone (M-2). Brewing and distilling regulations within the M-2 zoning district have not been amended since adoption of the Code in the 1960's. Brewing and distilling use as written does not distinguish large scale production and distribution of product from the smaller microbrewery / microwinery model. Current Code requirements and Land Use (LU) regulations place limitations for on-site consumption.

City staff introduced the idea of creating microbrewery and microwinery use guidelines to the Planning and Zoning Board at its April 12, 2018 meeting.

Attached to this item is a report produced by staff which provides the Board basic research on microbreweries / microwineries as well as recommendations as to how to incorporate these uses into the Code of Ordinances. The recommendations include the following:

- Add Microbrewery/ Microwinery as a special exception (§ 155.283) in the General Business (B-3) zoning district;
- Parking requirements: 10 spaces for every 1,000 sq. ft;
- Limitations on production and distribution.

Recommendation: Direct staff to work with the City Attorney to draft an ordinance incorporating staff recommendations to the City Commission.

The following members of the Planning and Zoning Board spoke in reference to of micro-breweries – micro-wineries and the need to create zoning regulations for the use:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez

The following member of staff spoke in reference to of micro-breweries – micro-wineries and the need to create zoning regulations for the use:

Michael Stamm, Jr., Planning and Economic Development Director

On a motion by Member Gonzalez, seconded by Member Girello, to direct staff to work with the City Attorney to draft an ordinance incorporating staff recommendations to the City Commission, the following vote was recorded:

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

NAY: None

Motion Passed

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief update on the trees removed from CB Smith Park along Pines Boulevard.

He also noted that several businesses have been cited for outdoor storage.

ADJOURN:

Chairman Rose adjourned the meeting at 8:40 p.m.

ADJOURNED:
8:40 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary