

City of Pembroke Pines, FL

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



Meeting Minutes - Draft

Thursday, June 27, 2019

6:30 PM

Commission Chambers

Planning and Zoning Board

REGULAR MEETING CALLED TO ORDER

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose, at 6:30 p.m., Thursday, June 27, 2019, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit: Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez, Labate, and Alternate Members Lippman and Taylor. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; David Tolces, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

(Secretary's Note: Alternate Member Taylor arrived at 6:39 p.m.)

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

No lobbying disclosure forms were submitted at this time.

ORGANIZATIONAL:

19-0750

Selection of Chair

The floor was opened to nominations for the Chair.

Member Girello nominated Henry Rose for Chair. John Jacob seconded the nomination.

There were no other nominations.

It was the consensus of the Planning and Zoning Board to name Henry Rose as the Chair.

19-0751

Selection of Vice Chair

The floor was opened to nominations for the Vice Chair.

Alternate Member Lippman nominated John Jacob for Vice Chair. Member Gonzalez seconded the nomination.

There were no other nominations.

It was the consensus of the Planning and Zoning Board to name John Jacob as the Vice Chair.

19-0752

Sunshine Law Refresher

Chairman Rose requested to hear the Sunshine Law refresher at a later meeting.

It was the consensus of the Planning and Zoning Board to hear the Sunshine

Law refresher at a later meeting.

APPROVAL OF MINUTES:

[19-0753](#)

May 23, 2019

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, the minutes of the May 23, 2019 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

CONSENT AGENDA ITEMS:

Chairman Rose inquired if there are any items the Board would like to pull for discussion.

There were no items pulled.

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 items and staff reports were entered into the record:

1. [19-0754](#) **SN 2019-04, Arbor Green**, generally located east of Hiatus Road and south of Taft Street, sign application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Brooker Walker, agent, is requesting to remove and install a residential subdivision sign generally located east of Hiatus Road and south of Taft Street. The sign will be located at the entrance of the subdivision along Taft Street and will be placed in the existing sign location.

Arbor Green was approved in 1976 (SP 76-1). Staff was unable to identify other applications in relation to Arbor Green.

SIGNAGE:

The 9'-1 3/4" tall sign will include 23.5 square feet of copy reading "ARBOR GREEN AT PEMBROKE LAKES" in gray copy. Additionally, there will be a gray tree emblem located above the text. The sign will be illuminated via ground lighting which will be shield by the existing landscaping. The existing landscaping around the existing sign meets code requirements and will be restored to its original condition if damage during construction.

The following colors and materials are being proposed for the sign:

- Main Body: (Rock Ridge Multicolor Slate Legerstone)
- Accents: (SW 7072 Online)

- Sign Background: (MP 55690 Forrest Green)
- Sign Border: (MP 23446 Country Red)
- Text: (SW 7072 Online)

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION

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

2. [19-0755](#)

MSC 2019-13, (SPG) Haagen-Dazs, 420 SW 145 Terrace, façade, signage, and outdoor dining, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND

Tag Consulting, agent, is requesting approval of for architectural, color, sign, and outdoor dining modifications to the Haagen Dazs tenant (FKA: Swim N Sport) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue and will be located within building 9000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Architectural modifications were made to the tenant bay in 2007 (MSC 2007-07, Swim N Sport).

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront buildings:

- Upper Façade – SD 15 Saddlebrook Walnut Creek (Tile)
- Lower Façade – YC01 Topsail (Tile)
- Accents – BM-2 White, Electrostatic Paint (Charcoal)

The applicant is proposing the replacement of the existing black awning with new identical black awnings.

The applicant is proposing a total of 163 square feet of outdoor dining divided into two sections. The first section will be placed against the building and will be enclosed by an 18" tall matte charcoal colored planter and the adjacent cheese course railing. The second outdoor dining area will be placed adjacent to the street curb. The area will be enclosed by an 18" tall matte charcoal planter along the street curb, and a 30" silver aluminum railing along two other sides. The proposed barriers will ensure that at minimum a 5' walkway is maintained.

SIGNAGE:

The applicant proposed a, 36.5 square foot edge lit wall signs reading "Häagen-Dazs" in black copy. The sign will be placed on a white background outlined in gold trim. As well, a 2.85 square foot non-illuminated blade sign, identical to the wall signage will be installed perpendicular to the stores façade.

Additionally, the applicant proposes one 7.3 square foot canopy sign to read "Häagen-Dazs" in black copy on a white background outlined in gold trim. The signage will be placed on the middle canopy.

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.

3. [19-0766](#) **SN 2019-06, Rasberry Animal Clinic**, 1000 University Drive, sign application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

GM Signs, agent, is requesting approval for the installation of a monument sign for Rasberry Animal Clinic, located at 1000 N University DR.

Rasberry Animal Clinic (FKA International Homemade Sausage) was constructed in 1974. Modifications were made to the site in 2005 (Paint, signage, and elevation changes). The approved monument sign from the 2005 was not constructed and is now void due to inactivity.

SIGNAGE:

The applicant proposes the following signage:

A 6' x 6' double sided monument sign with 24 square feet of copy to read, "Rasberry ANIMAL CLINIC" in red and blue copy. Additionally, there will be two black animal paw emblems on the sign. The routed letters will be internally illuminated. The following colors are proposed for the signs:

- Main Body: SW 7507 (Stone Lion)
- Accents: SW 6966 (Blueblood)
- Text: Oracal Middle Blue, Oracal Mulberry

Loriaple and Mondo Grass will be planted around the base of the sign.

No other site modifications are being proposed at this time

STAFF RECOMMENDATION:

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

4. [19-0767](#) **SN 2019-07, St Edwards Catholic Church**, 19000 Pines Boulevard, sign application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Saul Sign Master, agent, is requesting approval for the removal and installation of a monument sign for St Edward Catholic Church, located at

19000 Pines Boulevard. The sign will be located at the easternmost entrance along Pines Boulevard and will be placed in the existing sign location.

St Edward Catholic Church was approved through SP 97-28. Modifications were made to the site in 2002 (1,660 square foot addition), 2003 (expansion of parking field), and in 2005 (expansion of parking field).

SIGNAGE:

The applicant proposes the following signage: A 5' 7" tall 16.88 square foot sign to read, "Saint Edward Catholic Church", and "... A Place of Real Salvation for All Who Enter..." in black copy. Additionally, there will be a red and golden cross emblem on the sign. The push thru letters will be internally illuminated. At night the background will be opaque with the text and cross illuminated in white. The following colors are proposed for the signs:

- Main Body: MP 32351 (White Spirit)
- Base: MP 11292 (Grey Siding)
- Text: 070 Black Oracal 8500 Vinyl
- Cross: 017 Cherry Red Oracal 8500 Vinyl, 020 Golden Yellow Oracal 8500 Vinyl

LANDSCAPING:

The applicant proposes the following landscape materials around the sign:

- Bulbine
- River Rock
- Flax Lily

No other site modifications are being proposed at this time

STAFF RECOMMENDATION:

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

5. [19-0769](#)

MSC 2019-11, Golf Galaxy at Pembroke Crossing, 11810 Pines Boulevard, color change to existing tenant bay, miscellaneous request. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Corporate Property Services, Inc., agent, is requesting approval of a color change to the existing tenant bay 11810 in Pembroke Crossing shopping center, generally located east of Flamingo Road and south Pines Boulevard. The color change is the result of a change in tenant. The bay previously occupied by HHgregg will now be occupied by Golf Galaxy.

Pembroke Crossing was approved through site plan SP 96-24. Modifications were made to the tenant bay in 2004 (color change), 2010 (façade modifications), 2010 (variance to permit 252 square feet of wall signage and 68" tall letters), 2015 (color change), and in 2016 (color change).

BUILDINGS / STRUCTURES:

The applicant is proposing the following color changes for the existing tenant bay:

- Sign fascia: SW 6510 (Loyal Blue)
- Canopy & Columns: SW 7023 (Requisite Gray)
- Cornice: Dryvit 102 (Bright White)

The existing bollards will be covered with blue sleeves to match the blue on the sign fascia.

The main body (SW 7560, Impressive Ivory & SW 7687, August Moon) and base (SW 0024, Curio Gray) will be repainted to match the previously approved colors.

SIGNAGE:

Concurrently at this meeting two variances will be heard. The first is to permit 311.11 square feet of signage instead of the maximum 120 square feet permitted by Code. The second variance is to permit a maximum of 54" letter height instead of 48" permitted by code.

Signage for the shopping center is regulated by an existing uniform sign plan. Should the variances be approved, the size will be permitted, otherwise, the signage will be required to comply with the current code requirements at building permit.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATIONS:

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

6. [19-0771](#)

MSC 2019-14, Suzanne Plaza, 7910 Taft Street, color change to the existing plaza, miscellaneous request. (Cole)

PROJECT DESCRIPTION / BACKGROUND

Sharon Thibault, agent, is requesting approval of a color change to an existing multi-family residential building, located at 7910 Taft Street.

The existing multi-family building was constructed in the late 1970s. Staff was unable to identify other applications in relation to Suzanne Plaza.

BUILDINGS / STRUCTURES:

The applicant proposes the following colors for the existing multifamily building:

- Main Body: SW 7704 (Tower Tan)
- Accent: SW 6112 (Biscuit)
- Entryway: SW 0007 (Decorous Amber)
- Railings: SW 7006 (Extra White)

The site's perimeter fence will be removed and replaced with Clusia.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

Approval.

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, consent agenda item numbers 1, 2, 3, 4, 5, and 6, the following vote was recorded:

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

NAY: None

Motion Passed

CHANGE ORDER OF BUSINESS:

Chairman Rose requested to change the order of business and hear agenda item numbers 9 through 18 at this time.

It was the consensus of the Planning and Zoning Board to change the order of business and hear agenda item numbers 9 through 18 at this time.

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

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

9. [19-0758](#) **ZV 2019-01, Memorial Healthcare, 2301 N University Drive, variance request. (Dean)**

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.

Brooke Walker, representing the petitioner, waived her right to the quasi-judicial proceedings.

Mrs. Walker addressed the Planning and Zoning Board. She gave a brief overview of the proposed variance request.

The following summary was entered into the record:

Project Description / Background

Joshua Agriesti, agent for the owner, is requesting a variance to allow 254.2 square feet of signage, instead of the allowed maximum 120 square feet of signage for the office building at 2301 N University Drive.

Memorial Healthcare will become the main tenant within this free standing office building currently known as 2301 Medical Dental Center. The existing signage on the building is made up of two (2) "2301 Medical Dental Center" signs at 111.7 square feet each for a total of 223.4 square feet. Memorial health care would like to add two (2) Memorial Healthcare "M" logos at 15.4 square feet each for a total of 30.8 square feet of new signage.

The existing signage, and proposed new signage, would be distributed on the building as follows:

North Elevation – One (1) 15.4 square foot "M" logo
East Elevation – One (1) 111.7 square foot "2301 Medical Dental Center" sign
and one (1) 15.4 square foot "M" logo
South Elevation – No Signage
West Elevation -- One (1) 111.7 square foot "2301 Medical Dental Center" sign

Variance Request Details:

ZV 2019-01) To allow 254.2 square feet of wall signage instead of the allowed maximum 120 square foot of wall signage.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(2) Outparcels and freestanding buildings. Unless otherwise provided for herein, signs for all outparcels and freestanding buildings shall be subject to the same provisions of § 155.326(C)(6) for shopping center tenants.

(b) The maximum allowable sign area for an outparcel or freestanding building shall be 120 square feet.

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.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Member Girello

The following member of staff spoke:

Dean Piper, Zoning Administrator

The following member of the public spoke:

Brooke Walker, representing the petitioner

On a motion by Member Gonzalez, seconded by Vice Chairman Jacob, to grant, as determined by variance criteria "A", the Memorial Healthcare (ZV 2019-01) variance request to allow 254.2 square feet of wall signage instead of the allowed maximum 120 square foot of wall signage, the following vote was recorded:

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

NAY: None

Motion Passed

CHANGE ORDER OF BUSINESS:

14. [19-0763](#) **SP 2019-05, Bergeron 15.25 Acre Parcel**, generally located south of Stirling Road and west of SW 196 Avenue, site plan amendment. (Joseph)

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

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:

PROJECT DESCRIPTION / BACKGROUND

Bill Barbaro, agent for owner Bergeron Park of Commerce South Family LTD Partnership, submitted a site plan application for the construction of outdoor industrial storage with associated office trailer, parking, and security fencing.

The proposed 15.25-acre parcel is generally located south of Stirling Road and west of Southwest 196 Avenue. It is the intent of the owner to lease the subject parcel to one tenant for auto auction use.

On June 22, 2017 the Planning and Zoning Board approved with conditions a site plan amendment application (SP 2017-12) for the development of an outdoor industrial storage facility with site perimeter fencing and landscaping for the property. The approval allowed for the flexibility for tenants to lease one acre or larger storage spaces on site. The approved plan required all tenant storage areas to be enclosed by 6-foot high, chain link fences. These fences may be modified throughout the site by building permit only as long as the minimum lot size requirements and associated building, engineering and fire access requirements are met. The approval also included the installation of perimeter landscape. As part of that approval, the applicant voluntarily agreed to return to the Board for consideration of associated sales trailers / permanent structures and parking areas for future tenants should that need arise.

On June 21, 2018, the applicant modified their outdoor storage plan for this property (MSC 2018-12) by reducing the overall size of the Bergeron Outdoor Storage South storage area from the originally approved 52.6 acres to 48.4 acres to accommodate two tenants. The first tenant, Insurance Auto Auctions, currently occupies an "L" shaped +/-37 acres parcel that is generally located along the entire western most portion and all of the land south of Sylvan Pass (private) of the Bergeron Outdoor Storage South site. The site will be used as additional storage of vehicles similar to their existing location in Bergeron Park of Commerce North. The remaining property within that plan is a rectangular shaped parcel that is generally located south of Republic Pass (private) and immediately east of the Insurance Auto Auctions. The site has yet to be leased.

Earlier this year, City staff received an application (SP 2018-14 – Bergeron Distribution Building #2) to build a distribution facility building on the subject parcel of similar design to the building which was recently completed at the southwest corner of Stirling Road and Southwest 196 Avenue. The proposed site plan was withdrawn during the staff review process by the owner and replaced with the proposed application.

BUILDINGS / STRUCTURES:

Bergeron will be installing perimeter fencing and one (1), 13 foot high, trailer office (William Scotsman - 60' x 20' (1200 square feet) with ADA accessible ramp and associated parking areas. The trailer will be white with blue trim.

ACCESS:

Access to this storage site will be through two driveways along Southwest 196 Avenue. The southernmost driveway will provide secure access to the proposed office trailer while the driveway to the north will provide main secured access to the storage area.

PARKING:

The applicant proposes 11 parking spaces on site where 5 parking spaces are

required based on Code. Parking will be provided to the south of the proposed trailer as depicted within the site plan.

LANDSCAPING:

The Southwest 196 Avenue bufferyard for this site, consisting of Silver Buttonwood trees, Clusia hedge, and an 8 foot high chainlink fence with privacy screening; was approved as part of the original outdoor storage application (SP 2017-12). During review of that site plan, Bergeron voluntarily agreed to continue that perimeter landscaping theme fronting SW 196th Avenue (from Bergeron Distribution Center to the north to the existing US Post Office to the south of the site), creating a buffer theme along the road. The Southwest 196 Avenue perimeter plantings approved comply with Code requirements for the subject site.

In addition to the buffering already approved above, Bergeron has voluntarily agreed with this submittal to enhance the currently approved Southwest 196 Avenue buffer along this site above and beyond Code requirements by adding 48 Green Buttonwood trees along Southwest 196 Avenue. The Green Buttonwood trees will be planted at 12' height and will provide additional screening on the site from the residential property to the east.

- In total, the site will contain the following landscape:
- 48 Green Buttonwoods Trees
- 48 Silver Buttonwood Trees,
- 8 Crape Myrtles on the corners entries
- 1,967 Clusia Hedges

OTHER SITE FEATURES:

The proposed parking area will be illuminated by three (3) concrete pole mounted full cut off fixtures (30 feet in height). The remaining storage area will not be lit and is not required to be illuminated per Code requirements. Lighting, as proposed, must comply with Section 116 of the Code of Ordinances.

STAFF RECOMMENDATION:

Staff has reviewed the proposed site plan 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:

Vice Chairman Jacob, Members Girello, Gonzalez

The following members of the public spoke:

Frank Saia, representing the petitioner
Buck Carson, representing the petitioner

On a motion by Member Girello, seconded by Member Gonzalez, to approve,

as recommended by staff, the Bergeron 15.25 Acre Parcel site plan amendment (SP 2019-05), the following vote was recorded:

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

NAY: None

Motion Passed

RESUME CHANGE ORDER OF BUSINESS:

Chairman Rose noted that agenda item numbers 10 and 11 are related. He requested to hear the items at the same time and have separate motions and votes.

10. [19-0759](#) **ZV 2019-03, Golf Galaxy at Pembroke Crossing**, 11810 Pines Boulevard, variance request. (Dean)
11. [19-0760](#) **ZV 2019-04, Golf Galaxy at Pembroke Crossing**, 11810 Pines Boulevard, variance request. (Dean)

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.

Craig McDonald, representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. McDonald addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance requests.

The following summaries were entered into the record:

Project Description / Background

Craig McDonald of Corporate Property Services, Inc., acting as agent for the owner, is requesting two (2) sign variances for Golf Galaxy. The first request is for 54 inch high letters for "Golf" instead of the maximum allowed 48 inch high letters and the second request is for a total 311.11 square feet of signage, instead of the allowed maximum 120 square feet of signage at 11810 Pines Boulevard.

Golf Galaxy is going into the vacant space that was previously HH Gregg. On January 6, 2011 HH Gregg received approval of Variances ZV 2010-51, allowing 252 square feet of signage, and ZV 2010-52, allowing 68 inch letters. However, both of these variances were approved conditioned for being HH Gregg only. When HH Gregg vacated this space both variances became null and void.

Variance Request Detail:

ZV 2019-03) To allow 54 inch high letters for "Golf" instead of the maximum allowed 48 inch high letters.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers. The uniform sign plan shall be submitted as both 8.5 inch by 11 inch hard copy and in electronic format. Uniform sign plans shall:

(f) Uniform sign plans shall include the following standards and specifications:

1. Height (sign copy). Sign copy shall have a maximum of 48 inches;

Variance Request Detail:

ZV 2019-04) To allow 311.11 square feet of signage instead of the allowed maximum 120 square foot of signage.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers. The uniform sign plan shall be submitted as both 8.5 inch by 11 inch hard copy and in electronic format. Uniform sign plans shall:

(f) Uniform sign plans shall include the following standards and specifications:

3. Tenants shall be allowed a maximum of 1.5 square feet per lineal foot of leased frontage, or 120 square feet whichever is less;

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.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Member Labate

The following member of staff spoke:

Dean Piper, Zoning Administrator

The following members of the public spoke:

Craig McDonald, representing the petitioner

Jay Boswell, representing the petitioner

On a motion by Member Labate, seconded by Member Gonzalez, to grant, as determined by variance criteria "A", the Golf Galaxy at Pembroke Crossing (ZV 2019-03) variance request, to allow 54 inch high letters for "Golf" instead of the maximum allowed 48 inch high letters, the following vote was recorded:

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

NAY: None

Motion Passed

On a motion by Member Labate, seconded by Member Gonzalez, to grant, as determined by variance criteria "A", the Golf Galaxy at Pembroke Crossing (ZV 2019-04) to allow 311.11 square feet of signage instead of the allowed maximum 120 square foot of signage, the following vote was recorded:

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

NAY: None

Motion Passed

12. [19-0761](#) **SP 2018-12, Arby's Pembroke Commons**, generally located west of University Drive between Pines Boulevard and Johnson Street, site plan amendment. (Joseph)

Chairman Rose advised that the petitioner has requested to defer this item to the August 8, 2019 meeting.

On a motion by Member Girello, seconded by Member Labate, to defer the Arby's Pembroke Commons site plan amendment (SP 2018-12) to the August 8, 2019 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

13. [19-0762](#) **SP 2019-02, Hobby Lobby**, 10700 Pines Boulevard, Building G, site plan amendment. (Cole)

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

Jim Gallagher, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Gallagher 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:

PROJECT DESCRIPTION / BACKGROUND

Pb2 architecture + engineering, agent, is requesting approval for the construction of building G in Phase II of City Center commercial. Building G is to be located between buildings F and H. The building will be occupied by one tenant, Hobby Lobby. Parking, landscaping, lighting and access for the shopping center (inclusive of Hobby Lobby) has been previously approved in 2016 through SP 2016-21. No additional modifications are proposed as a result of this application.

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 I and II commercial site plans which consisted of shopping center buildings with associated parking, traffic circulation, and landscape. Both phase I and II site plan also provided for several grassed areas, which were contemplated as future development once tenants were determined. These buildings are to be applied for through separate Board approval process at a later date. City Center Phase I has been constructed and tenants are currently doing interior buildouts. Phase II is currently under construction.

BUILDINGS / STRUCTURES:

The proposed inline tenant will be 36' – 2" in height (highest point) and 55,077 square feet in area. The applicant proposes the following color and material selections:

- Main Body: SW 6072 (Versatile Gray)
- Sign Band: SW 7509 (Tiki Hut)
- Canopy: SW 6072 (Turkish Coffee)
- Accents: SW 2849 (Westchester Gray), SW 6077 (Everyday White)
- Columns: Exterior Porcelain Tile Wellington Hardstone White and Sand
- Aluminum Coping: A-12 (Ascot White)

The loading area will be located at the southeast corner of building. The

depressed loading area will be 3'-10" below grade at its lowest point. In total there will be 9' of screening provided, 4'-6" will be a knee wall and 4'-6" will be chain link fence. Additionally, there will be layers of landscaping to provide additional screening.

The utility equipment will be placed in the rear of Hobby Lobby and screened by the landscaping adjacent to City Center Boulevard.

SIGNAGE:

Wall signage is controlled by the Master Sign plan for the shopping center and will be approved through the building permit process.

STAFF RECOMMENDATION:

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 member of the public spoke:

Jim Gallagher, representing the petitioner

On a motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, the Hobby Lobby site plan amendment (SP 2019-02), the following vote was recorded:

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

NAY: None

Motion Passed

15. [19-0764](#)

SP 2019-06, Diversified Aviation, 101 SW 77 Way, site plan amendment. (Joseph)

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

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 overview of the proposed site plan amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND

Cary Goldberg, agent for Diversified Companies, submitted a development application to amend a previously approved site plan for the subject Diversified Aviation site generally located north of Pembroke Road and west of Southwest 72 Avenue on North Perry Airport. The applicant contemplates the construction of two new airplane hangars to replace three previously approved and un-built T-hangars with associated parking, landscape, traffic circulation, lighting, and signage.

The Planning and Zoning Board previously approved the following applications for this site:

- Variance Application (ZV 2011-50) – November 10, 2011 meeting approved a parking variance for the site.
- Site Plan Application (SP 2011-18) – January 26, 2012 meeting approved the construction of airplane hangars / offices, a pilot office, fuel and plane wash and associated signage, traffic circulation, parking, and landscaping to be built in three phases.
- Site Plan Amendment Application (SP 2012-12) – September 27, 2012 meeting approved various modifications Hangar design changes and hangar additions to previously approved plan (SP 2011-18).
- Site Plan Amendment Application (SP 2014-23) – Various modifications to phase 2 and 3 hangars and the addition of the Broward College Aviation building to phase 2 (total 14 buildings over the three phase project).

To date, only the phase 1 buildings (Buildings #1, 2, 3, 4, 13) and the Broward College Building (Phase 2 – Building #14) of the approved three phase project have been constructed. The subject site plan amendment will only amend the building and site plan for phase 2 as depicted on the plan.

Phase 3 (Former Border Patrol site at south east corner of airport) will not be built as previously approved. The applicant will be required to submit a new site plan for phase 3 at a later date once a new plan is finalized.

BUILDINGS / STRUCTURES:

The applicant proposes two hangar buildings to be located to the north of the existing Broward College Aviation building. Both metal hangar buildings will be positioned parallel to the Broward College facility. The southernmost building (Hangar #5) will be 16,407 square feet in size where the northern building (Hangar #6) will be 16,711 square feet. Both buildings will be 24'-4" in height (highest point) and are designed to look similar architecturally. Hangar #5 will contain three hangar bays with associated office facilities. Hangar #6 will contain five hangar bays and associate office areas. The applicant proposes the following color selections for the buildings which match the colors of the existing Broward College building:

- Base Color – Snow White, Samovar Silver
- Standing Seam Metal Roof – Harbor Blue
- Canvas and Metal Awnings – Tricorn Black
- Swing Hangar Metal Doors – Snow White
- Entry Doors – Glass / Slate Gray Metal Frames

ACCESS:

Access to this site will be through existing driveways along airport road. No off-site roadway changes are proposed as a result of this application.

PARKING:

The applicant proposes 60 parking spaces on site. Phase 1, 2 and 2A provide for 134 parking spaces where 134 are required based on use.

SIGNAGE:

Signage will be required to comply with the Uniform Sign Plan which was approved in the original site plan submittal.

LANDSCAPING:

Landscape for the amended site consists of the following:

- Installation of 50 trees, 18 palms, and 1,009 shrubs is proposed on the property. Primary species of trees include Japanese Blueberry Tree and High Rise Live Oak. Primary species of palms is Sabal Palm and Double Alexander Palm. Primary species of shrubs include Green Island Ficus and Burle Marx.

The proposed parking areas will be illuminated by a series of full cut off LED fixtures mounted upon 20 feet high foot high tapered concrete poles. Additional lighting will be located on the buildings at varying heights (10 feet, 16 feet, and 23 feet). All LED fixtures must be 3000K or less Correlated Color Temperature (CCT) per Section 116 of the Code of Ordinances.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application subject to the applicant providing LED lighting fixtures that do not exceed 3000k Correlated Color Temperature (CCT) in compliance with City of Pembroke Pines lighting code.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Cary Goldberg, 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, Labate

The following member of the public spoke:

Cary Goldberg, representing the petitioner

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Diversified Aviation site plan

amendment (SP 2019-06), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

16. [19-0768](#) **MSC 2019-10, Panera Bread**, 11801 Pines Boulevard, modifications to the existing drive-thru lane and canopy, existing store front, and the existing outdoor seating area, miscellaneous request. (Cole)

Keith Kotchy, 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:

PROJECT DESCRIPTION / BACKGROUND:

Philips | Sekanick Architects Inc, agent, is requesting approval for site and building modifications to building 500 of Pembroke Lakes Square shopping center, generally located on the northeast corner of Pines Boulevard and Hiatus Road. Panera Bread currently operates within building 400 of Pembroke Lakes Square.

Panera Bread plans to relocate to the western end of building 500. The relocation will allow Panera Bread to utilize an existing drive-thru area on the north side of the building. The tenant space and drive-thru at building 500 was originally designed for a bank use but no bank tenant ever occupied the building. The subject tenant bay was previously occupied by Burger & Beer Joint who chose not to utilize the drive-thru area.

Pembroke Lakes Square was approved through site plan SP (2005-06). Modifications were made to the site with 2006 (elevation changes), 2007 (general site modifications), 2012 (addition of outdoor dining), and in 2018 (modifications to building 100).

BUILDINGS / STRUCTURES:

As result of the proposed conversion, the applicant proposes the following work to the drive-thru area:

- Convert the existing three drive thru lanes south of the building to one, the other two lanes will be converted to a single escape lane. Additionally, the existing drive-thru lane dividers will be removed. Pavement markings and traffic signage will be provided accordingly for vehicular circulation.
- Addition of a 6' wide landscaped area adjacent to the existing 7' sidewalk along the back of building 500. In total 13' of separation will be provided between the drive-thru lane and the back of the building. A silver 3' tall aluminum railing will be placed between the existing sidewalk and landscape

area to protect the landscape material.

- Addition of a 9' 4" tall canopy to cover the proposed menu board. The canopy will be painted BM #2134-20 "Midsummer Night"
- Installation of a 9' 9" clearance bar painted to match the menu board canopy.
- In total 5 inbound and 3 outbound spaces will be provided.
- Installation of 3 short-term parking spaces.
- Removal of the existing drive-thru canopy, to be replaced with a 20' x 6' silver aluminum canopy to match the rest of the center. The building will be patched and painted to match the existing colors of the building (SW 6408 Wheat Grass)

Additionally, the application proposed the following changes to the outdoor dining area and storefront:

- Installation of a 3' black rail to enclose the existing outdoor dining area.
- Removal of overhead door under the outdoor dining area, to be replaced with storefront to match the rest of the center.
- Removal of the easternmost entryway, to be replaced with storefront to match the rest of the center.

SIGNAGE:

The applicant proposes the following signage as a result of this application:

- One 5'-8" tall, 32 square foot menu board to be located in the rear of building 500.
- Wall and directional signage is regulated by the shopping center's uniform sign plan and will be approved through the building permit process.

LANDSCAPING:

The applicant is proposing the following material for the landscape area adjacent to the drive-thru lane:

- Row 1: Dwarf Clusia
- Row 2: Mammey Croton
- Row 3: Podocarpus.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

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

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

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Member Labate

The following member of the public spoke:

Keith Kotchy, representing the petitioner

On a motion by Member Girello, seconded by Member Labate, to approve, as recommended by staff, the Panera Bread (MSC 2019-10) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

17. [19-0770](#) **MSC 2019-12, Walmart #2591**, 151 SW 184th Avenue, Installation of one freestanding canopy over 6 short-term parking spaces. 7 short-term parking spaces in total are proposed, miscellaneous request. (Cole)

Matt Davis, 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:

PROJECT DESCRIPTION / BACKGROUND

Jose Castro, agent, is requesting approval the installation of a freestanding canopy and parking modifications for Walmart #2591, located at 151 SW 184 Avenue. The proposed site modifications will enable Walmart to offer online order customer pick up parking spaces. The customers will order their goods online, travel to the store and Walmart staff will bring the items to the customer's car in a designated parking space.

Walmart was approved in 1997 through site plan SP (97-25). In 2002, the site was approved for 24-hour Super Walmart with associated parking, landscaping, signage and circulation. As a result of the 2002 application, the original Walmart was demolished once the Super Walmart was completed. Additionally, in 2002, the site was approved for a variance to allow 514.56 square feet of wall signage. In 2018, the site was approved color changes to the existing Walmart and outbuilding. To date, the color change has not been completed.

BUILDINGS / STRUCTURES:

The applicant proposes an 83'-1 1/2" x 18' freestanding canopy located in the parking aisle near the northwest corner of the building. The freestanding canopy will be utilized as a cover for the online order pick up area. The canopy color will be (preconstraint 502 satin) champagne and the steel beams and columns will be painted SW 7017 (Dorian Gray). The canopy will be illuminated by under canopy lighting that is both full cutoff and concealed by the canopy.

An existing cart corral will be relocated to the west of the same parking aisle to accommodate the new pick up area.

PARKING:

The site parking requirement is 979 spaces based on existing uses. 1,021 parking spaces are provided on site. The applicant proposes 7 short-term parking spaces. 6 of the 7 spaces will be covered by the canopy.

SIGNAGE:

The applicant proposes 1 square foot short-term parking signs for each of the 7 short-term parking spaces. Additionally, each space will be delineated with pavement markings.

LANDSCAPING:

Any landscaping that is removed or damaged during construction will be restored to its original condition.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

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

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

The following members of the Planning and Zoning Board spoke:

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

The following member of the public spoke:

Matt Davis, representing the petitioner

On a motion by Member Labate, seconded by Member Girello, to approve, as recommended by staff, the Walmart #2591 (MSC 2019-12) miscellaneous request, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Labate

NAY: Vice Chairman Jacob, Member Gonzalez

Motion Passed

18. [19-0772](#)

MSC 2019-16, Advenir @ San Tropez, 7840 NW 3 Street, color change to the existing apartment buildings and addition of residential monument sign. (Cole)

James Betancourt, 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:

PROJECT DESCRIPTION / BACKGROUND

James Betancourt, agent, is requesting the approval of the installation of one residential subdivision sign and color changes to the existing residential buildings. During a site visit, staff discovered that the buildings have already been painted. The approval of this application will bring the site in to compliance.

Advenir at San Tropez, formally known as San Tropez and Pembroke Village was approved in the early 1970s. Site modifications were made in 2001 (removal of pools and addition of garbage compactors), 2002 (addition of a playground), 2003 (removal of the recreation center and pools), 2006 (building color change), and 2018 (addition of subdivision sign).

BUILDINGS / STRUCTURES:

The following colors are being proposed for the residential buildings:

- 1st Floor: Summit Gray (SW 7669)
- 2nd Floor: Samovar Silver (SW 6233)
- Accent Body: Roycroft Bronze Green (SW 2846)
- Railings: Tricorn Black (SW 6258)
- Doors: Borscht (SW 7578)

SIGNAGE:

The proposed residential subdivision sign will be generally located on NW 78 Terrace and Pines Boulevard. An existing parking space will be converted into a landscape island in order to accommodate the sign. City Code requires 960 parking spaces on site, currently there are 961 spaces. Therefore, with the removal of a space the site will still meet code requirements.

The 4' tall sign will include 9 square feet of copy.

- 7.6 square feet will be white pin mounted letters reading "Advenir at San Tropez".
- 1.4 square feet will include black vinyl copy reading "SanTropez-Apts.com" and a small house emblem (black) located on the bottom corner of the sign.

The sign will be illuminated via ground lighting, which will be screened by landscaping. Landscaping will be installed at 12" tall in front of the sign and 24" tall around the sides and back.

The following colors are being proposed for the sign:

- Main Body (Matthews Silver Paint, SW 6258 Tricorn Black)
- Accents (PMS 165, Pantone Process Magenta, PMS 2727, PMS 249, Digital Print, Print as Gradient)
- Main Text (Trans. White)

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

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 member of the Planning and Zoning Board spoke:

Chairman Rose

The following member of the public spoke:

James Betancourt, representing the petitioner

On a motion by Member Gonzalez, seconded by Member Labate, to approve, as recommended by staff, the Advenir @ San Tropez (MSC 2019-16) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS:

7. [19-0756](#) **PH 2019-01**, The purpose of this Public Hearing is to consider, at the request of School Board of Broward County, a proposed change to the Land Use Designation, from Irregular 2.243 (509.2) and Commercial (49 acres) to Irregular 2.702 (527.6) and Commercial (30.6 acres) for the purpose of developing 256 Townhomes on the proposed **Merrick Square** property (PH 2019-02) which is generally located on the southeast corner of SW 172 Avenue and Pines Boulevard and containing 558.2 ± acres. (Sharon)

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of School Board of Broward County, the proposed change to the Land Use Designation, from Irregular 2.243 (509.2) and Commercial (49 acres) to Irregular 2.702 (527.6) and Commercial (30.6 acres) for the purpose of developing 256 Townhomes on the proposed Merrick Square property (PH 2019-02) which is generally located on the southeast corner of SW 172 Avenue and Pines Boulevard and containing 558.2 ± acres.

Dennis Mele, attorney representing the petitioner addressed the Planning and Zoning Board. He gave a brief overview of the proposed Land Use Plan Amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND

The purpose of this Public Hearing is to consider the Merrick Square regular scale land use plan map amendment application to change the future land use designation for the approximate 558 acre site from 509 acres of Irregular Residential (2.243) plus 49 acres of Commercial (within a dashed line) to 527.6 acres of Irregular Residential (2.702) plus 30.6 acres of Commercial (within a dashed line) for the purpose of developing an additional 256 townhome units. These units will be located on the 24.5 acre commercially designated property at the northwest corner of SW 172nd Avenue and Pines Boulevard (Pembroke Shores). Even though the proposed development will take place on approximately 24.5 acres of the 558 acre amendment area, the amendment process for sites within dashed lines mandates the change of land use on the entire 558 acres.

The purpose of this Public Hearing is to consider a land use plan map amendment application at the request of DR Horton, to change the Land Use Designation from 509 acres of Irregular Residential (2.243) plus 49 acres of Commercial (within a dashed line) to 527.6 acres of Irregular Residential (2.702) plus 30.6 acres of Commercial (within a dashed line) for the 558 acre property generally located on the southeast corner of SW 172nd Avenue and Pines Boulevard (Pembroke Shores).

The land use designations and existing uses of the surrounding properties are as follows:

North – Commercial and Low Residential (3 du/ac) -Spring Valley

East – Irregular Residential (5.3 du/ac) – Agriculture

South – Estate - Lido Isles

West – Commercial and Low Residential (3 du/ac) - Silver Lakes FQD

The comparative analysis of Public Facilities and Services which is based on the maximum development potential of the site under the existing and proposed land use designations indicates increases in impacts on all public facilities and services with the exception of traffic circulation and solid waste. The applicant has indicated that the wetland mitigation project for this area was never completed (1.35 acres permitted in 2009); however, the applicant will complete the wetlands mitigation area subject to Broward County requirements. In addition, the proposed 256 units will require the submittal of an update to the City's affordable housing study in compliance with Broward County Land Use Plan policy 2.16.2. The applicant has submitted letters of available capacity and will mitigate any increased impacts during the concurrency/capacity analysis and review process. The application has been transmitted to the Broward County School Board (BCSB) staff pursuant to the interlocal agreement for public school facility planning; however, the BCSB staff has agreed to provide review comments during the County review process (see memo from BCSB staff, dated 5/13/19)

The applicant is aware that they will be required to rezone the property. In addition, plat note and site plan approvals will be needed prior to the issuance of a development permit. This applicant is for a regular scale land use plan amendment and therefore, adoption isn't anticipated until early 2020.

STAFF RECOMMENDATION:

Staff requests the Planning and Zoning Board as the Local Planning Agency (LPA) transmit the proposed amendments to the City Commission, Florida Department of Economic Opportunity, Broward County Planning Council and Broward County Commission with a positive recommendation subject to Broward County Commission approval of the associated County Amendment, and recertification of the City's land use plan.

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

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner
Nelson Medina, president Pembroke Shores Community
Olga Franseca, resident Stirling Place Pembroke Shores

On a motion by Member Girello, seconded by Vice Chairman Jacob, to close the Public Hearing the following vote was recorded:

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

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular agenda item number 8.

NEW BUSINESS:**PUBLIC HEARINGS / REGULAR ITEMS:**

8. [19-0757](#) **PH 2019-01**, The purpose of this item is to transmit a recommendation to the City Commission, at the request of School Board of Broward County, for the proposed change to the Land Use Designation from Irregular 2.243 (509.2) and Commercial (49 acres) to Irregular 2.702 (527.6) and Commercial (30.6 acres) for the purpose of developing 256 Townhomes on the proposed **Merrick Square** property (PH 2019-02) which is generally located on the southeast corner of SW 172 Avenue and Pines Boulevard and containing 558.2 ± acres. (Sharon)

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, at the request of School Board of Broward County, for the proposed change to the Land Use Designation from Irregular 2.243 (509.2) and Commercial (49 acres) to Irregular 2.702 (527.6) and Commercial (30.6 acres) for the purpose of developing 256 Townhomes on the proposed Merrick Square property (PH 2019-02) which is generally located on the southeast corner of SW 172 Avenue and Pines Boulevard and containing 558.2 ± acres.

Chairman Rose inquired if there was anyone from the public who wished to

Speak either for or against this item.

The following members of the Planning and Zoning Board spoke:

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

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
David Tolces, Assistant City Attorney

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner
Nelson Medina, president Pembroke Shores Community

On a motion by Member Girello, seconded by Member Gonzalez, to continue, the proposed Merrick Square (PH 2019-02) land use plan amendment item at the August 8, 2019 meeting, 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:

On a motion by Member Girello, seconded by Vice Chairman Jacob, to excuse Chairman Rose, Members Gonzalez, Labate, and Alternate Member Taylor from the May 23, 2019 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF STAFF:

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to upcoming August 28, 2019 open house meeting for the kick off of the Land Development Review (LDR) update. He requested that if possible the Planning and Zoning Board members be in attendance.

He also noted that the City will have their first budget hearing on Thursday, September 5th and the 2nd budget hearing on Wednesday, September 18, 2019.

ADJOURNMENT:

Chairman Rose adjourned the meeting at 8:30 p.m.

ADJOURNED:
8:30 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary