

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner
Luis Manuel, resident Pembroke Pines

The following members of the Planning and Zoning Board spoke in reference to not relying on technicians closing the doors when not moving cars in and out but, using an automated self-closing type of system to ensure that the doors close automatically when cars are not being moved in and out:

Chairman Rose, Vice Chairman Jacob

Dennis Mele, attorney representing the petitioner, voluntarily agreed to look into the use of an automatic device for self-closing doors

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to transmit, as recommended by staff, to the City Commission with a favorable recommendation; Subject to; the doors being closed except when the cars are entering or exiting and to look into the use of an automated device and with that information being available to the City Commission when they hear the item and Subject; to City Commission approval of a special exception request to allow the dealership to exceed a floor area ratio of .5, the Lexus of Pembroke Pines site plan amendment (SP 2020-01), the following vote was recorded:

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

NAY: Members

Motion Passed

4. **SP 2020-08, LaDiM Aviation**, generally located south of Pines Boulevard and east of University Drive within the North Perry Airport property, 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.

Milo Srkal, the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Srkal 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:

LaDiM Aviation submitted a site plan application for the construction of Hangar buildings with associated airplane tie downs, parking, traffic circulation, landscape, lighting and signage on a vacant +-6 acre site generally located north of Pembroke Road and east of University Drive on North Perry Airport.

BUILDINGS / STRUCTURES:

The applicant proposes the construction of 3, T-hangar buildings and 22 airplane tie down areas to be located on a +-6 acre parcel on the west side of North Perry airport. Each T-hangar building will be 17'-3" in height (highest point) and contain 12 hangar bays. All T-hangar buildings are designed to look similar architecturally. The applicant proposes the following color selections for the buildings which match the colors of the existing Broward College building:

- Base Color – Linen White, Ocean Blue
- Canvas Canopy – Tricorn Black

ACCESS:

Access to this site will be through the existing main ingress / egress driveway to the site off of Airport Road, just south of the main University Drive entrance into the airport.

PARKING:

The applicant proposes 43 parking spaces on site where 41 spaces are required based on proposed use. Parking calculations include the following:

- 25 surface parking spaces - Parking areas have been distributed at the northwest, southwest and southeast corners of the site.
- 18 T-Hangar spaces*

*Up to 50% of parking required Hangar parking may be provided within the Hangar interior.

SIGNAGE:

The applicant proposes the following signs for this project.

- A 7 foot tall, 24 square foot sign depicting the name “LaDiM Aviation” in blue and black letters on a white background to be located at the main entrance to the site. The sign will be externally illuminated with ground mounted lights.
- A 28 square foot sign will be located on the west elevation of Hangar “A”. The externally illuminated sign will also depict the name “LaDiM Aviation” in blue and black letters on a white background.
- In addition to the signs, the applicant proposes a 15 foot flagpole attached to the monument sign.

LANDSCAPING:

Landscape for this property consists of the following:

- Installation of 17 trees, 6 palm, and 809 shrubs and ground covers are proposed. Primary species of trees include Verawood, Spanish Stopper, and Cape Myrtle. Primary species of palms include Bismarck Palm. Primary species of shrubs Cocoplum, Green Island Ficus, and Dwarf Firebush.

OTHER SITE FEATURES:

The proposed parking areas will be illuminated by a series of full cut off LED fixtures mounted upon 16 feet high foot high tapered concrete poles. Additional lighting will be located on the buildings at 14 feet in height. 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.

Milo Srkal, 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.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Members Lippman, Taylor

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Milo Srkal, the petitioner
George Koren, resident Pines Village

Jacob moved to approve, as recommended by staff, the LaDiM Aviation site plan application.

Chairman Rose relinquished the Chair to Member Girello.

Chairman Rose seconded the motion.

On the motion by Vice Chairman Jacob, seconded by Chairman Rose, to approve, as recommended by staff, the LaDiM Aviation site plan application (SP 2020-08), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob, Member Girello

NAY: Members Gonzalez, Labate

Motion Passed

Member Girello relinquished the Chair back to Chairman Rose.

ITEMS AT THE REQUEST OF STAFF:

5. Land Development Code Review (LDC) Update:
AM 2020-01 Article 5 Use Regulations