

August 13, 2020

The Regular / Virtual Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose via Cisco Webex Communication Media Technology, at 6:30 p.m., Thursday, August 13, 2020, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL. Present to-wit via Cisco Webex Communication Media Technology for the virtual meeting: 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; 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 Member Gonzalez, to approve, the minutes of the June 25, 2020 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 any members of the board wished to pull any of the consent items for discussion. No items were pulled for discussion.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against any of these items. No one wished to speak.

The following staff reports were entered into the record:

1. **MSC 2020-09, SPG - The Spot Barber Shop**, 605 SW 145 Terrace, miscellaneous façade and signage changes, miscellaneous application.

PROJECT DESCRIPTION / BACKGROUND:

Michael Rodriguez, agent is requesting approval of architectural and signage modifications to The Spot Barbershop tenant (formerly Chiffino) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. The Spot Barbershop will be located within building 8000.

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 last made to the tenant bay in 2017 (MSC 2017-05, Chiffino).

BUILDINGS / STRUCTURES:

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

- Upper façade: Brick
- Accent: Onyx Black.

Additionally, the removal and replacement of the existing red awning with a black awning is proposed.

The applicant proposes one 17.75 square foot internally illuminated channel letter wall sign reading, "The Spot Barbershop" in Day/Night black/white copy.

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:

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

2. **MSC 2020-10, Nuevo Comienzo Church**, 20841 Johnson Street Unit 102, non-concurrent parking agreement, miscellaneous request.

PROJECT DESCRIPTION / BACKGROUND:

Jorge Vanegas, agent, is requesting approval of a non-concurrent parking agreement for Nuevo Comienzo Church located with the Chapel Trail Trade Center at 20841 Johnson Street unit 102.

Chapel Trail Trade Center was approved through SP 2005-22. In 2017, zoning variance (ZV 2017-19) was approved allowing 638 parking spaces instead of the required 710 parking spaces to allow 1 space (72 total) per owner unit reserved between the hours of 9:00 am to 5:00 pm only. Additionally, in 2018 through MSC 2018-03 a non-concurrent parking agreement was approved for Everglades Community Church.

PARKING:

The Chapel Trail Trade Center contains 638 parking spaces for public use. The applicant has provided an hourly required parking count for this property based on the current tenants. Based on the analysis provided, the peak number of parking spaces required based on current uses and hours of operation is 633.7 (Monday – Friday 5:00am – 5:00pm), which does not exceed the provided amount (638). Nuevo Comienzo Church will operate on Sundays between 11:00am and 12:30pm. The analysis shows that based on current uses only 141.1 parking spaces are required on Sunday of the 638 provided.

STAFF RECOMMENDATION:

Approval of this application based on the uses described in the attached chart. If the intensity of uses or days of operation change and such change results in an increase of parking required per day, then the applicant will need to amend this agreement.

On a motion by Member Gonzalez, seconded by Member Girello, to approve, as recommended by staff, consent agenda item numbers 1 (MSC 2020-09, SPG - The Spot Barber Shop) and 2 (MSC 2020-10, Nuevo Comienzo Church), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

3. SP 2020-01, Lexus of Pembroke Pines, 11650 W Pines Boulevard, 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.

Dennis Mele, attorney representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Mele 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:

PROJECT DESCRIPTION / BACKGROUND:

Stiles Architecture, agent for owner Countyline Auto Center Inc., has submitted a site plan amendment application for the Lexus of Pembroke Pines dealership located at 16150 Pines Boulevard (AKA: Pines Auto Plaza). The applicant proposes an expansion of the existing Collision Center building with associated parking, landscape, traffic circulation, and lighting. The application also includes the removal and relocation of trash facilities and auto detailing canopies. All work is occurring at the southwest corner of the dealership.

Background

The City Commission at its June 26, 1997 meeting approved the Pines Auto Plaza (SP 97-15) on the underlying property. The following other site plan amendments of significance were

approved for this site over time:

- February 13, 2005 – Lexus Used car showroom / parts / service bay addition. (SP 2004-51)
- August 23, 2007 – Pines Auto Plaza Monument Sign (SP 2007-26)
- October 27, 2016 - Lexus Car Wash Addition (SP 2015-20)
- August 16, 2017 – Lexus Car Detail Canopies (SP 2017-01)

BUILDINGS / STRUCTURES:

The applicant proposes the following updates to buildings / structures on site as a result of this application:

A 27'-0" high (highest point measurement), 8,943 square foot expansion of the collision center building. The addition will consist of first floor service area with mezzanine and roof top vehicle storage (18 spaces). The following colors are proposed for the expansion which will match the existing collision center:

- Base Color / Roll Up Doors - Summer White (SW 7557)
- Standing Seam Metal Awning – Hunt Club (Green – SW 6468)

The following additional structures will be modified as a result of this building expansion:

- The demolition of the existing car wash building which currently is located within the new building expansion footprint.
- The relocation of 2 auto prep (detail bays) canopies (12 foot high) to be moved west of current location (Frame: Summer White / Canvas Awning – Parchment).
- Relocation of 4 detail bays (one canopy being removed) into the existing garage (1st floor)
 - Air and power drops will be placed in the existing covered surface parking area directly to the east of the parking garage
- The relocation of trash enclosure which are currently located within the collision center footprint. Three roll out dumpsters on site will be replaced by a trash compactor and dumpster to be located to the north and west of the current trash site.

The floor area ratio of the dealership will rise to .58 as a result of the proposed new development. City Commission review of a special exception is required for non-residential development with a Floor Area Ratio (FAR) greater than .50 up to 1.0 per Comprehensive Plan requirements. Therefore, approval of this plan must be conditioned upon granting of the special

exception request by the City Commission.

ACCESS:

The applicant is not proposing any modifications to site access. Currently, direct access to the dealership are through one driveway off of Pines Boulevard and two driveways on Dykes Road.

PARKING:

Modifications are being made to the site to the parking field to accommodate the changes requested. Four new parking islands are being created in areas to the north and west of the proposed collision center expansion. In addition, the following parking modifications are proposed:

- 19 inventory spaces to the south of the parking garage are being converted to repair storage.
- 5 parking spaces are being added to the parking field to the north of the collision center expansion.
- 8 storage spaces are being on site are being modified to accommodate the covered detail bays and auto prep.

Upon completion of this project, the applicant will provide 231 parking spaces where 231 are required. The remaining 893 storage / inventory spaces are available on site and within the parking garage should additional parking demand be necessary.

In addition to the surface parking improvements above, the applicant will be resurfacing front entryway / drop-off area of collision center with a slip resistant surface.

LANDSCAPING:

Landscape added to this property includes the following:

- Installation of 10 trees, 15 palm, and 840 shrubs and ground covers are proposed on the property. Primary species of trees include Gumbo Limbo, Silver Buttonwood, and Green Buttonwood. Primary species of palms include Sabal Palm and Montgomery Palm. Primary species, of shrubs and ground covers include Red Tip Cocoplum, Blueberry Flax Lily, and Gold Mound Duranta.

OTHER SITE FEATURES:

The applicant will be adding the following lighting as depicted on page E.1.1:

- 5 surface parking lights with fixtures mounted on concrete poles at 20 feet in height (2 fixtures per pole).
- 3 wall pack lights mounted 20 feet high on the southern elevation of the existing parking garage.
- 8 wall pack lights mounted at 8 feet high on the perimeter of the collision center expansion.
- 5 collision center rooftop lights with fixture on fiberglass poles at 15 feet in height. (2 poles contain double fixtures, 3 poles show single fixture alignment).

In addition, 372 lineal feet of 6 foot high chain-link fence with gates will be installed on the driveway to the west of the collision center expansion.

The applicant provides a phasing plan for this amendment. Phase 1 of the plan will include the demolition of the carwash and relocation of dumpsters, as well as the collision center expansion and addition of northern 5 parking spaces. Phase 2 will include the construction of the auto prep detail bays and 19 space repair storage to the west of the expansion.

STAFF RECOMMENDATION:

Transmit this amendment to the City Commission with a favorable recommendation subject City Commission approval of a special exception request to allow the dealership to exceed a floor area ratio of .5.

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
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:

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

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

Chairman Rose, Vice Chairman Jacob

Dennis Mele, attorney representing the petitioner, voluntarily agreed to look into the use of an automated self-closing type of system to ensure that the doors close automatically when cars are not being moved in and out.

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; ensuring the doors will be closed except when the cars are entering or exiting and to look into the use of an automated self-closing type of system 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: None

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 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

Vice Chairman 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

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief

presentation on the proposed Land Development Code Review (LDC) Update Article 5 Use Regulations.

The following staff summary was entered into the record:

PROJECT DESCRIPTION / BACKGROUND

The City of Pembroke Pines has contracted with Calvin Giordano and Associates (CGA) to update the City Land Development Code (LDC). The general goals of the Land Development Code update include the following:

- To consolidate most development related activities / regulations into one area of the Code.
- To make the Code easier to understand for all parties.
- Ensure all development applications and processes are updated to current practices.
- To review current Code and remove obsolete uses / regulations / zoning districts.
- To ensure the Code remains consistent with Comprehensive Plan.
- To strengthen the Code from a legal perspective.
- Free the Code of contradictions and cross referencing errors.
- Encourage public participation.

The identified target audiences of the Land Development Code Update include the following:

- Residents / Public
- Developers
- Business Owners
- Legal Community
- City Staff
- City Advisory Boards

Calvin Giordano and Associates role in this process includes the following:

- Overall technical assistance in drafting the Code update.
- Help facilitate public participation
- Attend and participate in staff meetings and public meetings.
- Website & Graphics creation
- Coordinate and attend stakeholder interviews.
- Create drafts and revisions to the Code based on stakeholder input.

Calvin Giordano and Associates is contracted to complete the Land Development Code updates by September 2020. To date, the following meetings have taken place related to this project:

- **November 19, 2018** City Commission meeting: Approved the City budget which included the funding of the Land Development Code Update project.
- **January 30, 2019** City Commission meeting: Contract Proposal received by Calvin, Giordano & Associates

- **March 11, 2019** City Commission meeting: Contract Accepted by City of Pembroke Pines
- **June 13, 2019:** Joint Advisory Board, Kick- off Meeting (Public Meeting)
- **June- August 2019:** Internal Staff Meetings
- **August 28, 2019:** Open House #1 (Public Meeting)
- **September, 2019:** Annotated Outline Created
- **October 10, 2019:** Project Update provided to Planning and Zoning Board (Public Meeting)
- **October 15, 2019:** Staff Working Group (Public Meeting)
- **October 29, 2019:** Staff Working Group (Public Meeting)
- **November 19, 2019:** Staff Working Group (Public Meeting)
- **December 03, 2019:** Staff Working Group (Public Meeting)
- **January 07, 2020:** Staff Working Group (Public Meeting)
- **January 21, 2020:** Staff Working Group (Public Meeting)
- **January 23, 2020:** Planning and Zoning Board Meeting transmitting Article 1 to City Commission.
- **March, 4, 2020:** City Commission Meeting motion to accept Article 1
- **March 17, 2020:** Staff Working Group (Public Meeting)
- **May 28, 2020:** Planning and Zoning Board Meeting transmitting Article 3 to City Commission.
- **June 17, 2020:** City Commission Meeting motion to accept Article 3
- **June 25, 2020:** Planning and Zoning Board Meeting transmitting Article 4 to City Commission.
- **August 5, 2020:** City Commission Meeting motion to accept Article 4

In addition to the meetings above, the public has had continuous access to the City's Land Development Code project microsite, <http://pembrokepinescode.cgasolutions.com/>, which is updated regularly. The public can review relevant documentation relating to the Land Development Code update as well as provide project related comments.

Based on the meetings above, CGA and the City have created an overall outline as to the organization of this Code. Both the City staff and consultant have agreed to reorganize the proposed Land Development Code into the following general Articles as stated below:

- Article 1: Purpose
- Article 2: Definitions
- Article 3: Administration – Summary of development application types and processes
- Article 4: Zoning Districts – List of all zoning districts with general development criteria specific to that zone.
- Article 5: Use Regulations – Creation of a use table which outlines uses and the zone in which those uses are permitted. Additional criteria for specific uses (i.e. Schools, Adult Entertainment)
- Article 6: Zoning Regulations and Standards – Ancillary regulations related to the development of a site. (i.e. Signage, Lighting, Landscape, Accessory structures)

The City Commission at its January 15, 2020 meeting endorsed staff's proposed review process for the reorganization of this large document. Under the proposal, staff would bring each article separately to the Planning and Zoning Board for consideration. Each individual article would then be transmitted to the City Commission for review. Commission would then consider a motion to accept each article, enabling staff to proceed to the next Article. The order in which the articles are to be reviewed by the Boards would be determined by staff. An ordinance, enacting all of the changes and adopting the LDC will reviewed by the Planning and Zoning Board, and transmitted to City Commission for adoption (2 readings) later this year. It is anticipated that the new Code will take effect in January 2021.

Tonight, the City is proposing Article 5 of the Land Development Code update entitled, "Use Regulations".

ARTICLE 5 – USE REGULATIONS

Article 5 of the Land Development Code establishes the uses that are permitted in each of the zoning districts as established Article 4 and the supplemental standards for those uses, if applicable.

Staff worked with CGA to consolidate all of the permitted uses for each zoning district into one, easy to read, table. This greatly reduces the length of the code and helps makes specific uses easier to identify. In the table, the uses will be divided into use classifications (i.e. Residential, Commercial, and Industrial) and then further subdivided into broad use categories (i.e. Financial Services, Recreation and Entertainment, Retail). The table will indicate where the specific use is permitted, if a special exception is required and if there are any applicable additional standards. If there are additional standards, a reference to the applicable section will be included within the table to assist the user in locating all the necessary information.

In addition to being integrated into the use table, staff is proposing the following actions for some uses:

- Removal due to obsolescence.
- Remove uses that are covered by another use (i.e. removal of specific office type use like "real estate" or "legal" office because they would classify as "business and professional offices").
- Update outdated use names.
- Addition of uses that are consistent with the changes in business and technology.

Overall, there is a net decrease in the use proposed, however the uses list better encompass the current business environment.

Following the use table will be the specific use standards. These standards are currently found within multiple chapters of the City Code. The consolidation of these sections into Article 5 will decrease the time it takes to locate information. Beyond the reorganization of the standards, the primary changes include updating the standards to be consistent with current business operations and technology, as well as any applicable federal and state laws.

STRUCTURE

Below is a summary of the structure and highlights of the new Article. Significant modifications

are listed in bold.

- 155.500 Overview of Use Regulations
 - Establishes the general purpose of Article 5.
- **155.501 Use Table**
 - **Creation and consolidation of all uses into a table**
 - **Use table incorporates all new zoning designations as established in Article 4.**
 - **Outlines the organization of the use table. Uses are divided into large use categories (i.e. Residential, Commercial, and Industrial) and then further subdivided into broad use categories (i.e. Financial Services, Recreation and Entertainment, Retail).**
 - **Defines the designations and abbreviations found within the use table.**
 - **Provides References to other code section where supplemental standards can be found for specific uses.**
 - **All former Heavy Industrial (M-5) uses, which have been integrated in the new Industrial Heavy (I-H) zoning district now require special exception.**
- 155.502 Provisions Not Retroactive
 - Establishes that if a use was previous conforming under the former provisions, the adoption of these regulations does not make that use illegal or in violation.
- 155.503 Adult Entertainment (Currently 155.300-303)
 - No substantive changes
- 155.504 Alcoholic Beverage Establishment (Currently 155.285-155.292)
 - No substantive changes.
- 155.505 Automotive and Vehicle Dealerships (Currently part of 155.149)
 - No substantive changes.
- 155.506 Boat Building, Storage, Service and Repair (Currently part of 155.150)
 - No substantive changes.
- 155.507 Body Art Studio (Currently part of 155.146)
 - No substantive changes.
- 155.508 Car Washes (Currently part of 155.149)
 - No substantive changes.
- 155.509 Child Care Centers (Currently 118.115-118.120)
 - No substantive changes.
- 155.510 Domesticated Livestock and Poultry (Currently part of 155.090)
 - No substantive changes.
- 155.511 Dry Cleaners (Currently part of 155.146)
 - No substantive changes.
- 155.512 Electronic Nicotine Sales (Currently 155.310-155.313)
 - Update to be consistent with federal and state law. No substantive changes
- 155.513 Hotels (Currently part of 155.118 and 155.149)
 - No substantive changes.
- 155.514 Industrial use Separation from Residentially Zoned Property (Currently part of 155.168)
 - No substantive changes
- 155.515 Junkyards (155.073)
 - No substantive changes.

- 155.516 Medical Marijuana Dispensing Facilities (currently 155.016)
 - No substantive changes.
- 155.517 Microbreweries, Microwineries, and Brewpubs (Currently part of 155.149)
 - No substantive changes.
- 155.518 Mobile Food Vendors (Currently 114.10-114.16)
 - Modify hours of operation to 7:00am to 9:00pm. Previous dawn to dusk.
- 155.519 Outdoor Dining (currently 155.081)
 - **Once an outdoor dining master plan is established by a shopping center own with approval from the Planning and Zoning Board, individual tenant outdoor dining plans shall now be approved via the staff administrative approval process.**
- **155.520 Outdoor Display and Sales**
 - New section permitting outdoor display and sales
 - Permitted in B-1, B-2, B-3, and C-1 zoning districts
 - Master outdoor display and sales plan must be established by the owner. The master plan shall be approved via the administrative approval process.
 - All items for display and sale, as well as the structures utilized for display shall be moved into the respective store during off hours.
- 155.521 Pawn Shops
 - **New section regulating Pawn Shop. Standards shall be consistent with electronic nicotine sales and tattoo parlors**
- 155.522 Pet Hotels, Dog Daycare (Currently part of 155.149)
 - No substantive changes.
- 155.523 Recreational Uses (Currently part of 155.092)
 - No substantive changes.
- 155.524 Religious Institution, House of Worship (Currently part of 155.106)
 - No substantive changes.
- 155.525 Resource Recovery (Currently part of 155.094)
 - No substantive changes.
- 155.526 Self-Service Laundry / Laundromat (Currently part of 155.145)
 - No substantive changes.
- 155.527 Service Stations (Currently 155.265-155.275)
 - Removal of sections 155.270, 155.271, 155.273 and 155.274. These sections are either obsolete or covered by other sections of the LDC.
- 155.528 Sign Shop (Currently part of 155.150)
 - No substantive changes.
- 155.529 Storage of Rental Vehicle (Currently part of 155.149)
 - **Use now requires special exception approval.**
- 155.530 Tattoo Parlors (Currently 155.310-155.313)
 - No substantive changes
- 155.531 Telecommunication Towers and Antennas (Currently 155.277-155.282)
 - No substantive changes.

STAFF RECOMMENDATION:

Transmit to City Commission with a favorable recommendation.

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to transmit to City

Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

ADJOURN:

Chairman Rose adjourned the meeting at 8:42 p.m.

ADJOURNED:

8:42 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary