

April 22, 2021

The Regular / Virtual Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Vice Chairman Jacob, via Cisco Webex Communication Media Technology, at 6:30 p.m., Thursday, April 22, 2021, 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 Vice Chairman Jacob, Members Girello, Gonzalez, Labate, and Alternate Member Lippman.

Absent: Chairman Rose and Alternate Member 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.

Michael Stamm, Jr., Planning and Economic Development Director, stated that Alternate Member Lippman will be a voting member for this evenings meeting.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

On a motion by Alternate Member Lippman, seconded by Member Gonzalez, to approve, the minutes of the April 8, 2021 meeting, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

NEW BUSINESS:
CONSENT AGENDA:

Michael Stamm, Jr., Planning and Economic Development Director, inquired if there was

anyone from the public who wished to speak either for or against this item. No one wished to speak.

Michael Stamm, Jr., Planning and Economic Development Director, inquired if any members of the board wished to pull any of the consent items for discussion.

Member Gonzalez requested to pull agenda item number 1 for discussion.

1. **MSC 2021-06, SPG – Agave Bandido**, 14531 SW 145 Terrace, expansion of the existing outdoor dining patio, miscellaneous application.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Matthew Baum, agent, is requesting approval of the expansion of outdoor dining area to an existing tenant bay (Agave Bandido) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue (building 5000).

On June 7, 2006, City Commission approved The Shops at Pembroke Gardens 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 2007-61, Jason's Deli).

In 2020 (MSC 2020-01), architectural modifications were approved for the new tenant Agave Bandido. The approved modifications included façade changes, signage, lighting and outdoor dining. The following outdoor dining was approved for Agave Bandido:

- A 577 square foot outdoor waiting area containing patio chairs and coffee tables. The area will be enclosed by 18" tall tan landscape planters. This area will be utilized for waiting customers with no service being provided. Additionally, string lighting will be hung in the area. The lighting will be suspended from the building façade to 3 black 7' tall poles at the south end of the waiting area.
- A 380 square foot outdoor dining area adjacent to east elevation of the building. The area will have fixed barstool and be enclosed by a 48" tall black railing.

BUILDINGS / STRUCTURES:

The following modifications are proposed as a result of this application:

- Expansion of the existing 577 square foot outdoor waiting area to 1,438 square feet of which 1,130 square feet will be used for outdoor dining consisting of 16 tables and 66 chairs. The remaining square footage will be utilized as a waiting area consisting of 7 lounge chairs.
- The existing awning on the south façade will be removed and replaced with a 1,130 square foot aluminum canopy to cover the outdoor dining area. The aluminum canopy shall have a cooper finish.
- The area will be enclosed by 18" tall tan landscape planters.
- Protective bollards shall be installed adjacent to the drive aisle.
- String lighting will be hung beneath the new canopy. The lighting will be suspended from the building façade to the post of the new awning.
- The outdoor bar on the eastern side of the building will remain as previously approved.
- The proposed barriers ensure that at minimum a 5' walkway is maintained.

LANDSCAPE:

In order to accommodate the outdoor dining and waiting area, 1 hardwood tree will be removed. The landscaping shall be either relocated or replaced elsewhere on site as determined by the landscape division.

No other modifications are 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. The relocation of the hardwood tree to the satisfaction of the Landscape Division must be completed prior to the issuance of a building permit for the new work.

The following member of the Planning and Zoning Board spoke:

Member Gonzalez

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Matt Baum, the petitioner

On a motion by Alternate Member Lippman, seconded by Member Labate, to approve, as

recommended by staff, consent agenda item number 1 (MSC 2021-06, SPG – Agave Bandido), the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

Michael Stamm, Jr., Planning and Economic Development Director, noted that agenda item numbers 2 through 5 are related. He noted he will open Public Hearing items number 2 and 4 at this time. Once the Public Hearing items have been closed the petitioner will give a combined Power Point presentation for agenda item numbers 3 and 5.

2. **ZC 2020-05**, The purpose of this Public Hearing is to consider, at the request of the South Broward Hospital District, a zoning text change to amend the **Memorial Hospital West** (HD) Hospital District Design Guidelines (ZC 2020-05), creating new development criteria for the district as a result of hospital campus expansion and updating the future short and long term construction project program for the hospital, for the property generally located north of Pines Boulevard, south of Johnson Street, and east of Flamingo Road, containing approximately 43.5 acres more or less.

Michael Stamm, Jr., Planning and Economic Development Director, stated the purpose of this Public Hearing is to consider, at the request of the South Broward Hospital District, a zoning text change to amend the Memorial Hospital West (HD) Hospital District Design Guidelines (ZC 2020-05), creating new development criteria for the district as a result of hospital campus expansion and updating the future short and long term construction project program for the hospital, for the property generally located north of Pines Boulevard, south of Johnson Street, and east of Flamingo Road, containing approximately 43.5 acres more or less.

Michael Stamm, Jr., Planning and Economic Development Director, inquired if there was anyone from the public that wished to speak on this item. No one wished to speak.

On motion by Member Gonzalez, seconded by Member Girello, to close this Public Hearing, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

Michael Stamm, Jr., Planning and Economic Development Director, stated this will be heard as regular agenda item number 3.

4. **ZC 2020-07**, The purpose of this Public Hearing is to consider, at the request of the South Broward Hospital District, a zoning map change from General Business (B-3) to Hospital District (HD) for the purpose of expanding the **Memorial Hospital West** Campus (ZC 2020-07) property, generally located north of Pines Boulevard and east of Flamingo Road, containing approximately 6.8 acres more or less.

Michael Stamm, Jr., Planning and Economic Development Director, stated the purpose of this Public Hearing is to consider, at the request of the South Broward Hospital District, a zoning map change from General Business (B-3) to Hospital District (HD) for the purpose of expanding the Memorial Hospital West Campus (ZC 2020-07) property, generally located north of Pines Boulevard and east of Flamingo Road, containing approximately 6.8 acres more or less.

Michael Stamm, Jr., Planning and Economic Development Director, inquired if there was anyone from the public that wished to speak on this item. No one wished to speak.

On a motion by Alternate Member Lippman, seconded by Member Girello, to close this Public Hearing, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

Michael Stamm, Jr., Planning and Economic Development Director, stated this will be heard as regular agenda item number 5.

(Secretary's Note: Michael Stamm, Jr., Planning and Economic Development Director, noted that agenda item numbers 3 and 5 are related. The petitioner will give a brief Power Point Presentation for these items at this time.)

3. **ZC 2020-05**, The purpose of this item is to transmit, as recommended by staff, a recommendation to the City Commission, at the request of the South Broward Hospital District, a zoning text change to amend the **Memorial Hospital West** (HD) Hospital District Design Guidelines (ZC 2020-05), creating new development criteria for the district as a result of hospital campus expansion and updating the future short and long term construction project program for the hospital, for the property generally located north of Pines Boulevard, south of Johnson Street, and east of Flamingo Road, containing approximately 43.5 acres more or less.

Michael Stamm, Jr., Planning and Economic Development Director, stated the purpose of this item is to transmit, as recommended by staff, a recommendation to the City Commission, at the request of the South Broward Hospital District, a zoning text change to amend the Memorial Hospital West (HD) Hospital District Design Guidelines (ZC 2020-05), creating new development criteria for the district as a result of hospital campus expansion and updating the future short and long term construction project program for the hospital, for the property generally located north of Pines Boulevard, south of Johnson Street, and east of Flamingo Road, containing approximately 43.5 acres more or less.

The following staff report was entered for the record:

PROJECT DESCRIPTION / BACKGROUND:

Kimley Horn, agent for South Broward Hospital District, requests an amendment to the Memorial Hospital West Hospital District (HD) design guidelines (ZC 2020-05). The proposed amendment establishes new development criteria for the district as a result of hospital campus expansion and updates to the future short and long term construction program for the hospital. The HD guidelines will apply to the +-43.5 acres of hospital property generally located north of Pines Boulevard, south of Johnson Street, and east of Flamingo Road.

Memorial Hospital West was initially constructed in 1990 and several buildings have been added to the hospital campus over the years. Recent building additions of significance to the campus include the Graduate Medical Facility expansion (SP 2015-18), Memorial Bed Tower Addition (SP 2016-05), and Southwest Parking Garage (SP 2016-23).

The City Commission at its October 19, 2016 meeting approved a rezoning of this property to Hospital District (HD) with associated design guidelines through Ordinance 1856. The HD guidelines outlined existing development, future projects, permitted uses with associated development criteria for the existing hospital campus. Ordinance 1856 included the following provisions for the hospital district which were accepted by Hospital representatives:

- Existing cancer center building could not exceed 70 feet in height.
- All other buildings along Johnson Street could not exceed 65 feet in height.
- Changes to access on Johnson Street require a super majority (4/5) vote of the City Commission.
- Removal of proposed parking garage at northwest corner of hospital.

South Broward Hospital District recently acquired +-6.8 acres of property located at the northeast corner which formerly housed Petco and Toys R' Us. The applicant contemplates the demolition of the existing commercial building on site and the construction of the new "Memorial Cancer Institute".

A related zoning map change application (ZC 2020-07) is being heard concurrently at tonight's meeting. This request is to rezone a recently acquired +- 6.8 acre portion of the subject property from B-3 (General Business) to HD (Hospital District).

Procedurally, the subject zoning text change application (ZC 2020-05) and companion rezoning map amendment (ZC 2020-07) must both pass in order for the applicant to continue to move forward with the development process as contemplated.

A related Development of Regional Impact (DRI) amendment application has been scheduled to be heard at first reading on May 5, 2021 and second reading on June 2, 2021. That application contemplates the removal of the new hospital parcel from the Pembroke Lakes Regional Center DRI.

A site plan application for the Memorial Cancer Institute will be presented to this Board and the City Commission in the future should the applicant receive zoning approval to build as proposed from the City.

DETAILED REQUEST:

The applicant proposes the following amendment to the Hospital District (HD) standards:

- The addition of the +-6.8 acre parcel within the Hospital District design guidelines, maps and exhibits.
- General updates to the Hospital District guidelines to accommodate the hospital needs in the campus which include:
 - Updates / clarifications to permitted uses in the district. These following uses have been added to the hospital parcel:
 - Laboratory research
 - Drug Store
 - Living Quarters for patient families / support
 - Health spa or similar wellness center
 - Support retail uses
 - Administrative Offices
 - Medical Graduate Education
 - Accessory buildings to the hospital use

Note: Any proposed use on the hospital campus must be compliant with the underlying land use.

- Updates to the hospital campus Master Plan as well as near term and future projects.
 - Update new acreage of Hospital District to +-43.5 Acres.
 - Update maps – Existing Facilities, Planned projects (Near term), Planned projects (Long term), Vehicular / Pedestrian Circulation, Transit Stops, Valet parking
 - Update existing and future facilities
 1. Near term projects - Added future Memorial Cancer Institute, repurposing of existing cancer center.
 2. Long term projects: Four story vertical expansion or replacement of 603 Medical Office, Three story vertical expansion or replacement of Memorial Same Day Surgery Center, Replacement of 601 Medical Office Building with medical offices, ambulatory health care or future in-patient bed tower with support services, vertical expansion – MHW hospital “core building”, new parking garage – located on surface parking lot east of existing garage, New Building or Parking Garage – Northwest corner of campus, potential expansion or replacement- Fitness/Rehab Center, three story vertical expansion of Memorial Cancer Center building (total 4 floors), Memorial Cancer Institute Expansion – Phase 2 – consisting of a multi-story addition for healthcare related services, enhanced pedestrian connectivity between Memorial Cancer Institute and Memorial Hospital West main campus (e.g. bridge connections and/or other connectivity improvements.
- Added processing and approval provisions for future development for the hospital campus.

- New buildings – Site plan process – Planning and Zoning Board / City Commission.
- Expansion of an existing building resulting in increase of height or building footprint- Site plan process – Planning and Zoning Board / City Commission.
- Expansion of an existing building resulting in no expansion of building footprint or increase in height – Site plan process – Planning and Zoning Board only.
- Temporary trailers / structures (Other than construction trailers) – Planning and Zoning Board review.
- Updates to Development Standards.
 - Provides calculation of Floor Area Ratio to include the development of the new Memorial Cancer Institute.
 - Reiterates approved heights of buildings along Johnson Street as approved by Ordinance 1856.
 - Cancer Center – 70 feet maximum height
 - All other buildings along Johnson Street – 65 feet maximum height
 - Removal of proposed parking garage at northwest corner of hospital.
 - Adjusted bufferyards to accommodate expanded Hospital property:
 - Established 10' buffer for new parcel to separate the Memorial Cancer Institute from the adjacent commercial to the east.
 - Established 40 foot Pines Boulevard Corridor buffer to the south.
 - Updated the western bufferyard to 20 feet off Flamingo Road
 - Updated vehicular circulation and non-vehicular circulation routes due to the addition of the Memorial Cancer Institute parcel
 - Reiterates supermajority (4/5) vote required for any future access on street Johnson Street as approved by Ordinance 1856.
 - Updates to off-street parking and loading
- Removal of sign related documentation in favor of future creation of a master sign plan a per City Code allowances.

Note: Future projects listed in these guidelines are subject to land use, plat, and zoning restrictions.

SURROUNDING PROPERTIES:

The existing zoning and land use plan designations of the surrounding properties to the expanded hospital campus are as follows:

North – Johnson Street

- Apartment (R-4) / Residential Medium (10-16 du acre)
- Planned Unit Development (PUD) / Residential Medium (10-16 du acre)

East – Pembroke Lakes Mall

- General Business (B-3) / Commercial
- Apartment (R-4) / Residential Medium (10-16 du acre)

South – Pines Boulevard

- General Business (B-3) / Commercial

West – Flamingo Road / CB Smith Park

- Limited Agricultural (A-1) / Community Facility

ANALYSIS:

Compatibility with Adjacent Use

The expansion of the Hospital District to include the adjacent parcel at the northeast corner of Pines Boulevard and Flamingo Road will expand the existing hospital campus and will facilitate the development of a new Memorial Cancer Institute. The Memorial Cancer Center use onto this property is in compliance with the underlying commercial land use. The addition of design guidelines as proposed in this document will allow the hospital to move forward in the development process.

The applicant provides the City with a letter addressing compliance with the HD criteria established in Section 155.153(A) of the City Code of Ordinances which addresses several compatibility metrics including but limited to building scale, architecture, proximity to transit, land use and compliance with green plan objectives.

STAFF RECOMMENDATION:

Transmit this application to the City Commission with a favorable recommendation subject to the passage of the companion zoning map change application (ZC 2020-07) which would be required procedurally in order for the future Memorial Cancer Institute to continue through the development process.

5. **ZC 2020-07**, The purpose of this item is to transmit, as recommended by staff, a recommendation to the City Commission, at the request of the South Broward Hospital District, a zoning map change from General Business (B-3) to Hospital District (HD) for the purpose of expanding the **Memorial Hospital West** Campus (ZC 2020-07) property, generally located north of Pines Boulevard and east of Flamingo Road, containing approximately 6.8 acres more or less.

Michael Stamm, Jr., Planning and Economic Development Director, stated the purpose of this item is to transmit, as recommended by staff, a recommendation to the City Commission, at the request of the South Broward Hospital District, a zoning map change from General Business (B-3) to Hospital District (HD) for the purpose of expanding the Memorial Hospital West Campus (ZC 2020-07) property, generally located north of Pines Boulevard and east of Flamingo Road, containing approximately 6.8 acres more or less.

The following staff report was entered for the record:

PROJECT DESCRIPTION / BACKGROUND:

Kimley Horn, agent for South Broward Hospital District, requests a zoning map change from General Business (B-3) to Hospital District (HD) for the purpose of expanding the Memorial Hospital West Campus (ZC 2020-07); for the property generally located north of Pines Boulevard and east of Flamingo Road, containing +-6.8 acres.

Memorial Hospital West was initially constructed in 1990 and several buildings have been added to the hospital campus over the years. Recent building additions of significance to the campus include the Graduate Medical Facility expansion (SP 2015-18), Memorial Bed Tower Addition (SP 2016-05), and Southwest Parking Garage (SP 2016-23).

The City Commission at its October 19, 2016 meeting approved a rezoning of this property to Hospital District (HD) with associated design guidelines through Ordinance 1856. The HD guidelines outlined existing development, future projects, permitted uses with associated development criteria for the existing hospital campus. Ordinance 1856 included the following provisions for the hospital district which were accepted by Hospital representatives:

- Existing cancer center building could not exceed 70 feet in height.
- All other buildings along Johnson Street could not exceed 65 feet in height.
- Changes to access on Johnson Street require a super majority (4/5) vote of the City Commission.
- Removal of proposed parking garage at northwest corner of hospital.

South Broward Hospital District recently acquired +-6.8 acres of property located at the northeast corner which formerly housed Petco and Toys R' Us. The applicant contemplates the demolition of the existing commercial building on site and the construction of the new "Memorial Cancer Institute".

A related zoning text change application (ZC 2020-05) is being heard concurrently at tonight's meeting. This request will update the Hospital District (HD) guidelines to create development standards for the subject property as well as update future development plans for the hospital campus in general.

Procedurally, the subject zoning text change application (ZC 2020-05) and companion rezoning map amendment (ZC 2020-07) must both pass in order for the applicant to continue to move forward with the development process as contemplated.

A related Development of Regional Impact (DRI) amendment application has been scheduled to be heard at first reading on May 5, 2021 and second reading on June 2, 2021. That application contemplates the removal of the new hospital parcel from the Pembroke Lakes Regional Center DRI.

A site plan application for the Memorial Cancer Institute will be presented to this Board and the City Commission in the future should the applicant receive zoning approval to build as proposed from the City.

SURROUNDING PROPERTIES:

The existing zoning and land use plan designations of the surrounding properties to the subject +- 6.8 acre parcel are as follows:

- North** – NW 4 Street / Memorial Hospital West / Hospital District (HD) / Community Facility (CF)
- East** – General Business (B-3) / Commercial (C)
- South** – Pines Boulevard / General Business (B-3) / Commercial (C)
- West** – Flamingo Road / Limited Agricultural (A-1) / Community Facility (CF)

The subject property is currently vacant and adjacent to the existing hospital campus. The rezoning of this property into the Hospital District (HD) will allow for additional hospital services

PLANNING AND ZONING BOARD 12 04/22/2021

(Memorial Center Cancer Institute) to be provided on a parcel which is adjacent to two major arterials in the City with excellent access to mass transit. Community facilities are a permitted with the underlying Commercial land use.

The proposed rezoning of this property to Hospital District conforms to the following comprehensive plan policies:

Policy 2.2 - Continue to identify areas to attract major employers, small business enterprises, and high tech/service based economic sectors.

Policy 12.8 - Regional and community facilities, except schools, shall continue to be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities.

Policy 14.2 - Large developments which generate high traffic volumes should be located as much as possible with direct access to mass transit facilities and services.

STAFF RECOMMENDATIONS:

Staff has reviewed the proposed zoning change application and finds the proposal compatible with surrounding properties. Staff therefore recommends the Planning and Zoning Board transmit this application to the City Commission with a favorable recommendation subject to the passage of the associated zoning text change application (ZC 2020-05) which would be required procedurally to build on the designated property.

The following members of the Planning and Zoning Board spoke in reference to agenda item numbers 3 and 5:

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

The following members of staff spoke in reference to agenda item numbers 3 and 5:

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

The following members of the public spoke in reference to agenda item numbers 3 and 5:

Hope Calhoun, attorney representing the petitioner
Mark Greenspan, director of construction, representing the petitioner

(Secretary's Note: Michael Stamm, Jr., Planning and Economic Development Director, read into the record, the letter from Flamingo Villas HOA that was previously submitted at the April 8, 2021 meeting. Their letter addressed the rezoning requests for Memorial Hospital West that are before
PLANNING AND ZONING BOARD

the Board tonight and not the Development of Regional Impact amendment for the Pembroke Lakes Regional Mall at the April 8, 2021 meeting.

Hope Calhoun, attorney representing the petitioner, addressed the concerns of the HOA and provided additional information on the applicant's previous meetings with the HOA and the Flaming Villas Community.)

Michael Stamm, Jr., Planning and Economic Development Director, affirmed the following allowed / limited key points:

1. There will not be a parking garage on the northwest corner of the property;
2. The current Cancer Center is limited to 70 feet in height;
3. Any buildings along Johnson Street will be limited to not more than 65 feet in height;
4. It will take a 4/5th vote by City Commission to allow any openings along Johnson Street.

On a motion by Alternate Member Lippman, seconded by Member Girello, to transmit, to the City Commission, with a favorable recommendation subject; to the passage of the companion zoning map change application (ZC 2020-07) which would be required procedurally in order for the future Memorial Cancer Institute to continue through the development process, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

On a motion by Alternate Member Lippman, seconded by Member Girello, to transmit, to the City Commission, with a favorable recommendation subject; to the passage of the associated zoning text change application (ZC 2020-05) which would be required procedurally to build on the designated property, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

On a motion by Member Labate, seconded by Member Gonzalez, to excuse Chairman Rose and Alternate Member Taylor, from tonight's meeting, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF STAFF:

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief update on the status of the Governor's Executive Orders pertaining to Covid19 protocol.

ADJOURN:

Chairman Rose adjourned the meeting at 7:24 p.m.

ADJOURNED:
7:24 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary