

City of Pembroke Pines, FL

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



Meeting Minutes - Final

Thursday, November 14, 2019

6:30 PM

Commission Chambers

Planning and Zoning Board

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, November 14, 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 Member Lippman. Absent: 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.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[19-1320](#)

October 10, 2019

On a motion by Member Girello, seconded by Member Labate, to approve, the minutes of the October 10, 2019 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

CONSENT AGENDA ITEMS:

1. [19-1321](#) **MSC 2019-25, Big Lots Plaza**, 7900 Pines Boulevard, color change to the existing buildings and monument signs, miscellaneous request. (Cole)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Brad Ackerman, agent, is requesting approval of a color change to an existing shopping center (Big Lots Plaza), located at 7900 Pines Boulevard.

The existing shopping center was approved through site plan SP 85-22. Modifications were made to the site in 2004 (Adoption of uniform sign plan) and in 2013 (Color change and installation of 2 monument signs).

BUILDINGS / STRUCTURES:

The applicant proposes the following colors for the existing shopping center:

- Building and Sign Main Body: SW 7024 (Functional Gray)
- Building and Sign Accent: SW 7025 (Backdrop), SW 7022 (Alpaca)
- Columns: SW 7027 (Well-Bred Brown)
- Sign Cap: SW 7027 (Well-Bred Brown)
- Dumpster Enclosure: SW 7024 (Functional Gray)

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds 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.

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to approve, as recommended by staff, consent agenda item number 1 (MSC 2019-25, Big Lots Plaza), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

2. [19-1349](#) **SP 2016-24, Century Center**, generally located south of Pines Boulevard between SW 136th Avenue to SW 145th 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.

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

Mr. Johnston 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:

Johnston Group, agent for owner. Pines Real Estate Investment, LLC & Newcen Communities, Inc., has submitted a site plan amendment application

for the development of two, 3 story office buildings with associated parking, landscaping, and traffic circulation. The Century Center site is generally located south of Pines Boulevard, between SW 136th and 145th Avenues. The proposed application will amend the previously approved the Cenvill Professional Office Site Plan (SP 2009-05).

On August 6, 2009, the Board of Adjustment approved two variance requests (ZV 2009-09A, ZV 2009-09B) for the subject site:

- A reduction of the required landscaped yards from 10 feet to 4 feet 4 inches on the north property line.
- A reduction of the required landscaped yards from 10 feet to 2 feet 3 inches on the south property line.

The City Commission at its December 9, 2009 meeting approved the Cenvill Office Building site plan (SP 2009-05) on the subject parcel consisting of a 12,184 square foot, three story, Mediterranean style medical office building and a two story, 11,617 square foot Mediterranean style office building with associated parking, landscape, traffic circulation, and signage. The project was to be built in two phases. The approval of that project was subject to the execution of an easement agreement between Century Village and the Cenvill property owner and installation of southern buffer prior to issuance of a building permit for vertical construction.

The Cenvill Professional Office site plan (SP 2009-05) was never built but is still considered an active project. Executive Orders filed with the City over the years have extended the site plan expiration date to December 31, 2022.

BUILDINGS / STRUCTURES:

The proposed Century Center project will remain a two phase project.

Phase 1 will include the development of a 14,250 square foot, three story medical office building (Building 1) to be built to the west of Southwest 136 Avenue with associated parking and access drive throughout the site.

Phase 2 consists of the development a 12,800 square foot office building (Building 2) to be built to the east to Southwest 145 Avenue.

Both buildings will be 45'-4" in height (highest point measurement). Both the footprints of the buildings and the architecture of the buildings have been modified from the previously approved Cenvill Professional Office Park plan. Architecture of the buildings will shift from the previously approved Mediterranean style to a contemporary office design.

The proposed colors of both buildings are as follows:

- Main body – Sherwin Williams Simply Beige (SW 6085)
- Accent – Sherwin Williams Timid Blue (SW 6490)
- Trim – Sherwin Williams Pure White (SW 7005)
- Window Frames – Clear Anodized Aluminum Window –Solar Blue/ clear

Each building phase will be serviced by a dumpster with a 6 foot high enclosure. Garbage enclosure to be painted to match the building.

ACCESS:

The applicant will be providing direct access to this site from Southwest 136 Avenue and Southwest 145 Avenue. Buildings 1 and 2 will be connected to each other through an east/west drive. The following access conditions will apply as a result of this application:

- Right in / right out / left out access to Southwest 136 Avenue
 - o The addition a right turn lane with stacking southbound on Southwest 136 Avenue connecting into the office entry drive.
 - o Removal of a portion of the landscape median along Southwest 136 Avenue just east of the proposed entry drive for this site. This will allow for left out exit only.
- Channelized Right in / Right out access drive to Southwest 145 Avenue

The existing fountain on Southwest 136 Avenue will be removed and relocated to a location to be determined at a later date. The new fountain location is not part of this application and will need to be reviewed by the City at a later date.

PARKING:

The applicant proposes 125 parking spaces for both phases of the site where 117 spaces are required based on projected medical office and professional office use within the buildings. The applicant proposes the installation of 3 speed tables along the driveway between phase 1 and 2 to reduce speed of east / west traffic on site.

SIGNAGE:

No signs are proposed for this site at this time. Any future building or monument signs will require review by the Planning and Zoning Board at a later date.

LANDSCAPING:

Landscape for the amended site consists of the following:

- Installation of 107 trees, 42 palms, and 2,486 shrubs is proposed on the property. The southern buffer will consist of 39 hardwood trees of varied heights, 9 palm trees, and 522 shrubs.
- Primary species of trees throughout the site include Pigeon Plum, Wild Cinnamon Bark Tree, and Ligustrum. Primary specie of palms is Cabbage Palms and Royal Palms. Primary species of shrubs include Simpson Stopper, Parson's Juniper, and Green Island Ficus.

Bufferyards shall continue to comply with the previous Board of Adjustment variance approvals (ZV 2009-09A, ZV 2009-09B).

OTHER SITE FEATURES:

In addition to the landscape above, the applicant proposes the following barriers within the southern buffer area:

- Installation of a 6 foot tall, black vinyl chain link fence along the entire southern property line of the site for security purposes.
- Installation of a 6 foot panel wall in portions of the southern buffer to serve as a visual barrier.
- Installation of 52 lineal feet of wall to the south of phase 1 building.
- Installation of 115 lineal feet of wall to the south of phase 2 building.

The proposed parking areas will be illuminated by a series of full cut off LED fixtures mounted upon 25 feet high foot high tapered concrete poles. All LED fixtures must be 3000K Correlated Color Temperature (CCT) which is in compliance with 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 installation of the full southern buffer with associated fencing and walls prior to issuance of a building permit for vertical construction.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Mr. Johnston, 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.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Members Girello, Gonzalez

The following members of staff spoke:

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

The following members of the public spoke:

Ryan Johnston, representing the petitioner
Sheldon Mitzler, resident Century Village
Ellen Schulberg, Century Village Association, president
Maria Fuenmayor, resident Century Village

(Secretary's Note: Chairman Rose noted for the record that his company has a contract with CDG Community Center. He is abstaining from voting to avoid any conflict of interest that could result from the existing contract.)

On a motion by Member Gonzalez, seconded by Alternate Member Lippman, to approve, as recommended by staff, the Century Center site plan amendment (SP 2016-24), the following vote was recorded:

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

NAY: None

Motion Passed

3. [19-1350](#) **SP 2019-11, Pines City Center Phase 1B - Building P-5**, generally located south of Pines Boulevard and east of Southwest 103 Avenue, site plan amendment. (Joseph)

Chairman Rose noted that agenda item number 3 and 4 are related to the same site. He requested to allow the petitioner to present for both items at this time.

It was the consensus of the Planning and Zoning Board to allow the petitioner to present for both items at this time.

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.

Traci Golownia, representing the petitioner, waived her right to a quasi-judicial proceeding.

Ms. Golownia addressed the Planning and Zoning Board. She gave a brief overview of the proposed site plan amendments.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Giancarlo Cuniberti, agent for contract purchaser Terra City Center Investments, LLC seeks site plan approval for the following the addition of a perimeter building 5 (Building P-5) within City Center Commercial Phase I site with associated drive-thru, landscape, parking and traffic circulation. The proposed building is generally located south of Pines Boulevard and east of Southwest 103 Avenue. The proposed building will house a Space Coast Credit Union (bank) branch office.

The City Center phase I commercial site is located south of Pines Boulevard and east of Southwest 106 Avenue. The City Commission at its November 4, 2015 meeting approved the underlying City Center MXD zoning design guidelines (ZC 2015-04) as well as City Center Phase 1 site plan (SP 2015-06). The approved City Center phase I site plan consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined.

The following perimeter buildings were later approved within this center:

Perimeter Building 1 – Burger Fi – Built
Perimeter Building 2 – City Mattress – Built
Perimeter Building 3 – Outback Steakhouse – Built
Perimeter Building 4 – Coopers Hawk – Built

Perimeter Building 6 – UFC Gym – Not Built

Perimeter Buildings 5 and 7 are under site plan consideration at tonight's meeting. Both buildings share the same general parking area as the UFC Gym. Therefore changes made to the parking areas and landscape are reflective on both staff reports.

BUILDINGS / STRUCTURES:

The proposed +-4,000 square foot bank building will be a 1 story and 28'-3" high (highest point).

The following colors are proposed for the buildings within the project scope which is compatible with approved perimeter buildings on site as well as the colors / materials approved for the main shopping center:

Proposed Perimeter Building (P-5 – Space Coast Credit Union):

Exterior Colors: SW 6077 (Everyday White), SW 0037 Morris Room Grey, SW 2840 (Hammered Silver)
Metal Canopy Alucobond - Statuary Bronze
Cast Stone Continental Stone White

The building are proposed to be serviced by a dumpsters with vinyl enclosure to be located to the south of the proposed building. The enclosure for the dumpsters will be painted Morris Room Grey.

ACCESS:

Primary access to this building project will continue to be through the existing shopping center entrance off of Pines Boulevard and Southwest 103 Avenue. Additional access is available through existing city center roadways: Southwest 106 Avenue, Palm Avenue via City Center Boulevard. Access is also available from the former City Hall through the FPL easement (parking field).

Customers will be able to the drive-thru from the east side of the building. Passengers will access the two proposed drive-thru lanes from the north and exit to the south. The drive-thru will be serviced through pneumatic tubes located on the driver side of each lane. Bank stacking as proposed meets City Code requirements.

The City is finalizing a traffic signalization (warrant) study for City Center. Currently, there is only one traffic signal at City Center constructed at the intersection of Pines Boulevard and Southwest 103 Avenue. As development continues within City Center, an additional traffic signal may be necessary at the Southwest 106 Avenue entry to City Center.

The Planning and Zoning Board at its April 25, 2019 meeting approved the adjacent UFC Gym site plan subject to the applicant constructing, or to posting a bond guaranteeing installation of, future traffic signals for City center. Contribution to be determined between the City and developer upon findings of a traffic warrant study. This same condition of approval shall also apply to perimeter buildings 5 and 7 being heard at tonight's meeting as these

buildings are also adding additional traffic to City Center.

PARKING:

The applicant proposes minor modifications to the shared parking field for phase 1B to accommodate this bank and drive-thru use as well as the addition of perimeter building 7. The result of the modifications will result in the applicant providing 91 parking spaces in the immediate parking field. This represents an increase of one parking space from the previously approved parking area for the UFC Gym site plan. The projected total parking demand for City Center phase I at final buildout is 937 parking spaces based on expected final build out. The applicant is providing 1053 parking spaces in total for the entire phase 1 development which includes the following parking:

- 745 existing shopping Center spaces (main center).
- 91 proposed spaces (Parking area between UFC gym and perimeter building 5).
- 217 existing shared spaces within the FPL easement.

SIGNAGE:

All signs shall be compliant with the previously approved master sign plan for City Center. City Center master sign plan regulations depict all permitted tenant signage as well as ground signs throughout City Center.

LANDSCAPING:

The following landscape has been added to the shopping center as a result of the addition of the subject building and building P-7.

- Installation of 63 trees, 14 palms, and 3,391 shrubs is proposed on the property. Primary species of trees Japanese Privet, Clusia Gutifera, and Verawood. Primary specie of palms is Royal Palm. Primary species of shrubs include Green Island Ficus, Clusia Gutifera, and Red Tip Cocoplum.

OTHER SITE FEATURES:

The parking areas for this perimeter building will be illuminated by a series of LED fixtures (bronze) mounted at 35 foot poles matching the existing Publix shopping center. Additional pedestrian scale LED light poles will be located to the west of the proposed building. Recessed fixtures will be placed under the drive-thru canopy as well as the building canopy along the south and west elevations of the building. Attached building full cut-off lighting will be added west and south building elevations while accent lights will be placed on the tower feature at the northwest corner of the building.

Staff notes that there are future opportunities for bike traffic within City Center upon completion of Southwest 106 Avenue, City Center Boulevard, and the subject site. Staff therefore recommends the applicant install bike racks on the site in locations to be approved by city staff prior to issuance of final certificate of occupancy on this site.

STAFF RECOMMENDATION:

Staff has reviewed the proposed site plan and finds that the proposal meets code requirements.

Staff therefore recommends approval of this application subject to the following:

- Applicant constructing, or to posting a bond guaranteeing installation of, future traffic signalization for City center. Contribution to be determined between the City and developer upon findings of a traffic warrant study.
- Applicant to install bike racks on the site in locations to be approved by city staff prior to issuance of final certificate of occupancy on this site.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Traci Golownia, 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 these items. No one wished to speak.

On a motion by Vice Chairman Jacob, seconded by Member Girello, to approve, as recommended by staff, the Pines City Center Phase 1B - Building P-5 site plan amendment (SP 2019-11), the following vote was recorded:

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

NAY: None

Motion Passed

4. [19-1351](#)

SP 2019-12, Pines City Center Phase 1B - Building P-7, generally located south of Pines Boulevard and east of Southwest 103 Avenue, site plan amendment. (Cole)

Chairman Rose noted that agenda item number 3 and 4 are related to the same site. He requested to allow the petitioner to present for both items at this time.

It was the consensus of the Planning and Zoning Board to allow the petitioner to present for both items at this time.

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.

Traci Golownia, representing the petitioner, waived her right to a quasi-judicial proceeding.

Ms. Golownia addressed the Planning and Zoning Board. She gave a brief overview of the proposed site plan amendments.

PROJECT DESCRIPTION / BACKGROUND:

Giancarlo Cuniberti, agent, contract purchaser Terra City Center Investments, LLC is requesting approval for the construction of perimeter building P7 in Phase IB of City Center commercial with associated landscape, parking and traffic circulation. The proposed building is generally located south of Pines Boulevard and east of Southwest 103 Avenue. The building will be occupied by two tenants, Core Life Eatery and a tenant to be determined at a later date.

The City Center phase I commercial site is located south of Pines Boulevard and east of Southwest 106 Avenue. The City Commission at its November 4, 2015 meeting approved the underlying City Center MXD zoning design guidelines (ZC 2015-04) as well as City Center Phase 1 site plan (SP 2015-06). The approved City Center phase I site plan consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined.

The following perimeter buildings were later approved within this center:

Perimeter Building 1 – Burger Fi – Built
Perimeter Building 2 – City Mattress – Built
Perimeter Building 3 – Outback Steakhouse – Built
Perimeter Building 4 – Coopers Hawk – Built
Perimeter Building 6 – UFC Gym – Not Built

Perimeter Buildings 5 and 7 are under site plan consideration at tonight's meeting. Both buildings share the same general parking area as the UFC Gym. Therefore changes made to the parking areas and landscape are reflective on both staff reports.

BUILDINGS / STRUCTURES:

The proposed perimeter building will be 28' – 4" in height (highest point) and 5,800 square feet in area. The following colors are proposed for the buildings within the project scope which is compatible with approved perimeter buildings on site as well as the colors / materials approved for the main shopping center:

- Main Body: SW 6077 (Everyday White), SW 0037 (Morris Room Gray), Iberia Tiles (White Natural), Piemme Tiles (Iroko)
- Canopy: Alucobound ACM Panel (Statuary Bronze), Composite Wood Panel (Cuba)
- Accents: Continental Cast Stone (Warm Grey), Continental Cast Stone (White Stone)

The building is proposed to be serviced by dumpsters located to the northwest of the proposed building. The enclosure for the dumpsters will be painted Morris Room Grey.

ACCESS:

Primary access to this building project will continue to be through the existing shopping center entrance off of Pines Boulevard and Southwest 103 Avenue. Additional access is available through existing city center roadways: Southwest 106 Avenue, Palm Avenue via City Center Boulevard. Access is

also available from the former City Hall through the FPL easement (parking field).

The City is finalizing a traffic signalization (warrant) study for City Center. Currently, there is only one traffic signal at City Center constructed at the intersection of Pines Boulevard and Southwest 103 Avenue. As development continues within City Center, an additional traffic signal may be necessary at the Southwest 106 Avenue entry.

The Planning and Zoning Board at its April 25, 2019 meeting approved the adjacent UFC Gym site plan subject to the applicant constructing, or to posting a bond guaranteeing installation of, future traffic signals for City center. Contribution to be determined between the City and developer upon findings of a traffic warrant study. This same condition of approval shall also apply to perimeter buildings 5 and 7 being heard at tonight's meeting as these buildings are also adding additional traffic to City Center.

PARKING:

The applicant proposes minor modifications to the shared parking field for phase 1B to accommodate perimeter building 7 as well as perimeter building 5 and the associated drive-thru. The result of the modifications will result in the applicant providing 91 parking spaces in the immediate parking field. This represents an increase of one parking space from the previously approved parking area for the UFC Gym site plan. The projected total parking demand for City Center phase I at final buildout is 937 parking spaces based on expected final build out. The applicant is providing 1053 parking spaces in total for the entire phase 1 development which includes the following parking:

- 745 existing shopping Center spaces (main center).
- 91 proposed spaces (Parking area between UFC gym and perimeter building 5).
- 217 existing shared spaces within the FPL easement.

SIGNAGE:

All signs shall be compliant with the previously approved master sign plan for City Center. City Center master sign plan regulations depict all permitted tenant signage as well as ground signs throughout City Center

LANDSCAPE:

The following landscape has been added to the shopping center as a result of the addition of the subject building and building P-7.

- Installation of 63 trees, 14 palms, and 3,391 shrubs is proposed on the property. Primary species of trees Japanese Privet, Clusia Gutifera, and Verawood. Primary specie of palms is Royal Palm. Primary species of shrubs iclude Green Island Ficus, Clusia Gutifera, and Red Tip Cocoplum.

OTHER SITE FEATURES:

Pedestrian scale LED light poles will be located to the west and south of the proposed building. Recessed fixtures will be placed under the building

canopy around the perimeter of the building. Additionally, attached building full cut-off lighting will be added to the northwest, southwest and southeast building elevations, while accent lights will be placed on the northeast and southeast building elevations.

Staff notes that there are future opportunities for bike traffic within City Center upon completion of Southwest 106 Avenue, City Center Boulevard, and the subject site. Staff therefore recommends the applicant install bike racks on the site in locations to be approved by city staff prior to issuance of final certificate of occupancy on this site.

STAFF RECOMMENDATION:

Staff has reviewed the proposed site plan and finds that the proposal meets code requirements.

Staff therefore recommends approval of this application subject to the following:

- Applicant constructing, or to posting a bond guaranteeing installation of, future traffic signalization for City center. Contribution to be determined between the City and developer upon findings of a traffic warrant study.
- Applicant to install bike racks on the site in locations to be approved by city staff prior to issuance of final certificate of occupancy on this site.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Traci Golownia, 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.

On a motion by Member Labate, seconded by Member Girello, to approve, as recommended by staff, the Pines City Center Phase 1B - Building P-7 site plan amendment (SP 2019-12), the following vote was recorded:

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

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose noted that Alternate Member Taylor has requested an excused absence from this evenings meeting.

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

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

NAY: None

Motion Passed

Alternate Member Lippman spoke in reference to the timing of the traffic signals by the Baer's Furniture Store.

Michael Stamm, Jr., Planning and Economic Development Director, noted he will have Environmental Services / Engineering look at the situation.

ITEMS AT THE REQUEST OF STAFF:

5. [19-1352](#) Land Development Code Review (LDC) Update

Joseph Yaciuk, Planning Administrator, gave a brief update on the Land Development Code Review (LDR).

The following member of the Planning and Zoning Board spoke in reference to the Land Development Code Review (LDR) update:

Chairman Rose

The following members of staff spoke in reference to the Land Development Code Review (LDR) Update:

Michael Stamm, Jr., Planning and Economic Development Director
Joseph Yaciuk, Planning Administrator
Dean Piper, Zoning Administrator

ADJOURNMENT: