

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, April 8, 2021

6:30 PM

Commission Chambers

Planning and Zoning Board

6:30 PM MEETING CALLED TO ORDER

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, April 8, 2021, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit: via Cisco Webex Communication Media Technology for the virtual meeting Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez, Alternate Members Lippman and Taylor.

Absent: Member Labate.

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.

Chairman Rose stated that Alternate Member Taylor 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:

[21-0257](#)

March 11, 2021

On a motion by Member Gonzalez, seconded by Vice Chairman Jacob, to approve, the minutes of the March 11, 2021 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS: CONSENT AGENDA:

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.

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.

1. [21-0258](#) **MSC 2021-04, Verizon**, 20901 Taft Street, expansion of the existing

mechanical equipment yard, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Craig Buechele, agent, is requesting approval for the expansion of the existing mechanical equipment yard on western side of the building at Verizon Wireless Switch Building located at 20901 Taft Street.

The existing Verizon Wireless Switch Building was approved in the late 2006 (SP 2006-41). Expansions to the exterior mechanical equipment yard were approved in both 2015 (MSC 2015-36) and 2016 (SP 2016-18). In 2017, staff issued LP 2017-21 for the addition of landscape material including an increased buffer on the eastern side of the site. During the building permit process staff will inspect the existing landscaping to ensure the site is compliant with the previously approved permit.

BUILDINGS / STRUCTURES:

The proposed expansion 3,050 (50' x 61') square foot expansion will accommodate additional exterior HVAC equipment. The mechanical equipment will be enclosed by an 8'-11" tall masonry walls with metal grated gates to match the existing design.

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.

2. [21-0259](#)

MSC 2021-05, Laguna Isles Shopping Center, generally located north of Sheridan Street and east of Southwest 196 Avenue, color / paint modifications to the existing building and site features, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Viena Petruzzelli, agent, is requesting approval of paint modifications to the existing building and site features at Laguna Isles Plaza generally located north of Sheridan Street and east of Southwest 196 Avenue.

Planning and Zoning Board Approval for the site are as follows:

- 1998 (SP 98-38) Approval of Laguna Isles Plaza
- 2004 (MSC 2004-40) uniform sign plan
- 2006 (MSC 2006-12) directional signage.

The buildings and site features have already been painted to the proposed design. Previously, the color scheme for the plaza consisted of tan colors. A Code Compliance case is currently active for the site, the approval of this application will put the site into compliance.

BUILDINGS / STRUCTURES:

The applicant proposed the following colors for the existing buildings and site features:

- Primary Façade: SW 7006 (Extra White)
- Roof: SW 6300 (Classic Burgundy)
- Trim/Accent: SW 7664 (Steely Gray)
- Dumpster Enclosure: SW 7006 (Extra White)
- Sign Body: SW 7006 (Extra White)
- Sign Trim: SW 7664 (Steely Gray)

No other modifications are proposed at this time.

STAFF RECOMMENDATION:

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

3. [21-0260](#)

MSC 2021-07, The Landings at Pembroke Lakes, generally located south of Washington Street and east of Hiatus Road, color / paint modifications to the existing apartments, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Anthony Fichera, agent, is requesting approval of a color change to The Landings at Pembroke Lakes South an apartment community, generally located south of Washington Street and east of Hiatus Road.

The Landing at Pembroke Lakes formally known as Pembroke Bay, was approved in 1987 (SP 87-22). Site modifications were made in 2019 (new monument sign), 2007 (new awning and vinyl fence) and 2006 (Color change: tan color scheme).

The applicant began painting the buildings and site features without approval. Once discovered by staff a Code Compliance case was opened for the site. The approval of this application will put the site into compliance.

BUILDINGS / STRUCTURES:

The applicant proposes the following colors for the existing townhouse community:

- Main Body (Apartment units, clubhouse, dumpster enclosures and guardhouse): SW 7006 (Extra White)
- Trim (Apartment units, clubhouse, dumpster enclosures and guardhouse): SW 2808 (Rookwood Dark)
- Unit doors and railings: SW 6258 (Tricorn Black)

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

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

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, consent agenda item numbers 1 (MSC 2021-04, Verizon), 2 (MSC 2021-05, Laguna Isles Shopping Center, and 3 (MSC 2021-07, The Landings at Pembroke Lakes), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

4. [21-0261](#) **PH 2021-01**, The purpose of this Public Hearing is to consider, at the request of the South Broward Hospital District, an amendment to the adopted development order pursuant to Chapter 380.06, Florida Statutes and 2018-158 Laws of Florida, for the tract of land identified as **PEMBROKE LAKES REGIONAL CENTER (PH 2021-01)** generally located between Pines Boulevard and Johnson Street and between Hiatus Road and Flamingo Road. The proposed change is to delete a portion of Parcel B from the DRI. (Sharon)

(This will be heard as regular agenda item number 5.)

Chairman Rose stated the purpose of the hearing is to consider, at the request of the South Broward Hospital District, an amendment to the adopted development order pursuant to Chapter 380.06, Florida Statutes and 2018-158 Laws of Florida, for the tract of land identified as Pembroke Lakes Regional Center (PH 2021-01) generally located between Pines Boulevard and Johnson Street and between Hiatus Road and Flamingo Road. The proposed change is to delete a portion of Parcel B from the DRI.

Hope Calhoun, attorney representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed amendment to the Development of Regional Impact.

The following staff report was entered into the record:

PROJECT DESCRIPTION:

The purpose of this public hearing is to consider an amendment to an adopted development order for the Pembroke Lakes Regional Center Development of Regional Impact (DRI) by deleting a portion of Parcel B from the DRI. Parcel B is generally located at the northeast corner of Pines Boulevard and Flamingo Road, south of NW 4th Street. The applicant is requesting the modification to the DRI in order to develop the property for the Memorial Cancer Institute. The proposed modification to the DRI will decrease the commercial square feet by 60,582 sq. ft., from 1,794,300 to 1,733,718. Future Development of the parcel proposed to be deleted from the DRI will be subject to all local land use, zoning, platting, and site plan requirements. No changes will be made to the existing shared DRI infrastructure.

BACKGROUND:

Pursuant to Chapter 2018-158, Laws of Florida, Hope Calhoun, Esq., agent for the applicant, South Broward Hospital District, is requesting approval of an application to modify the development order granted by Ordinance No. 789 for the Pembroke Lakes Regional Center DRI, adopted by the City Commission on April 30, 1986. The DRI is a 208-acre mixed use development generally located between Flamingo and Hiatus Roads, and between Johnson Street and Pines Boulevard. Effective April 9, 2018, the statutory provisions in Chapter 380, Florida Statutes, related to developments of regional impact (DRI) were amended to eliminate the state and regional review process regarding changes to existing DRIs. The law now requires local governments to review the changes based on the adopted local comprehensive plan and land development regulations. If the changes to the DRI have the net effect of reducing the originally approved intensity, the changes must be reviewed by the local government based on the standards in the comprehensive plan in effect when the development was originally approved and may approve the change.

The attached table depicts the intensity levels of the DRI currently approved, and proposed for approval. The proposed parcel for deletion is approximately 6.8 acres. If approved, the remaining DRI would be +/-201 acres.

The applicant submitted traffic, water and sewer analyses comparing the proposed modification to the original approved DRI intensities as required by the Laws of Florida. The analyses shows that the net impacts of the proposed change are less for all of the above services than the impacts from the original approved DRI intensities. The proposed change has been reviewed by the Engineering Division. The Division has no objections to this application; however, traffic concerns relating to NW 4th Street will be addressed during the platting and site plan review processes.

STAFF RECOMMENDATION:

Staff requests the Planning and Zoning Board transmit the proposed amendment to the Pembroke Meadows DRI to the City Commission, with a positive recommendation.

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

The following member of the public spoke via Cisco Webex Communication Media Technology:

Hope Calhoun, attorney representing the petitioner

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

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular agenda item number 5.

5. [21-0262](#) **PH 2021-01**, The purpose of this item is to transmit a recommendation to the City Commission, at the request of the South Broward Hospital District, for the proposed amendment to the adopted development order pursuant to Chapter 380.06, Florida Statutes and 2018-158 Laws of Florida, for the tract of land identified as **PEMBROKE LAKES REGIONAL CENTER (PH 2021-01)** generally located between Pines Boulevard and Johnson Street and between Hiatus Road and Flamingo Road. The proposed change is to delete a portion of Parcel B from the DRI. (Sharon)

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, at the request of the South Broward Hospital District, for the proposed amendment to the adopted development order pursuant to Chapter 380.06, Florida Statutes and 2018-158 Laws of Florida, for the tract of land identified as Pembroke Lakes Regional Center (PH 2021-01) generally located between Pines Boulevard and Johnson Street and between Hiatus Road and Flamingo Road. The proposed change is to delete a portion of Parcel B from the DRI.

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

Secretaries Note: (Michael Stamm, Jr., Planning and Economic Development Director, noted for the record there was a letter received from Flamingo Villas HOA but, the letter addressed the rezoning of Memorial Hospital West and not the item before the Board tonight.)

The following members of the Planning and Zoning Board spoke via Cisco Webex Communication Media Technology:

Member Gonzalez, Alternate Member Lippman

The following member of the public spoke via Cisco Webex Communication Media Technology:

Mark Greenspan, representing Memorial Hospital West

On a motion by Member Girello, seconded by Alternate Member Taylor, to transmit, as recommended by staff, the Pembroke Lakes Regional Center (Pembroke Lakes Mall), (PH 2015-01) proposed amendment, to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
 Members Girello, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

OLD BUSINESS:

QUASI-JUDICIAL ITEMS:

6. [21-0263](#) **ZV 2021-01, Bombshells's Pembroke Pines**, 15901 Pines Boulevard, variance request. (Dean)

Michael Stamm, Jr., Planning and Economic Development Director, noted for the record the applicant has withdrawn this project.

Chairman Rose noted that no action is required.

The following staff was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

At the March 11, 2021 Planning & Zoning Board meeting the Board deferred Variance request ZV 2021-01 to this meeting to provide a cross parking agreement with the neighboring property (Tires Plus and Advance Auto Parts). In addition, Variance Request #ZV 2021-02 was withdrawn and Variance Request #ZV 2021-03 was approved allowing 95.2 square feet of signage on the secondary frontage of the building instead of the allowed maximum 60 square feet.

On Friday, March 26, 2021 City was informed that the Bombshell's project was being withdrawn. Attached are emails withdrawing Variance #'s ZV 2021-01, ZV 2021-03 and Proposed Site Plan # SP 2021-01.

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

7. [21-0264](#) **SP 2020-03, Merrick Square Townhomes**, generally located on the southeast corner of SW 172 Avenue and Pines Boulevard, site plan application. (Joseph)

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Kristen Nowicki of WGI Inc., agent for contract purchaser, D.R. Horton, Inc., requests consideration of a site plan application to build 211 townhouse units with associated amenities, signage, parking, landscape, internal circulation and site lighting on the property generally located south of Pines Boulevard and east of Southwest 172 Avenue.

On February 17, 2021, the City Commission approved Land Use Plan Amendment (PH 2019-02) request to allow for residential units to be developed on the SBBC property. The revised City land use map has been submitted for

recertification to the County.

On March 17, 2021, the City Commission approved the following related applications:

- A zoning map change request to incorporate a +- 5 acre portion of the subject property that is currently zoned A-1 (Limited Agricultural) into the Pembroke Shores PUD. (ZC 2019-02)
- A zoning text change application to amend the underlying Pembroke Shores Planned Unit Development design guidelines to allow for townhome development on the School Board property. (ZC 2020-04)

A related plat application (SUB 2020-01), associated municipal dedication, and vacation of lift station utility easement for this property are being considered at the April 7 City Commission meeting. At time of draft of this report, no City Commission action had taken place with regards to these items.

BUILDINGS / STRUCTURES:

The applicant contemplates the construction of 36 townhome buildings with clubhouse using the following specifications:

Building Type	4 Unit Type	
Reference Building Number(s)		6, 7, 8, 17, 26, 28
Number of Buildings on Plan		6
Building Height	30'-8 ¾"	
Number of Stories	2	
Total Bedrooms	90	
Total Baths	69	

Building Type	5 Unit Type	
Reference Building Number(s)		10, 19, 20, 23, 25, 27, 31, 32, 36
Number of Buildings on Plan		9
Building Height	31'-6"	
Number of Stories	2	
Total Bedrooms	171	
Total Baths	126	

Building Type	6 Unit Type	
Reference Building Number(s)		18, 21, 24, 30, 35
Number of Buildings on Plan		5
Building Height	31'-6"	
Number of Stories	2	
Total Bedrooms	115	
Total Baths	85	

Building Type	7 Unit Type	
Reference Building Number(s)		1, 2, 3, 4, 5, 9, 11, 12, 13, 14, 15, 16, 22, 29, 33, 34
Number of Buildings on Plan		16
Building Height	31'-6"	
Number of Stories	2	
Total Bedrooms	416	
Total Baths	312	

Building Type Clubhouse
Number of Buildings on Plan 1
Building Height 23'-4 7/8"
Number of Stories 1

Total
Number of Buildings on Plan 37
Total Bedrooms 792
Total Baths 592

The following buildings will consist of a mixture of the following unit types:

Unit Type A
Bedrooms 3
Bathrooms 2.5
Unit Area 1,731
Garage 1

Unit Type B
Bedrooms 4
Bathrooms 2.5
Unit Area 1,855
Garage 1

Unit Type C
Bedrooms 4
Bathrooms 3
Unit Area 1,926
Garage 1

Unit Type D
Bedrooms 4
Bathrooms 3
Unit Area 1,955
Garage 1

The applicant will provide a mixture of two slightly different color schemes (Scheme 1 and 2) for the buildings and roof tiles in an effort to create some interest throughout the development. Townhouse scheme 1 will also incorporate Bahama shutters into the building design while scheme 2 will include ledgestone in the main body.

Townhouse Buildings Scheme 1 - Coastal

Body Color: SW 9166 (Drift of Mist)
Siding: SW 7016 (Mindful Gray)
Trim / Fascia: SW 7004 (Snowbound)
Roof Tile: Eagle Hillsborough Blend Flat Tile
Front Door and Bahama Shutters (Unit C,D): SW 7659 (Gris)
Front Door and Bahama Shutters (Unit A,B): SW 6235 (Foggy Gray)
Garage: SW 7046 (Anonymous)

Townhouse Buildings Scheme 2 - Contemporary

Body Color SW 9165 (Gassamer Veil)
Siding: SW 9171 (Felted Wool)
Trim / Fascia: SW 7004 (Snowbound)
Roof Tile: Eagle Concord Blend Blend Flat Tile
Front Door (Unit C,D): SW 7619 (Labradorite)
Front Door (Unit A,B): SW 7616 (Breezy)
Garage: SW 7009 (Iron Ore)
Natural LedgeStone: White Frost

Clubhouse:

Body Color: SW 7045 (Intellectual Gray)
Bahama Shutters: SW 6250 (Granite Peak)
Trim / Fascia: SW 7004 (Snowbound)
Roof Tile: Eagle Hillsborough Blend Flat Tile

Rear yards of each townhouse unit will be delivered to the purchaser with backyard enclosed by 6 foot tall white PVC fence. The resident will be required to maintain the fencing as per Planned Unit Development requirements. A small rear patio will also be provided for each unit by the developer.

ACCESS:

Access to this property will be via the following:

- Main community access off of Southwest 172 Avenue.
 - o The proposed dual lane entry to the community is gated, utilizing a dedicated resident lane with card reader and a visitor lane with a covered canopy (via call box). A turn around area is proposed before the entry gate to facilitate exiting the community.
- Residents only entrance to the community off of Pines Boulevard. General public will be permitted to exit the community at this location.

Gates for both entrances will be black powder coated aluminum swing gates.

TRAFFIC IMPROVEMENTS:

Off street roadway improvements proposed on this plan include the following:

Pines Boulevard:

- Extend the existing eastbound right turn lane (into Merrick Square).
- Construct an eastbound bus bay and relocate the bus shelter to line up with the new bus bay.
- Bus landing pad (expanded sidewalk) at the bus bay.
- Sidewalk improvements at driveway access points.

Southwest 172nd Avenue:

- Extend the dual northbound, left turn lanes (westbound) onto Pines Boulevard.
- Extend the southbound, left turn lane (into Merrick Square).
- Sidewalk and crosswalk improvements at driveway access points.

- Removal of existing driveway not consistent with approved openings in the development.

PARKING:

The applicant proposes 759 parking spaces on site where 538 spaces are required based on PUD guideline requirements of a minimum of two (2) off-street parking spaces for each unit and guest parking provided at a rate of 5.5 cars for each ten units.

The following is a breakdown of the parking spaces.

- 211 parking spaces within garages. (1 garage space per unit)
- 424 parking spaces within driveways (2-3 driveway spaces per unit)
- 124 guest parking spaces.
- 1 mail parking space (Not counted as general parking)

SIGNAGE:

The applicant proposes the following signage on property:

- A monument sign to the south of the main entry of the community. The proposed V-shaped monument structure will be 10 feet tall. The community name at 32 square feet in area will be depicted on the sign on each side in pin mounted aluminum letters. The sign will be externally illuminated. The monument will incorporate an illuminated water feature into the sign design.
- A 7-foot tall monument sign will be placed within a median of the residence only entrance off Pines Boulevard. The one sided, externally illuminated, sign will display the community name at 22.35 square feet in pin mounted aluminum letters.

All monument signs will incorporate base colors and materials used on the buildings.

Temporary signs include the following:

- One, 32 square foot, construction sign on the north side of the main entrance to the community.
- One, 32 square foot, construction sign on the west side of the resident only entrance to the community.
- One model display sign (3 square feet each) for each unit within model building.

LANDSCAPING:

Landscape for this property consists of the following:

- Installation of 556 trees, 601 palm trees and 16,838 shrubs, accent plants, and ground covers are proposed on the property. Primary species of trees include Dahoon Holly, Green Buttonwood, and Pigeon Plum. Primary species of palm trees include Alexander Palm, Florida Royal Palm, and Montgomery Palm. Primary species of shrubs, accent plants, and ground covers include Evergreen Giant Border Grass, Podocarpus, and Horizontal Cocoplum. On the north and west buffer they are proposing a wall the installation of staggered trees and

palms along with groupings of shrubs on both sides of the wall to increase the landscape buffer using a variety in species and heights. Along the East and South buffers in addition the required trees and shrubs, they are installing additional trees staggered between the required trees in the rear of the townhomes.

OTHER SITE FEATURES:

The applicant will be providing an amenity area consisting of a pool and tot-lot adjacent to the proposed clubhouse. The pool patio and tot lot area will be enclosed by a four foot high aluminum rail fence. The amenity areas are for residents and guests only and will not be leased to others outside the community.

A 1.73 acre conservation easement will remain at the southeast corner of this site and will be maintained and managed as a functioning wetland. The conservation easement will be secured from the remainder of the site by a 6 foot high perimeter vinyl coated chain link fence on the north, east and west sides. The south side of the conservation easement will not be fenced to allow for connection adjacent off-site wetlands.

The remainder of the site (outside of the conservation easement) is proposed to be secured by the following barriers:

- North
 - o 6 foot high masonry wall along Pines Boulevard frontage.
- East
 - o 6 foot high masonry wall from Pines Boulevard extending south to the K Hovanian parcel.
 - o A 6 foot high black vinyl coated chain link fence and gate to be provided across the K Hovanian parcel.
- South
 - o 6 foot high black vinyl coated chain link fence.
- West
 - o 6 foot high masonry wall along Southwest 172 Avenue.

Staff has no objection to the use of black vinyl chain link fence along the conservation easement, however recommends a 6 foot high decorative chain link fence with masonry columns (Maximum 50' spacing) along the south property line and along the K Hovanian parcel to the east of the site in lieu of vinyl chain link fence proposed by the applicant. The decorative fence with columns will provide a more finished and durable barrier than the chain link fence alone.

The streets for this community will be illuminated by a series of FPL LED fixtures (black) on poles with a total height of 17'. Parking areas will contain full cut off LED fixtures (black) on poles with a total height of 15'-6".

It is the intent of the builder to use building #36 for model display and sales office during their sales period. A temporary model trap with fencing will be installed to facilitate sales. Once all units are sold, the model trap and associated sales signs will be removed.

As part of this application, the applicant has voluntarily agreed to donate \$500

a unit toward the City's affordable housing fund. In addition, the applicant will be providing the City a municipal dedication as required by City Code.

City Commission review of this site plan is required as the applicant is developing with a Planned Unit Development.

STAFF RECOMMENDATION:

Transmit to City Commission with a favorable recommendation subject to the following:

1. Recertification of the City Land Use Map.
2. City Commission approval of a municipal dedication for a portion of this property.
3. City Commission approval and recordation of the underlying plat.
4. Perimeter wall and fence modifications to the property as recommended by the Planning Division.
5. City Commission approval of vacation on lift station utility easement on this property.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Dennis Mele, attorney representing the petitioner, answered in the affirmative.

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

The following members of the Planning and Zoning Board spoke via Cisco Webex Communication Media Technology:

Chairman Rose, Vice Chairman Jacob, Member Gonzalez

The following member of the public spoke via Cisco Webex Communication Media Technology:

Dennis Mele, attorney representing the petitioner

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to transmit, as recommended by staff, the Merrick Square Townhomes (SP 2020-03) site plan application, to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose stated that Member Labate has requested an excused absence from this evening's meeting.

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

Member Labate, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

Member Gonzalez spoke in reference to restaurants that are reserving parking spaces for to go / pick-up due to the pandemic.

The following members of the Planning and Zoning Board spoke in reference to restaurants that are reserving parking spaces for to go / pick-up due to the pandemic:

Chairman Rose, Member Gonzalez, Alternate Member Lippman

The following member of staff spoke in reference to restaurants that are reserving parking spaces for to go / pick-up due to the pandemic:

Michael Stamm, Jr., Planning and Economic Development Director

ITEMS AT THE REQUEST OF STAFF:

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to the possibility of the expiration of Governor Desantis' Emergency Order regarding the continuation of conducting public meetings on an electronic virtual platform. He noted that he is waiting for directions from the City Attorney to determine if virtual or hybrid virtual meetings can continue through June and then see what happens when the Board meetings resume after the July break.

The following members of the Planning and Zoning Board expressed their concerns for in-person meetings in the immediate future:

Chairman Rose, Alternate Member Lippman

ADJOURNMENT:

Chairman Rose adjourned the meeting at 7:39 p.m.

ADJOURNED:
7:39 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary