

# **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, May 13, 2021**

**6:30 PM**

**Commission Chambers**

**Planning and Zoning Board**

**PLANNING AND ZONING BOARD / ARCHITECTURAL REVIEW BOARD****COVID-19 (Gov. DeSantis Executive Order No. 21-94):****Virtual Public Meeting:****In Person Public Meeting:****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 Vice Chairman Jacob, at 6:30 p.m., Thursday, May 13, 2021, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

**ROLL CALL**

Present to-wit at the dais: Vice Chairman Jacob, Members Gonzalez, Labate and Alternate Member Taylor.

Present to wit via Cisco Webex Communication Media Technology: Chairman Rose, Member Girello and Alternate Member Lippman.

Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

Vice Chairman Jacob stated that Alternate Member Lippman will be a voting member for this evenings meeting.

(Secretary's Notes:

It was confirmed that the public has access to the Chambers but, noted there were no residents / members of the public present for the meeting.

Alternate Member Taylor joined the meeting, at the dais, at 6:36 p.m.

Vice Chairman Jacob stated that Alternate Member Taylor will also be a voting member for this evenings meeting.

Chairman Rose joined the meeting via Cisco Webex Communication Media Technology at 6:50 p.m.

Member Girello joined the meeting via Cisco Webex Communication Media Technology at 6:54 p.m.

Chairman Rose and Member Girello refrained from voting on agenda item number 6 because, they were not present to hear the complete presentation. It was noted that Alternate Member Taylor and Lippman were voting members through agenda item number 6.)

**SUBMISSION OF LOBBYING DISCLOSURE FORMS:**

There were no lobbying disclosure forms submitted at this time.

## APPROVAL OF MINUTES:

[21-0369](#)

April 22, 2021

On a motion by Member Labate, seconded by Alternate Member Lippman, to approve, the minutes of the April 22, 2021 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

## NEW BUSINESS:

## CONSENT AGENDA:

(Secretary's Note:

Alternate Member Taylor has joined the meeting, at the dais, and became an additional voting member.)

Vice Chairman Jacob inquired if there were any members of the public that wished to speak either for or against this item. No one wished to speak.

Vice Chairman Jacob 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 5 for discussion.

The following staff reports were entered into the record:

1. [21-0370](#) **SN 2021-01, Space Coast Credit Union**, 15740 Pines Boulevard, sign application. (Lauren)

### PROJECT DESCRIPTION / BACKGROUND:

Mike Hanson, agent, is requesting approval for the removal and replacement of two wall signs and two ground directional signs of an existing bank located at 15740 Pines Boulevard. The proposed signage is the result of a new owner Space Coast Credit Union.

The existing bank was constructed in 2009 (Tropical Financial ref. SP 2009-03). Signage for the bank was modified in 2010 (ref. SN 2010-22).

### SIGNAGE:

The applicant is proposing to remove the existing wall and ground signage and replace in the same location with the following:

- One 59 square foot internally illuminated channel letter wall sign located on the north elevation. The sign will read, "Space Coast Credit Union"

in blue copy with trademarked logo that is blue and yellow.

- One 17 square foot internally illuminated channel letter wall sign located on the west elevation. The sign will read, "Space Coast Credit Union" in blue copy with trademarked logo that is blue and yellow.

- Replace two ground directional signs which feature 1.5 square feet of blue sign copy with a white background and blue aluminum frame.

At time of construction, the applicant will be responsible for replacing any damage or missing landscape material.

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. [21-0371](#)

**MSC 2021-10, SPG - Altar'd State/ Arula**, 14560 SW 145 Terrace, architectural and signage modifications to an existing tenant bay, miscellaneous application. (Cole)

#### PROJECT DESCRIPTION / BACKGROUND:

Architectural Group International, agent, is requesting approval for architectural and signage modifications to an existing tenant bay (Altar'd State – Arula) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue (building 7000).

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 2007-21, Love Culture).

The Love Culture tenant shall remain within the shopping center and relocate to the former New York and Company tenant bay.

#### BUILDINGS / STRUCTURES:

The applicant is proposing to subdivide the former +/- 12,265 square foot Love Culture tenant bay shall into two bays.

- Altar'd State – Arula consisting of +/- 9,785 square feet shall be located at the northwest corner of building 7000, with frontage on southwest 5 street and southwest 145 terrace.
- The remainder of the former Love Culture Tenant bay (+/- 2,480 square feet) located to the east of Altar'd State – Arula, with frontage on southwest 5 street shall be remodeled into a white box. The white box shall remain vacant until a permeant tenant is found for the space, at which time the proposed tenant shall make additional architecture modifications as required by the PCD guidelines.

The following modifications are proposed for the new Altar'd State – Arula tenant bay:

- Installation of white-wash brick on both tower features.
- Modification of the tower entryway. The entryway shall be recessed within the tower. Weathered steel gates will be added to the tower entry.
  - Addition of decorative lighting in the recessed tower feature entryway.
  - Reclad canopies over the existing entryway in annealed copper as well as the addition of faux canopy tie backs.
  - Addition of hanging planters from the canopies on the tower feature.
  - Removal and replacement of three existing awnings. The new awnings shall be Basalt Gray.
- Installation of decorative metal arches on both sides of the tenant bay. The arches located on the main tower feature shall have LED backlighting.
  - Addition of black wall sconces at the ends of the metal arches.
  - Paint the main body SW 7010 (White Duck).
  - Infill of the existing entrance on the west elevation.
  - Addition of copper clad storefront on the north and west elevation.
  - Installation of art glass panels on the existing storefront and tower feature.
- Modification to the west façade to accommodate a new entry. The entry will be for the Arula product line. The new entryway will feature natural wood, a plaster finish and a weathered bronze storefront.

The following modifications are proposed for the new white box tenant bay:

- Addition of a neutral pier to delineate the new space.
- Paint the main body SW 7135 (Twinkle) and the trim SW 7674 (Peppercorn)
  - Addition of a black awning over the storefront
  - Installation of a new glass storefront
  - Addition of 3 black wall sconces.

#### **SIGNAGE:**

The following signage is proposed for the new Altar'd State – Arula tenant bay:

- Installation of a 16 square foot projecting cabinet sign with push thru copy. The sign shall project off the edge of the tenant bay on the tower feature and read, "Altar'd State" in white copy. The sign will be fastened to the building utilizing decorative metal work.
- Installation of a 9 square foot internally illuminated channel letter wall sign located over the Arula entry. The sign shall read, "Arula" in teal copy.
- Installation of two 9.81 square foot internally illuminated channel letter canopy signs. The signs shall read, "Altar'd State" in white copy.

No signage is proposed for the white box tenant bay

#### **STAFF RECOMMENDATION:**

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

### **3. [21-0372](#)**

**MSC 2021-11, SPG - Lady Baker**, 14545 SW 5 Street, architectural, signage and outdoor dining modifications to an existing tenant bay, miscellaneous application. (Cole)

**PROJECT DESCRIPTION / BACKGROUND:**

Paula Marsola, agent is requesting approval of an amendment to the previously approved miscellaneous application for architectural, signage and outdoor dining modifications to the Lady Baker tenant (formerly Linda Shoetique) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Unit B Eatery + Spirits will be located within building 4000.

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). Modifications including paint, signage and outdoor dining with a trellis were last approved for the tenant bay in 2020 (MSC 2020-15, Lady Baker). The changes have yet to be made to the tenant bay. This proposal shall amend the previously approved plan.

**BUILDINGS / STRUCTURES:**

The applicant is proposing the following modification as a result of this application.

- New exterior colors and finishes
  - o Main Body: Brown composite wood planks
  - o Trim: SW 7006 (Extra White)
  - o Accent tile: Denali Wall II Wood Plank Porcelain Tile.
- In lieu of the previously approved trellis, the 185.28 square foot outdoor dining area which includes 4 sets of tables, chairs and umbrellas shall now be enclosed by concrete planters and protective bollards.
- The existing black awning over the storefront shall remain.

**SIGNAGE:**

No modification are proposed for the previously approved signage, which shall consist of the following:

- One 25.33 square foot internally illuminated channel letter sign to read, “ladybaker artisanal breads by Paula Marsola” in white copy. Additionally, a bread logo in white is proposed as part of the sign.
- The internally illuminated channel letters will be placed on a black halo lit aluminum panel. The panel included in the total square footage of signage.

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.

**4. [21-0373](#)**

**MSC 2021-14, The Winston**, generally located north of Washington Street and east of Hiatus Road, color change to an existing apartment community, miscellaneous application. (Cole)

**PROJECT DESCRIPTION / BACKGROUND:**

Anthony Fichera, agent, is requesting approval for color changes to The Winston Apartments and Devonaire Luxury Condominiums, generally located north of Washington Street and east of Hiatus Road.

The Winston Apartments (formerly Jefferson Pines) was approved through SP 98-61. Phase two (formerly Jefferson at Pine Lake) was approved through SP 2001-24. Additionally, modifications were made to the site in 2008 (Addition of a subdivision sign), 2009 (Addition of entry gates) in 2015 (Building color change) and in 2018 (new subdivision signs).

**BUILDINGS / STRUCTURES:**

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

- Main Body (Apartment Buildings, Freestanding Garages, Fitness Center, Leasing Center, Dumpster Enclosure, Subdivision Signs, Perimeter Fence Columns): SW 7004 (Snowbound)
- Trim (Buildings, Freestanding Garages, Fitness Center, Leasing Center, Dumpster Enclosure, Subdivision Signs, Perimeter Fence Columns): SW 7017 (Dorian Gray)
- Building Fascia (Apartment Buildings, Freestanding Garages, Fitness Center), Garage Doors, Dumpster Enclosure Doors, Building Shutters, Unit Railings, and Perimeter Fence Railing: SW 7069 (Iron Ore)
- Staircases: SW 7019 (Gauntlet Gray)

No other site modifications are being 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.

On a motion by Member Gonzalez, seconded by Member Labate, to approve, as recommended by staff, consent agenda item numbers 1 (SN 2021-01, Space Coast Credit Union), 2 (MSC 2021-10, SPG – Altar'd State/ Arula), 3 (MSC 2021-11, SPG – Lady Baker), and 4 (MSC 2021-14, The Winston), the following vote was recorded:

**AYE:** Vice Chairman Jacob, Members Gonzalez, Labate  
Alternate Members Lippman, Taylor

**NAY:** None

**Motion Passed**

**5. [21-0403](#)**

**MSC 2021-15, Shops at Pembroke Gardens**, generally located south of Pines Boulevard, between SW 145 Avenue and I-75, Master Sign Plan update, miscellaneous application. (Cole)]

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Annette Alvarez, agent, JRA HHF Venture LLC is requesting to amend the existing Master Sign Plan for the Shops at Pembroke Gardens.

On March 1, 2006, the City Commission adopted Ordinance No. 1539 approving the Planned Commercial Development (PCD) with design guidelines for the Shops at Pembroke Gardens. The PCD design guidelines were later amended by the City Commission pursuant to Ordinance No. 1571 adopted on February 7, 2007, Ordinance No. 1655 adopted on December 9, 2009, and Ordinance 1843 adopted on March 16, 2016. In 2018, ZC 2018-03 removed the signage criteria from the current PCD guidelines allowing for the creation of a Master Sign Plan which was approved in 2019 (MSC 2019-04).

**SIGNAGE:**

The applicant is requesting the following amendments to the master sign plan:

- Permanent Signage
  - o Allowance of externally illuminated signage.
  - o Reduction of wall signage minimum mounted height from 15' to 12'.
  - o Update of tenant sign regulations to allow secondary sign area to be equal to or less than the primary sign area. The total sign area of both facades cannot exceed the total allowable sign area for the tenant bay. Previously secondary sign square footage was limited to 20% of the total allowable signage.
  - o Allowance of projecting signs, which are signs attached to and supported by a building or other structure, which extends at angle therefrom. Projecting signs shall have the following regulations:
    - ☐ Permitted only on end caps of buildings and the four corners (Currently Cheesecake Factory, Banana Republic, Lulu Lemon and Love Culture).
    - ☐ Projecting sign square footage shall count towards the total allowable wall signage and shall not exceed 50 square feet per elevation.
    - ☐ Maximum sign width 5'.
    - ☐ Maximum letter height 24".
    - ☐ Projecting signs shall be placed between 12' and 30' from the finished floor elevation.
    - ☐ Projecting signs shall not extend above the roof line or parapet wall.
    - ☐ Projecting signs shall be double sided
    - ☐ Projecting signs may be internally or externally illuminated.
    - ☐ Projecting signs shall not be in conflict with existing landscaping or other vertical site features.
  - o Allowance of murals and super graphics to be externally illuminated via wall wash lighting.
- Temporary Signage
  - o Allowance of temporary sign letters to be made of PVC in addition to the allowed foam.

No other modifications are being proposed at this time.

**STAFF RECOMMENDATION:**



Staff recommends approval of this application.

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:

Annette Alvarez, property manager, representing the petitioner

On a motion by Alternate Member Lippman, seconded by Member Labate, to approve, as recommended by staff, consent agenda item number 5 (MSC 2021-15, Shops at Pembroke Gardens), the following vote was recorded:

AYE: Vice Chairman Jacob, Members Gonzalez, Labate  
Alternate Members Lippman, Taylor

NAY: None

Motion Passed

## NEW BUSINESS:

## QUASI-JUDICIAL ITEMS:

(Secretary's Note: All affected parties were sworn under oath, via Cisco Webex Communication Media Technology, to give testimony in the relevant cases by the Assistant City Attorney Sherman.)

6. [21-0374](#) **ZV 2021-04, McDonald's**, 1490 N University Drive, variance request.  
(Dean)

(Secretary's Note:

It was noted for the record that Chairman Rose and Member Girello joined the meeting at this time but, were not present to hear the complete presentation and will not be voting members for this item.)

Vice Chairman Jacob 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.

Craig McDonald, representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. McDonald addressed the Planning and Zoning Board. He gave a brief Power Point presentation of the proposed variance request.

The following summary was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Craig McDonald, as agent, is requesting a variance to allow one outbound stacking space, after new pick-up window, instead of the required 2 outbound stacking spaces. The existing restaurant and drive-thru were approved in May of 2008, by Site Plan #SP 2008-12.

A related miscellaneous application (MSC 2020-17), proposes to convert excess parking into a loading zone to allow the creation of two separate drive thru queuing lanes leading to the existing side by side ordering points. The two ordering points merge into one drive thru lane for making payments and picking up your order. A third window is being added past the existing pick-up window to allow cars to move forward and wait for delayed/larger orders.

Variance #ZV 2021-04 is requesting a variance to allow one (1) out bound stacking space instead of the required 2 outbound stacking spaces at this new pick-up window.

Depending on the outcome of the variance request, Miscellaneous Plan #MSC 2020-17, showing all details of additional queuing lane, new window, outbound stacking space and description of full operations, will be seen by the Planning & Zoning Board at the next meeting.

#### **VARIANCE REQUEST DETAILS:**

**ZV 2021-04)**

**§ 155.258 DRIVE-THRU STACKING SPACES.**

(J) Drive-thru facilities and automatic carwash facilities must provide inbound and outbound stacking spaces as follows. If a drive-thru property does not meet one of the categories below, then a stacking study shall be required to be performed and reviewed by the City Engineer for conformity with this chapter and the city engineering standards.

Type of Facility (Per Lane) = Beverage / food

Outbound Vehicle Spaces = 2

**\*Newly Adopted Code Reference: Table 155.611: Minimum Drive-Thru Stacking Spaces**

Type of Facility (Per Lane) = Beverage / food

Outbound Vehicle Spaces = 2

#### **VARIANCE DETERMINATION:**

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

**A) That there are special circumstances or conditions applying to the land**

or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Vice Chairman Jacob 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:

Craig McDonald, representing the petitioner

On a motion by Member Gonzalez, seconded by Member Labate, to grant, as determined by variance criteria "A", ZV 2021-04 to allow one (1) out bound stacking space instead of the required 2 outbound stacking spaces at this new pick-up window, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Gonzalez, Labate  
Alternate Members Lippman, Taylor

NAY: None

Motion Passed

7. [21-0375](#) **ZV 2021-06, Cheddar's Scratch Kitchen**, 16020 Pines Boulevard, variance request. (Dean)

Vice Chairman Jacob 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.

Linda Nunn, representing the petitioner, waived her right to a quasi-judicial proceeding.

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

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Linda Nunn, as agent, is requesting a variance for three (3) wall signs, instead of the allowed two (2) wall signs for the Cheddars Scratch Kitchen restaurant at 16020 Pines Boulevard located within the 16000 Pines Market. The

restaurant is currently under construction and was approved January 9th, 2020, by Site Plan #SP 2019-09.

The 16000 Pines Market Guidelines (MXD) Uniform Sign Plan restricts all in line, and Perimeter Building tenants, to a maximum of two signs, not to exceed a total of 120 square feet in area.

Unlike Perimeter Buildings 1 and 2 that are multi-tenant, Cheddar's Scratch Kitchen is the only tenant in Perimeter Building 3. Variance #ZV 2021-06 is requesting a sign variance to allow 3 wall signs for Cheddar's Scratch Kitchen. One each on the north, east and south facades, for a total of 113.28 square feet.

**VARIANCE REQUEST DETAILS:**

ZV 2021-06)

16000 Pines Market Mixed Use District (MXD) Guidelines Uniform Sign Plan

**VARIANCE DETERMINATION:**

The Planning and Zoning Board shall not grant any non-single-family variances, permits, or make any decision, finding, and determination unless it first determines that:

1) Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

2) In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Vice Chairman Jacob 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:

Linda Nunn, representing the petitioner

On a motion by Member Gonzalez, seconded by Member Labate, to grant, as determined by variance criteria "A", ZV 2021-064 to allow, the following vote was recorded:

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

NAY: None

Motion Passed

## NEW BUSINESS:

### NON-QUASI-JUDICIAL ITEMS:

8. [21-0376](#) **SP 2020-11, Memorial Hospital West Cancer Institute Expansion**, generally located on the northeast corner of Flamingo Road and Pines Boulevard, site plan application. (Joseph)

Hope Calhoun, attorney representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

#### PROJECT DESCRIPTION / BACKGROUND:

Kimley Horn, agent for South Broward Hospital District, requests site plan consideration to allow the demolition of existing commercial building (formerly Petco / Toy R Us) to accommodate construction of a new Memorial Hospital West Cancer Institute building with associated parking, lighting, walkways, and landscaping. The "Memorial Hospital West Cancer Institute Expansion" (SP 2020-11) site is generally located on the northeast corner 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 acquired +-6.8 acres of property located at the northeast corner of Pines Boulevard and Flamingo Road which formerly housed Petco and Toys R' Us in August of 2018. The applicant contemplates the demolition of the existing commercial building on site and the construction of the new "Memorial Cancer Institute".

The following related applications were passed at City Commission on first reading on May 5, 2021 and scheduled to be heard for second reading on June 2, 2021:

- Second reading of the Pembroke Lakes Regional Center Development of Regional Impact (DRI) amendment application (PH 2021-01). That application contemplates the removal of the new hospital parcel from the Pembroke Lakes Regional Center DRI.
- Second readings of a zoning text change application (ZC 2020-05) and map amendment (ZC 2020-07). Zoning change application ZC 2020-05 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. Zoning map amendment (ZC 2020-07) will rezone the subject +-6.8 acre property from B-3 (General Business) to HD (Hospital District).
- A plat note amendment/delegation request (SUB 84-12) to the underlying Pembroke Lakes Regional Center plat is also required reflective of the proposed development.

City Commission review of the site plan is required per Hospital District (HD) requirements. Commission review has been tentatively scheduled for June 16, 2021.

#### **BUILDINGS / STRUCTURES:**

The applicant proposes to demolish the existing vacant building on site (formerly housed Petco and Toys R' Us) and build a new Memorial Hospital Cancer Institute on site. The proposed 4 story, 120,100 square foot, Memorial Hospital Cancer Institute will be 80 feet in height (Highest point).

The Institute will function as a self-contained outpatient cancer treatment center which includes all outpatient administrative functions, and therapeutic facilities on site. In addition to the typical medical offerings provided in these facilities, the applicant will incorporate a top floor garden area with trellis into the building design for the therapeutic benefit of patients.

The following colors are proposed for this building:

- Precast Concrete Walls – GPK #2781C, K3458, sand blast finish
- Formed Metal Wall System – Centria Medium Gray, Kawneer Colonial White, Centria Blue 287
- Trellis – Knotwood (Iroko)
- Exterior Glazing – Viracon VNE18-63/V175, V1086

The overall architecture and colors of the proposed Memorial Cancer Institute

building is designed to follow the existing theme of the main hospital building to the north.

**ACCESS:**

Vehicular access to this site will be through the following:

- One existing driveway via Northwest 4 Street.
- A one way access drive into the Memorial Cancer Institute from Flamingo Road.
- Indirect cross access with the adjacent commercial parcel (El Dorado) with connections to the mall ring road and Pines Boulevard.

Public entries to the Memorial Cancer Institute will be provided on the east and south elevations of the building. The south entry, which will act as the main entry to the building, features a covered drop off area for patients.

The north side of the building will house loading dock space as well as garbage disposal areas. This area will be completely enclosed by a 6 foot high wall with access gates on the north and east sides for service vehicles only.

The applicant has provided the City with a letter which outlines improvements being made off-site as part of this application. The letter also provides applicant commitment to revisit traffic conditions on the site 6 months after issuance of certificate of occupancy. A financial commitment will be made in the form of a bond should the traffic study warrant such improvements. Engineering division reviewed this letter and has no objections.

**PARKING:**

The applicant will be providing 329 parking spaces for the Memorial Cancer Institute property where 301 parking spaces are required based on use. Seven parking spaces will be equipped with electric vehicle charging stations for the convenience of patrons. A row of parking at the southeast corner will be reserved parking for the physicians.

**LANDSCAPING:**

Landscape for this property consists of the following:

Installation of 115 trees, 33 palm trees and 4,866 shrubs, accent plants, and ground covers are proposed on the property. Primary species of trees include Pigeon Plum, Pink Tabebuia and Silver Buttonwood. Primary species of palm trees include Cabbage Palm, Florida Thatch Palm and Montgomery Palm. Primary species of shrubs, accent plants, and ground covers include Dwarf Yaupon Holly, Green Island Ficus and Dwarf Firebush.

Memorial Cancer Institute is also installing a roof top garden that will include an additional 6 trees, 12 palm trees and 1,975 shrubs, accent plants and ground covers. Primary species of trees include Clusia Rosea. Primary species of palm trees include Triple Christmas Palm and Cabada Palm. Primary species of shrubs, accent plants, and ground covers include Ground Orchids, Indian Blanket Flower and Beach Sunflower.

**SIGNAGE:**

No signage is formally being proposed as part of this plan. The applicant will be required to submit an amendment to the hospital master sign plan once sign details are finalized.

**OTHER SITE FEATURES:**

The proposed parking lot will be illuminated by a series of full Cut off LED lighting fixtures (4,000 K) mounted atop metal poles (30' tall). No other exterior lighting has been proposed at this time.

**NOTIFICATION:**

Per Hospital District (HD) guidelines, HOA notice of this application was provided to the Flamingo Villas, Pierpointe, and Colony Pointe homeowner associations.

**STAFF RECOMMENDATION:**

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

- City Commission approval of this building for height and development within the Hospital HD district.
- City Commission approval of zoning text change application (ZC 2020-05) and companion rezoning map amendment (ZC 2020-07).
- City Commission approval of a plat note change reflective of development proposed on this property.

Vice Chairman Jacob inquired if the petitioner accepts staff recommendations.

Hope Calhoun, attorney representing the petitioner, answered in the affirmative.

Vice Chairman Jacob 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:

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

The following members of the public spoke:

Hope Calhoun, attorney, representing the petitioner  
Mark Greenspan, director of construction services, representing the petitioner  
Adam Kerr, transportation engineer, representing the petitioner

Mark Greenspan, representing the petitioner, voluntarily agreed to look into signage for the traffic entering from Flamingo Road onto 4th Street to alert drivers of potential oncoming truck traffic from the Cancer Center.



On a motion by Member Girello, seconded by Chairman Rose, to transmit, as recommended by staff, the Memorial Hospital West Cancer Institute Expansion (SP 2020-11) 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, Labate

**NAY:** None

**Motion Passed**

## **ITEMS AT THE REQUEST OF THE BOARD:**

9. Discussion and possible action to transmit the Annual Board Report to the City Commission.

Chairman Rose inquired if any members of the Planning and Zoning Board had any comments or changes to the annual board report draft.

It was the consensus of the Planning and Zoning Board to transmit the annual board report to the City Commission.

## **ITEMS AT THE REQUEST OF STAFF:**

10. Discussion and possible action to combine the May 27, 2021 and June 10, 2021 meetings with the June 24, 2021 meeting.

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to scheduling the remainder of the Planning and Zoning Board meetings until the July break.

It was the consensus of the Planning and Zoning Board to combine the May 27, 2021 and June 10, 2021 meetings with the June 24, 2021 meeting.

Member Labate noted for the record that she will be unable to attend the June 24, 2021 meeting and will be asking for an excused absence.

## **ADJOURNMENT:**

Chairman Rose adjourned the meeting at 7:36 p.m.

**ADJOURNED:**  
7:36 P.M.

Respectfully submitted:

---

Sheryl McCoy  
Board Secretary