



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	August 11, 2022	Application ID:	SP 2022-05
Project:	Walmart #5932 Addition	Project Number:	PRJ 2022-0007
Project Planner:	Cole Williams, Senior Planner		
Owner:	Wal-Mart Stores East LP	Agent:	Bowman Consulting Group
Location:	12800 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2019-17, ZV 2019-06, SP 2010-07, ZV 2010-16, ZV 2010-17, ZV 2010-18, SP-99-16, SP-98-85, SP 95-14, SN 95-20, SP 93-48		
Applicant Request:	+/- 2,523 square foot addition to the existing Walmart		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> City Commission
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Bowman Consulting Group, agent, is requesting approval a 2,523 square foot addition to the existing Walmart, located at 12800 Pines Boulevard. The proposed site modifications will enable Walmart to serve the customers picking up online orders.

The building was approved in 1993 through site plan SP 93-48 as a Home Depot. In 2010, through SP 2010-07 the building was repurposed for the current tenant Walmart. In 2019, both ZV 2019-06 and MSC 2019-17 were approved to allow 10 short term parking spaces and associated canopy.

BUILDINGS / STRUCTURES:

The applicant proposes an 16'-8" tall, 86.7' x 29.1' (+/- 2,523 square foot) addition to the northeast corner of the existing Walmart. The proposed addition will maintain the architectural theme of the existing buildings, and have will have one covered employee only entrance facing east. The following colors and materials are proposed for the addition.

- Main Body: P85E (Rockwood Clay)
- Accent: M1 (Saddle Tan)
- Canopy: P15E (Summit Gray)
- Canopy Base: P17E (Row House Tan)

The applicant also proposes ADA improvements including additional striping as required by the Engineering Division.

PARKING:

Currently there are 692 spaces provided on site. 124 of the spaces are allocated to the adjacent commercial parcel to the east, leaving 568 parking spaces for Walmart. Currently 492 parking spaces are required. The 2,523 square foot addition requires an additional 9 spaces bringing the required total to 501 parking spaces based on use. 10 parking spaces are reserved for short-term parking leaving a surplus of 57 parking spaces.

SIGNAGE:

No new signage is proposed as result of the addition.

LANDSCAPING:

The 4 existing palms and shrubs impacted by the new addition shall be relocated/replaced adjacent to the southern façade of the expansion.

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

Enclosed:

Unified Development Application
Memo from Planning Division (7/25/22)
Memo from Zoning Administrator (7/25/22)
Memo from Zoning Administrator (7/11/22)
Memo from Engineering Division (7/7/22)
Memo from Planning Division (6/30/22)
Memo from Landscape Division (5/5/22)
Memo from Engineering Division (5/5/22)
Memo from Zoning Administrator (5/3/22)
Memo from Planning Division (5/2/22)
Memo from Fire Prevention Bureau (4/28/22)
Site Plan
Site Aerials



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way

Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal*
<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Delegation Request
<input type="checkbox"/> DRI*
<input type="checkbox"/> DRI Amendment (NOPC)*
<input type="checkbox"/> Flexibility Allocation
<input type="checkbox"/> Interpretation*
<input type="checkbox"/> Land Use Plan Map Amendment*
<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan
<input type="checkbox"/> Site Plan*
<input checked="" type="checkbox"/> Site Plan Amendment*
<input type="checkbox"/> Special Exception*
<input type="checkbox"/> Variance (Homeowner Residential)
<input type="checkbox"/> Variance (Multifamily, Non-residential)*
<input type="checkbox"/> Zoning Change (Map or PUD)*
<input type="checkbox"/> Zoning Change (Text)
<input type="checkbox"/> Zoning Exception*
<input type="checkbox"/> Deed Restriction |
|---|--|

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ **Project #:** PRJ 20 ____ - ____ **Application #:** _____

Date Submitted: ____ / ____ / ____ **Posted Signs Required:** (____) **Fees:** \$ _____

SECTION 1-PROJECT INFORMATION:

Project Name: Walmart Supercenter # 5932 Pembroke Pines - OGP Expansion

Project Address: 12800 Pines Blvd., Pembroke Pines, FL 33027

Location / Shopping Center: _____

Acreage of Property: 21.18 Building Square Feet: 135,600

Flexibility Zone: _____ Folio Number(s): 514014020330

Plat Name: Flamingo West Traffic Analysis Zone (TAZ): _____

Legal Description: A Portion of Parcels A, B, & C of Flamingo West (PB78, PG 36)

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
unknown	Site Plan	Original Site Plan	Approved	unknown	unknown

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Wal-mart Stores East, L.P.

Owner's Address: 2001 SE 10 ST, Bentonville, AR 72712-6489

Owner's Email Address: apetersen@bowman.com

Owner's Phone: _____ Owner's Fax: _____

Agent: Bowman Consulting Group

Contact Person: Andrew J. Petersen, P.E.

Agent's Address: 4450 W. Eau Gallie Blvd. Suite 144, Melbourne, FL 32934

Agent's Email Address: apetersen@bowman.com

Agent's Phone: 321-270-8983 Agent's Fax: 321-255-7751

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: B-3

Land Use / Density: 60

Use: Commercial / Retail

Plat Name: Flamingo Plaza

Plat Restrictive Note: _____

PROPOSED

Zoning: B-3

Land Use / Density: 60

Use: Commercial / Retail

Plat Name: Flamingo Plaza

Plat Restrictive Note: _____

ADJACENT ZONING

North: B-3

South: R-4

East: B-3

West: B-3

ADJACENT LAND USE PLAN

North: Commercial / Retail

South: Multi-Family Residential

East: Commercial / Retail

West: Commercial / Retail

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

N / A

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: _____

Requested City Land Use: N / A

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 4/11/22
Signature of Owner Date

Sworn and Subscribed before me this 1st day

of April, 20 22

x [Signature] 5.27.2030
Fee Paid Signature of Notary Public My Commission Expires

Sheri Fiel-Torbett
Washington COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 05/27/2030
Commission No. 12377216

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent Date

Sworn and Subscribed before me this _____ day

of _____, 20 _____

Fee Paid Signature of Notary Public My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 25, 2022
To: SP 2022-05 file
From: Cole Williams, Senior Planner
Re: Walmart Addition.

**Items which do not conform with the City of Pembroke Pines Code of Ordinances
or other Governmental Regulations:**

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

MEMORANDUM

July 25, 2022

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper
Zoning Administrator

Re: SP 2022-05 (PRJ 2022-07 – Walmart Expansion – 12800 Pines Blvd.)

All of my comments regarding the above Site Plan have been satisfied.

MEMORANDUM

July 11, 2022

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper
Zoning Administrator

Re: SP 2022-05 (PRJ 2022-07 – Walmart Expansion – 12800 Pines Blvd.)

The following are my remaining comments regarding the above Site Plan:

1. Update Site Data to include this additional square footage and the additional required parking based on 3.5 spaces/1,000 square feet.
Response letter stated this was addressed on Sheet C-1, but this sheet was not included in the resubmittal package.
2. Will there be any additional lighting added, including under canopy lighting? If so, provide cut sheets with all details of fixtures showing temp and that they are recessed, 90 degree cutoff fixtures.
Response letter stated no changes planned, but a study is being done to determine if additional lighting is required. What is status of this study and this must be determined prior to processing this project.

Please contact me with any questions.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



July 7, 2022

PROJECT: *Walmart Store #5932 – Building Addition for Online Groceries Pick-Up*
CITY REFERENCE NUMBER: *SP 2022-0005*

TO: Cole Williams, Senior Planner
Planning and Economic Development Department

FROM: John L. England, P.E., Assistant City Engineer
Engineering Division, Public Services Department
(954) 518-9046

RECOMMENDATIONS:

The Engineering Division's DRC 'Comments' for the proposed project have been satisfied and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of one (1) signed and sealed hard copy set of the appropriate plans/details sheets along with a digitally signed and sealed PDF set of the same plans/details sheets, Plans Review Fee and Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 30, 2022
To: SP 2022-05 file
From: Cole Williams, Senior Planner
Re: Walmart Addition.

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide completed public notice affidavits. **Ongoing**
2. ~~Provide confirmation from the County that the proposed addition is in compliance with the underlying plat.~~
3. ~~Provide operations plan for new addition.~~
4. ~~Provide material board with physical copies of all material and paint chips to be used.~~
5. ~~Label elevations using directions rather than right, left, etc...~~
6. ~~Include the rest of the Walmart storefront on the elevations. Include color of existing Walmart to confirm the colors will match.~~
7. ~~Clarify if there will be any wall signage associated with the addition.~~
8. Provide full site survey including all site data. **Site data including existing/proposed square footage, number of parking spaces, etc..**
9. Clarify where the construction equipment will be staged on site. **Location not provided.**
10. ~~Based on a site visit, there are existing unused post for pickup parking spaces that need to be removed from the parking median.~~
11. Clarify if there will be any wall lighting added as part of the addition. Lighting must be full cut off angled at 90 degrees. Lighting cannot exceed 4,000k. **Provide details of lighting to confirm code compliance. Location of the lighting needs to be indicated on the elevations.**
12. Clarify if the site lighting is being modified, if so provide details. Reference code section 155.685 – 155.692. **When will survey be completed to determine if more lighting is needed? Any additional lighting needs to be part of this process.**
13. ~~Clarify if other modifications are being made on site.~~
14. Clarify if the addition will feature roof mounted equipment. If so, provide details illustrating that it is screened from view.
15. ~~Based on a site visit the building needs to be pressure washed.~~
16. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details

which may help staff identify revisions quickly). **The DRC will not review your resubmittal if you fail to provide this response.**

17. Contact me prior to resubmittal 954-392-2100.

MEMORANDUM

MAY 5, 2022

To: Joseph Yaciuk
Planning Administrator

From: Sayleen Arocha
Landscape Planner/ Designer

Re: (SP 2022-0005) WALMART

The City of Pembroke Pines Planning Division has conducted a landscape review for the above referenced property. The following items need to be addressed prior to this project being found in compliance:

Landscape Inspection Comments:

1. No comments, just ensure survivability/establishment of relocated palms.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

Sayleen Arocha
Landscape Planner/ Designer
Planning and Economic Development Division
City of Pembroke Pines
384 SW 2207, Office • sarocha@ppines.com
www.ppines.com • www.pines.com

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



May 5, 2022

**Walmart Store #5932 – Building Addition for Online Groceries Pick-Up
City Reference Number: SP 2022-0005**

**Cole Williams, Senior Planner
Planning and Economic Development Department**

**From: John L. England, P.E., Assistant City Engineer
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046**

COMMENTS/RECOMMENDATIONS:

1. All vehicular and pedestrian related signage and all pavement markings, with the exception of parking space markings, must adhere to Broward County Traffic Engineering (BCTED), Manual of Uniform Traffic Control Devices (MUTCD) and Florida Department of Transportation (FDOT) Standards.

Note the existing “Associated Path” from the future (proposed) Building Addition to the existing ‘Pick-Up Parking’ does not cross the main access/frontage drive at a ‘Stop’ condition, thus this “Crossing” is considered a ‘Mid-Block’ type pedestrian crossing per BCTED, MUTCD and FDOT standards and as such must adhere to these standards for such a crossing. The current existing pavement markings for the existing ‘Associate Path’ do not comply with BCTED, MUTCD or FDOT standards for a ‘Mid-Block’ pedestrian crossing and must be modified to provide a 10’ wide ‘Special Emphasis’ crossing of the main access/frontage drive at 90° to the travel path (based upon centerline of the access/frontage drive) with 5’ of the crossing markings passing by east end of the terminus of the existing landscape island on the south side of the main access/frontage drive and extending south to and/or terminating at the northern limit of the northernmost existing ‘Pick-Up Parking’ space.

Depict and denote on the Demolition Plan, Sheet DM1.0, for the existing paint markings of the “Associated Path” and existing ‘Fire Lane’ markings (within the limits of the 10’ Wide

‘Special Emphasis’ Crosswalk) to be removed per BCTED standards. Depict and denote on the Site Plan, Sheet C1.0, the required 10’ Wide Special Emphasis’ Crosswalk markings and correctly denote the ‘Pedestrian Crossing Warning Signage Assembly by adding the required W16-7P (Downward Pointing Arrow’ Plaque) to the current proposed W11-2 ‘Pedestrian Crossing’ Sign (‘Note Item 5N’ on Site Plan) for each vehicular approach to the required ‘Special Emphasis’ Crosswalk markings.

(Refer to the attached ‘Plan Mark-Ups’ of the Site Plan, Sheet C1.0 for additional information on the above mentioned items.)

2. Add the attached ‘Pavement Markings and Signage Requirements Notes’ to the Site Plan, Sheet C1.0.
3. Revise the current “Signage, Sign Post and Pavement Marking Details” on the Detail Sheet, Sheet D1.0, to address the various items as marked on the attached ‘Mark-Up’ of the detail sheet. It is recommended that the current “Sign Posts” related detail be replaced by the attached BCTED ‘Ground Mounted Sign Details’ and ‘Stop Sign and Street Identification Assembly Typical Details’ to avoid the need to address the numerous required revisions to the current “Standard Walmart Sign Post Details”.

NOTE: Written ‘Responses’ to all ‘Comments’ must be provided in letter format as part of the DRC resubmittal documentation for continued Engineering DRC review and sign-off.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of one (1) signed and sealed hard copy set of the appropriate plans/details sheets along with a digitally signed and sealed PDF set of the same plans/details sheets, Plans Review Fee and Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

MEMORANDUM

May 3, 2022

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper
Zoning Administrator

Re: SP 2022-05 (PRJ 2022-07 – Walmart Expansion – 12800 Pines Blvd.)

The following are my comments regarding the above Site Plan:

1. Provide an overall elevation showing the addition, in addition to the close-up elevation provided.
2. Provide operations description clarifying what will be occurring within this space.
3. Update Site Data to include this additional square footage and the additional required parking based on 3.5 spaces/1,000 square feet.
4. Will there be any signage added to building to identify this space? Any directional signage added to parking area guiding people to this new pick-up area? If so, provide elevations, with all details and dimension to confirm it is allowed.
5. Will there be any additional lighting added, including under canopy lighting? If so, provide cut sheets with all details of fixtures showing temp and that they are recessed, 90 degree cutoff fixtures.
6. If interested, contact Sherrell Jones-Ruff, in Building at (954) 682-3725, to set-up Pre-App meeting with Building Dept. staff.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 2, 2022
To: SP 2022-05 file
From: Cole Williams, Senior Planner
Re: Walmart Addition.

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide completed public notice affidavits.
2. Provide confirmation from the County that the proposed addition is in compliance with the underlying plat.
3. Provide operations plan for new addition.
4. Provide material board with physical copies of all material and paint chips to be used.
5. Label elevations using directions rather than right, left, etc...
6. Include the rest of the Walmart storefront on the elevations. Include color of existing Walmart to confirm the colors will match.
7. Clarify if there will be any wall signage associated with the addition.
8. Provide full site survey including all site data.
9. Clarify where the construction equipment will be staged on site.
10. Based on a site visit, there are existing unused post for pickup parking spaces that need to be removed from the parking median.
11. Clarify if there will be any wall lighting added as part of the addition. Lighting must be full cut off angled at 90 degrees. Lighting cannot exceed 4,000k
12. Clarify if the site lighting is being modified, if so provide details. Reference code section 155.685 – 155.692
13. Clarify if other modifications are being made on site.
14. Clarify if the addition will feature roof mounted equipment. If so, provide details illustrating that it is screened from view.
15. Based on a site visit the building needs to be pressure washed.
16. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). **The DRC will not review your resubmittal if you fail to provide this response.**
17. **Contact me prior to resubmittal 954-392-2100.**



DRC REVIEW FORM

FIRE PLANS EXAMINER Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME: Walmart Expansion
REFERENCE #: SP 2022 - 05
DATE REVIEWED: 04/28/2022

**THIS PROJECT CONFORMS TO
THE CITY OF PEMBROKE PINES FIRE RESCUE DEPARTMENT STANDARDS**

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THIS REVIEW.

SUBJECT SITE AERIAL PHOTO

Walmart 12800 Expansion (SP 2022-0005)

