



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

Summary

Agenda Date:	June 27, 2019	Application ID:	MSC 2019-11
Project:	Golf Galaxy	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	PR Pembroke Crossing LLC C/O UCR Asset Services	Agent:	Corporate Property Services, Inc.
Location:	11810 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	ZV 2019-04, ZV 2019-03, MSC 2016-01 MSC 2015-26, MSC 2013-31, MSC 2012-09, MSC 2011-19, ZV 2010-51-52, MSC 2010-31, SP 2009-11, ZV 2009-18-19, ZV 2008-11, SP 2004-16, SP 2004-03, SP 2002-27, MSC 2002-01, SN 2001-03, SP 2000-35, SP 96-51, SP 96-24		
Applicant Request:	Color change to an existing tenant bay		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Corporate Property Services, Inc., agent, is requesting approval of a color change to the existing tenant bay 11810 in Pembroke Crossing shopping center, generally located east of Flamingo Road and south Pines Boulevard. The color change is the result of a change in tenant. The bay previously occupied by HHgregg will now be occupied by Golf Galaxy.

Pembroke Crossing was approved through site plan SP 96-24. Modifications were made to the tenant bay in 2004 (color change), 2010 (façade modifications), 2010 (variance to permit 252 square feet of wall signage and 68" tall letters), 2015 (color change), and in 2016 (color change).

BUILDINGS / STRUCTURES:

The applicant is proposing the following color changes for the existing tenant bay:

- Sign fascia: SW 6510 (Loyal Blue)
- Canopy & Columns: SW 7023 (Requisite Gray)
- Cornice: Dryvit 102 (Bright White)

The existing bollards will be covered with blue sleeves to match the blue on the sign fascia.

The main body (SW 7560, Impressive Ivory & SW 7687, August Moon) and base (SW 0024, Curio Gray) will be repainted to match the previously approved colors.

SIGNAGE:

Concurrently at this meeting two variances will be heard. The first is to permit 311.11 square feet of signage instead of the maximum 120 square feet permitted by Code. The second variance is to permit a maximum of 54" letter height instead of 48" permitted by code.

Signage for the shopping center is regulated by an existing uniform sign plan. Should the variances be approved, the size will be permitted, otherwise, the signage will be required to comply with the current code requirements at building permit.

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:

Miscellaneous Plan Application
Memo from Planning Division, (6/5/19)
Memo from Zoning Administrator, (6/5/19)
Memo from Landscape Division (5/29/19)
Memo from Planning Division, (5/22/19)
Memo from Zoning Administrator, (5/22/19)
Miscellaneous 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>



Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <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: Cole Project #: PRJ 20 n/a Application #: MSC 2019-11
Date Submitted: 05/16/19 Posted Signs Required: (n/a) Fees: \$ 1,006

SECTION 1-PROJECT INFORMATION:

Project Name: Golf Galaxy @ Pembroke Crossing

Project Address: 11810 Pines Blvd.

Location / Shopping Center: Pembroke Crossing

Acreage of Property: _____ Building Square Feet: 280,753 (31,553 sf for Golf Galaxy)

Flexibility Zone: _____ Folio Number(s): 5140 13 16 0010

Plat Name: Nasher Plat 159-42 B Traffic Analysis Zone (TAZ): _____

Legal Description:

NASHER PLAT 159-42 B PARCEL A K/A: TRACT 1 LESS OUTPARCEL 1 & OUTPARCEL 2
DESC IN OR 26402/474

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

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: PR Pembroke Crossing LLC C/O UCR Asset Services

Owner's Address: 8080 Park LN #800 Dallas, TX 75231

Owner's Email Address: Jay@CorporatePropertyServices.Net

Owner's Phone: 954-426-5144 Owner's Fax: 954-570-3391

Agent: Corporate Property Services, Inc.

Contact Person: Craig McDonald or Jay Boswell

Agent's Address: 1239 E Newport Center Dr. Suite 113

Agent's Email Address: Jay@CorporatePropertyServices.Net

Agent's Phone: 954-295-1764 Agent's Fax: 954-570-3391

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: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

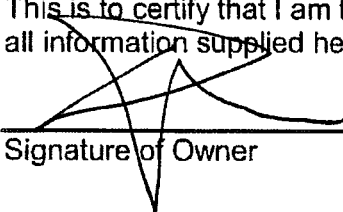
SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Golf Galaxy is proposing a minor color change to the front (North) Facade which includes the implementation of SW-7023 REQUISITE GRAY and SW-6510 LOYAL BLUE to better match the Golf Galaxy brand. Also proposed is new tenant signage including new illuminated channel letters which will read "GOLF GALAXY" above the storefront on front (North) Facade. Existing bollards (x15) along North side of building are proposed to be covered with blue sleeves to match the proposed SW-6510 LOYAL BLUE. Lastly, we are proposing the replacement of existing sconce light fixtures along front (North) facade.

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 of Owner

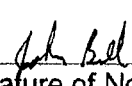
Date

Sworn and Subscribed before me this 9th day

of May, 2019



Fee Paid



Signature of Notary Public

My Commission Expires

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.

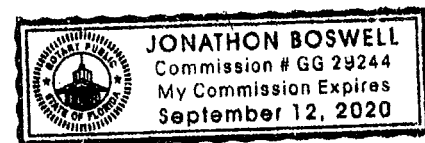


Signature of Agent

Date

Sworn and Subscribed before me this 9th day

of May, 2019



Fee Paid



Signature of Notary Public

My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 5, 2019
To: MSC 2019-11 file
From: Cole Williams, Planner / Zoning Technician
Re: Golf Galaxy

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

ALL COMMENTS HAVE BEEN SATISFIED

MEMORANDUM

June 5, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-11 (Golf Galaxy)

As variances for proposed sign have been submitted, and will be heard at the June 27, 2019 Planning & Zoning Board meeting, all of my comments regarding the above Miscellaneous Plan have been satisfied.

MEMORANDUM

May 29th, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (MSC2019-11) Golf Galaxy

The City of Pembroke Pines Planning Division has conducted a landscape review for Golf Galaxy as per documents provided. The following items need to be addressed prior to this project being found in compliance:

No landscape comments at this moment.

Note: Please make sure that any landscape damaged during construction be replaced to make sure the sign meets landscape ordinance 153.19, "The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards: (A) Landscape area must consist of shrubs, groundcover, or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement."

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.

Kristen Jensen
Landscape Planner/Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) • kjensen@ppines.com
Please consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 22, 2019
To: MSC 2019-11 file
From: Cole Williams, Planner / Zoning Technician
Re: Golf Galaxy

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

1. Provide paint chip for Cornice.
2. Clarify what color to cap on the metal coping will be. Provide color chip.
3. Provide details of wall sconce. Fixture must be full cutoff and angled at 90 degrees. Maximum of 4,000K.
4. Signage exceeds the maximum of 120 square feet permitted by code. Signage is based on the white boarder dimensions.
5. Letter height cannot exceed 48".

MEMORANDUM

May 22, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

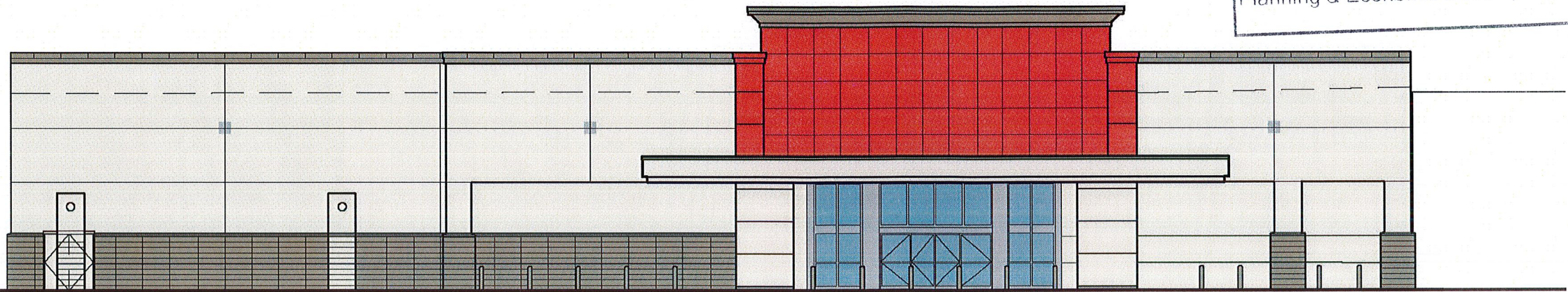
Re: MSC 2019-11 (Golf Galaxy)

The following are my comments regarding the above Miscellaneous Plan:

1. Sign square footage is based on white border dimensions and exceeds allowed maximum square footage of 120 sq. ft.
Note: HH Gregg sign square footage (252 sq. ft.) was approved by variance ZV 2010-15, however, the approval was conditioned for HH Gregg only.
2. Provide cut sheet/details of new wall sconces. These fixtures must be 90 degree cut off/wall wash only style.

Please contact me with any questions.

City of Pembroke Pines
Received
MAY 30 2019
Planning & Economic Development



EXISTING
ELEVATION

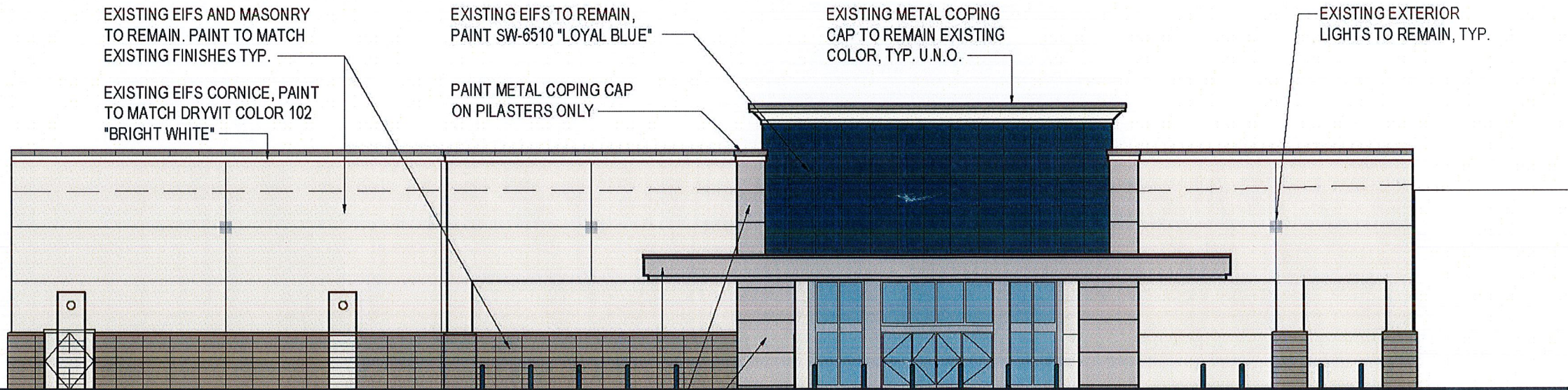


PATRICK FOX
ARCHITECT
FL LICENSE AR100002
9329 RAVENNA ROAD, SUITE C
TWINSBURG, OHIO 44087
TEL: 330-860-4094

**GOLF
GALAXY**

GOLF GALAXY

PEMBROKE CROSSING
PEMBROKE PINES, FL
STORE #3124



PROPOSED
ELEVATION

EXISTING EIFS AND MASONRY
TO REMAIN. PAINT TO MATCH
EXISTING FINISHES TYP.

EXISTING EIFS CORNICE, PAINT
TO MATCH DRYVIT COLOR 102
"BRIGHT WHITE"

EXISTING EIFS TO REMAIN,
PAINT SW-6510 "LOYAL BLUE"

PAINT METAL COPING CAP
ON PILASTERS ONLY

EXISTING METAL COPING
CAP TO REMAIN EXISTING
COLOR, TYP. U.N.O.

EXISTING EXTERIOR
LIGHTS TO REMAIN, TYP.

EXISTING EIFS TO REMAIN,
PAINT SW-7023 "REQUISITE
GRAY"

EXISTING CLEAR ANODIZED
STOREFRONT AND BRAKE
METAL TO REMAIN

NEW BOLLARD COVERS OVER
EXISTING PIPE BOLLARDS, TYP
FOR (15)- COLOR TO MATCH
GOLF GALAXY BLUE

NO.	ISSUE	DATE
	P&Z SUBMITTAL	5-24-19

DRAWING:
EXTERIOR ELEVATION

SUBJECT SITE AERIAL PHOTO

Golf Galaxy (MSC 2019-11)

