





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

Summary

Agenda Date:	September 12, 2019	Application ID:	MSC 2019-19
Project:	ABC Fine Wine & Spirits	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	B-1 Property Management LLLP	Agent:	Phyllis Fitzpatrick
Location:	10798 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	ZV 2004-14, SP 2004-09, SUB 2003-01, SP 2003-02		
Applicant Request:	Color change and addition of awnings to an existing building		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

Phyllis Fitzpatrick, agent, is requesting approval of a color change and addition of awnings to an existing ABC Fine Wine and Spirits located at 10798 Pines Boulevard, in the Rooms To Go shopping center, generally located east of Hiatus Road and south Pines Boulevard.

ABC Fine Wine & Spirits was approved through site plan SP 2004-14, as phase 2 of the Rooms To Go shopping center. Phase 1 was approved through site plan SP 2003-02.

BUILDINGS / STRUCTURES:

The applicant is proposing the following color changes for the existing building:

- Accents: SW 6115 (Totally Tan), SW 6082 (Cobble Brown)
- Stone: Cripple Creek Stone Veneer (Arkansas Gold)
- Roof Tile: SW 6082 (Cobble Brown)

The main body will be repainted to match the existing color SW 6115 (Totally Tan).

Additionally, the applicant is proposing chocolate brown awnings over the existing windows on the north and west elevation.

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 Zoning Administrator, (9/4/19)
Memo from Planning Division, (8/13/19)
Memo from Landscape Division, (8/13/19)
Memo from Zoning Administrator, (8/12/19)
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>

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: _____

Planning & Economic Development

City of Pembroke Pines
Received

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 2019-19

Date Submitted: 08/01/19 Posted Signs Required: (n/a) Fees: \$ 1,006

SECTION 1-PROJECT INFORMATION:Project Name: ABC Fine Wine & Spirits #164 ExteriorProject Address: 10798 PINES BLVD.Location / Shopping Center: "ROOMS TO GO"Acreage of Property: 1.963 Building Square Feet: 11,990Flexibility Zone: _____ Folio Number(s): 5141 18 27 0020Plat Name: R T G. Traffic Analysis Zone (TAZ): 14/A

Legal Description:

R T G PEMBROKE PINES
173-138B portion parcel "A"

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: B-1 Property Management LLP

Owner's Address: 6424 PINE CASTLE BLVD "A" ORLANDO FL 32809

Owner's Email Address: phyllisf@abcfws.com

Owner's Phone: 407.851.0000 Owner's Fax: N/A

Agent: Phyllis Fitzpatrick.

Contact Person: Phyllis Fitzpatrick.

Agent's Address: 8989 S. ORANGE AV. ORLANDO FL 32859

Agent's Email Address: phyllisf@abcfws.com

Agent's Phone: 407-448 0295 Agent's Fax: N/A

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: C

Use: M

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: no change.

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: B-3

South: R-4

East: B-3

West: B-3

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Related Applications: N/A

Code Section: _____

Required: _____

Request: _____

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SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

ABC Fine Wine & Spirits #164
EXTERIOR REMODEL

1. INSTALL CANVAS ANNUNCIATIONS OVER EXISTING
WINDOWS.

2. PAINT EXISTING Barrel Tile ROOF
"Cobble Brown"

3. PAINT EXISTING Stucco Band
"Cobble Brown"

4. INSTALL Stucco between EXIST Stucco BANDS
PAINT "Totally TAN"

5. EXISTING Body of Building to
REMAIN "Totally TAN"

6. INSTALL Stone veneer to lower
portion of Building "Arkansas Gold"

7. PAINT lower portion not covered
by Stone "Nutmeg"

NO change for EXTERIOR SIGNS.

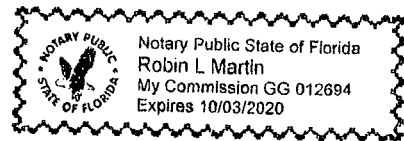
SECTION 7- PROJECT AUTHORIZATION

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.

Chris E. Binkley Jr. 7-30-19
Signature of Owner Date

Sworn and Subscribed before me this 30 day
of July, 20 19



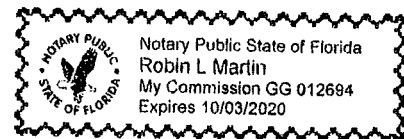
Robin L. Martin 10-3-20
Fee Paid Signature of Notary Public My Commission Expires

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] 7-30-19
Signature of Agent Date

Sworn and Subscribed before me this 30 day
of July, 20 19



Robin L. Martin 10-3-20
Fee Paid Signature of Notary Public My Commission Expires

MEMORANDUM

September 4, 2019

To: Cole Williams
Planner/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-19 (ABC Liquors @ Boulevard Square)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 13, 2019
To: MSC 2019-19 file
From: Cole Williams, Planner / Zoning Technician
Re: ABC Fine Wine & Spirits

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

MEMORANDUM

August 13, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (MSC2019-19) ABC Liquors

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

No landscape comments.

Note: A landscape courtesy inspection will be done to make sure the property has maintained the previously approved landscape plan.

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.

MEMORANDUM

August 12, 2019

To: Cole Williams
Planner/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-19 (ABC Liquors @ Boulevard Square)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide color elevations of all elevations.
2. Will existing wall sign be replaced/updated? If so, provide all details to confirm it meets code.

Please contact me with any questions.

SUBJECT SITE AERIAL PHOTO

ABC Fine Wine & Spirits (MSC 2019-19)



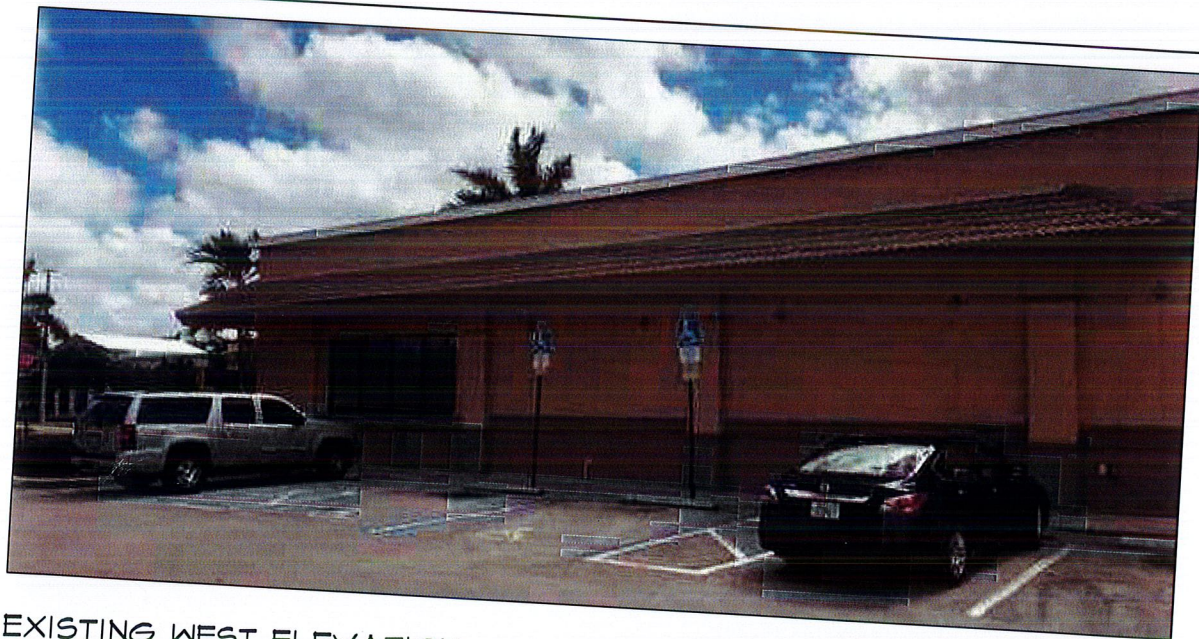


EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

City of Pembroke Pines
Received

AUG 1 2019

Planning & Economic Development



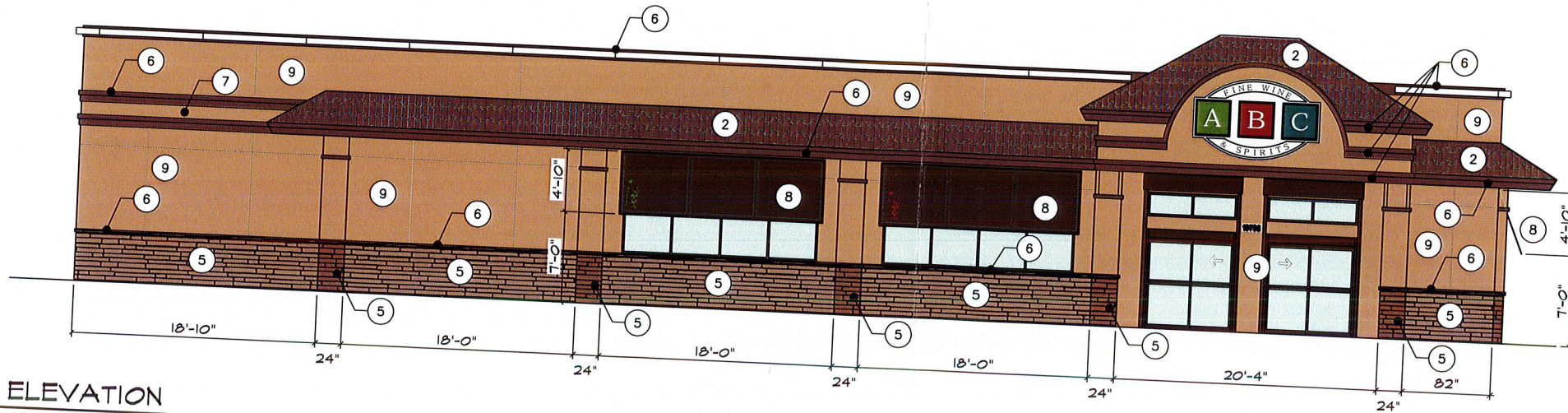
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



STORE # 164
10798 PINES BOULEVARD
PEMBROKE PINES FLORIDA 33026



- ELEV. ± 22'-10" TOP OF FRAMING
- ELEV. 19'-8" TOP OF PARAPET
- ELEV. 16'-5" CENTER OF SIGN
- ELEV. 12'-0" BOT OF SOFFIT
- ELEV. 4'-0" TOP OF BANDING
- ELEV. 0'-0" FINISHED FLOOR

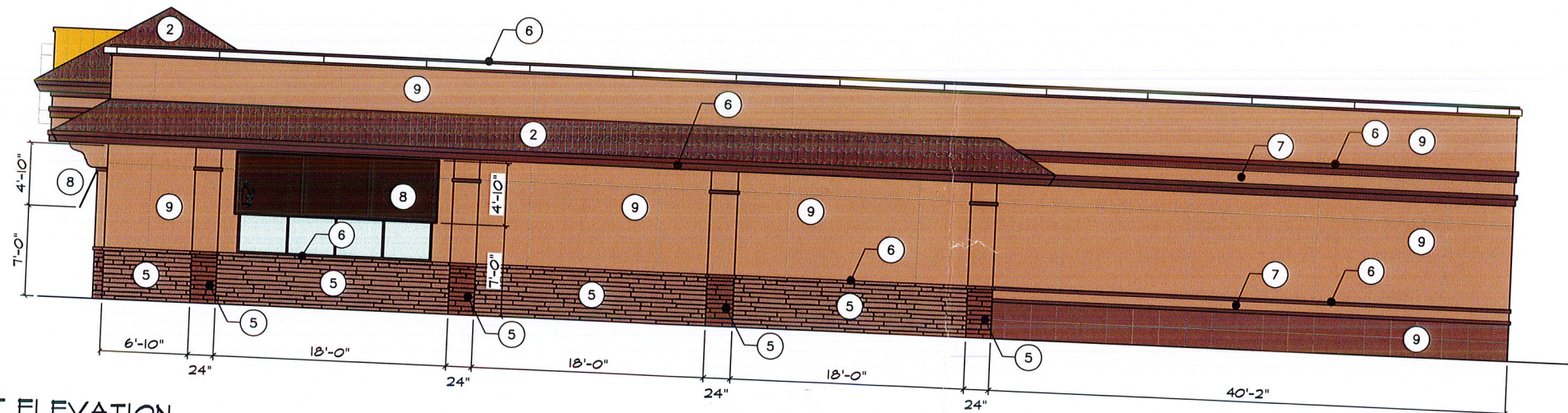


○ PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

- 1 EXISTING BARREL TILE ROOFING TO REMAIN. CLEAN AND PREPARE SURFACE FOR APPLICATION OF NEW FINISH.
- 2 NEW BARREL TILE ROOF FINISH TO BE "COBBLE BROWN" IN COLOR AS MANUFACTURED BY SHERWIN-WILLIAMS
- 3 EXISTING WALL SIGN TO REMAIN. REPAIR / REPLACE AS REQUIRED.
- 4 REMOVE EXISTING WALL TILE AND STUCCO THIS AREA. PREPARE SURFACE FOR APPLICATION OF NEW STONE FINISH.
- 5 WALL FINISH TO BE CRIPPLE CREEK STONE VENEER E-Z LAY "ARKANSAS GOLD" W/ CHISELED STONE SILL AT COLUMN AND TOWER BASE AS MANUFACTURED BY ALPHA CONCRETE PRODUCTS, INC.
- 6 STUCCO BANDING TO BE PAINTED "COBBLE BROWN" AS MANUFACTURED BY SHERWIN-WILLIAMS, EGGSHELL FINISH, TYP.
- 7 MEDIUM FLOAT STUCCO FINISH OVER EXISTING WALL TILE, TYP. STUCCO FINISH PAINTED "TOTALLY TAN" AS MANUFACTURED BY SHERWIN-WILLIAMS, EGGSHELL FINISH.
- 8 WEATHERTYPE PLUS CANVAS AWNING, "CHOCOLATE BROWN" IN COLOR, AS MANUF BY COOLEY. W/ 1" SQ ALUMINUM TUBE REINFORCING MOUNTED ABOVE STOREFRONT WINDOWS
- 9 EXISTING PAINT AND FINISH TO REMAIN

- ELEV. ± 22'-10" TOP OF FRAMING
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○ PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

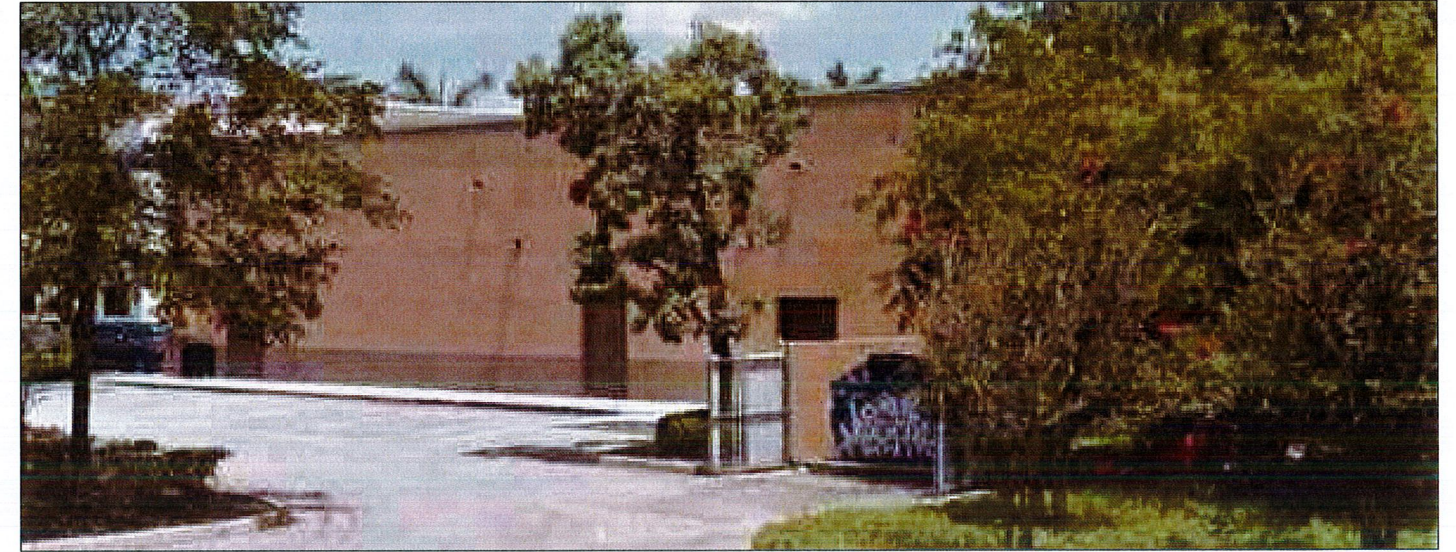
GENERAL NOTES

- 1 CONTRACTOR SHALL FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
- 2 THE METHOD OF ATTACHMENT WILL NOT AFFECT THE STRUCTURAL INTEGRITY OF THE WALL OR ROOF ASSEMBLY TO WHICH IT IS ATTACHED.
- 3 ALL EXTERIOR SURFACES TO BE PAINTED SHALL BE PRIMED PRIOR TO FINAL PAINT APPLICATION.
- 4 ALL EXTERIOR PAINT SHALL INCLUDE A "MILDEW INHIBITOR".
- 5 CORNER LATH SHALL BE USED WHERE APPLICABLE.
- 6 ALL PAINT FINISHES EXISTING TO REMAIN UNLESS NOTES OTHERWISE ON ELEVATIONS.



STORE # 164
10798 PINES BOULEVARD
PEMBROKE PINES FLORIDA 33026





EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

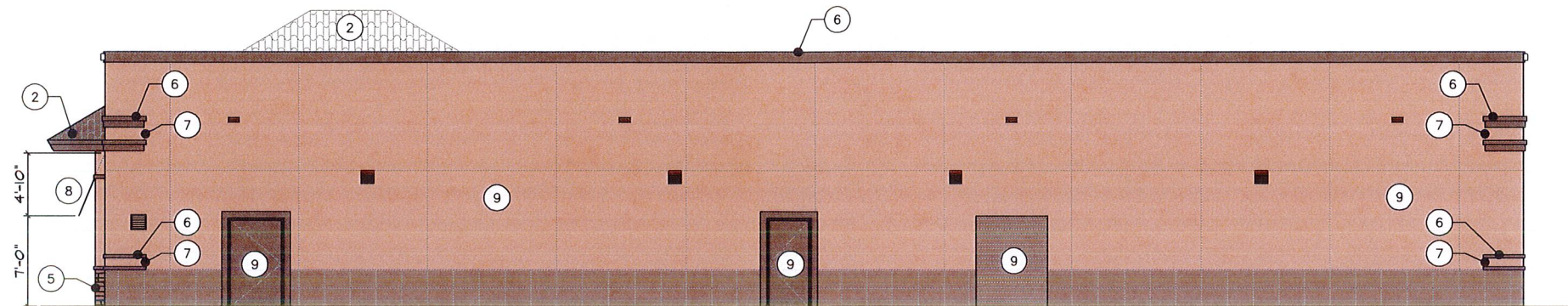
STORE # 164



10798 PINES BOULEVARD
PEMBROKE PINES FLORIDA 33026



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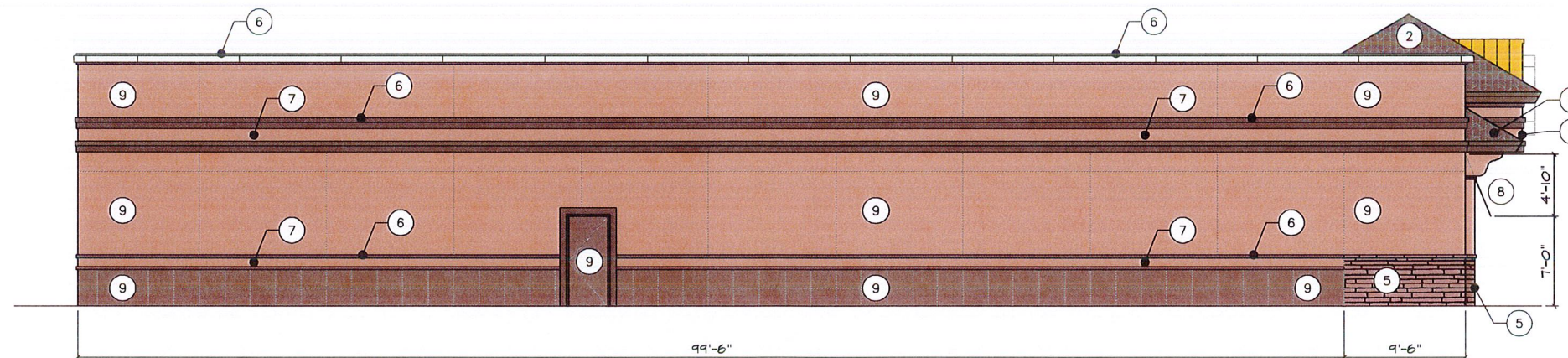


○ PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

- ① EXISTING BARREL TILE ROOFING TO REMAIN. CLEAN AND PREPARE SURFACE FOR APPLICATION OF NEW FINISH.
- ② NEW BARREL TILE ROOF FINISH TO BE "COBBLE BROWN" IN COLOR AS MANUFACTURED BY SHERWIN-WILLIAMS
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- ⑨ EXISTING PAINT AND FINISH TO REMAIN

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○ PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

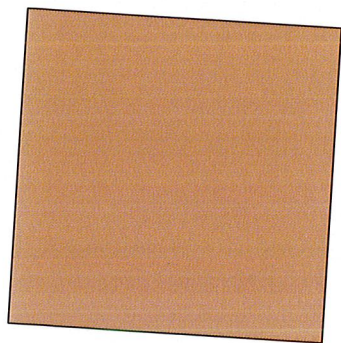
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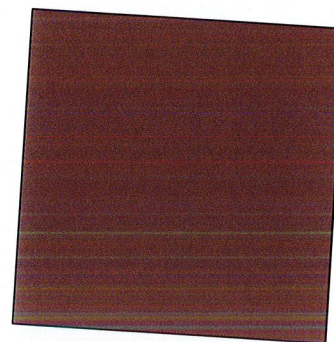
STORE # 164

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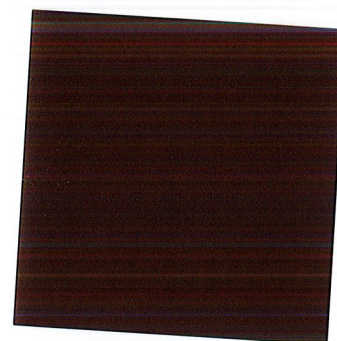
Manufacturer: SHERWIN WILLIAMS
Product Name: Semi-Gloss Latex Paint
Color: Totally Tan SW-6115



Manufacturer: SHERWIN WILLIAMS
Product Name: Semi-Gloss Latex Paint
Color: Cobble Brown SW-6082



Manufacturer: Alpha Concrete Products, Inc.
Product Name: Cripple Creek Stone Veneer
Color: Arkansas Gold



Manufacturer: Cooley / Commercial Graphics
Product Name: Weathertyte Plus Canvas
Color: Chocolate Brown



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