



**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

## Summary

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

## 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.ppinies.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: \_\_\_\_\_ AUG 1 2019*

Indicate the type of application you are applying for:

- Appeal\*
- Comprehensive Plan Amendment
- Delegation Request
- DRI\*
- DRI Amendment (NOPC)\*
- Flexibility Allocation
- Interpretation\*
- Land Use Plan Map Amendment\*
- Miscellaneous
- Plat\*

- Sign Plan
- Site Plan\*
- Site Plan Amendment\*
- Special Exception\*
- Variance (Homeowner Residential)
- Variance (Multifamily, Non-residential)\*
- Zoning Change (Map or PUD)\*
- Zoning Change (Text)
- Zoning Exception\*
- 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): 11/4Legal Description: R T G Pembroke Pines173-138B 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: phyllis@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: phyllis@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: \_\_\_\_\_

*-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: N/A

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: M / 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 Awnings 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 Exist into 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 "Plut Hated"

No change for Exterior Signs.

## SECTION 7- PROJECT AUTHORIZATION

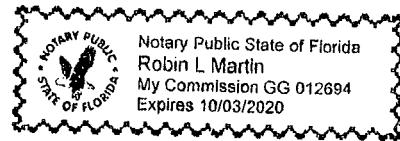
### OWNER CERTIFICATION

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.

Chad E. Bick Jr.  
Signature of Owner

7-30-19  
Date

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



Fee Paid

Robin L. Martin  
Signature of Notary Public

10-3-20  
My Commission Expires

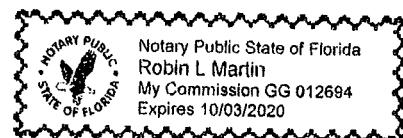
### AGENT CERTIFICATION

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.

B  
Signature of Agent

7-30-19  
Date

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



Fee Paid

Robin L. Martin  
Signature of Notary Public

10-3-20  
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)

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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

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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

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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.

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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](mailto: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)

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The following are my comments regarding the above Miscellaneous Plan:

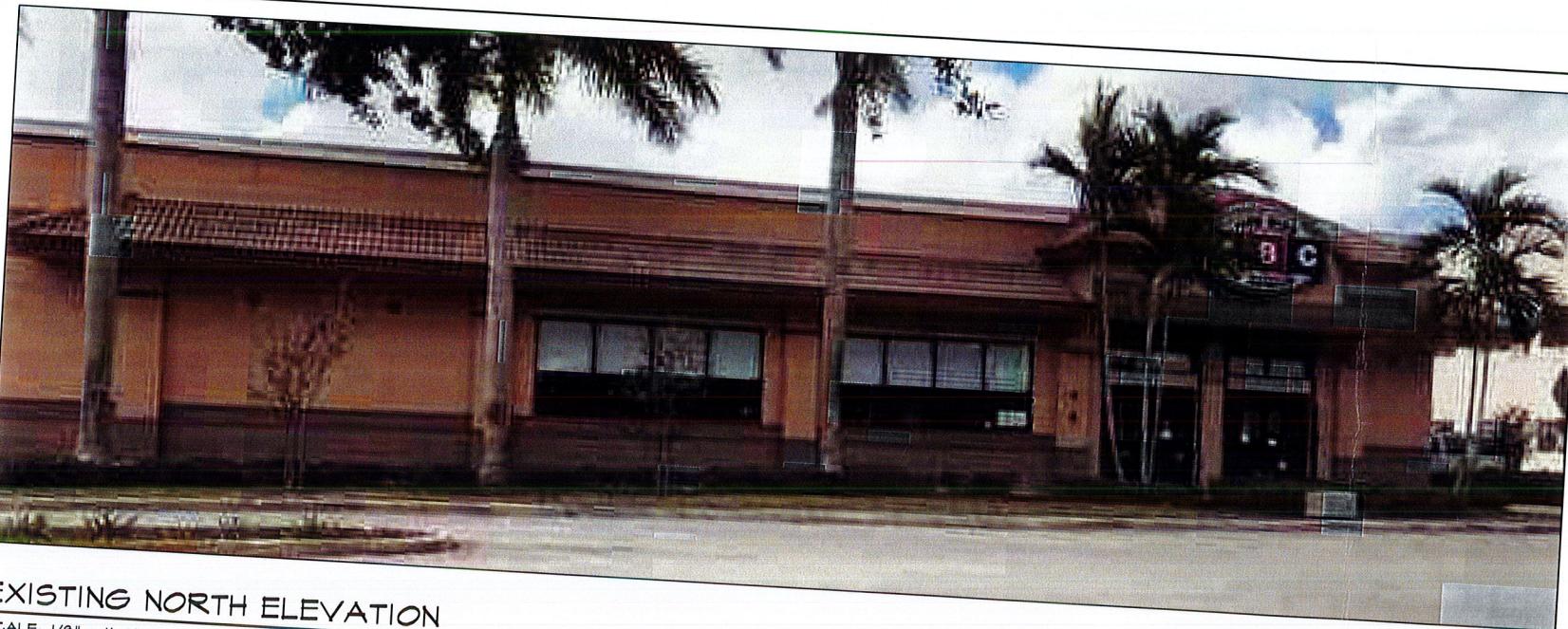
1. Provide color elevations of all elevations.
2. Will existing wall sign be replaced/updated? If so, provide all details to confirm it meets code.

Please contact me with any questions.

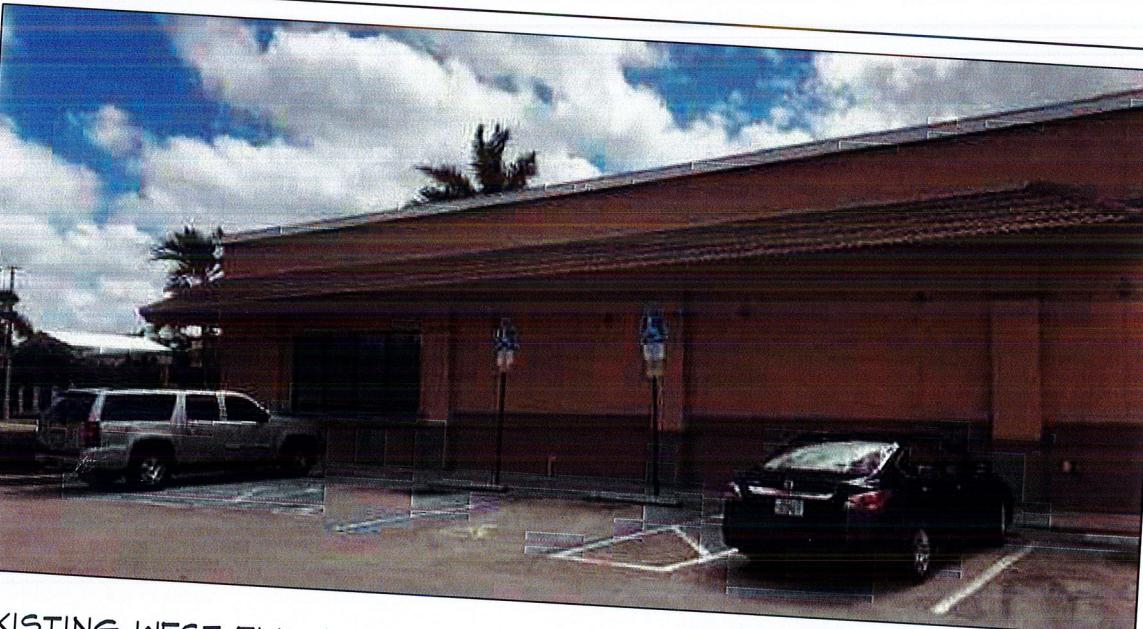
SUBJECT SITE AERIAL PHOTO

ABC Fine Wine & Spirits (MSC 2019-19)

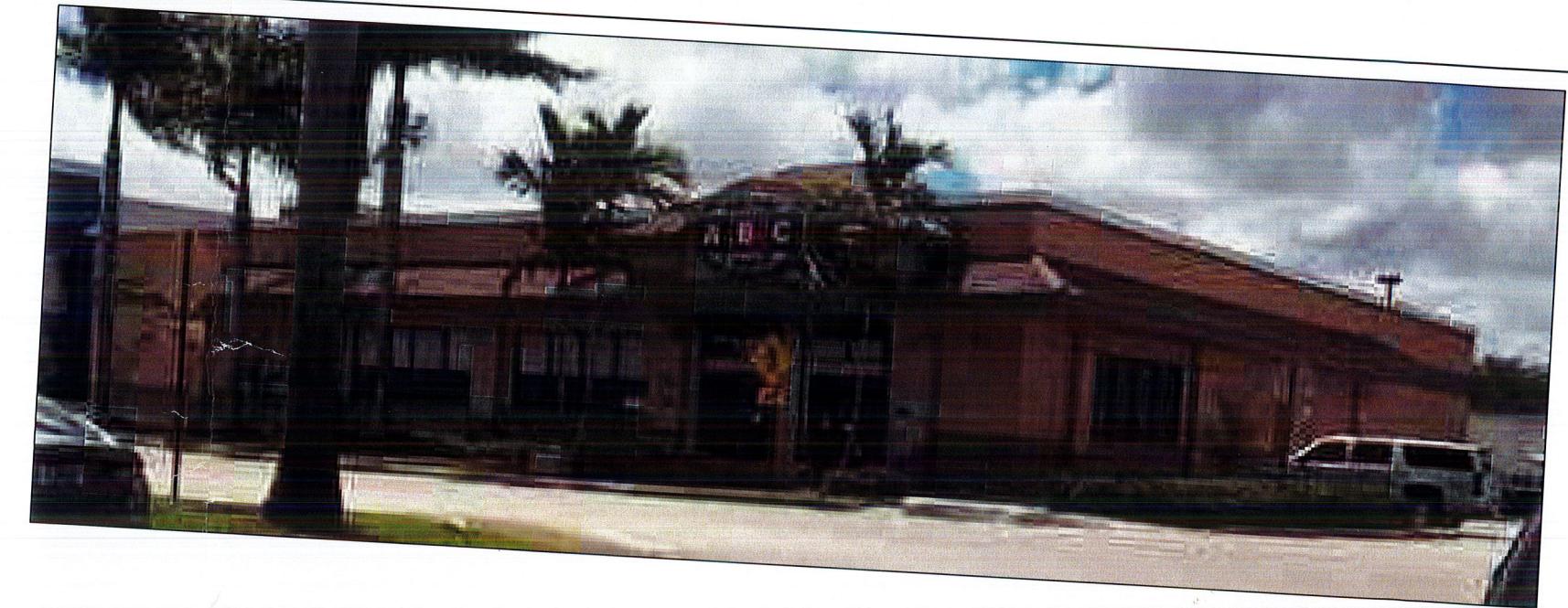




○ EXISTING NORTH ELEVATION



○ EXISTING WEST ELEVATION



City of Pembroke Pines  
Received

AUG 1 2019

Planning & Economic Development

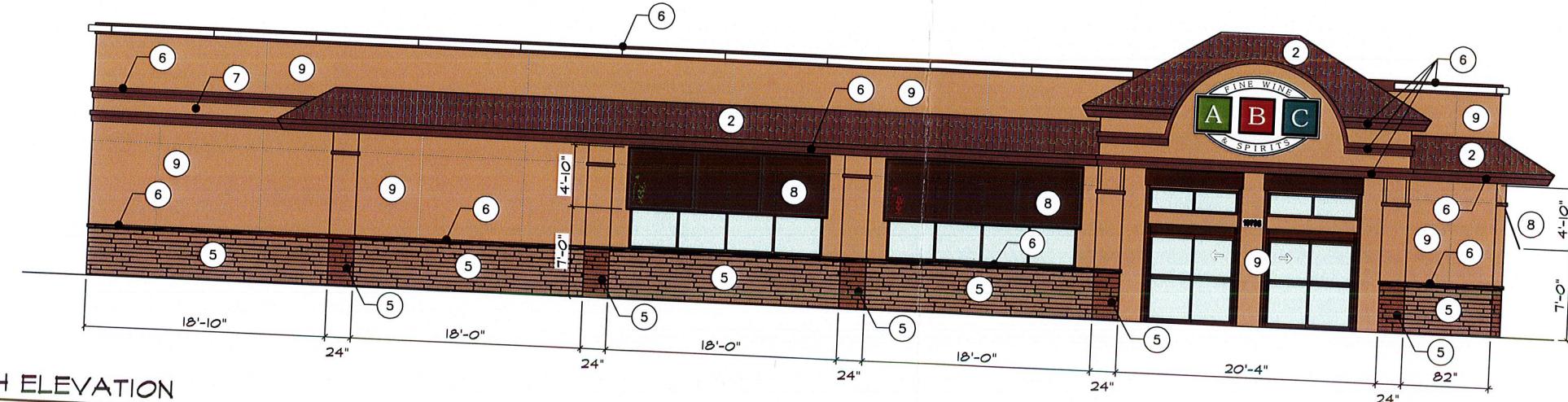


STORE # 164  
10798 PINES BOULEVARD  
PEMBROKE PINES FLORIDA 33026



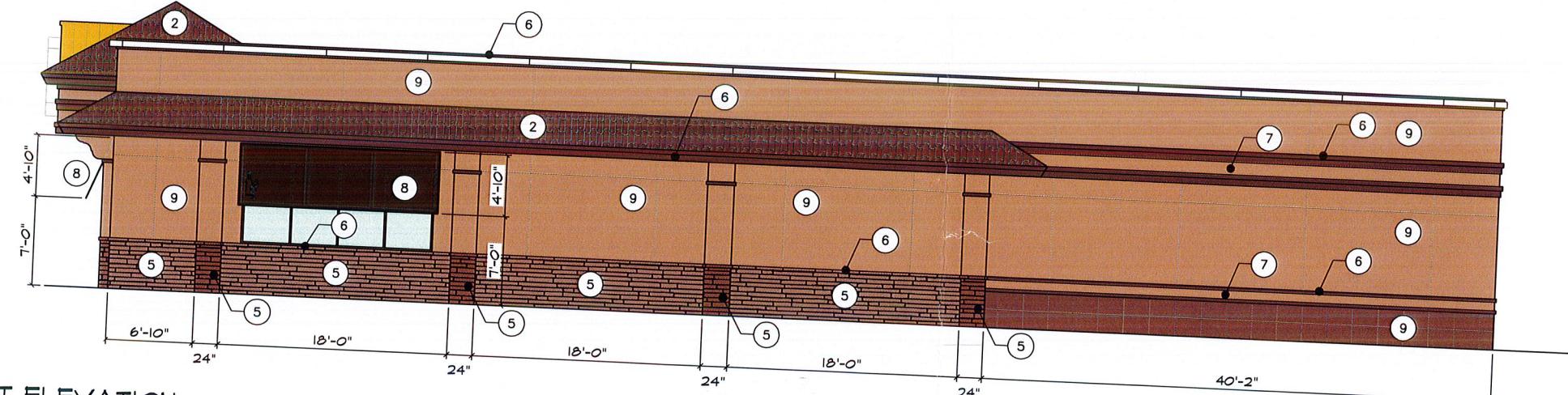
- ELEV. ± 22'-10" TOP OF FRAMING
- ELEV. 19'-8" TOP OF PARAPET
- ELEV. 16'-5" CENTER OF SIGN
- ELEV. 12'-0" BOT OF SOFFIT
- ELEV. 4'-0" TOP OF BANDING
- ELEV. 0'-0" FINISHED FLOOR

● PROPOSED NORTH ELEVATION



- 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 WEST ELEVATION



STORE # 164  
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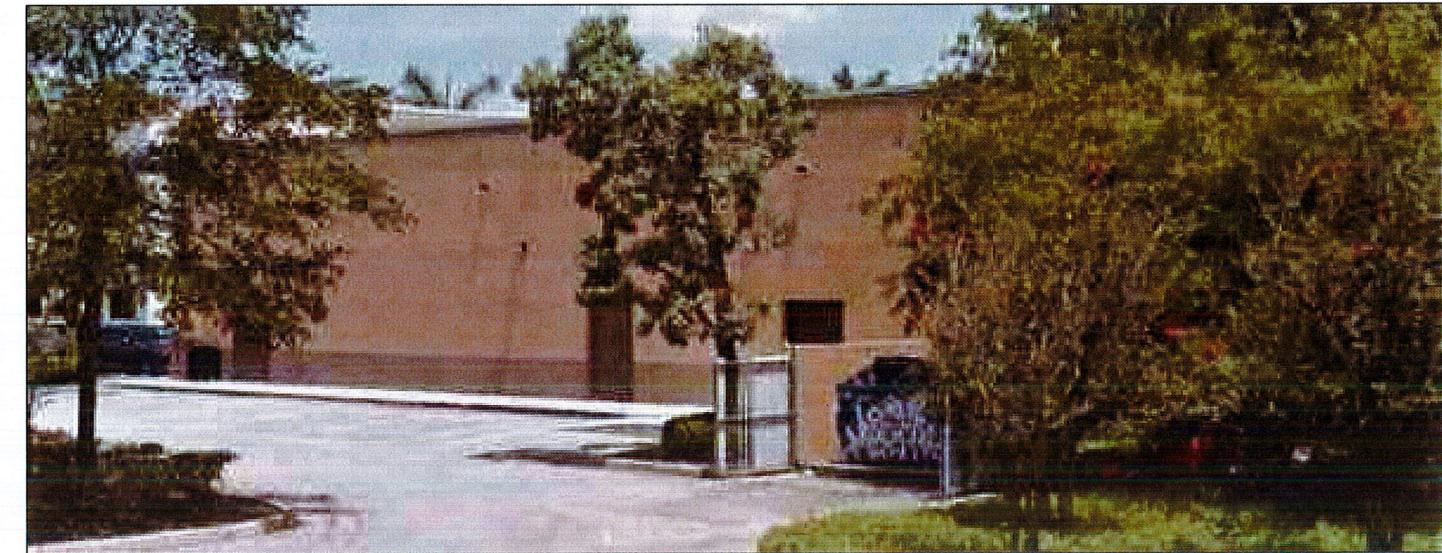
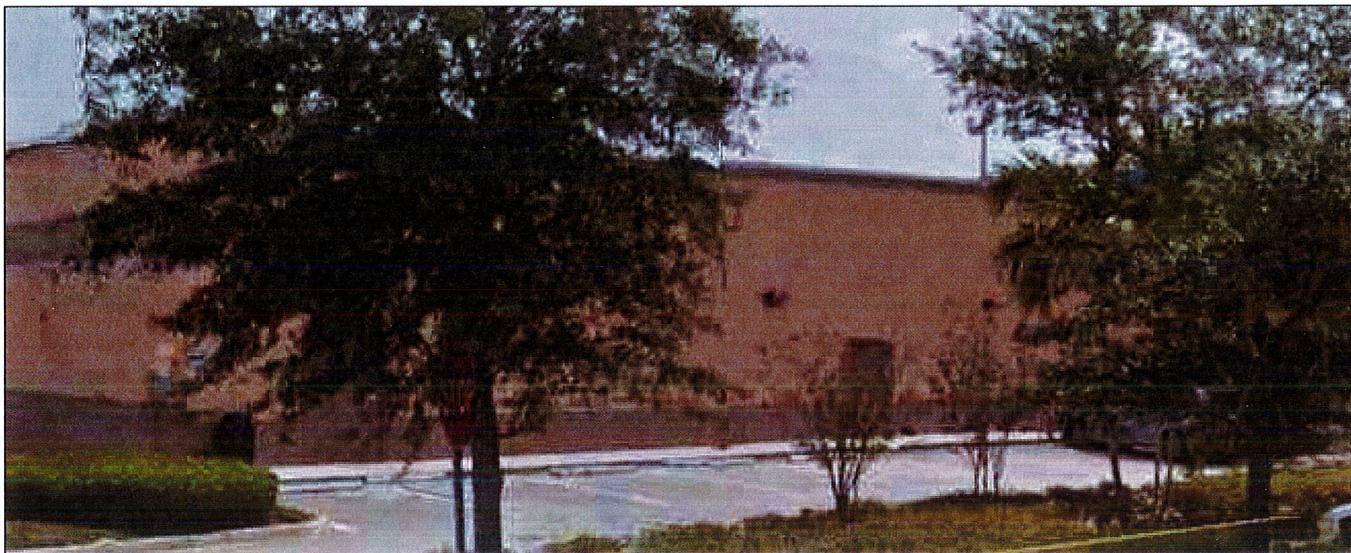


#### KEY NOTES

- 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 TOWER BASE AS MANUFACTURED BY ALPHA CONCRETE PRODUCTS, INC.
- 6 STUCCO BANDING TO BE PAINTED "COBBLE BROWN" AS MANUFACTURED BY SHERWIN-WILLIAMS, EGGHELL FINISH, TYP.
- 7 MEDIUM FLOAT STUCCO FINISH OVER EXISTING WALL TILE, TYP. SHERWIN-WILLIAMS, EGGHELL FINISH.
- 8 WEATHERTYTE 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

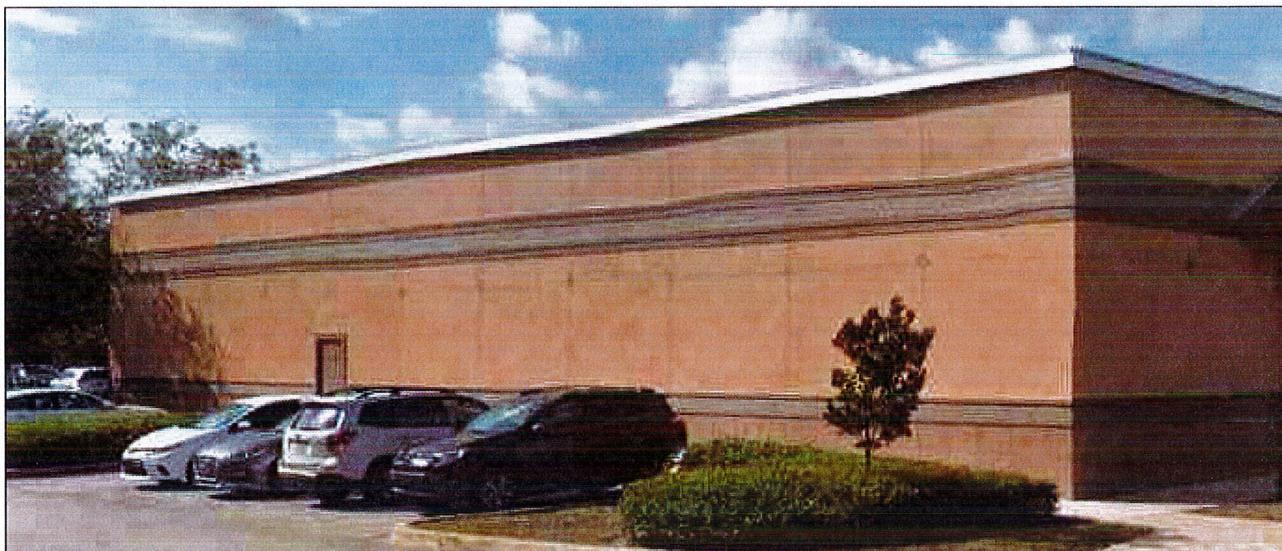
#### GENERAL NOTES

- 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.



 EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



 EXISTING EAST ELEVATION

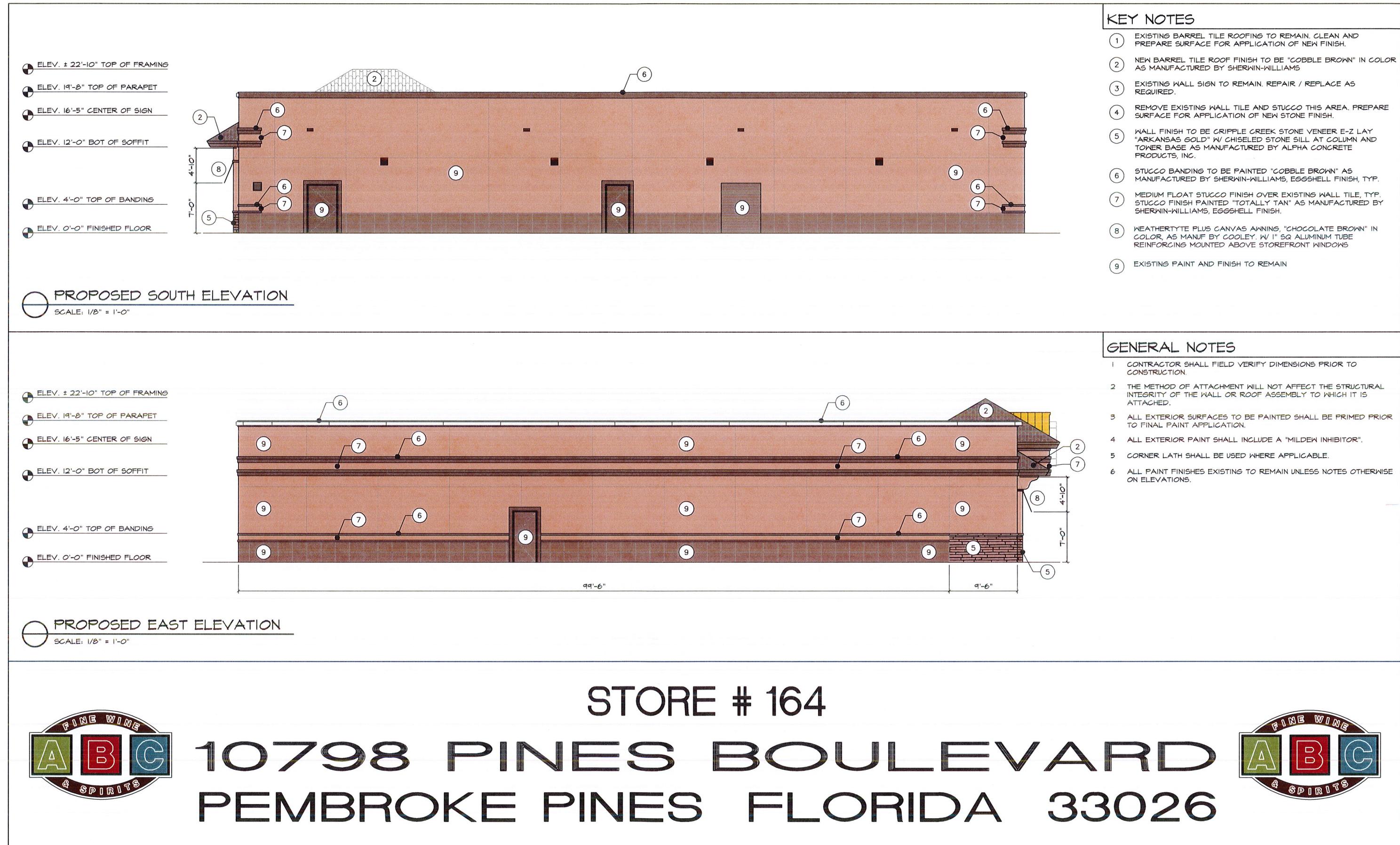
SCALE: 1/8" = 1'-0"

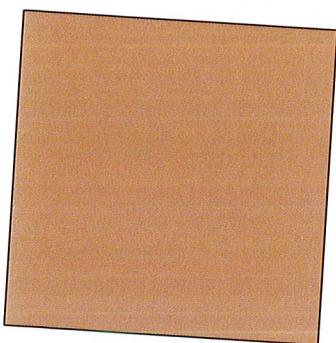
STORE # 164



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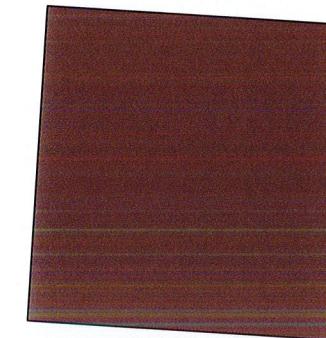






Manufacturer:  
Product Name:  
Color:

SHERWIN WILLIAMS  
Semi-Gloss Latex Paint  
Totally Tan SW-6115



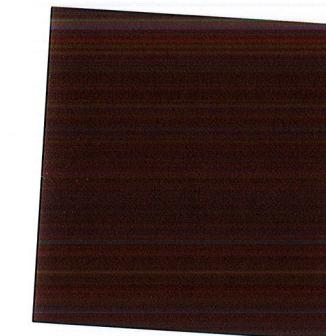
Manufacturer:  
Product Name:  
Color:

SHERWIN WILLIAMS  
Semi-Gloss Latex Paint  
Cobble Brown SW-6082



Manufacturer:  
Product Name:  
Color:

Alpha Concrete Products, Inc.  
Cripple Creek Stone Veneer  
Arkansas Gold



Manufacturer:  
Product Name:  
Color:

Cooley / Commercial Graphics  
Weathertyte Plus Canvas  
Chocolate Brown



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