





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

Summary

Agenda Date:	November 14, 2024	Application ID:	MSC 2024-0026
Project:	Big Lots Plaza	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Broward County Board of County Commissioners	Agent:	Mike Awad
Location:	7900-7996 Pines Blvd	District:	1
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2019-25, MSC 2017-17, SP 2013-03, SP 2008-05, SP 2004-18, SP 2000-66, SN 86-01, SP 85-22		
Applicant Request:	Architectural Modifications to Building (Replacement of air conditioner screening walls)		
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

Mike Awad, agent, is requesting approval for the replacement of screening walls for the existing Plaza (Big Lots Plaza), located at 7900 Pines Boulevard.

The applicant is requesting these modifications to address certain structural deficiencies to the main shopping center building identified as part of a 40-year structural review of the property.

The existing shopping center was approved through site plan SP 85-22. Modifications were made to the site in 2013 (Color change and installation of 2 monument signs) and in 2019 (Color change to the existing buildings and monument signs).

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- Replace the existing A/C screening wall (currently stucco and wood) with new metal screening wall on portions of the main shopping center building as depicted within the backup.
- The overall height of the impacted building elevations will decrease from 24' to 23' on areas of the north and west elevations and from 26'-3" to 25'-9" on the west elevation.
- The following colors are proposed for new screening wall:
 - Embossed stucco texture metal panel to match existing wall color SW 7022 (Alpaca).

A letter has been provided by an engineer (CRJ & Associates, Inc.) which supports the removal of parapet walls and the installation of the proposed screen wall system.

Staff notes that the freestanding multi-tenant outbuilding and outparcels (Hooters / Don Pepe) will not be changed as a result of this application.

No other site modifications are being proposed at this time.

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

Enclosed:

- Unified Development Application
- Letter from CRJ & Associates, Inc. (10/16/24)
- Memo from Planning Division (11/12/24)
- Memo from Planning Division (11/05/24)
- Memo from Zoning Division (11/04/24)
- Memo from Fire Prevention Bureau (11/04/24)
- Memo from Engineering Division (09/03/24)
- Miscellaneous Plan
- Subject Site Aerial Photo



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"/> 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: _____ Project #: PRJ 20____ - ____ Application #: _____

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

SECTION 1-PROJECT INFORMATION:Project Name: Big LotsProject Address: 7900-7996 Pines Blvd. Pembroke Pines, FL 33023Location / Shopping Center: SAMEAcreage of Property: _____ Building Square Feet: 84000

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

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: Village Shoppes/Big Lots Silvers Builders Real Estate Corp

Owner's Address: 3109 Sterling Road #200 Fort Lauderdale FL 33312

Owner's Email Address: martha@silverbuilders.com

Owner's Phone: 954-963-7500 Owner's Fax: _____

Agent: Suncon Inc

Contact Person: Mike Awad

Agent's Address: 5830 Miami Lakes Drive East Miami Lakes FL 33014

Agent's Email Address: mike@suncongc.com

Agent's Phone: 954-410-9645 Agent's Fax: _____

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: Retail

Land Use / Density: _____

Use: Retail

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: same

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: Retail

South: Zoning

East: Zoning

West: Retail

ADJACENT LAND USE PLAN

North: Same

South: Same

East: Same

West: Same

-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:

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)

40 Certification on existing AC screen wall deteriorated (age) Engineer recommended replacement with metal screen wall and panels.

Replacement of new AC screen wall.

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.

Kline MacThersey
Signature of Owner

10/17/2024
Date

Sworn and Subscribed before me this 17th day
of October, 20 24



Kendall Sharpe
Notary Public
State of Florida
Comm# HH111401
Expires 3/30/2025

\$
Fee Paid

Kendall Sharpe
Signature of Notary Public

3/30/2025
My Commission Expires

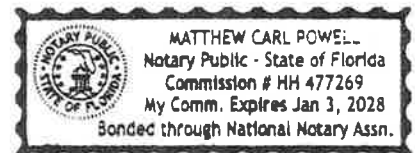
AGENT CERTIFICATION

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]
Signature of Agent

10/21/24
Date

Sworn and Subscribed before me this 21st day
of October, 20 24



Fee Paid

Matthew Powell
Signature of Notary Public

Jan 3rd 2028
My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: VILLAGE SHOPPES ASSOCIATES, LTD

Authorized Representative: _____

Application Number: CR24-10938

Application Request: ARCHITECTURAL REVIEW

I, Hal Cohen (print Applicant/Authorized Representative name), on behalf of H.A.U.L. Associates, Ltd., its General (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



Signature of Applicant or Applicant's
Authorized Representative

10-24-2024

Date

Hal Cohen

Print Name of Applicant/Authorized Representative



Wednesday, October 16, 2024

Pembroke Pines Planning & Economic Development
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025
Attn. Mr. Cole Williams, AICP (Senior Planner)
cwilliams@ppines.com
(954) 392-2100

**RE: Big Lots Plaza
7900-7996 Pines Blvd. Pembroke Pines, FL 33023
Removal and Replacement of Parapet Walls
Permit Application No. CR24-10938**

Mr. Williams:

This letter has been provided to support the removal of the existing plywood and stucco parapet walls and replacement with a modern light-weight aluminum system. The existing system was designed in the mid-1980's and has been found in unsatisfactory structural condition based on the 40-Year Recertification Report written by Mr. Gregorio Batista, P.E. of G. Batista Engineering & Construction 01/16/2024:

There is a screen wall on the roof that is part facade and part screen that hides the AC equipment on the roof. The entire screen wall is in a precarious structural state (wood trusses and sheathing).

Based on the 40-Year Report's findings, CRJ recommended that an in-kind construction would come into scrutiny in compliance with current wind load criteria within the 2023 Florida Building Code (FBC), 8th Edition, Structural Design, Section 1609 Wind Loads. Therefore, the Existing Parapet Walls will be removed, and a new Roof Screening System installed to meet the FBC 8th Edition. CRJ envisions that implementing a new modern system would provide the following benefits:

- Compliance with Building Code
- Modernizing Building Exterior
- Minimize Maintenance / Upkeep
- Avoidance of potential Hazard to Airport
- Removal of Dead Load on Existing Roof
- Utilizing Light-Weight Materials
- Eliminates Pigeon Nesting
- Overall Property Improvement

Sincerely,
CRJ & ASSOCIATES, INC.

Marc A. Fermanian, MSCE, P.E. – President
(P.E. License No. 52626)

cc: Martha Lacourt, Silver Builders Real Estate Corp.
Mike Awad, SUNCON, Inc.



PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 12, 2024

To: MSC 2024-0026

From: Julia Aldridge, Planner / Zoning Technician

Re: Big Lots Plaza Screen Wall

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 5, 2024
To: MSC 2024-0026
From: Julia Aldridge, Planner / Zoning Technician
Re: Big Lots Plaza @ 7900 Pines Boulevard

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

1. Provide the height of proposed screen wall and overall height of building.
2. Provide letter from the airport approving proposed height.
3. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
4. Resubmittal must include an itemized response to all comments made by DRC members.
5. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

MEMORANDUM

November 4, 2024

To: Julia Aldridge
Planner / Zoning Technician

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: MSC 2024-0024 (Big lots plaza)

Zoning has no comments regarding this application



DRC REVIEW FORM

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

PROJECT NAME: **Big Lots**
REFERENCE #: MSC 2024 - 26
DATE REVIEWED: 11/4/2024

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

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

DRC REVIEW FORM



September 3, 2024

Project: *BIG LOTS PLAZA AC SCREEN WALL*
City Reference Number: *MSC2024-0026*

To: Julia Aldridge, Planner / Zoning Technician
Planning and Economic Development Department

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

RECOMMENDATION:

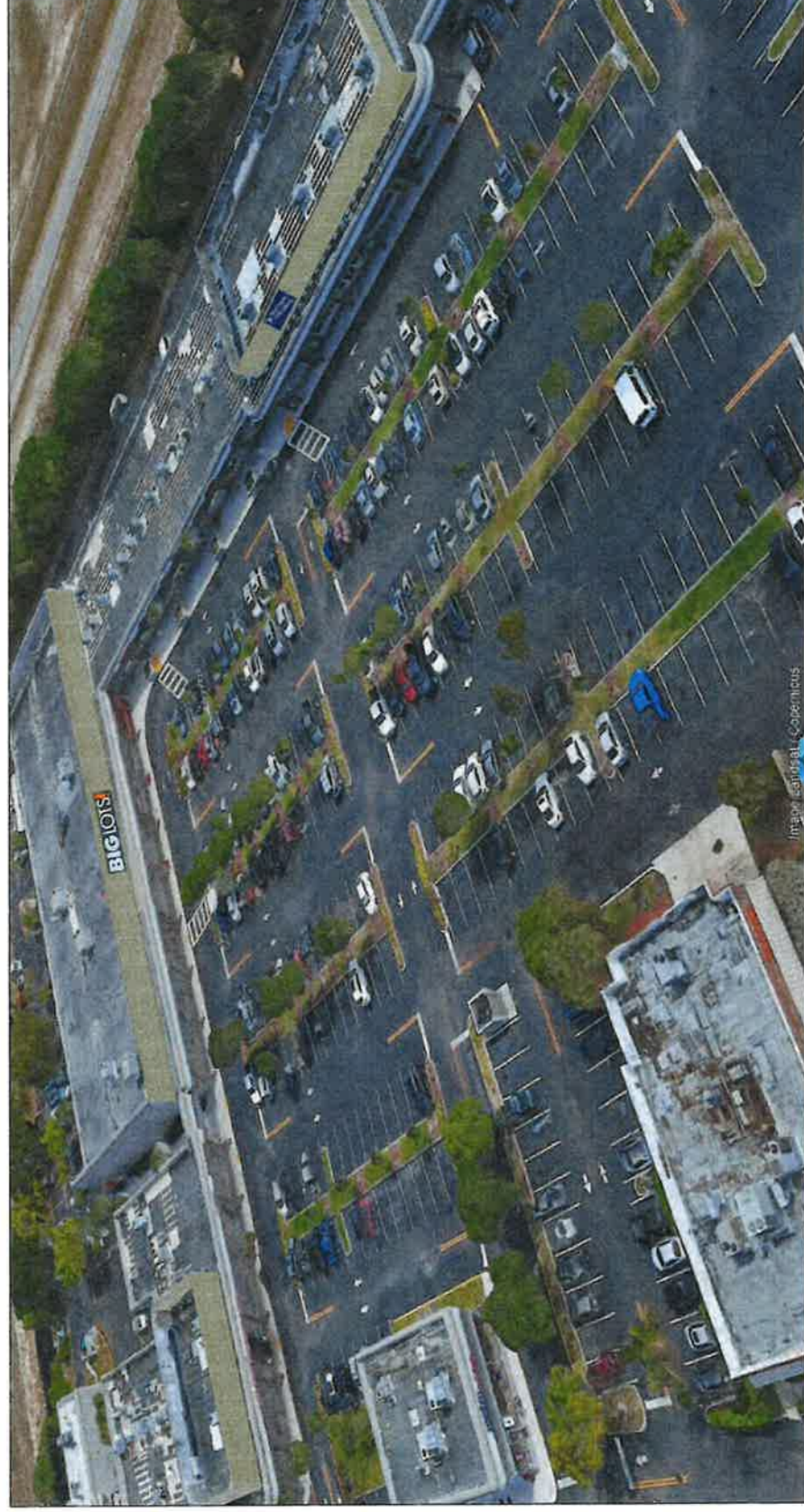
The Engineering Division takes 'No Exception' to the installation of the proposed Metal AC Screen Wall with Embossed Stucco Texture Panels along the roof of line of several buildings with the plaza and the proposed Metal AC Screen Wall installations are hereby recommended for 'Consideration' by the Planning and Zoning Board.

Big Lots AC Screen Wall

7900-7900 Pines

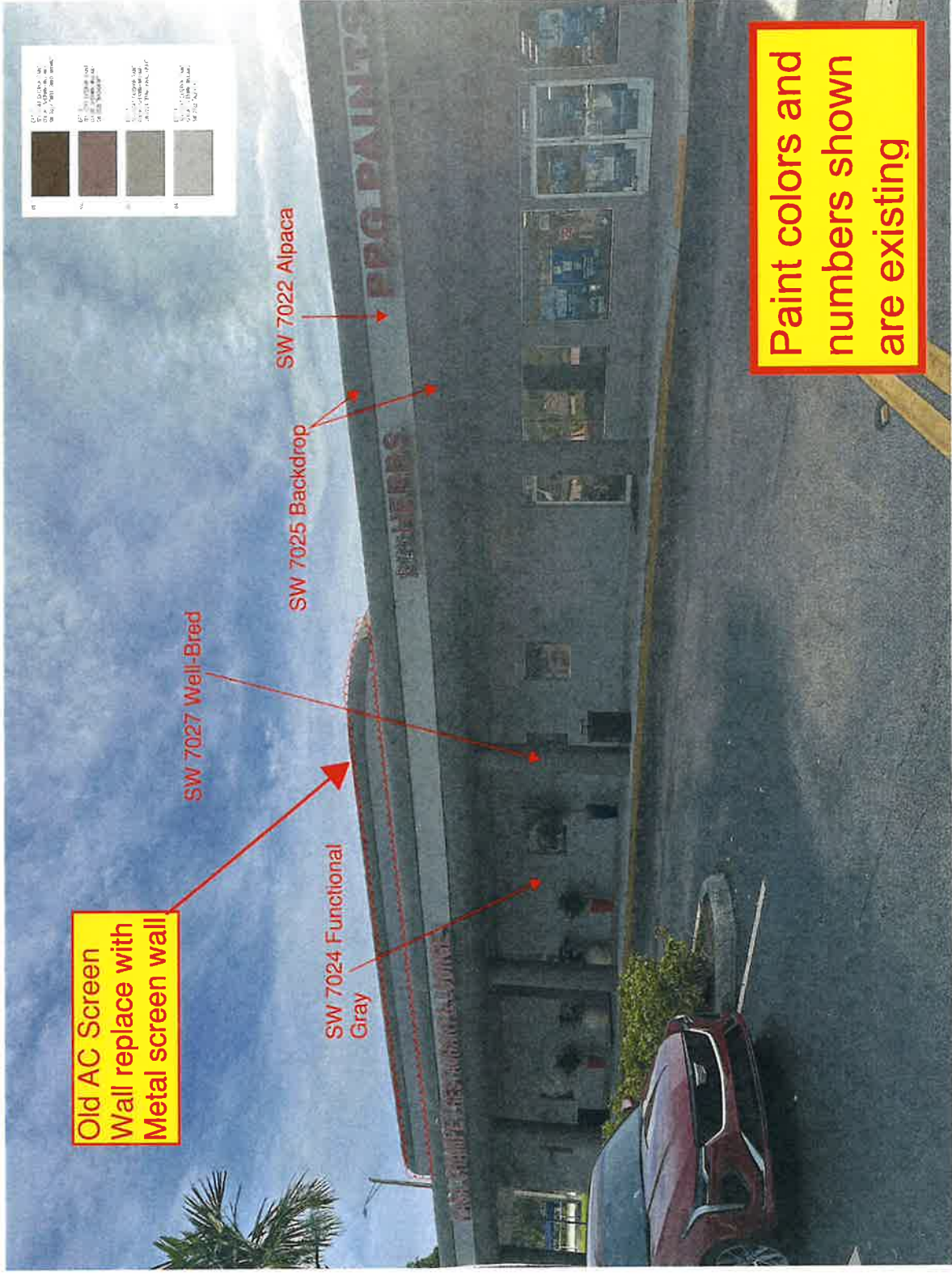
Bld. Pembroke Pines FL.

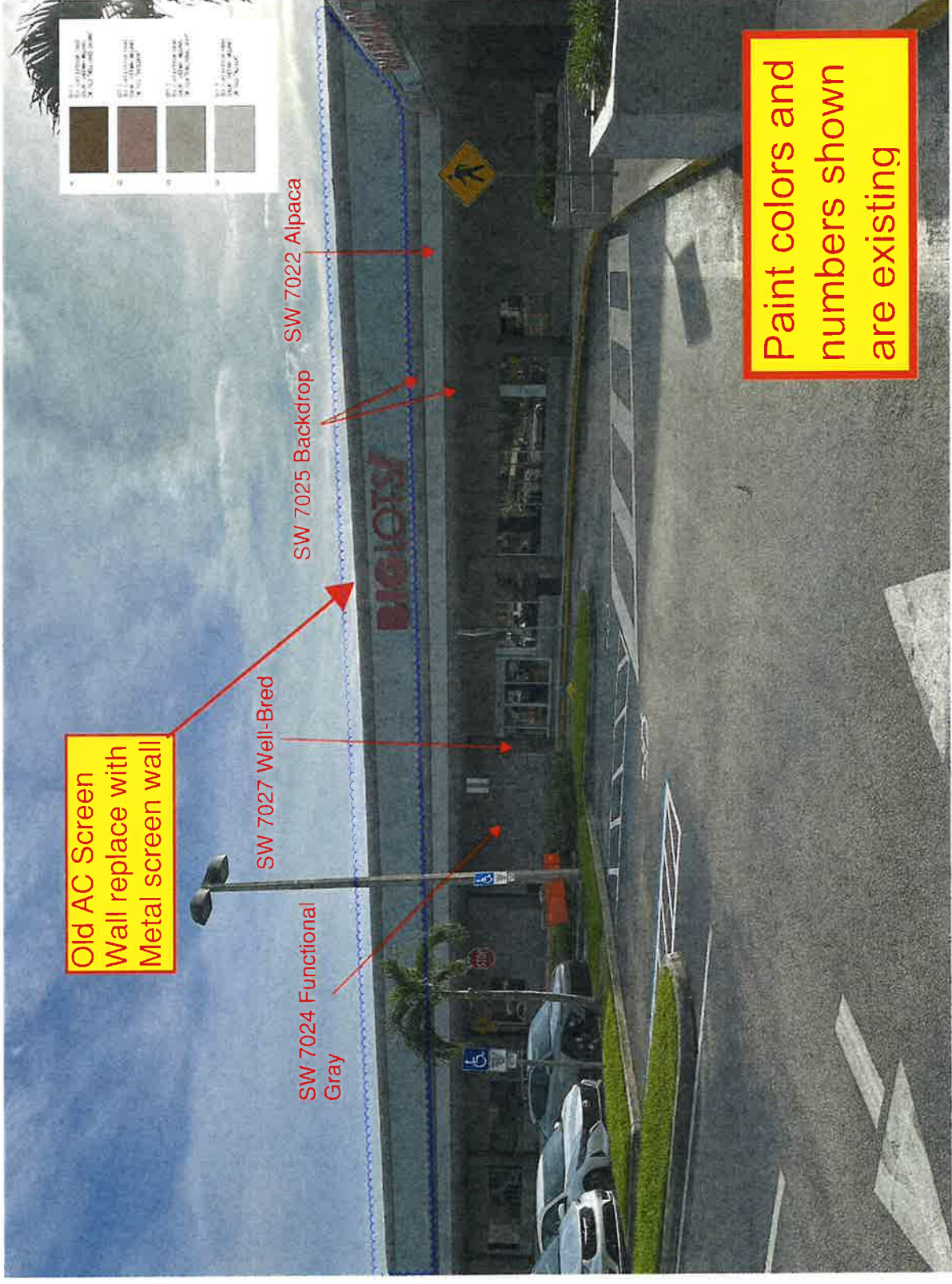
Big Lots Plaza Aerial View (Existing screen wall replace new metal screen wall)





PROPOSED ROOF SCREEN





Old AC Screen
Wall replace with
Metal screen wall

SW 7024 Functional
Gray

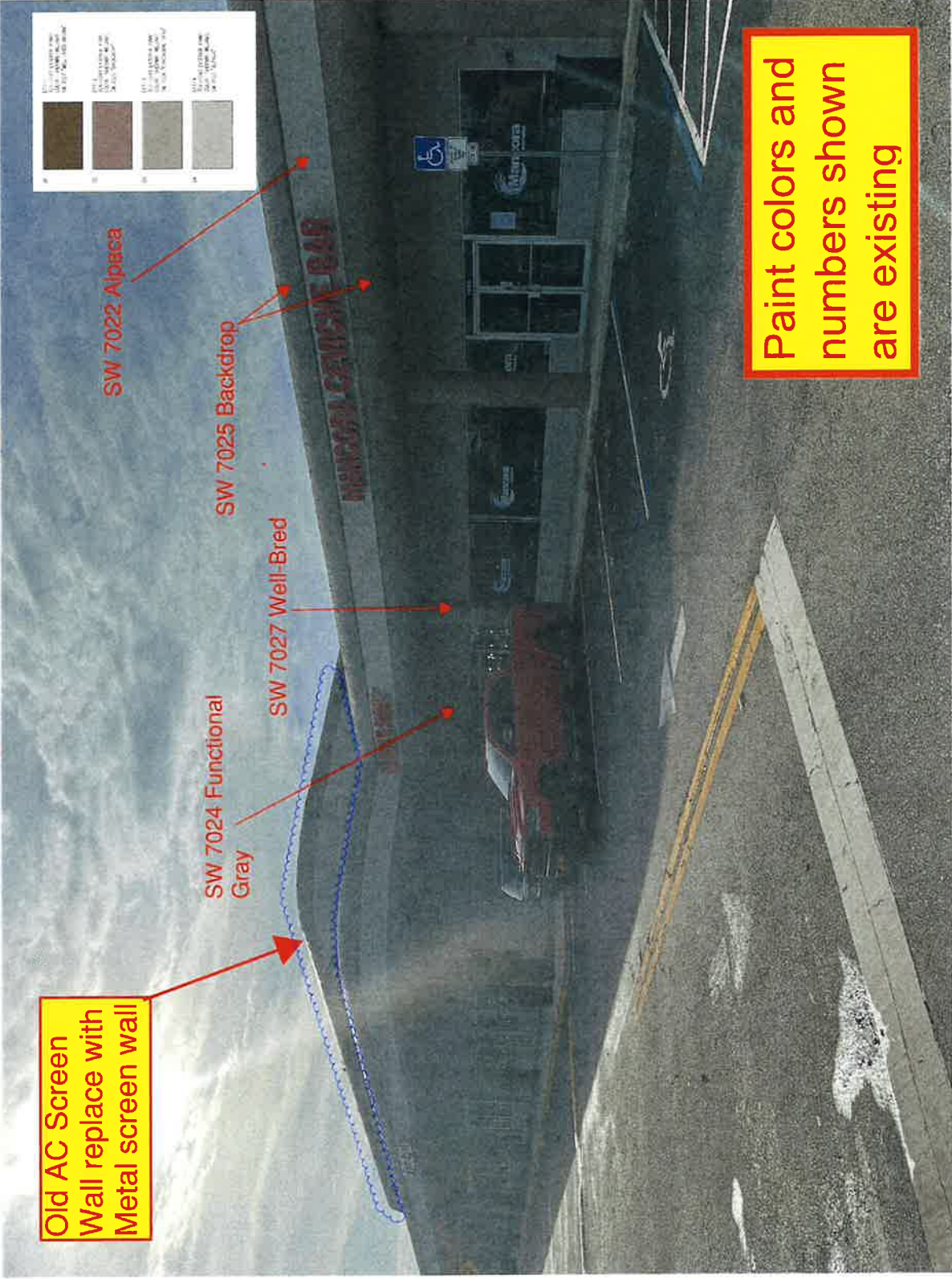
SW 7027 Well-Bred

SW 7025 Backdrop

SW 7022 Alpaca

Paint colors and
numbers shown
are existing





Old AC Screen
Wall replace with
Metal screen wall

SW 7022 Alpaca

SW 7024 Functional
Gray

SW 7027 Well-Bred

SW 7025 Backdrop

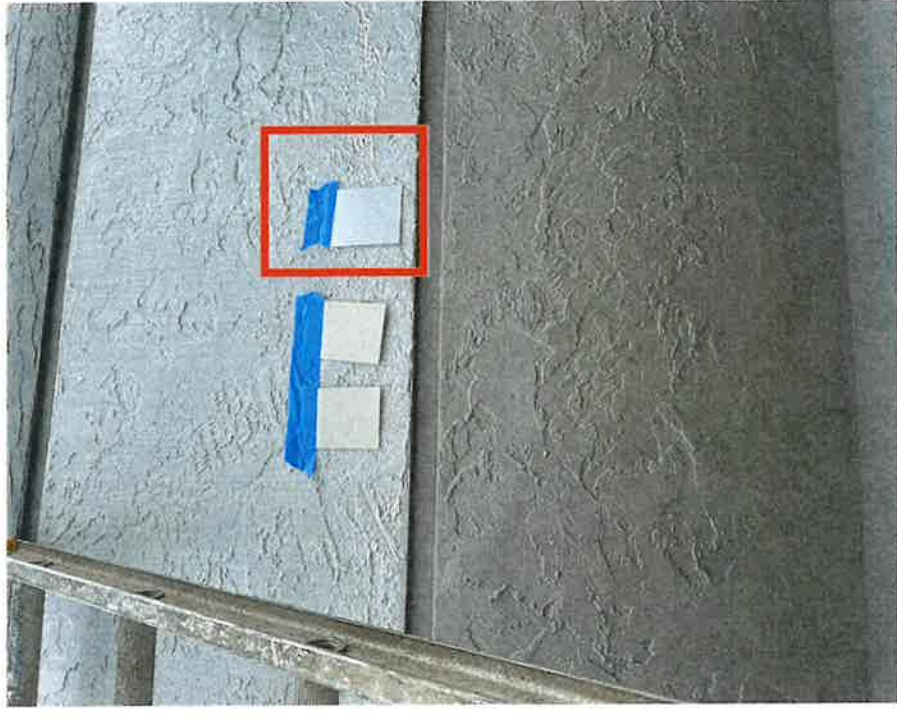
Paint colors and
numbers shown
are existing

New Screen wall example

Paint colors and
numbers shown
are existing



Example of Panel / Picture of metal color match



See next page for panel profile

BELVEDERE™ SERIES

SKU: BWR360, BWK360, BWG390, BWS391

MATERIAL

.032, **.040**, .050 aluminum

24, 22*, 20* ga. metallic coated steel

24, 22*, 20* ga. 55% Al-Zn alloy coated steel with acrylic coating

PANEL SPECS

Coverage:

36" (BWR360 & BWK360)

39" (BWG390)

39 3/8" (BWS391)

Minimum Length: 6'-0"

Depth:

1 1/2" (BWR360, BWK360, BWG390)

1 1/4" (BWS391)

AVAILABLE

Crimp-Curving (convex and concave)
(BWR360 & BWK360 only)

TEXTURE

Smooth or **Stucco Embossed**

 www.atas.com/belvedererib

 www.atas.com/belvedereshortrib

 www.atas.com/grandr

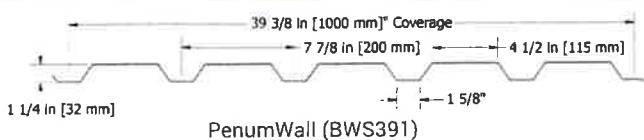
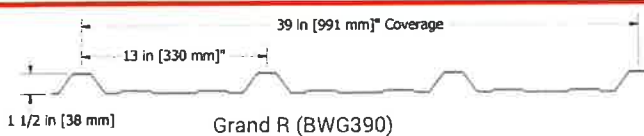
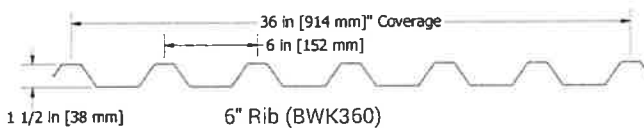
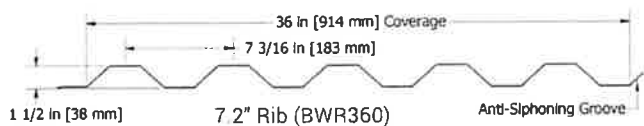
 www.atas.com/penumwall

7.2" Rib
(BWR360)

6" Short Rib
(BWK360)

Grand R
(BWG390)

PenumWall
(BWS391)



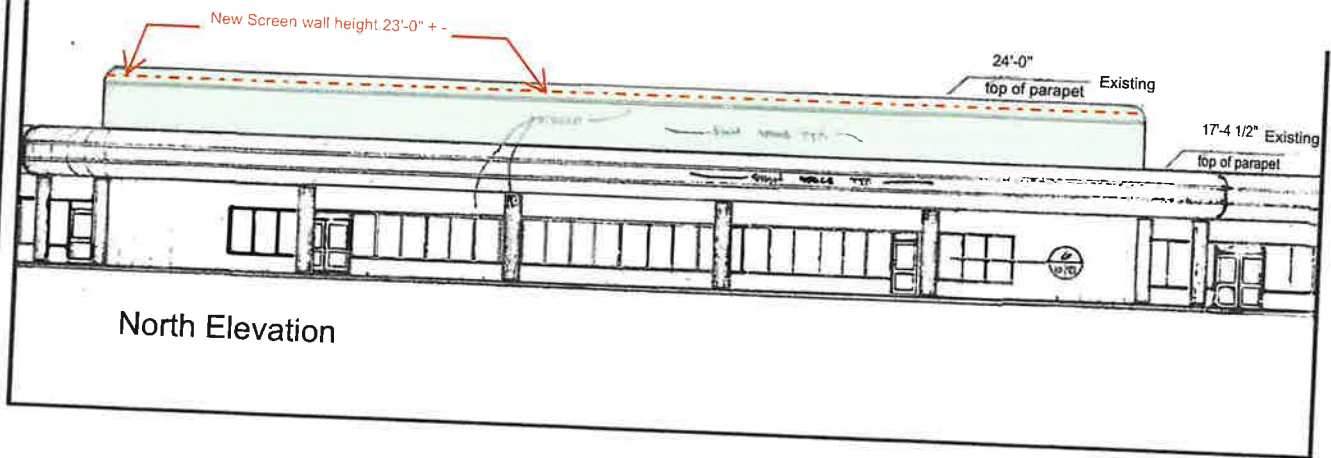
BARWAL, INC.
LAWRAP, INC.

2012 - 2013

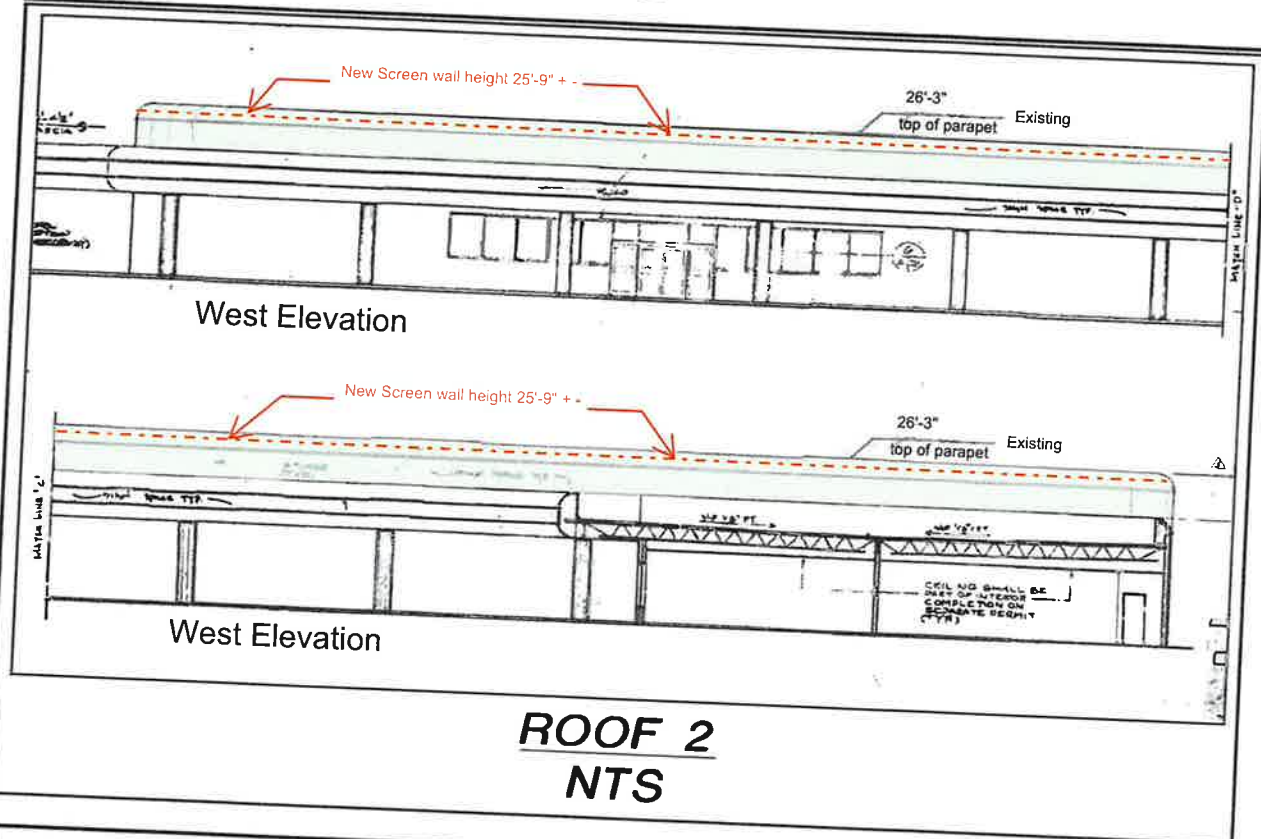
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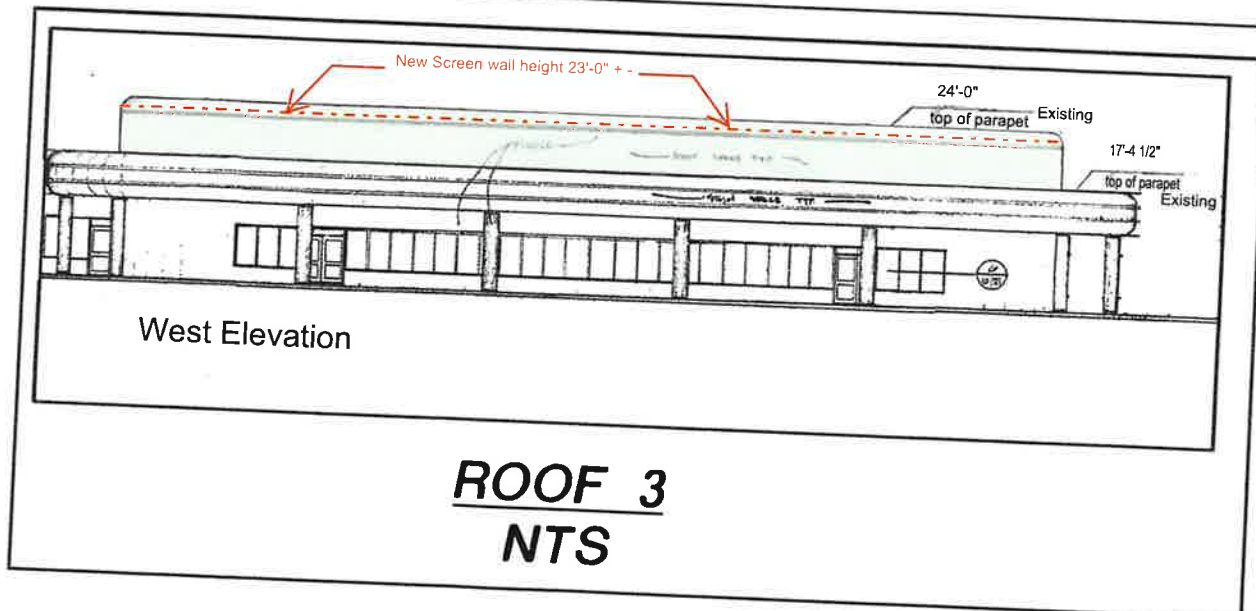
Sample of embossed stucco texture metal Panel



ROOF 1 NTS



ROOF 2 NTS



ROOF 3 NTS

SUBJECT SITE AERIAL PHOTO

Big Lots Plaza (MSC2024-0026)

