





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

Summary

| | | | |
|---------------------------------|---|--|-------------|
| Agenda Date: | December 9, 2021 | Application ID: | SP 2021-13 |
| Project: | Big Blue Swim School | Project Number: | PRJ 2021-15 |
| Project Planner | Cole Williams, Planner / Zoning Technician | | |
| Owner: | Pembroke Lakes Mall LTD | Agent: | Interplan |
| Location: | 11575 Pines Boulevard | | |
| Existing Zoning: | B-3 General Business | | |
| Existing Land Use: | Commercial | | |
| Reference Applications: | SN 2010-14, SP 96-78 | | |
| Applicant Request: | Addition, architectural and signage modifications. | | |
| 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

Interplan, agent, is requesting approval of an addition, architectural and signage modifications to the former Pier One Imports site located at 12151 Pines Boulevard. The proposed modifications are the result of a new tenant Big Blue Swim School.

The existing site was approved in 1996 through site plan application SP 96-78. Modifications were made to the site in 2010 (Signage modifications) through SN 2010-14.

BUILDINGS / STRUCTURES:

The applicant proposed the following modifications to the existing building:

- Enclose the existing 737 square foot exterior trash and storage space located at the northeast corner of the building to accommodate the interior pool. Staff has received confirmation that the proposed addition is consistent with the underlying plat.
- Installation of a CMU trash enclosure extending off the northeast corner of the building. The enclosure will have black metal gates.
- Installation of a new rear door located to the east of the trash enclosure.
- Modifications to the existing glass storefront on the west elevation to accommodate a new glass door.
- Installation of charcoal wall sconces around the building.
- Installation of new roof top mounted equipment to be screened from view by a white V6JF hurricane equipment screen
- The following colors are proposed for the building.
 - Main Body: Pantone 274 (Dark Blue)
 - Trim and Entryway: SW 7006 (Extra White)
 - Dumpster enclosure: Pantone 274 (Dark Blue).

SIGNAGE:

The following walls signs are proposed for the site:

- One, 40 square foot internally illuminated channel letter sign located on the north elevation reading, "Big Blue Swim School" in white and blue copy.
- One, 40 square foot internally illuminated channel letter sign located on the south elevation reading, "Big Blue Swim School" in white and blue copy.

The applicant proposes to reface the existing monument signs located adjacent to Pines Boulevard and the mall ring road. Each sign will feature 11.9 square feet of push thru copy reading, "Big Blue Swim School" in white and blue copy. The signs background and base will be painted Pantone 274 (Dark Blue).

PARKING

ADA improvements including striping, access, ramps and signage in the southern parking area are proposed, as required by the Engineering Division.

Based on the proposed use and the addition 34 parking spaces are required. A total of 40 parking spaces are provide onsite.

Staff recommendation: Approval

Enclosed:

Site Plan Application
Memo from Zoning Administrator (11/23/21)
Memo from Landscape Planner (11/23/21)
Memo from Planning Division (11/22/21)
Memo from Engineering Division (11/16/21)
Memo from Zoning Administrator (11/15/21)
Memo from Planning Division (11/15/21)
Memo from Engineering Division (9/28/21)
Memo from Zoning Administrator (9/21/21)
Memo from Landscape Planner (9/21/21)
Memo from Fire Prevention Bureau (9/15/21)
Memo from Planning Division (9/14/21)
Site 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 checked="" 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 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 foot 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 2021-15 Application #: SP2021-13

Date Submitted: 09/09/21 Posted Signs Required: (1) Fees: \$ 3,161

SECTION 1-PROJECT INFORMATION:Project Name: Big Blue Swim SchoolProject Address: 11575 Pines Boulevard Pembroke Pines, FL 33026Location / Shopping Center: Pembroke Pines MallAcreage of Property: _____ Building Square Feet: 9,096sfFlexibility Zone: N/A Folio Number(s): 514013130027Plat Name: PEMBROKE LAKES REGIONALCENTER Traffic Analysis Zone (TAZ): N/A**Legal Description:**

PEMBROKE LAKES REGIONALCENTER PART OF TRACT A DESC'D AS, COMM ATSE COR OF TR A, WLY ALG S/LFOR
1305.54 TOPOB, CONT W 164.00 N 241.45, ELY 46.61 TOP/C, NELY ARC DIST OF 89.67, S 42.59, ELY
38.93, S12.33, SE 21.61, SLY 85.24 WLY 26.11, SLY 37.00, ELY 4.11, SLY 55.31 TO POB AKA: PIER ONE
IMPORTSSITE

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 |
|------|-------------|---------|--------|----------------------------|------------------------|
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| | | | | | |
| | | | | | |
| | | | | | |

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Pembroke Lakes Mall, LTD. / Michael Meyman

Owner's Address: 11401 Pines Boulevard, Pembroke Pines FL, 33026

Owner's Email Address: Michael.meyman@brookfieldpropertiesretail.com

Owner's Phone: 954.436.3311

Owner's Fax: N/A

Agent: Interplan, LLC / Destinee Higdon

Contact Person: Destinee Higdon

Agent's Address: 220 E Central pkwy. Suite 4000 Altamonte Springs, FL 32701

Agent's Email Address: Dhigdon@interplanllc.com

Agent's Phone: 407.645.5008

Agent's Fax: 407.629.9124

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: _____

-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)

Interior tenant built-out of a new Big Blue Swim School in an existing building. Work includes: Partial demolition of an existing slab and walls to create space for a new swimming pool and deck area, new accessible restrooms, new interior finishes throughout space, reworking electrical service and devices for new layout, rework existing HVAC systems for new layout, reworking existing plumbing for new layout and new additional enclosed area with new roof and new trash enclosure.

Based on previous conversation with Cole Williams based on the proposed scope of work a site plan amendment is required.

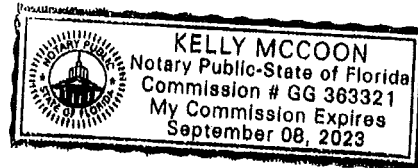
SECTION 7- PROJECT AUTHORIZATION

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.

Mrs. D. H. September 8th 2021
Signature of Owner Date

Sworn and Subscribed before me this 8th day
of September 20 21



Kelly McCoon 9/8/23
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] 09.08.2021
Signature of Agent Date

Sworn and Subscribed before me this 8th day
of September 20 21



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

MEMORANDUM

November 23, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-13 (PRJ 2021-15: Big Blue Swim School)

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

MEMORANDUM

November 23, 2021

To: Cole Williams
AICP, Planner

From: Sayleen Arocha
Landscape Planner/ Designer

Re: SP 2021-13 (PRJ 2021-15: Big Blue Swim School)

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

Landscape Comments:

1. Some hedges near the front entrance need to be replaced, per 155.670 (b), Hedges shall be properly maintained to keep a neat orderly appearance.
2. The base of all ground signs must be adequately landscaped, per 155.662 (c)(3) Landscape area must consist of 2 layers of shrubs, groundcover, annual 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.

Please consider the environment before printing this email.

Sayleen Arocha
Landscape Planner/ Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) • sarocha@ppines.com

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 22, 2021
To: SP 2021-13 file
From: Cole Williams, Planner / Zoning Technician
Re: Big Blue Swim School

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

ALL COMMENTS HAVE BEEN ADDRESSED

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



DRC REVIEW FORM

November 16, 2021

Project: *BIG BLUE SWIM POOL AT PEMBROKE LAKES MALL*
City Reference Number: *SP 2021-13 & PRJ 2021-15*

To: Cole Williams, Planner and Zoning Technician
Planning and Economic Development Department

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

RECOMMENDATION:

The Environmental Services/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 Permit will be required for construction of the site related improvements of the proposed project. Submittal of appropriate signed and sealed plans/details, Plans Review Fee and transmittal/cover letter will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the project for initiation of the plans review for the required Engineering Permit.

MEMORANDUM

November 15, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-13 (PRJ 2021-15: Big Blue Swim School)

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

1. Provide east and west elevations of building.
Provided in black and white. Need to also provide color elevations of east and west sides.
2. Provide detail(s) showing any new roof mounted equipment is screened from view for a 6' person at the property lines.
Provided detail for screening structure, however, there are no details/locations shown on any plans where it is being used.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 15, 2021
To: SP 2021-13 file
From: Cole Williams, Planner / Zoning Technician
Re: Big Blue Swim School

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

1. Provide public notice affidavit, see attached.
2. ~~Provide full detailed scope of work letter.~~
3. ~~Provide site plan with all site data.~~
4. ~~Total wall signage cannot exceed 80 square feet.~~
5. ~~No more than 40 square feet of signage shall be placed on the primary façade. Secondary Sign area shall be equal to or less than the sign on the primary façade.~~
6. ~~Provide details for both monument signs.~~
7. ~~Clarify the dimensions of the sign copy for the monument sign. Signage facing the ring road cannot exceed 16 square feet. Signage facing Pines Boulevard cannot exceed 24 square feet.~~
8. ~~Monument sign copy must be either push thru or pan formed.~~
9. Landscaping must installed around the monument sign. Landscaping must be 24" tall and have a 12" spread. **A note needs to be added to the sign package stating the landscaping will be installed and what type of landscaping.**
10. ~~Banners and window signage does not need Planning and Zoning Board approval please remove from the plans.~~
11. ~~Clarify the size of the supergraphic. Supergraphic cannot exceed 602 square feet.~~
12. ~~The supergraphic shall contain no lettering or business identification or logo or symbol used as a sign.~~
13. ~~Clarify the supergraphic will not be illuminated.~~
14. Please label all colors and materials on black and white AND color elevations. Finish schedule was missing from the plans. **Color elevations are needed for all elevations. East and West are missing.**
15. ~~Clarify the color of the new door in the rear.~~
16. ~~Clarify the CCT of new light fixtures. CCT cannot exceed 4,000k.~~
17. ~~Clarify that all new lighting is full cut and angled at 90 degrees.~~
18. ~~Provide new site data table with updated parking. 3.5 spaces per 1,000 square feet of floor area is required.~~
19. ~~Clarify if any changes are being made to the site lighting, if so provide photometric plans for the site as well as product sheets. Lighting cannot exceed a maximum of 12 f.c. F.c cannot exceed 0.5 at the property line~~
20. Clarify where the equipment will be staged during construction. **Please indicate on the plan.**

21. Clarify if any new roof top equipment is proposed. If so, provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637. **A section view of the rooftop equipment must be provided showing that it is screened from view.**
- ~~22. Provide letter detailing the sustainable practices utilized. Reference 155.6120 — 155.6123~~
- ~~23. Provide letter detailing the economic impact the swim school will have on the City.~~
- ~~24. Clarify if there will be any reserved parking for the swim school. Please reference code section 155.608.~~
- 25. Some parking spaces are shown at 18' spaces must be 19' long.**
26. Further comments may apply as more details are provided.
27. 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.
28. Please contact me prior to resubmittal 954-392-2100.

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

DRC REVIEW FORM



September 28, 2021

PROJECT: *BIG BLUE SWIM SCHOOL AT PEMBROKE LAKES MALL*
CITY REFERENCE NUMBER: *SP 2021-13 & PRJ 2021-15*

To: Cole Williams, Planner/Zoning Technician
Planning and Economic Development Department

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

COMMENTS:

GENERAL COMMENTS

1. General Comment – Per Engineering Standards, provide all plans an Engineering Scale not to exceed 1"=40' for continued Engineering DRC review. It is recommended that a Scale of 1"=20' be used for the Site Plan and the Engineering required Pavement Markings and Signage Plan.
2. Site Plan, Sheet T102 – Confirm the width of the parking access/drive aisle along the south side of the building. Based upon scaling the plan, its width is only approximately 19' and the typical required parking access/drive width is 24'. Please check the scale of the plan for a possible dimensional issue as the overall width of the southern parking area only scales 55' and with 18' long parking spaces the overall width should scale approximately 62' with a 24' minimum wide parking access/drive aisle.
3. General Comment – All Accessible Parking Spaces, Accessible Parking Access Aisles, Sidewalk Curb Ramps, Accessible Routes and Ramps must be ADA compliant per Florida Building Code (FBC), Sixth Edition, 'Accessibility'. Accordingly, all 'Accessibility Elements' for the project must be ADA compliant or risk a Code violation. Provide appropriate existing topographic information such as existing elevations, etc to allow

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

confirmation of ADA compliant 'Accessible Elements' or depict and denote on the plan the necessary site design modifications/improvements for ADA compliancy.

Note specific existing topographic information or proposed site design modifications/improvements for review and confirmation of ADA compliant 'Accessible elements may be deferred to Engineering Permit submittal to allow for field gathering of topographic survey information for ADA sloping verification and/or design modification use based upon a 'Conditional Engineering DRC Approval', if so requested in writing by the project representative/owner.

4. Site Plan, Sheet T102 – The proposed 'Accessible Route/Path' utilizing the Accessible Crossing of the parking lot by way of the existing Accessible Crossing serving the adjacent Buffalo Wild Wings facility and the resulting overall excessive length of this proposed 'Accessible Route/Path' is not acceptable. Provide an 'Accessible Path/Route' to the nearest public sidewalk along Pines Boulevard by way of the "shortest" distance from the designated Accessible Entry of the existing building that is designated to serve this facility only.

Note that the crossing of the parking access/drive aisle will be considered a 'Mid-Block' crossing (as it will most likely not be located at a Stop condition) and as such 10' wide 'Special Emphasis Crosswalk' markings and 'Accessible Crossing Warning Signage' are required to be provided per FDOT Design Manual, Section 230. (Refer to attached 'Exhibit 230-1' for additional information related to the required 'Special Emphasis Crosswalk' markings and 'Accessible Crossing Warning Signage' (W11-9 Sign with W16-7P Plaque) for each vehicular approach to the crossing.

5. Site Plan, Sheet T102 – Depict and denote all proposed Monument Signs on the plan. If the intent is to replace the existing Monument Sign within the terminal parking landscape island at the east side (exit side) of the parking driveway connection to the Mall's perimeter road, this it will be necessary to provide proper Sight Distance (Sight Triangle) for westbound approaching traffic along the Mall's perimeter road to insure the safety of vehicles exiting the driveway to go westbound on the Mall's perimeter road.

Provide confirmation that proper Sight Distance (Sight Triangle) per attached FDOT Design Manual Section 212.11 'Clear Sight Triangles' will be provided for vehicles exiting the site by way of the existing driveway westbound onto the Mall's perimeter road based upon the proposed site location/placement of the proposed Monument Sign at the aforementioned site location. Note that the typical 'Offset' of 14.5' from the edge of the adjacent travel lane of the Mall's perimeter road should be utilized for the assumed driver's stop position.

Provide a 'Sight Distance Plan' drawn to scale depicting the aforementioned required Sight Distance (Site Triangle) information per above mentioned FDOT criteria/requirements with the final placement/location of the proposed Monument Sign depicted and denoted/label on the plan.

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER
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6. General Comment - Note that all existing pavement markings and signage within the site must meet the current Broward County Traffic Engineering Division (BCTED) and Manual of Uniform Traffic Control Devices (MUTCD) standards as adopted by City Code. Accordingly, all existing pavement markings shall be 'refurbished'/redone and all existing vehicular and pedestrian traffic related signage (sign panel and support post) shall be replaced to address BCTED and/or MUTCD standards.

***NOTE** that all pavement markings and signage shall be field checked at the time of final Engineering Permit inspection to confirm compliance with BCTED and/or MUTCD standards. All non-compliant pavement markings and signage requiring correction/replacement based upon the final inspection will be required to be completed prior to Engineering sign-off/acceptance of the permitted parking related improvements and close-out of the Engineering Permit.*

7. General Comment – Sealcoating of the existing parking lot within the parcel limits will be required as part of the restoration of the pavement area and to allow for proper pavement markings 'refurbishment'/replacement. Accordingly, depict the limits of the required sealcoating on both the Site Plan and required Pavement Markings and Signage Plan. Denote the limits of sealcoating by way of 'Legend' item (hatching or shade).
8. General Comment – The following existing vehicular and pedestrian traffic related pavement markings and signage items must be refurbished and/or replaced per BCTED/MUTCD standards or applicable City standards, as required for Code compliance and to address current Engineering Standards:
- Pavement markings (striping) for all existing parking spaces for the facility. Depict the parking space pavement markings (striping) per City Standard R-32, 'Accessible Parking Space Details and R-41, 'Standard Parking Space Details and place the typical Concrete Wheel Stop with the parking space to provide a minimum 2' overhang from the face/front of the Wheel Stop to the front of the parking space.

Note that all parking spaces are required to have two (2) stripes, including those abutting a landscape island. Clearly depict the Accessible Parking Access Aisle pavement markings with three (3) evenly spaced White Diagonals and applicable stall striping and Accessible Parking symbol.

- Replacement of all existing 'Stop Sign' assemblies (sign panel and support post) within the parking lot limits and at the parking access driveway connection to the Mall's perimeter road to meet BCTED standards. The new 'Stop Signs' shall be denoted as 'R1-1 'Stop Sign (30"x30")'.
- Replacement of existing 'Stop Bar' and Double Yellow Centerline pavement markings at all 'Stop' conditions within the parking lot limits and at the access driveway connection to the Mall's perimeter road to meet BCTED standards. These pavement markings shall be denoted as '24" Stop Bar and 25' of 6" Double Yellow Centerline Markings with

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER
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Yellow/Yellow RPM @ 20' O.C. and the RPMs must be correctly depicted along the Double Yellow Centerline Markings.

Note that the current location of the 'Stop Bar' within the parking access driveway connection to the Mall's perimeter road does not comply with BCTED standards. The new 'Stop Bar' and 'Stop Sign' at this location must be a minimum of 4' back from the edge of the travel lane of the Mall's perimeter road.

Replacement of existing 'Fire Lane' markings and signage per City Standard R-43, 'Fire Lane'

9. General Comment – The attached 'City Accessibility and Pavement Markings and Signage Requirements Notes' must be reflected on both the Site Plan and Engineering required Pavement Markings and Signage Plan.
10. Site Plan, Sheet T102 – 'Key Note #14' refers to the patch and repair of the existing pavement associated with a new sanitary sewer line installation. Note that the location of the new sanitary sewer line and associated pavement repair need to be reflected on the plan for review purposes and the plan currently does not reflect this information or the 'Key Note' number designation. Note that City Standard R-38, 'Pavement Restoration For Local Roads And Parking Lots' will be applicable to this installation and required pavement patch/repair, if the installation of the sanitary sewer lines fall within an existing asphalt pavement area.
11. General Comment – Based upon a field review of the existing parking lot conditions, areas of pavement deterioration were observed around or at the existing drainage inlets and in the rear parking area that will be required to be repaired. In addition, any broken wheel stops and cracked curbing or sidewalk will also be required to be replaced and repaired, respectively.

Depict and denote/label on the Site Plan and Pavement Marking and Signage Plan the areas of asphalt/pavement, curbing and sidewalk repairs. Note that all 'Asphalt/Pavement Repairs' must be in accordance with the applicable City Standard.

Note that all asphalt/pavement, curbing and sidewalk repairs and wheel stop replacements may be deferred to Engineering Permit submittal to allow for time to gather field data for plan purposes based upon a 'Conditional Engineering DRC Approval', if so requested in writing by the project representative/owner.

12. General Comment – The following City Standards and Notes and BCTED Details Notes must be reflected on the "Site Details" Sheets required to be included in the plans set:

R-32, 'Accessible Parking Space Details' (Sheet 1 & 4 of 4 - markings & signage use only)

R-41, 'Standard parking Space Details' (Sheet 1 of 3 - markings use only)

R-26, 'Concrete Curbs'

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

R-28, 'Concrete Sidewalk'
R-43, 'Fire Lane Markings and Signage'
R-44, 'Pavement Restoration for Local Roads and Parking Lots'
R-47, 'Asphalt/Pavement Repair'
BCTED 'Pavement Markings and Signs Details' sheet
BCTED 'Ground Signs Assembly Details' sheet
BCTED 'Stop and Street Sign Identification Assembly Detail' sheet

Note that PDFs of the above noted BCTED Details sheets have been attached for use. Both the PDFs and CADD drawing files for the above noted City Standards can be downloaded by way of the following "ShareFile Link":

<https://www.ppines.com/1434/Engineering-Design-Standards-Manual>

13. Site Plan, Sheet T102 – The Site Plan must accurately depict and denote the following required information, plus any additional typical information required per Planning criteria/requirements:

- Typical dimensions (width and length) of the existing parking spaces per each given area of parking spaces along with widths of existing parking access aisles/drive lanes and parking access driveway connection to the Mall's perimeter road
- Replacement vehicular and pedestrian traffic related pavement markings and signage
- Replacement striping for all parking spaces, including Accessible Parking Spaces
- Proposed amended Accessible Path/Route to the nearest public sidewalk along Pines Boulevard
- Location of proposed Monument Signs
- Site Distance (Site Triangle) if applicable to proposed Monument Sign placement at parking access driveway connection to Mall's perimeter road
- Proposed asphalt/pavement and curbing repairs and wheel stop replacement

NOTE that an Engineering Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans to scale and reflective of the existing site and adjacent Mall road conditions along with the Plans Review Fee along with the appropriate Transmittal will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Construction Permit.

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

MEMORANDUM

September 21, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-13 (PRJ 2021-15: Big Blue Swim School)

The following are my comments regarding the above Site Plan:

1. Provide new site data showing building square footage, required parking, provided parking, etc. due to building addition.
2. Provide new floor plan of building.
3. Supergraphics are limited to 25% of front façade square footage or a maximum of 602 sq. ft.
($112' \times 21.5' = 2,408$ sq. ft. facade; $2,408$ sq. ft. $\times 25\% = 602$ sq. ft.)
4. Signage allowed on building is a total of 80 sq. ft. front and back, with maximum of 40 sq. ft. on primary façade.
5. Provide elevations of both front and back monument signs with sign area delineated. Pines Boulevard sign limited to 24 sq. ft. maximum and ring road sign limited to 16 sq. ft. maximum.
6. Wall signs must be pan formed, routed out lettering, or some other type of three dimensional design.
7. Window signage is limited to 20% of window area, but does not need a permit or approval with Site Plan. Remove from plans.
8. Temporary "Coming Soon", "Now Open", etc. banner type signs are limited to 32 sq. ft. and allowed for maximum of 90 days after installation. Note: These do need a Building Permit to install.
9. Provide east and west elevations of building.
10. Provide all color names, color numbers, finishes, materials, etc. on all elevations of building.
11. Provide letter from Waste Pro approving dumpster enclosure location and refuse collection plan.
12. Confirm color temp of new wall sconces. Detail shows both 3000K and 4000K.
13. Are there any proposed changes to parking lot lighting poles/fixtures? If so, provide all details and include a new Photometric Plan.
14. Provide detail(s) showing any new roof mounted equipment is screened from view for a 6' person at the property lines.
15. Contact Sherrell Jones-Ruff, in Building Division @ (954) 682-3725, to set up pre-app meeting(s) with the Building Department to review Building Permit submittal/review process.
16. Based on responses, additional, or modified, comments may be made.

Please contact me with any questions.

MEMORANDUM

September 21, 2021

To: Cole Williams
Planner & Zoning Specialist

From: Christian Zamora
Planner/ Zoning Specialist

Re: (SP2021-13) Big Blue Swim School (formerly known as Pier One Imports)

DRC #: 1

The City of Pembroke Pines Planning Division has conducted a courtesy landscape inspection and found the following items need to be addressed prior this property is found in compliance for the proposed project:

1. Need to provide Landscape Plan:

- Any missing trees or shrubs lost during the years will need to be replaced. Staff recommends reviewing previously approved landscape plans to assure nothing is missing. (Landscape Plans for SP 96-78 are included)
 - Per City Landscape Code, the base of all ground signs must be adequately landscaped. Need to show, incorporate in design.
 - Landscape area must consist of 2 layers of shrubs, groundcover, annual or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement, please provide. (Not less than 24" @ 12' spread, when installed - City Code 155.664)
2. Please note that mitigation may be required as per code; for every 1 hardwood tree removed 1.5 hardwood trees must be planted as mitigation and for every 1 palm removed 1 palm is required as mitigation.
 3. If any replacement tree to be installed, must provide root barrier in parking lot islands or any other tree with aggressive root systems closer than 10' to a structure.
 4. Any landscape remove during construction must be replaced.
 5. Existing Trees, plans need to be properly trimmed and pruned with proper horticultural practices. City Code 155.664
 6. All landscape beds need to be fertilized, mulched.
 7. Irrigation check will take place at the time of installation. Please make sure all irrigation is working.

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.

CHRISTIAN ZAMORA

Planner, Zoning Specialist, Planning and Economic Development Department
954.392.2100 (Office) - czamora@ppines.com
City Hall Hours: Monday to Thursday 7am to 6pm Closed Friday
Consider the environment before printing this email.

DRC REVIEW FORM

**PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU**

FIRE PLANS EXAMINER BY Daniel Almaguer, Division Chief / Fire Marshal
Dalmaguer@ppines.com, (954) 499-9557

PROJECT NAME: Big Blue Swim School
REFERENCE #: SP 2021 - 13
DATE REVIEWED: 09/15/2021

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

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

NOTE, ANY ADDITIONAL CHANGES/ALTERATIONS TO THE EXTERIOR OF THE BUILDING WILL REQUIRE ADDITIONAL FIRE REVIEW, THIS SITE PLAN DOES NOT APPEAR TO AFFECT AND OR MODIFY FIRE ACCESS

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 14, 2021
To: SP 2021-13 file
From: Cole Williams, Planner / Zoning Technician
Re: Big Blue Swim School

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

1. Provide public notice affidavit, see attached.
2. Provide full detailed scope of work letter.
3. Provide site plan with all site data.
4. Total wall signage cannot exceed 80 square feet.
5. No more than 40 square feet of signage shall be placed on the primary façade. Secondary Sign area shall be equal to or less than the sign on the primary façade.
6. Provide details for both monument signs.
7. Clarify the dimensions of the sign copy for the monument sign. Signage facing the ring road cannot exceed 16 square feet. Signage facing Pines Boulevard cannot exceed 24 square feet.
8. Monument sign copy must be either push thru or pan formed.
9. Landscaping must installed around the monument sign. Landscaping must be 24" tall and have a 12" spread.
10. Banners and window signage does not need Planning and Zoning Board approval please remove from the plans.
11. Clarify the size of the supergraphic. Supergraphic cannot exceed 602 square feet.
12. The supergraphic shall contain no lettering or business identification or logo or symbol used as a sign.
13. Clarify the supergraphic will not be illuminated.
14. Please label all colors and materials on black and white AND color elevations. Finish schedule was missing from the plans.
15. Clarify the color of the new door in the rear.
16. Clarify the CCT of new light fixtures. CCT cannot exceed 4,000k.
17. Clarify that all new lighting is full cut and angled at 90 degrees.
18. Provide new site data table with updated parking. 3.5 spaces per 1,000 square feet of floor area is required.
19. Clarify if any changes are being made to the site lighting, if so provide photometric plans for the site as well as product sheets. Lighting cannot exceed a maximum of 12 f.c. F.c cannot exceed 0.5 at the property line
20. Clarify where the equipment will be staged during construction.
21. Clarify if any new roof top equipment if proposed. If so, provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.
22. Provide letter detailing the sustainable practices utilized. Reference 155.6120 – 155.6123

23. Provide letter detailing the economic impact the swim school will have on the City.
24. Clarify if there will be any reserved parking for the swim school. Please reference code section 155.608.
25. Further comments may apply as more details are provided.
26. 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.
27. Please contact me prior to resubmittal 954-392-2100.

SUBJECT SITE AERIAL PHOTO

Big Blue Swim School (SP 2021-13, PRJ 2021-15)

