
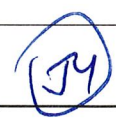


City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	December 9, 2021	Application ID:	SP 2021-16
Project:	Champs	Project Number:	PRJ 2021-18
Project Planner	Cole Williams, Planner / Zoning Technician		
Owner:	El Dorado Enterprises of Miami, Inc, a Florida Corporation	Agent:	Jen Ronneburger
Location:	12151 Pines Boulevard		
Existing Zoning:	B-3 General Business		
Existing Land Use:	Commercial		
Reference Applications:	SN 2014-17, SN 2014-11, SN 2003-11, SN 95-05, SP 93-54		
Applicant Request:	Architectural, landscape, parking lot and lighting 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

Jen Ronneburger, agent, is requesting approval of architectural, landscape, parking lot and lighting modifications to the former Golfsmith site located at 12151 Pines Boulevard. The proposed modifications are the result of a new tenant Champs.

The existing site was approved in 1993 as Sears HomeLife through site plan application SP 93-54. Modifications were made to the site in 2014 (Signage modifications) through SN 2014-17.

BUILDINGS / STRUCTURES:

The applicant proposed the following modifications to the existing building:

- Remove the decorative EFIS arches and squares on the east elevation. The areas will be patched and infilled to create a flat surface.
- Infill of the archways located at the top of the entryway on the east elevation.
- The following colors and materials are proposed for the building.
 - Main Body: BM OC-149 (Decorator's White)
 - North Elevation: BM 2066-10 (Blue), BM 2118-10 (Universal Black)
 - Entryway Upper Façade: BM 2066-10 (Blue), BM 2118-10 (Universal Black)
 - Trim: BM 2066-10 (Blue)
 - Dumpster enclosure: BM OC-149 (Decorator's White)
- Addition of 12 wall sconces around the building.

LANDSCAPING:

The following landscaping is proposed for the property.

- 182 trees consisting of the following species: Southern Live Oak, Buttonwood, West Indian Mahogany, Laurel Oak, Royal Poinciana, Japanese Privet, Sabal Palm, Washington Palm, Royal Palm, Foxtail and Queen Palm.
- 1937 shrubs consisting of the following species: Cocoplum, Ixora, Crinum Lily, Seagrape, Silver Buttonwood, Philodendron, Giant Lily Turf, Aztec Grass, Eugenia, Wax Myrtle.

SIGNAGE:

The following modifications are proposed for the existing monuments:

- Pines Boulevard
 - Remove the existing dimensional letters to be replaced with 11.17 square feet of non-illuminated dimensional letters reading, "Champs x Eastbay Sports" in white and yellow copy on a black and blue background. The base of the sign will be painted cream.
- Ring Road
 - Replace the existing panel with a 5.83 square foot pan form sign reading, "Champs x Eastbay Sports" in white and yellow copy on a black and blue background. The base of the sign will be painted cream.

The applicant proposed the following supergraphic

- One, 994.74 square foot vinyl supergraphic consisting of students and athletes playing various sports located on the north elevation. City Code permits allows up to 995.5 square feet of supergraphic which can be placed on any elevation.

The following walls signs are proposed for the site:

- East Elevation
 - One, 26.51 square foot non-illuminated pin mounted channel letter sign reading, "Pines Knows Game." in black copy.
 - One, 164.05 square foot internally illuminated channel letter sign reading, "Champs x Eastbay Sports" in white and yellow copy. The channel letters will be placed on a non-illuminated black and blue EPS backer.
 - One, 30.34 internally illuminated channel letter sign. The sign will be a white and yellow "X" consistent with company branding.
- West Elevation
 - One, 80.39 square foot internally illuminated channel letter sign reading, "Champs x Eastbay Sports" in white and yellow copy. The channel letters will be placed on a non-illuminated black and blue EPS backer.

In total 301.82 square feet of wall signage is being proposed for the site. City Code permits a maximum of 80 square feet of wall signage for the site, of which no more than 40 square feet may be place on the primary façade. For this site the primary façade is the south elevation. The applicant is proposing the following variances, which are being heard tonight.

- ZV 2021-14 to allow a maximum of 301.83 square feet
- ZV 2021-15 to allow the wall signage allowed on the primary (southern) façade to be placed on the eastern elevation.

Should the request variances be denied or modified tonight the applicant will propose signage that is consistent with the Planning and Zoning Board decision.

PARKING:

Based on the proposed use 120 parking spaces are required for the site. A total 180 parking spaces are proposed for the site. The following modifications are proposed:

- ADA signage and marking improvements.
- Remove the existing 7 ADA parking spaces to be replaced and relocated with 6 ADA parking spaces to the southernmost parking row adjacent to the building. A minimum of 6 ADA spaces is required based on the total number of parking spaces provided on site.
- Installation of 3 short-term parking spaces
- Installation of 1 bicycle rack capable of storing 3 bicycles

OTHER SITE FEATURES:

The applicant proposes to remove and replace the parking lot light fixtures with 4,000K full cutoff LED fixtures.

Staff recommendation: Approval

Enclosed:

Site Plan Application
Memo from Planning Division (11/23/21)
Memo from Planning Division (11/16/21)
Memo from Landscape Planner (11/16/21)
Memo from Engineering Division (11/15/21)
Memo from Zoning Administrator (11/15/21)
Memo from Planning Division (11/9/21)
Memo from Landscape Planner (11/9/21)
Memo from Zoning Administrator (11/9/21)
Memo from Landscape Planner (10/20/21)
Memo from Fire Prevention Bureau (10/20/21)
Memo from Zoning Administrator (10/19/21)
Memo from Planning Division (10/13/21)
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 20 21 - 18 Application #: SP 2021-16
Date Submitted: 10/11/21 Posted Signs Required: (1) Fees: \$ 3,286

SECTION 1-PROJECT INFORMATION:Project Name: ChampsProject Address: 12151 Pines Boulevard, Pembroke Pines, FLLocation / Shopping Center: Pembroke Lakes MallAcreage of Property: 3.967 ac. Building Square Feet: 34,176Flexibility Zone: N/A Folio Number(s): 514013130023Plat Name: A portion of Pembroke Lake Regional Center, Plat Book 127 - Page 50 Traffic Analysis Zone (TAZ): Preexisting retail store with same traffic conditions since build

Legal Description:

Retail Store

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: El Dorado Enterprises of Miami, Inc, a Florida Corporation

Owner's Address: 1260 NW 72nd Ave. Miami, FL 33126

Owner's Email Address: lorenzo@climaxpropertygroup.com

Owner's Phone: 305-430-4780

Owner's Fax: _____

Agent: FRITZGERALD MASSOW PERMIT X INC

Contact Person: FRITZGERALD MASSOW

Agent's Address: 7923 NW 195 TER MIAMI, FL 33015

Agent's Email Address: MPERMX@GMAIL.COM

Agent's Phone: 305-710-1118

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: B-3

Use: General Business

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: Retail

Land Use / Density: B-3

Use: General Business

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: _____

This is an existing stand-alone retail building, and the client is proposing to remove the decorative (non-structural) stucco maroon “eyebrow” feature, infill decorative stucco maroon squares and infill arches, all to match and be aligned with the face of the adjacent existing façade profile and finish. The client will repair the existing stucco façade in damaged areas and repaint the building white with blue accents.

The signage that is shown on the elevations is for reference only. All signage will be filed under a separate permit by the sign vendor for review and approval.

[illegible]

SECTION 7- PROJECT AUTHORIZATION

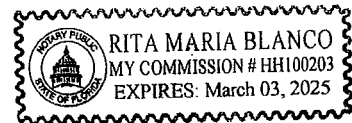
OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Owner

10-8-2021
Date

Sworn and Subscribed before me this 8th day
of October, 2021



Fee Paid

Rita M Blanco
Signature of Notary Public

03-03-2025
My Commission Expires

AGENT CERTIFICATION

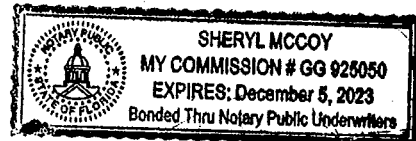
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Agent

10-11-2021
Date

FL DL M250-240-63-2920
exp 8/13/25

Sworn and Subscribed before me this 11th day
of October, 2021



n/a
Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 23, 2021
To: SP 2021-16 file
From: Cole Williams, Planner / Zoning Technician
Re: Proposed Champs

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

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 16, 2021
To: SP 2021-16 file
From: Cole Williams, Planner / Zoning Technician
Re: Proposed Champs

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.~~ **Ongoing**
2. ~~Provide full detailed scope of work letter.~~
3. ~~Provide Color elevations with all colors and materials labeled on the plans. Elevations must be provided for all sides of the building~~
4. ~~Include black and white elevations of all side of the building.~~
5. ~~Include details of the dumpster enclosure and the colors that it will be painted.~~
6. ~~Clarify if the gates being updated for the dumpster enclosure, if so the gates must be metal.~~
7. ~~Provide material board with physical copies of all paint chips and materials to be used.~~
Not provided, must be provided prior to the Planning and Zoning Board Meeting.
8. Clarify if you are updating the site lighting. Foot candles cannot exceed 12 and must be .5 at the property line. CCT cannot exceed 4,000k and the fixtures must be full cutoff angled at 90 degrees. **Add note to plans that fixtures are full cutoff. Provide specification sheets for parking lot LED fixtures. Based on response the comment should have been addressed on Sheet E2.0 however this sheet was not provided. Additionally, the specification sheet for the parking lot LED fixtures was not provided.**
9. ~~Provide specification sheets for new wall sconces. Lighting must meet the same standards referenced above.~~
10. ~~Regional Mall Outparcels and Regional Mall Freestanding Buildings were clarified with updated Land Development Code adopted April 21, 2021:~~
 - a. ~~**Regional Mall Ourparcels:** This site was previously allowed signage based on it being a Regional Mall Outparcel and was allowed a 24 sq. ft. monument sign on Pines Blvd., a 16 sq. ft. monument sign on the Mall Ring Road and a maximum of 80 sq. ft. of building signage (for two (2) signs) with the primary façade sign being a maximum of 40 sq. ft.~~
 - b. ~~**Regional Mall Freestanding Building:** Under current LDC regulations this building is considered a Regional Mall Freestanding Building and would be allowed wall and monument signage as a Freestanding Building. This allows 120 total square feet of signage for the site; maximum 24 sq. ft. monument sign on Pines Blvd., maximum 60 sq. ft. sign on primary façade and remaining 32 sq. ft. to be divided on remaining three (3) sides of building.~~
 - c. ~~Either "a", as being "grandfathered", OR "b", to bring site into conformance with new code, can be chosen for this project.~~

d. ~~Variance in process for signage~~

11. ~~Landscaping must installed around the monument sign. Landscaping must be 24" tall and have a 12" spread.~~
12. ~~Monument sign copy must be either push thru or pan formed.~~
13. ~~Wall signage Letter height cannot exceed 48"~~
14. ~~Clarify if any directional signage is being installed. Signs cannot exceed 1.5 square feet.~~
15. ~~Provide details and illumination methods for all signs. All cabinet signs must be either pan formed or have routed letters~~
16. ~~Clarify the area of the primary façade (South elevation). The proposed supergraphic cannot exceed 25% of the area of the primary façade. **South elevation was not provide. This is needed to confirm the supergraphic does not exceed code allowances. Square footage of the southern elevation cannot be squared off. The square footage should be calculated in the same way the east façade was done on page 5 of the signage plan.**~~
17. ~~The supergraphic shall contain no lettering or business identification or logo or symbol used as a sign.~~
18. ~~Clarify the supergraphic will not be illuminated.~~
19. ~~Provide new site data table with existing parking counts and required based on proposed use. 3.5 spaces per 1,000 square feet of floor area is required.~~
20. ~~Short term parking spaces cannot exceed 3 totals spaces. Spaces must be surplus. **Signs for short term parking spaces cannot exceed 1.5 square feet each.**~~
21. ~~Parking spaces must be 9'x19'.~~
22. ~~Consider adding bicycle racks.~~
23. ~~Clarify where the equipment will be staged during construction. **A minimum 20' clear passageway needs to be provide for fire access. Please relocate or indicate on the plans.**~~
24. ~~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.~~
25. ~~Provide letter detailing the sustainable practices utilized. Reference 155.6120 — 155.6123. **Not provided**~~
26. ~~Provide letter detailing the economic impact the proposed store will have on the City. **Not provided.**~~
27. ~~**Update wall signage to include the backers as part of the sign square footage.**~~
28. ~~**Consider utilizing pin mounted letters for the "Pines Knows Game" sign.**~~
29. ~~Further comments may apply as more details are provided.~~
30. ~~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.~~
31. ~~Please contact me prior to resubmittal 954-392-2100.~~

MEMORANDUM

November 16, 2021

To: Cole Williams
Planner / Zoning Technician

From: Sayleen Arocha
Landscape Planner

Re: (SP 2021-16) Champs

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 Inspection Comments:

All landscape comments have been addressed at this time.

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
Please consider the environment before printing this email.

MEMORANDUM

November 15, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-16 (PRJ 2021-18: Champs)

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

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



DRC REVIEW FORM

November 15, 2021

Project: *CHAMPS SPORTS*

City Reference Number: *SP 2021-16 & PRJ 2021-18*

**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 is required for construction of the proposed project's site related improvements. 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 proposed project for initiation of the plans review for approval for Engineering Permit. A separate permit submittal to the Environmental Services/Engineering Division will be necessary, in addition to the submittal to the Building Department for any permits required to be processed through the Building Department.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 9, 2021
To: SP 2021-16 file
From: Cole Williams, Planner / Zoning Technician
Re: Proposed Champs

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. **Ongoing**
2. ~~Provide full detailed scope of work letter.~~
3. ~~Provide Color elevations with all colors and materials labeled on the plans. Elevations must be provided for all sides of the building~~
4. ~~Include black and white elevations of all side of the building.~~
5. ~~Include details of the dumpster enclosure and the colors that it will be painted.~~
6. ~~Clarify if the gates being updated for the dumpster enclosure, if so the gates must be metal.~~
7. Provide material board with physical copies of all paint chips and materials to be used.
Not provided, must be provided prior to the Planning and Zoning Board Meeting.
8. Clarify if you are updating the site lighting. Foot candles cannot exceed 12 and must be .5 at the property line. CCT cannot exceed 4,000k and the fixtures must be full cutoff angled at 90 degrees. **Add note to plans that fixtures are full cutoff. Provide specification sheets for parking lot LED fixtures.**
9. ~~Provide specification sheets for new wall sconces. Lighting must meet the same standards referenced above.~~
10. Regional Mall Outparcels and Regional Mall Freestanding Buildings were clarified with updated Land Development Code adopted April 21, 2021:
 - a. **Regional Mall Ourparcels:** This site was previously allowed signage based on it being a Regional Mall Outparcel and was allowed a 24 sq. ft. monument sign on Pines Blvd., a 16 sq. ft. monument sign on the Mall Ring Road and a maximum of 80 sq. ft. of building signage (for two (2) signs) with the primary façade sign being a maximum of 40 sq. ft.
 - b. **Regional Mall Freestanding Building:** Under current LDC regulations this building is considered a Regional Mall Freestanding Building and would be allowed wall and monument signage as a Freestanding Building. This allows 120 total square feet of signage for the site; maximum 24 sq. ft. monument sign on Pines Blvd., maximum 60 sq. ft. sign on primary façade and remaining 32 sq. ft. to be divided on remaining three (3) sides of building.
 - c. Either “a”, as being “grandfathered”; **OR** “b”, to bring site into conformance with new code, can be chosen for this project.
 - d. **Variance in process for signage**
11. ~~Landscaping must installed around the monument sign. Landscaping must be 24” tall and have a 12” spread.~~

- ~~12. Monument sign copy must be either push thru or pan formed.~~
- ~~13. Wall signage Letter height cannot exceed 48"~~
- ~~14. Clarify if any directional signage is being installed. Signs cannot exceed 1.5 square feet.~~
- ~~15. Provide details and illumination methods for all signs. All cabinet signs must be either pan formed or have routed letters~~
16. Clarify the area of the primary façade (South elevation). The proposed supergraphic cannot exceed 25% of the area of the primary façade. **South elevation was not provide. This is needed to confirm the supergraphic does not exceed code allowances.**
- ~~17. The supergraphic shall contain no lettering or business identification or logo or symbol used as a sign.~~
- ~~18. Clarify the supergraphic will not be illuminated.~~
- ~~19. Provide new site data table with existing parking counts and required based on proposed use. 3.5 spaces per 1,000 square feet of floor area is required.~~
20. Short-term parking spaces cannot exceed 3 totals spaces. Spaces must be surplus. **Signs for short term parking spaces cannot exceed 1.5 square feet each.**
- ~~21. Parking spaces must be 9'x19'.~~
- ~~22. Consider adding bicycle racks.~~
23. Clarify where the equipment will be staged during construction. **A minimum 20' clear passageway needs to be provide for fire access. Please relocate or indicate on the plans.**
- ~~24. 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.~~
25. Provide letter detailing the sustainable practices utilized. Reference 155.6120 – 155.6123. **Not provided**
26. Provide letter detailing the economic impact the proposed store will have on the City. **Not provided.**
27. **Update wall signage to include the backers as part of the sign square footage.**
28. **Consider utilizing pin mounted letters for the "Pines Knows Game" sign.**
29. Further comments may apply as more details are provided.
30. 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.
31. Please contact me prior to resubmittal 954-392-2100.

MEMORANDUM

November 9, 2021

To: Cole Williams
Planner / Zoning Technician

From: Sayleen Arocha
Landscape Planner

Re: (SP 2021-16) Champs

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 Inspection Comments:

1. *Sheet TS-1, tree numbers 103, 104, and 105 are called out for removals on the tree disposition chart (TS-2), yet do not show as removals on plans please revise.*
2. *Sheet LP-1, revise plant list as per 155.657(A)(8) A proposed plant list by symbol, quantity, required specifications, native or non-native, **drought tolerance, mature canopy spread, total mature canopy spread proposed on site**, and botanical and common names. The plant list shall be indicated on all planting sheets. (bolded are missing sections on plant list)*
3. *Sheet LP-1, revise quantities on both plans and plant list, OAK states 8 on plans yet show 9, CHR states 347 yet show 137 on plans, please revise.*

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
Please consider the environment before printing this email.

MEMORANDUM

November 9, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-16 (PRJ 2021-18: Champs)

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

- ~~1. Supergraphics do not meet City Code. Below are Land Development Code regulations pertaining to Supergraphics:~~

~~155.6100 Permanent Signs — Supplemental Regulations~~

~~(H) Supergraphics. Supergraphics are permitted by approval of the Planning and Zoning Board. The criteria for supergraphics are as follows:~~

- ~~1. The proposed general design, arrangement, texture, material, colors, lighting, placement, and the appropriateness of the proposed supergraphic must rationally relate to other signs and the other structures, both on the premises and in the surrounding areas.~~
- ~~2. The supergraphic shall contain no lettering or business identification or logo or symbol used as a sign.~~
- ~~3. The number of items (scenes, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer and shall avoid visual clutter.~~
- ~~4. The shape of the supergraphic shall not create visual clutter.~~
- ~~5. The size, style, and location of the supergraphic shall be appropriate to the activity of the message.~~
- ~~6. The supergraphic shall complement the building and adjacent buildings by being designed and placed to enhance the structure.~~
- ~~7. The supergraphic should be consolidated into a minimum number of elements.~~
- ~~8. No additional or increased lighting shall be permitted which would cause attention to be focused upon the supergraphic. Normal wall lighting, at the intensity as for unadorned walls, may be provided.~~
- ~~9. The supergraphic may be placed on any building face but shall not exceed 25% of the area of the primary building face.~~

2. Regional Mall Outparcels and Regional Mall Freestanding Buildings were clarified with updated Land Development Code adopted April 21, 2021:
 - a. **Regional Mall Ourparcels:** This site was previously allowed signage based on it being a Regional Mall Outparcel and was allowed a 24 sq. ft. monument sign on Pines Blvd., a 16 sq. ft. monument sign on the Mall Ring Road and a maximum of 80 sq. ft. of building signage (for two (2) signs) with the primary façade sign being a maximum of 40 sq. ft.
 - b. **Regional Mall Freestanding Building:** Under current LDC regulations this building is considered a Regional Mall Freestanding Building and would be allowed wall and monument signage as a Freestanding Building. This allows 120 total square feet of signage for the site; maximum 24 sq. ft. monument sign on Pines Blvd., maximum 60 sq. ft. sign on primary façade and remaining 32 sq. ft. to be divided on remaining three (3) sides of building.
 - c. Either "a", as being "grandfathered"; OR "b", to bring site into conformance with new code, can be chosen for this project.
11/9/2021 – Provided signage based on "a", however, provide cleaner sign details showing all dimension of signs, including backer panels, and provide a sign chart showing square footages of all signs to clarify amount of signage.
3. ~~Provide color elevations of building in addition to the black and white elevations.~~
4. ~~Provide all color names, color numbers, finishes, materials, etc. on all elevations of building (on both color elevations and black and white elevations).~~
5. Provide sign package showing dimensions, square footages, etc. of all proposed wall signs, monument signs, directional signs (if provided), etc.
11/9/2021 – See Comment #2 response.
6. ~~Will there be any changes to site lighting? Including adding poles/fixtures, replacing fixtures to LED on existing poles, etc.? If so, provide details/cutsheets of all new fixtures showing 90 degree/cut off fixtures with a maximum of 4,000K temp., and new Photometric Plan showing maximum 12 ft. candle reading in parking lot and a maximum .5 ft. candles at property lines.~~
7. ~~Include details of any under canopy lighting showing they are recessed.~~
8. ~~Will there be any new/replacement roof mounted equipment? If so, provide details showing all equipment screened from view from a 6' person at the property lines.~~
9. ~~Provide updated parking Site Data chart based on current code requirement of 3.5 parking space/1,000 sq. ft. of building.~~
10. ~~Site Plan (Sheet C1.0) shows spots being restriped due to ADA spaces moving at 9' x 18'. Code requires 9' x 19' parking spaces. Note: Original Site Plan for Sears Homelife (SP 93-54) showed spaces at 19' long.~~
11. ~~Provide updated Landscape Plan.~~
12. ~~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.~~
13. Based on responses, addition, or modified, comments may be made.

Please contact me with any questions.

MEMORANDUM

October 20, 2021

To: Cole Williams

From: Sayleen Arocha
Landscape Planner

Re: (SP 2021-16) Champs

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 Inspection Comments:

1. *As per landscape ordinance, 155.670 (F), Property owner shall remove dead trees and their stumps, hazardous trees, or hazardous part(s) of the tree from the owner's property or the swale abutting owner's property upon notice by the City. The property owner shall apply for a tree removal permit prior to the removal of any tree. Upon the approval of the tree removal permit, you will have 90 days to remove and mitigate the tree as per permit specifications.*
2. *As per landscape ordinance, 155.670 (B), Property owner shall maintain their lawn, hedges, trees, plants, ground covers and all other landscaping components free of refuse and unsightly debris, and present the property in a healthy, neatly trimmed fashion. Hedges shall be properly maintained to keep a neat orderly appearance and shall not exceed six feet in height for residential and eight feet for nonresidential properties.*

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
Please consider the environment before printing this email.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Brian Nettina, Assistant Fire Marshal
bnettina@ppines.com
954.499.9566

PROJECT NAME: Champs

REFERENCE #: SP 2021 - 16

DATE REVIEWED: 10/20/2021

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

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

MEMORANDUM

October 19, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SP 2021-16 (PRJ 2021-18: Champs)

The following are my comments regarding the above Site Plan:

1. Supergraphics do not meet City Code. Below are Land Development Code regulations pertaining to Supergraphics:

155.6100 Permanent Signs – Supplemental Regulations

(H) Supergraphics. Supergraphics are permitted by approval of the Planning and Zoning Board. The criteria for supergraphics are as follows:

- 1. The proposed general design, arrangement, texture, material, colors, lighting, placement, and the appropriateness of the proposed supergraphic must rationally relate to other signs and the other structures, both on the premises and in the surrounding areas.*
- 2. The supergraphic shall contain no lettering or business identification or logo or symbol used as a sign.*
- 3. The number of items (scenes, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer and shall avoid visual clutter.*
- 4. The shape of the supergraphic shall not create visual clutter.*
- 5. The size, style, and location of the supergraphic shall be appropriate to the activity of the message.*
- 6. The supergraphic shall complement the building and adjacent buildings by being designed and placed to enhance the structure.*
- 7. The supergraphic should be consolidated into a minimum number of elements.*
- 8. No additional or increased lighting shall be permitted which would cause attention to be focused upon the supergraphic. Normal wall lighting, at the intensity as for unadorned walls, may be provided.*
- 9. The supergraphic may be placed on any building face but shall not exceed 25% of the area of the primary building face.*

2. Regional Mall Outparcels and Regional Mall Freestanding Buildings were clarified with updated Land Development Code adopted April 21, 2021:
 - a. **Regional Mall Ourparcels:** This site was previously allowed signage based on it being a Regional Mall Outparcel and was allowed a 24 sq. ft. monument sign on Pines Blvd., a 16 sq. ft. monument sign on the Mall Ring Road and a maximum of 80 sq. ft. of building signage (for two (2) signs) with the primary façade sign being a maximum of 40 sq. ft.
 - b. **Regional Mall Freestanding Building:** Under current LDC regulations this building is considered a Regional Mall Freestanding Building and would be allowed wall and monument signage as a Freestanding Building. This allows 120 total square feet of signage for the site; maximum 24 sq. ft. monument sign on Pines Blvd., maximum 60 sq. ft. sign on primary façade and remaining 32 sq. ft. to be divided on remaining three (3) sides of building.
 - c. Either “a”, as being “grandfathered”; **OR** “b”, to bring site into conformance with new code, can be chosen for this project.
3. Provide color elevations of building in addition to the black and white elevations.
4. Provide all color names, color numbers, finishes, materials, etc. on all elevations of building (on both color elevations and black and white elevations).
5. Provide sign package showing dimensions, square footages, etc. of all proposed wall signs, monument signs, directional signs (if provided), etc.
6. Will there be any changes to site lighting? Including adding poles/fixtures, replacing fixtures to LED on existing poles, etc.? If so, provide details/cutsheets of all new fixtures showing 90 degree/cut off fixtures with a maximum of 4,000K temp., and new Photometric Plan showing maximum 12 ft. candle reading in parking lot and a maximum .5 ft. candles at property lines.
7. Include details of any under canopy lighting showing they are recessed.
8. Will there be any new/replacement roof mounted equipment? If so, provide details showing all equipment screened from view from a 6' person at the property lines.
9. Provide updated parking Site Data chart based on current code requirement of 3.5 parking space/1,000 sq. ft. of building.
10. Site Plan (Sheet C1.0) shows spots being restriped due to ADA spaces moving at 9' x 18'. Code requires 9' x 19' parking spaces. Note: Original Site Plan for Sears Homelife (SP 93-54) showed spaces at 19' long.
11. Provide updated Landscape Plan.
12. 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.
13. Based on responses, addition, or modified, comments may be made.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 13, 2021
To: SP 2021-16 file
From: Cole Williams, Planner / Zoning Technician
Re: Proposed Champs

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 Color elevations with all colors and materials labeled on the plans. Elevations must be provided for all sides of the building
4. Include black and white elevations of all side of the building.
5. Include details of the dumpster enclosure and the colors that it will be painted.
6. Clarify if the gates being updated for the dumpster enclosure, if so the gates must be metal.
7. Provide material board with physical copies of all paint chips and materials to be used.
8. Clarify if you are updating the site lighting. Foot candles cannot exceed 12 and must be .5 at the property line. CCT cannot exceed 4,000k and the fixtures must be full cutoff angled at 90 degrees.
9. Provide specification sheets for new wall sconces. Lighting must meet the same standards referenced above.
10. Regional Mall Outparcels and Regional Mall Freestanding Buildings were clarified with updated Land Development Code adopted April 21, 2021:
 - a. **Regional Mall Ourparcels:** This site was previously allowed signage based on it being a Regional Mall Outparcel and was allowed a 24 sq. ft. monument sign on Pines Blvd., a 16 sq. ft. monument sign on the Mall Ring Road and a maximum of 80 sq. ft. of building signage (for two (2) signs) with the primary façade sign being a maximum of 40 sq. ft.
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 - c. Either “a”, as being “grandfathered”; **OR** “b”, to bring site into conformance with new code, can be chosen for this project.
11. Landscaping must installed around the monument sign. Landscaping must be 24” tall and have a 12” spread.
12. Monument sign copy must be either push thru or pan formed.
13. Wall signage Letter height cannot exceed 48”

14. Clarify if any directional signage is being installed. Signs cannot exceed 1.5 square feet.
15. Provide details and illumination methods for all signs. All cabinet signs must be either pan formed or have routed letters
16. Clarify the area of the primary façade (South elevation). The proposed supergraphic cannot exceed 25% of the area of the primary façade.
17. The supergraphic shall contain no lettering or business identification or logo or symbol used as a sign.
18. Clarify the supergraphic will not be illuminated.
19. Provide new site data table with existing parking counts and required based on proposed use. 3.5 spaces per 1,000 square feet of floor area is required.
20. Short-term parking spaces cannot exceed 3 totals spaces. Spaces must be surplus.
21. Parking spaces must be 9'x19'.
22. Consider adding bicycle racks.
23. Clarify where the equipment will be staged during construction.
24. 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.
25. Provide letter detailing the sustainable practices utilized. Reference 155.6120 – 155.6123
26. Provide letter detailing the economic impact the proposed store will have on the City.
27. Further comments may apply as more details are provided.
28. 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.
29. Please contact me prior to resubmittal 954-392-2100.

