





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

## Summary

<b>Agenda Date:</b>	December 13, 2018	<b>Application ID:</b>	MSC 2018-25
<b>Project:</b>	SPG – Dog Park	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Joseph Yaciuk, Planning Administrator		
<b>Owner:</b>		<b>Agent:</b>	Annette Alvarez
<b>Location:</b>	South of Pines Boulevard and east of I-75		
<b>Existing Zoning:</b>	PCD (Planned Commercial Development)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	ZC 2005-04, PH 2004-10, SUB 2005-03, SP 2005-36, SP 2006-27, ZC 2006-07, MSC 2007-07, MSC 2007-102, MSC 2011-10)		
<b>Applicant Request:</b>	Miscellaneous plan approval for the addition of a dog park area.		
<b>Staff Recommendation:</b>	Approval.		
<b>Reviewed for the Agenda:</b>	Director: <u></u> Planning Administrator: <u></u>		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	

## **Project Description / Background**

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The Shops at Pembroke Gardens lifestyle center site plan was originally approved by City Commission on June 7, 2006. The current site consists of 15 commercial buildings with associated parking, lighting, traffic circulation and signage.

The applicant seeks approval to construct a 1,650 square foot dog park within an existing landscaped area east of building 3000. The applicant will install 1,315 lineal feet of four foot high perimeter fence around the proposed dog park and add three benches, a paver walkway, and a dog water fountain inside the park area. The existing palm trees within the proposed dog park will remain as a result of this application.

**Enclosed:**

Miscellaneous Plan Application  
Memo from Landscape Planner (12/6/18)  
Memo from Zoning Administrator (12/6/18)  
Memo from Planning Division (12/6/18)  
Site Plan  
Subject Site Aerial Photo



929  
20  
57  
1006



**City of Pembroke Pines**  
**Planning and Economic Development Division**  
**Unified Development Application**

Planning  
Building -B, Third Floor  
10100 Pines Boulevard  
Pembroke Pines, FL 33026  
Phone: (954) 435-6513  
Fax: (954) 435-6546  
<http://www.pplines.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.

Project Planner: Joe

Staff Use Only

Project Number: MSC 2018-25

Date Submitted: 11/27/18

# Posted Signs Required: N/A

Fees: \$ 1,006

**SECTION 1-PROJECT INFORMATION:**Project Name: Shops at Pembroke Gardens EnhancementsProject Address: 527 SW 145 TerrLocation / Shopping Center: Shops at Pembroke GardensAcreage of Property: 40 Building Square Feet: \_\_\_\_\_Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5140 15 05 0010

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: JRA HHF Venture, LLC

Owner's Address: 527 SW 145 Terr

Owner's Email Address: annehealvarez@anderson-realestate.com

Owner's Phone: 954.450.1580 Owner's Fax: 954.450.1581

Agent: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Agent's Address: \_\_\_\_\_

Agent's Email Address: \_\_\_\_\_

Agent's Phone: \_\_\_\_\_ 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: \_\_\_\_\_

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)

1. Dog Park- To enhance amenities offering at the center, SPG will convert a barren landscape area behind building 3000 to a dog park. This area measures 24' x 84'. It will be fenced in, provide water fountain for dogs and seating for pet owners.
2. Trellis Seating Area – To enhance amenities offering and provide shaded, soft seating areas for our guest and further emphasize our “Garden” theme, SPG will add trellis structures to two corners of shopping center with anticipation of additional in future. Trellis will feature Bougainville vines and other landscaping. Soft seating will be cabana style. Trellis will include under lighting, electric and USB ports to be utilized as charging stations.
3. Archway design elements – To further the ambiance and uniqueness of the center, SPG will accent the entrances 5<sup>th</sup> & 145<sup>TER</sup> major roads (145<sup>ter</sup>) with decorative archways including LED lighting and signage. Archways meet all codes + requirements set forth by building and fire official.

## 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] 11/26/18  
Signature of Owner Date

Sworn and Subscribed before me this 26<sup>th</sup> day  
of November, 2018



MELISSA LEIDY  
Notary Public, State of Ohio  
My Commission Expires 08-05-2021

\$0 [Signature]  
Fee Paid Signature of Notary Public My Commission Expires 8/5/2021

### 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 of Agent Date

Sworn and Subscribed before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires



## MEMORANDUM

December 6<sup>th</sup>, 2018

To: Joseph Yaciuk  
Planning Administrator

From: Kristen Jensen  
Landscape Planner

Re: MSC2018-25                      SPG Dog Park, Gazebos & Archways

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The City of Pembroke Pines Planning Division has conducted a landscape review for SPG Dog Park, Gazebos & Archways. The following items need to be addressed prior to this project being found in compliance:

As of the changes presented in today's meeting, the proposed landscape now meets landscape requirements.

Please contact me with any questions.

Kristen Jensen

Landscape Planner/Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • [kjensen@ppines.com](mailto:kjensen@ppines.com)

Please consider the environment before printing this email.

## MEMORANDUM

December 6, 2018

To: Joe Yaciuk  
Planning Administrator

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2018-25 (Shops at Pembroke Gardens Dog Park)

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Zoning has no comments regarding the above Miscellaneous Plan.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** December 6, 2018  
**To:** MSC 2018-25 file  
**From:** Joe Yaciuk, Planning Administrator  
**Re:** SPG- Dog Park

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

ALL COMMENTS HAVE BEEN ADDRESSED.

SUBJECT SITE AERIAL PHOTO

SPG – Dog Park (MSC 2018-25)

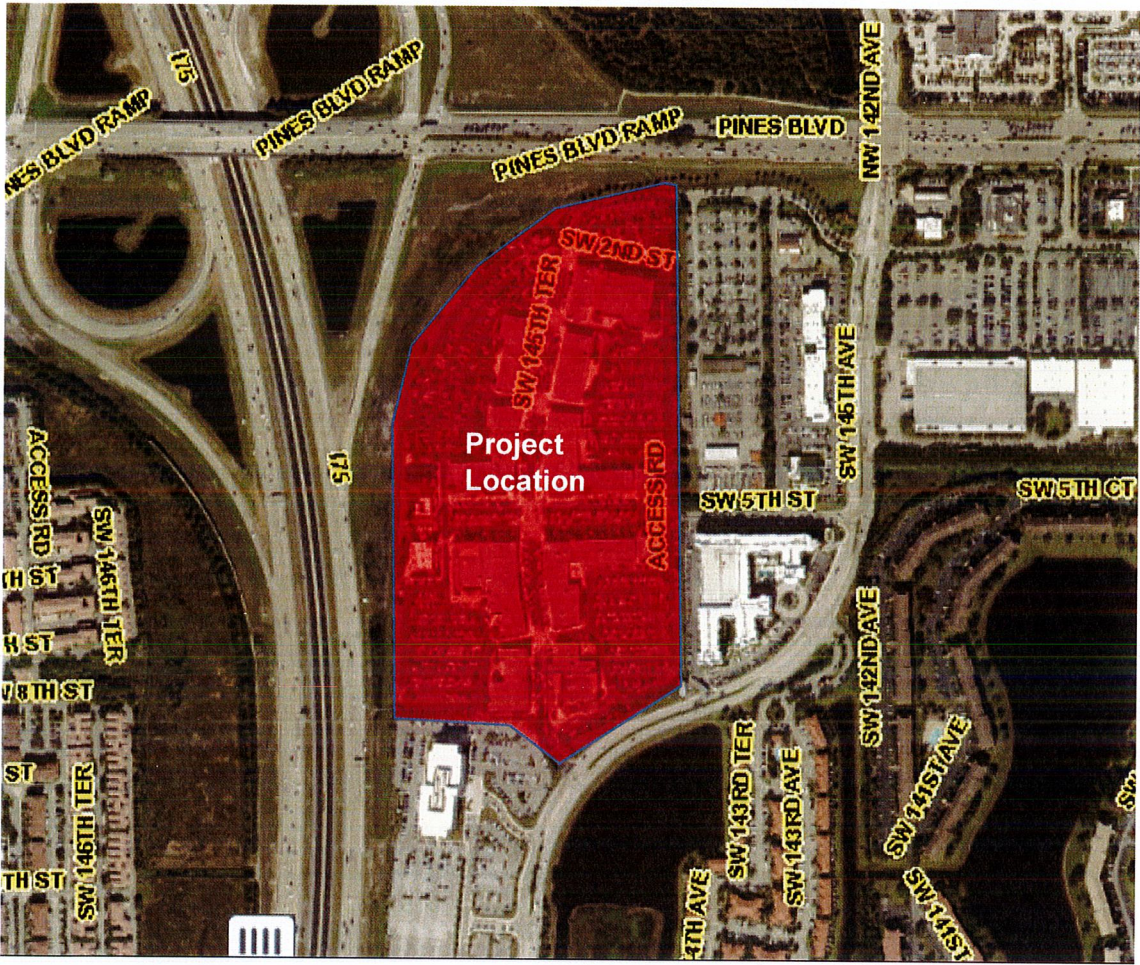




Exhibit 1- B(4) Dog Park

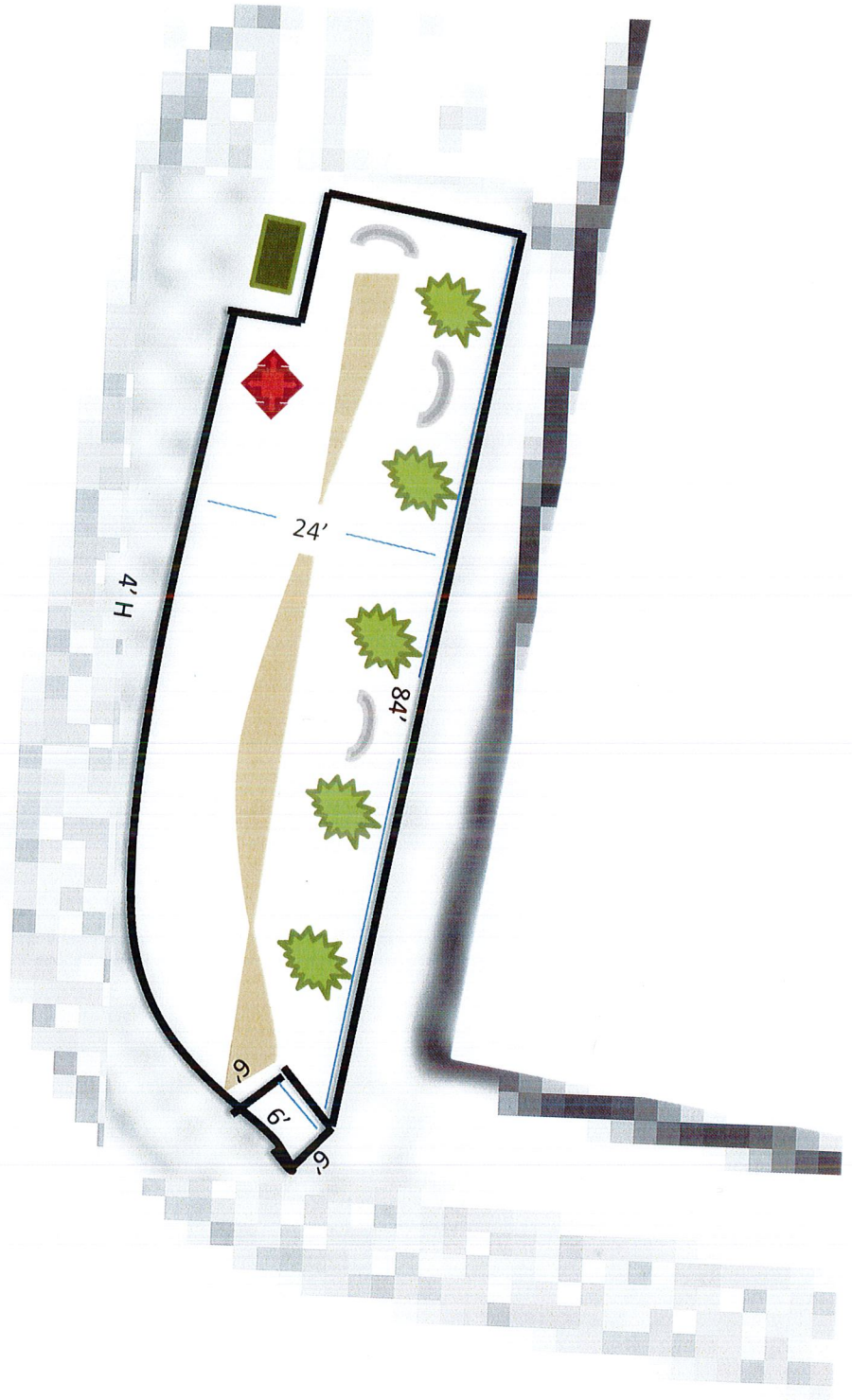






Gate Opening





Dog Park

Area measures - 1650 SF

Fenced Area - 1,315 lineal SF

# DOG PARK

## SAMPLE BOARD

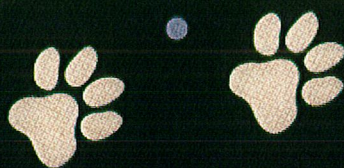
Pavers



Seating







# DOG PARK REGULATIONS

- Dog waste must be collected immediately.
  - Owners must be in park to supervise at all times.
  - No children under 13 allowed without adult supervision.
  - Use park at your own risk.
- 

## NOT ALLOWED

- Dogs in heat.
- Dogs under 4 months old.
- Food or treats.
- Glass containers.