




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

Summary

Agenda Date:	April 1, 2019	Application ID:	SUB 2018-02
Project:	TD Bank at Cobblestone Plaza Plat	Project Number:	PRJ 2019-03
Project Planner:	Joseph Yaciuk, Planning Administrator		
Owner:	KRG CREC/KS Pembroke Pines, LLC	Agent:	Paul E. Brewer and Associates, Inc.
Location:	14836 Pines Boulevard	Acreage:	+1 Acre
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 2012-05, ZV 2012-11, SP 2010-09, SP 2018-06, SP 2006-18, SP 2007-18, MSC 2007-93, ZV 2010-40, ZV 2010-41, ZV 2010-42, ZV 2010-43		
Applicant Request:	Re-Plat of Property		
Staff Recommendation:	Transmit to City Commission with a favorable recommendation.		
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		
Final:	<input type="checkbox"/> Planning & Zoning Board <input checked="" type="checkbox"/> City Commission		

Project Description / Background

Paul E. Brewer, agent for property owner KRG CREC/KS Pembroke Pines, LLC, seeks plat approval for the TD Bank at Cobblestone Plaza Plat located at 14836 Pines Boulevard. The plat will be restricted to 3,938 square feet of existing bank use. The owner is requesting that the bank property be re-platted and that the note remain reflective of existing development.

The subject +/- 1 acre site is currently developed as a bank. The City Commission at its November 1, 2006 meeting approved the +/- 22 acre Cobblestone Plaza plat (Resolution 3117) which included this property. The Planning and Zoning Board at its May 10, 2012 meeting voted to approve a variance allowing the bank building to exceed out parcel building height requirements (ZV 2012-11). The Planning and Zoning Board on June 14, 2012 approved the existing site plan for the bank building.

A plat note amendment to the Cobblestone Plaza plat will be heard concurrently at City Commission. The plat note will remove 3,398 square feet of commercial use from that plat, allowing for the transfer of development to this new plat with no net increase in development requested.

BUILDINGS / STRUCTURES:

The TD Bank building currently exists on site. No new development is proposed. The proposed plat note reflects existing development. Therefore, a plat note amendment would be required should the bank wish to expand in the future.

ACCESS:

Access to this site will continue to remain through the approved shopping center.

OTHER SITE FEATURES:

No changes to the Cobblestone Plaza shopping center or bank are proposed as a result of this change. The existing bank will continue to function as part of the shopping center from zoning perspective.

Staff Recommendation: Transmit to City Commission with a favorable recommendation.

Enclosed:

- Plat Application
- Memo from Planning Division (4/1/19)
- Memo from Zoning Administrator (4/1/19)
- Memo from Planning Division (8/29/18)
- Subject Site Aerial Photo
- Plat

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 1, 2019
To: SUB 2018-02 file
From: Joseph Yaciuk, Planning Administrator
Re: TD Bank at Cobblestone

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

No comments.

Recommendations:

MEMORANDUM

April 1, 2018

To: Joe Yacuik
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SUB 2018-02 (TD Bank @ Cobblestone Plaza Plat)

All of my comments have been satisfied.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 29, 2018
To: SUB 2018-02 file
From: Joseph Yaciuk, Planning Administrator
Re: TD Bank at Cobblestone

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

1. Provide a GIS shape file of the plat in electronic format.
2. Provide a copy of latest approved plat and note for Cobblestone Plaza Plat
3. Provide development restriction for property.
4. Please note that the passage of this TD Bank at Cobblestone plat does not have any impact on the previous site plan approval. The parcel is still considered part of the Cobblestone Plaza and is not independent of the center rules and responsibilities as it relates to parking, signage, architectural design, etc... Please feel free to contact me if you have any questions regarding this topic.
5. Provide a cross parking and cross access agreement for this property with the shopping center.

Recommendations:

SUBJECT SITE AERIAL PHOTO

TD Bank at Cobblestone Plaza

