



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

Summary

Agenda Date:	April 11, 2019	Application ID:	MSC 2019-08
Project:	Sheridan Palms Business Park	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Sheridan Palms Venture, LLC	Agent:	Commercial Property Group
Location:	20900, 20950, 21000, 21050 Sheridan Street		
Existing Zoning:	PUD (Planned Unit Development)	Existing Land Use:	Industrial
Reference Applications:	SN 2010-11, MSC 2009-16, MSC 2007-108, ZV 2006-27, SP 2006-01, SP 2004-33		
Applicant Request:	<ul style="list-style-type: none"> • Color change to the buildings and monument sign. • Exterior entryway canopy color and material change. • Modifications to Phase 2 landscape islands and associated landscaping to be consistent with City Code. 		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

- Primary species of shrubs include *Chrysobalanus icaco* / *Cocoplum*, *Clusia guttifera* / Small Leaf Clusia, and *Muhlenbergia capillaris* / Muhly grass.

In addition, the owner will be replacing 24 Crepe Myrtles from phase 1 at the request of staff.

Staff recommendation: Approval.

Enclosed: Miscellaneous Plan Application
Memo from Landscape Division (4/4/19)
Memo from Landscape Division (4/2/19)
Memo from Engineering Division (4/2/19)
Memo from Fire Prevention Bureau (4/2/19)
Memo from Planning Division, (4/1/19)
Memo from Zoning Administrator, (4/1/19)
Miscellaneous Plan
Site Aerials



City of Pembroke Pines

Planning and Economic Development Department

Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

City of Pembroke Pines		Staff Use Only
Project Planner: <u>Co/Received</u>	Project #: <u>PRJ 20</u>	Application #: <u>MSC 2019-08</u>
Date Submitted: <u>APR 11 2019</u>	Posted Signs Required: ()	Fees: \$ _____

Planning and Economic Development

SECTION 1-PROJECT INFORMATION:Project Name: Sheridan Palms Business ParkProject Address: 20900, 20950, 21000, 21050 Sheridan Street

Location / Shopping Center: _____

Acreage of Property: 10.12 Building Square Feet: 168,372Flexibility Zone: _____ Folio Number(s): 513911030070

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

Legal Description: Chapel Trail II 112-16 B E 1102.07 OF N 400.18 Of PT
Of Parcel G Lying S Of & Adjacent to Sheridan Street

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: Sheridan Palms Venture, LLC
Owner's Address: 680 Fifth Avenue, 23rd Floor, New York, NY 10019
Owner's Email Address: JWinter@winterorg.com
Owner's Phone: 212-616-8910 Owner's Fax: 212-616-8985
Agent: Commercial Property Group
Contact Person: Ralph Merritt, Jr.
Agent's Address: 2325 NW 102nd Place, Doral, FL 33172
Agent's Email Address: ralph@cpgmiami.com
Agent's Phone: (305) 477-8100 Agent's Fax: (305) 477-9910

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)

See Attached Exhibit 'A'

[illegible]

Project Information:

- Sheridan Palms Business Park consists of a total of four buildings.
- All four buildings are virtually identical.
- Phase 1 (Buildings C & D) are EXISTING AND OCCUPIED.
 - Building C: 20900 thru 20928 Sheridan Street, Pembroke Pines, FL 33332
 - Building D: 20950 thru 20978 Sheridan Street, Pembroke Pines, FL 33332
- Phase 2 (Building A & B) are currently under construction.
 - Building A: 21000 thru 21028 Sheridan Street, Pembroke Pines, FL 33332 – Permit #1858656-0
 - Building B: 21050 thru 21078 Sheridan Street, Pembroke Pines, FL 33332 – Permit #1858655-0

Proposed Changes:

- Site plan modification due to landscape island size changes on Phase 2 only (to comply with revised City Code).
- Landscape changes on Phase 2 due to island size changes as well as plant material substitution (due to updated codes and aesthetics).
- Landscape changes on Phase 1 due to plant material substitution (due to updated codes and aesthetics as well as replacement of minimal missing plant material).
- Exterior paint color changes for both Phase 1 and Phase 2 for compatibility, esthetics and improved curb appeal.
- Color change of existing entry monument in order to match new color scheme.
- Exterior entry canopy change in color and material for both Phase 1 and Phase 2.
- New paving plan due to landscape island changes described above.
 - This also includes the application for a new paving permit as the original permits were closed as part of Phase 1.

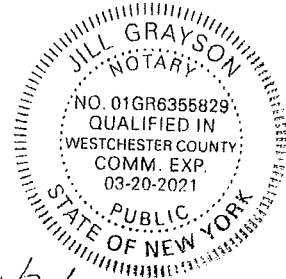
SECTION 7- PROJECT AUTHORIZATION

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.

B. J. Whit 3/28/19
Signature of Owner Date

Sworn and Subscribed before me this 28 day
of March, 20 19



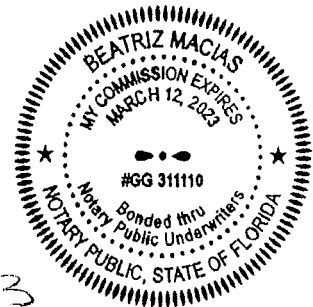
Jill Grayson 3/20/21
Fee Paid Signature of Notary Public My Commission Expires

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] 4/1/19
Signature of Agent Date

Sworn and Subscribed before me this 1 day
of April, 20 19



[Signature] 3/12/2023
Fee Paid Signature of Notary Public My Commission Expires

MEMORANDUM

April 4th, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner

Re: (MSC2019-08) Sheridan Palms Business Park

The City of Pembroke Pines Planning Division has conducted a landscape review for Sheridan Palms Business Park. The following items need to be addressed prior to this project being found in compliance:

All comments have been address at this time.

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.

Kristen Jensen

Landscape Planner/Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • kjensen@ppines.com

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MEMORANDUM

April 2nd, 2019

To: Joseph Yaciuk
Planning Administrator

From: Kristen Jensen
Landscape Planner

Re: (MSC2019-08) Sheridan Palms Business Park

The City of Pembroke Pines Planning Division has conducted a landscape review for Sheridan Palms Business Park. The following items need to be addressed prior to this project being found in compliance:

1. Crape Myrtles are not a tree species accepted in the City of Pembroke Pines due their natural characteristic to defoliate for a few months of the year. Please replace the Crape Myrtles for a different tree species.
2. Irrigation will be checked at final inspection.

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.

Kristen Jensen

Landscape Planner / Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • kjensen@ppines.com

Please consider the environment before printing this email.

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

DRC REVIEW FORM



April 2, 2019

**PROJECT: *SHERIDAN PALMS BUSINESS PARK*
*MSC 2019-08***

**To: Cole Williams, Planner
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 Divisions takes 'No Exception' to the proposed project improvements from an Engineering DRC standpoint and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Michael Testagrossa, Prevention Captain
(954) 499-9560

PROJECT NAME: Sheridan Palms Business Park

REFERENCE #: MSC 2019-08

DATE REVIEWED: 04/02/2019

**CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT
STANDARDS**

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 1, 2019
To: MSC 2019-08 file
From: Cole Williams, Planner / Zoning Technician
Re: Sheridan Palms Business Park

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

MEMORANDUM

April 1, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-08 (Sheridan Palms Business Park)

Zoning has no comments regarding the above Miscellaneous Plan.

SUBJECT SITE AERIAL PHOTO

Sheridan Palms Business Park (MSC 2019-08)

