



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

Summary

Agenda Date:	April 25, 2019	Application ID:	SP 2018-15
Project:	Pines City Center Phase 1B – UFC Gym	Project Number:	PRJ 2017-01
Project Planner:	Joseph Yaciuk, Planning Administrator		
Owner:	Terra City Center Investments, LLC	Agent:	Giancarlo Cuniberti
Location:	South of Pines Boulevard and east of Southwest 103 Avenue		
Existing Zoning:	MXD (Mixed Use Development)	Existing Land Use:	Local Activity Center
Reference Applications:	SP 2018-03, SP 2017-05, MSC 2017-02, MSC 2016-21, SP 2016-21, SP 2016-16, ZC 2016-05, PH 2016-02, SP 2015-06, PH 2015-02, ZC 2015-04, MSC 2013-30, SP 2013-06, ZC 2013-01, SP 2012-17, PH 2012-02, MSC 2012-01, ZV 2011-30, ZV 2011-26-28, SP 2011-15, ZC 2007-04, ZC 2006-08, PH 2004-08, ZC 2004-04, PH 2003-05, SUB 2003-04		
Applicant Request:	Site plan amendment consideration for the addition of a two (2) story fitness center with associated signage, lighting, landscaping, parking, and traffic circulation.		
Staff Recommendation:	<p>Approval, subject to the following:</p> <ul style="list-style-type: none"> • Applicant constructing, or to posting a bond guaranteeing installation of, future traffic signals for City center. Contribution to be determined between the City and developer upon findings of the study. • Applicant to install bike racks on the site in locations to be approved by city staff prior to issuance of final certificate of occupancy on this site. 		
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	

Project Description / Background

Giancarlo Cuniberti, agent for contract purchaser Terra City Center Investments, LLC seeks site plan approval for the following the addition of a perimeter building 6 (Building P-6) within City Center Commercial Phase I site with associated landscape, parking and traffic circulation. The proposed building is generally located south of Pines Boulevard and east of Southwest 103 Avenue. The proposed building will house a UFC gym (fitness) facility.

The City Center phase I commercial site is located south of Pines Boulevard and east of Southwest 106 Avenue. The City Commission at its November 4, 2015 meeting approved the underlying City Center MXD zoning design guidelines (ZC 2015-04) as well as City Center Phase 1 site plan (SP 2015-06). The approved City Center phase I site plan consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined.

The following perimeter buildings were later approved within this center:

Perimeter Building 1 – Burger Fi – Built
Perimeter Building 2 – City Mattress – Built
Perimeter Building 3 – Outback Steakhouse – Built
Perimeter Building 4 – Coopers Hawk – Built

Perimeter Buildings 5, 6, and 7 have yet to be site plan approved by the Planning and Zoning Board as of date of memo.

BUILDINGS / STRUCTURES:

The proposed 40,000 square foot gym building will be a 2 stories and 45 feet high (highest point). The following colors are proposed for the buildings within the project scope which is compatible with both the approved buildings on site as well as the colors / materials approved for the shopping center:

Proposed Perimeter Building (P-6 – UFC Gym):

Exterior Colors:	SW 6003 (Proper Gray), SW 7005 (Pure White), SW 2849 (Westchester Gray), SW 7071 (Gray Screen), Berridge Metallic Champagne
Metal Canopy	Alucobond - Statuary Bronze

The building are proposed to be serviced by dumpsters with enclosures to be located near the northeast and southwest corners of the building. The enclosure for the dumpsters will be painted the following colors:

- Main Body – Sherwin Williams Pure White (SW 7005)
- Gates - Bronze Alluminum

ACCESS:

Primary access to this building project will continue to be through the existing shopping center entrance off of Pines Boulevard and Southwest 103 Avenue. Additional access is available through existing city center roadways: Southwest 106 Avenue, Palm Avenue via City Center Boulevard. Access is also available from the former City Hall through the FPL easement (parking field).

The City will be performing a traffic signalization (warrant) study for City Center. Currently, there is only one traffic signal at City Center constructed at the intersection of Pines Boulevard and Southwest 103 Avenue. As development continues within City Center, additional traffic signals may be necessary at both the Palm Avenue and Southwest 106 Avenue entries to City Center. Therefore, staff conditions the approval of this site plan subject to the applicant constructing, or to posting a bond guaranteeing installation of, future traffic signals for City center. Contribution to be determined between the City and developer upon findings of the study.

PARKING:

The applicant proposes an additional 90 parking spaces for the gym portion of the site. The projected total parking demand for City Center phase I at final buildout is 898 parking spaces based on use. The applicant is providing 1052 parking spaces in total for the entire phase 1 development which includes the following parking:

- 745 existing shopping Center spaces
- 90 gym spaces
- 217 existing shared spaces within the FPL easement.

SIGNAGE:

All signs shall be compliant with the previously approved master sign plan for City Center. City Center master sign plan regulations depict all permitted tenant signage as well as ground signs throughout City Center.

LANDSCAPING:

Landscape for this property consists of the following:

- Installation of 45 trees, 16 palms, and 1,847 shrubs is proposed on the property. Primary species of trees include Clusia / Clusia gutifera, Bulnesia arborea / Yellow Verawood, and Silver Buttonwood / Conocarpus erectus 'sericeus'. Primary specie of palms is Royal Palm / Roystonea elata and Silver Date Palm / Phoenix sylvestris. Primary species of shrubs include Green Island Ficus / Ficus microcarpa 'Green Island', Chrysobalanus icaco / Cocoplum, and Gold Mound Duranta / Duranta erecta 'Gold Mound'.

OTHER SITE FEATURES:

The parking areas for this perimeter building will be illuminated by a series of LED fixtures (bronze) mounted at 35 foot poles matching the existing Publix shopping center. Additional pedestrian scale LED light poles will be located along walkways around the building. Wall mounted down lights will be placed on the building to provide further illumination of the front, sides and rear of the building.

The applicant will also be providing trash receptacles and benches around the building as depicted within the hardscape plans. Staff notes that there are future opportunities for bike traffic within City Center upon completion of Southwest 106 Avenue, City Center Boulevard, and the subject site. Staff therefore recommends the applicant install bike racks on the site in locations to be approved by city staff prior to issuance of final certificate of occupancy on this site.

Enclosed:

- Site Plan Application
- Memo from Planning Division (4/16/19)
- Memo from Zoning Administrator (4/16/19)
- Memo from Landscape Planner (4/9/19)
- Memo from Environmental Services (3/21/19)
- Memo from Zoning Administrator (3/18/19)
- Email from SBDD (3/13/19)
- Memo from Landscape Planner (3/12/19)
- Memo from Planning Division (3/6/19)
- Memo from SBDD (1/15/19)
- Memo from Fire Prevention Bureau (1/10/19)
- Memo from Environmental Services (1/8/19)
- Memo from Zoning Administrator (1/2/19)
- Memo from Planning Division (12/31/18)
- Memo from Landscape Planner (12/27/18)
- Site Plan
- Subject Site Aerial Photo