





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

Summary

Agenda Date:	May 23, 2019	Application ID:	MSC 2018-13
Project:	Pines Palm Office Park	Project Number:	N/A
Project Planner:	Christian T. Zamora, Planner / Zoning Specialist		
Owner:	Pines Palm Office Park Inc.	Agent:	Ross Realty (Hal Cohen)
Location:	10001-10081 Pines Boulevard		
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	SN 2013-09, SP 2005-25, SN 93-19, SP 86-06		
Applicant Request:	Color change to existing buildings, monument signs, and related accessory structures.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Ross Realty is requesting miscellaneous plan approval for a color change to the Pines Palm Office Park Condominium located north of Pines Boulevard and east of Palm Avenue.

The Office Park consists of (9) freestanding multi-tenant buildings as approved by the City in 1986 (SP 86-06). The following additional development applications have been reviewed for this site over the years:

- 1993 - The Planning and Zoning Board granted approval for the installation of an additional illuminated Monument Sign to the southeast corner of the parcel, for a total of (3) Monument Signs in the property (SN 93-19).
- 2005 – The City approved a Uniform Sign Plan for the site (SP 2005-25).
- 2013 - The City's Planning and Zoning Board approved the replacement of the 3 monument signs on the property (SN 2013-09).

BUILDINGS / STRUCTURES:

The applicant proposes the following colors to the buildings, monument signs and related accessory structures:

- Building's Body, building raceways and dumpster enclosures: Pewter Cast (SW 7673)
- Popout Features: Skyline Steel (SW 1015)
- Trim: Black Magic (SW 6991)

No other changes are being proposed at this time. Therefore, staff recommends approval.

Enclosed: Miscellaneous Plan Application
Memo from Planning Division, 06/20/2018
Memo from Zoning Administrator, 06/20/2018
Memo from Planning Division, 05/7/2019
Memo from Zoning Administrator, 05/7/2019
Miscellaneous Plan
Subject Aerial Photo



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

Planning and Economic Development
Building -B, Third Floor
10100 Pines Boulevard
Pembroke Pines, FL 33026
Phone: (954) 435-6513
Fax: (954) 435-6546
<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.

Staff Use Only

Project Planner: Christian Project Number: MSC 2018-13
Date Submitted: 6/18/18 # Posted Signs Required: n/a Fees: \$ 975

SECTION 1-PROJECT INFORMATION:Project Name: PINES PALM OFFICE PARKProject Address: 10001-10081 PINES BLVD.Location / Shopping Center: PINES BLVD. + PALM AVE.Acreage of Property: _____ Building Square Feet: 86,048Flexibility Zone: _____ Folio Number(s): MULTIPLE

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: PINES PALM OFFICE PARK, INC.
Owner's Address: 3325. S. UNIVERSITY DR. #210, DAVIE FL 33328
Owner's Email Address: hcohen@ross-realty.com
Owner's Phone: 954 452 5000 x206 Owner's Fax: 954 452 4700
Agent: N/A
Contact Person: HAL COHEN
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)

Exterior painting of a commercial
office park.

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 of Owner

Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid

Signature of Notary Public

My Commission Expires

AGENT CERTIFICATION

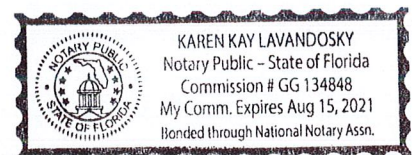
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent

Date

Sworn and Subscribed before me this 12 day

of June, 2018



\$ 0

Fee Paid

Karen Kay Lavandosky

Signature of Notary Public

My Commission Expires

**PINES PALM OFFICE PARK, INC.
CONDOMINIUM ASSOCIATION**

June 13, 2018

The City Of Pembroke Pines
Planning and Economic Development Department
601 City Center May
3rd Floor
Pembroke Pines, FL 33025

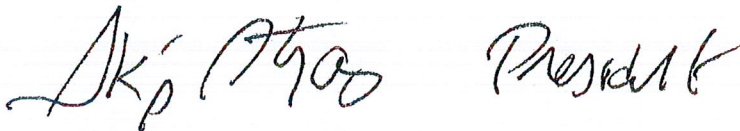
Re: Exterior Painting of 10001 – 10081 Pines Blvd.

To Whom It May Concern:

Please allow this to be the Pines Palm Office Park Condominium Association's formal approval to paint the exterior of the buildings included within the Pines Palm Office Park Condominium Association. Addresses include 10001 – 10081 Pines Blvd., Pembroke Pines, FL. The colors include Sherwin Williams Paint, Skyline Steel, Pewter Cast, and Black Magic as per the drawing presented to the board of directors.

Feel free to contact me if you have any questions or require any additional information relating to the painting of the property.

Thank You.

A handwritten signature in black ink that reads "Skip Straus" followed by the word "President" written in a similar cursive style.

Skip Straus
President of the Pines Palm Office Park Condominium Association.

Pines Palm Office Park
10001-10081 Pines Boulevard

SW 7673



SW 1015



SW 6991

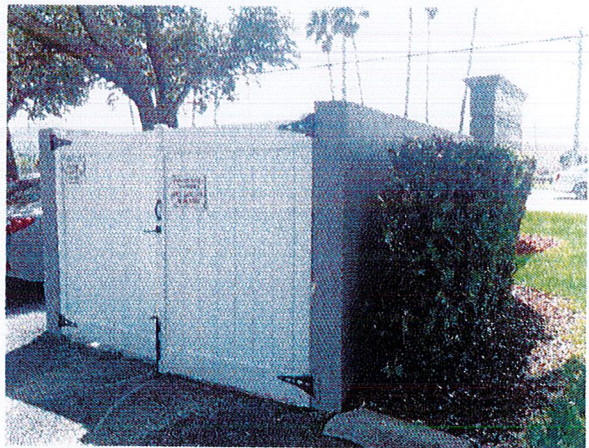
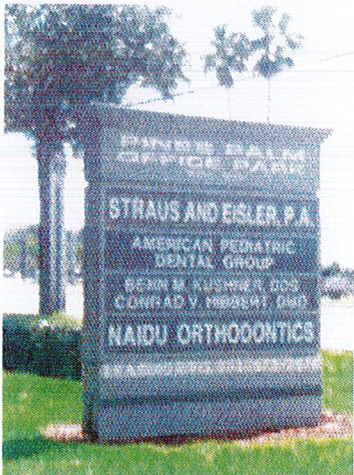
City of Pembroke Pine
Received
MAY 7 2019
Planning & Economic Development

Proposed color scheme

SW 7673
Pewter Cast
Interior / Exterior
Locator Number: 282-C4

SW 1015
Skyline Steel
Interior / Exterior
Locator Number: 283-C3

SW 6991
Black Magic
Interior / Exterior
Locator Number: 251-C3



76 97° 44' 46" E 67307

a portion of Page 10, is shown on the map of "PINE" PAWN LAGOON as included in Plot Book 112 at Page 7 of S.W. Rucker, "Map of Broward County, Florida and Being Where Particulars" captioned as follows:

[illegible]

Site Area	357,629 S.F.	=	8.21 acres
Building Area	66,626 S.F.	=	1.53 (arched level)
Walkway Area	19,000 S.F.	=	0.43
Paved Area	165,000 S.F.	=	3.75
Fountain Area	0,381 S.F.	=	0.01
Landscaped Area	96,613 S.F.	=	2.20

资料来源：根据《中国统计年鉴》整理。

Office of the U.S. Attorney - 346 Avenue

10 x 10' Standard Spaced 4:1 spacing

14 x 20: Handicapped Space 17 spaces

Learning Objectives 10 x 25 1 or 2 hrs

Exhibit B-3

Suite 6101
Rice Landing, RI 02881

TABLE 1



APPROVED 3124 750000

EXAMPLE: NW 10001 PINES BLVD. PEMBROKE PINES, FLORIDA 33024

REVISSED: 9-9-86

PINES BLVD.

DATE: 4-12-86
DANGER: 2. A. A.
DES BY:
CHK'D BY:
APPROB'D:

CITY OF PEMBROKE PINES ENGINEERING DEPARTMENT

PINES PALM OFFICE PARK

SHEET
OF

Memorandum:

Date: June 20, 2018
To: MSC 2018-23
From: Christian Zamora, Planner/Zoning Specialist
Re: Pines Palm Office Park
DRC: 1

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

1. Please address Zoning comments
2. Need to label each component of the façade accordingly with the colors to be applied, so they match the samples provided.
3. Need to provide –in writing- comments response sheet addressing each of the comments.
4. For resubmittal, provide (5) 11x17 copies and digital plans in CD

If any questions fell free to give me a call @ 954 392-2110 or
czamora@ppines.com

MEMORANDUM

June 20, 2018

To: Christian Zamora
Planning/Zoning Specialist

From: Dean A. Piper
Zoning Administrator

Re: MSC 2018-13 (Pines Palm Office Plaza Paint)

The following are my comments regarding the above Miscellaneous Plan:

1. Dumpster enclosures, monument signs, directory signs, etc. must be painted as part of this project.
2. Include all details of colors for these other structures.
3. Paint all raceways to match new wall color.
4. Provide one full elevation of a building showing new color scheme.

Please contact me with any questions.

Memorandum:

Date: May 7, 2019
To: MSC 2018-23
From: Christian Zamora, Planner/Zoning Specialist
Re: Pines Palm Office Park
DRC: 2

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

All Palnning comments have been adressed

MEMORANDUM

May 7, 2019

To: Christian Zamora
Planning/Zoning Specialist

From: Dean A. Piper
Zoning Administrator

Re: MSC 2018-13 (Pines Palm Office Plaza Paint)

All Zoning comments have been addressed

Subject Site Aerial Photo

Application ID: MSC 2018-13

Pines Palm Office Park: 10001 - 10081 Pines Boulevard

