

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>	November 14, 2019	<b>Application ID:</b>	MSC 2019-25
<b>Project:</b>	Big Lots Plaza	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	Broward County Board of County Commissioners	<b>Agent:</b>	Brad Ackerman
<b>Location:</b>	7900 Pines Boulevard		
<b>Existing Zoning:</b>	B-3 (General Business)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	SP 2013-03, SP 2008-05, SP 2004-18, SP 2000-66, SN 86-01, SP 85-22		
<b>Applicant Request:</b>	Color change to the existing buildings and monument signs		
<b>Staff Recommendation:</b>	Approval		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director: <u></u> Planning Administrator: <u></u>		

## Project Description / Background

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Brad Ackerman, agent, is requesting approval of a color change to an existing shopping center (Big Lots Plaza), located at 7900 Pines Boulevard.

The existing shopping center was approved through site plan SP 85-22. Modifications were made to the site in 2004 (Adoption of uniform sign plan) and in 2013 (Color change and installation of 2 monument signs).

### **BUILDINGS / STRUCTURES:**

The applicant proposes the following colors for the existing shopping center:

- Building and Sign Main Body: SW 7024 (Functional Gray)
- Building and Sign Accent: SW 7025 (Backdrop), SW 7022 (Alpaca)
- Columns: SW 7027 (Well-Bred Brown)
- Sign Cap: SW 7027 (Well-Bred Brown)
- Dumpster Enclosure: SW 7024 (Functional Gray)

No other site modifications are being proposed at this time.

**Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.**

**Enclosed:** Miscellaneous Plan Application  
Memo from Planning Division, (11/4/19)  
Memo from Zoning Administrator, (11/4/19)  
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 foot 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: Cole **Staff Use Only** Project #: PRJ 20 n/a Application #: NSC2019-25  
Date Submitted: 10/28/19 Posted Signs Required: (n/a) Fees: \$ 1,037

**SECTION 1-PROJECT INFORMATION:**

Project Name: **Big Lot's Plaza -Exterior Painting**

Project Address: **7900-7996 Pines Blvd., Pembroke Pines, FL 33024**

Location / Shopping Center: **South East corner of Pines Blvd. & University Drive**  
**Northwest corner of North Perry Airport**

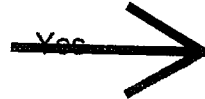
Acreage of Property: **9.26** Building Square Feet: **83,378**

Flexibility Zone: \_\_\_\_\_ Folio Number(s): **51411-50-60012**

**a portion of Tract A of the**  
Plat Name: **plat of North Perry Airport** Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: **See attached.**

Has this project been previously submitted?



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: Broward County board of County Commissioners

Owner's Address: 101 SW 77th Way, Pembroke Pines, FL 33023

Owner's Email Address: Nina MacPherson Nmacpherson@broward.org> AND  
Raynier Abreu <Rabreu@broward.org>

Owner's Phone: 954-359-1016 Owner's Fax: \_\_\_\_\_

Agent: Village Shoppes Associates, Ltd. d/b/a Big Lots Plaza  
c/o Silver Builders Real Estate Corp.

Contact Person: Brad Ackerman

Agent's Address: 3109 Stirling Road, Suite 200, Fort Lauderdale, FL 33312  
Brad Ackerman Martha Lacourt

Agent's Email Address: Brad@silverbuilders.com AND Martha@silverbuilders.com

Agent's Phone: 954-963-7500 *Add email: msamero@elitepropertysp.com* Agent's Fax: 954-983-8888

*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: B-3

Land Use / Density: \_\_\_\_\_

Use: Commercial Shopping Center

Plat Name: North Perry Airport

Plat Restrictive Note: \_\_\_\_\_

### ADJACENT ZONING

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

### PROPOSED

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: Painting existing plaza

Plat Name: North Perry Airport

Plat Restrictive Note: \_\_\_\_\_

### ADJACENT LAND USE PLAN

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

## SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

### Repainting exterior of plaza, dumpster enclosures and pylon signs

[illegible]

## 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.

Christa Adhese 10/15/19  
Signature of Owner Date

Sworn and Subscribed before me this 25 day  
of OCTOBER, 20 19



0 Sunday 4/8/23  
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]  
Signature of Agent Brad Ackerman as President of Date October 24, 2019  
Silver Builders Real Estate Corp., Managing  
Agent for Village Shoppes Associates, Ltd

Sworn and Subscribed before me this 24 day  
of October, 20 19

[Signature] November 16, 2020  
Fee Paid Signature of Notary Public My Commission Expires





# SILVER BUILDERS REAL ESTATE CORP.

October 22, 2019

City of Pembroke Pines  
Planning and Economic Development Department  
601 City Center Way  
Pembroke Pines, FL 33025

RE: Big Lot's Plaza @ 7900-7990 Pines Blvd., Pembroke Pines, FL 33024  
(PROJECT: Plaza Exterior Painting)


To Whom This May Concern,

Silver Builders Real Estate Corp. as managing agent for Village Shoppes Associates, Ltd. d/b/a Big Lot's Plaza, have considered painting the above reference location prior to the yearend holidays. Enclosed please find the following items for your review and consideration.

- two color elevations of building showing new color names and numbers;
- two sets of paint swatches of new colors; and
- process fee of \$516.00

Please feel free to call our office should you have any questions or comments. Thank you.

Property Tax Folio #: 5141 15 06 0011 & 5141 15 06 0012

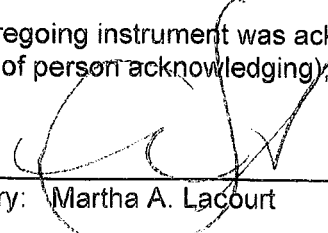
  
\_\_\_\_\_  
President of Silver Builders Real Estate Corp.  
Agent for Owner: Village Shoppes Associates, Ltd.  
3109 Stirling Road #200  
Ft. Lauderdale, FL 33312

October 22, 2019  
Date

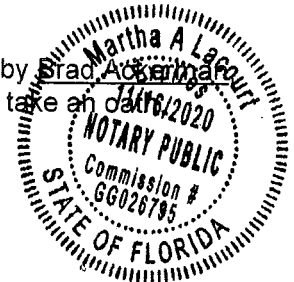
\* \* \* \* \*

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of October, 2019, by Brad Ackerman  
(name of person acknowledging), who is personally known to me and who did (did not) take an oath.

  
\_\_\_\_\_  
Notary: Martha A. Lacourt

GG026795  
Commission Number  
Stamp / Seal



3109 Stirling Road, Suite 200, Ft. Lauderdale, FL 33312 – Tel: (954) 963-7500 – Fax: (954) 983-8888



**AVIATION DEPARTMENT – North Perry Airport**  
101 S.W. 77<sup>th</sup> Way, • Pembroke Pines, Florida 33023 • 954-359-1016

June 18, 2018

George W. Kropp, Building Official  
City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, FL 33025

**Ref: North Perry Airport Permit Application**

Dear Mr. Kropp,

Please be advised that as Airport Manager of North Perry Airport, I am authorized to sign on behalf of the Broward County Aviation Department for building permit applications for improvements, renovations, repairs, and/or related work being performed at the airport.

Sincerely,

A handwritten signature in cursive script, reading "Nina MacPherson", is written over a horizontal line.

Nina MacPherson,  
Airport Manager  
North Perry Airport

Cy: Ray Abreu, Business Specialist

Legal Description

NORTH PERRY AIRPORT 113.30 B TRACT A LESS  
COMM NW COR OF SW1/4, SLY 60, ELY 110.50, SLY 59  
TO POB, CONT SLY 131, ELY 81, NLY 131, WLY 81 TO POB  
& LESS PT DESC'D IN PARCEL 105 OF CA 92-15786 &  
LESS PT DESC AS COMM AT NW COR OF SW1/4 SEC  
15, SLY 95 TO POB, S 420 M/L, ELY 800 M/L, N 580  
M/L, WLY 788 M/L, SLY 50 APPROX 800, THEN NLY  
APPROX 580, M/L TO POB & LESS N 60 FOR RD & LESS  
PT DESC'D IN OR 32878/1804



## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** November 4, 2019  
**To:** MSC 2019-25 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** BIG LOTS PLAZA

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**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

November 4, 2019

To: Cole Williams  
Planner/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2019-25 (Big Lots Plaza Re-Painting)

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Zoning has no comments regarding the above Miscellaneous Plan.

## Big Lots Plaza

Original

City of Pembroke Pines  
Received  
OCT 28 2019  
Planning & Economic Development



**Albert Loreda**  
The Sherwin-Williams Company  
Cell: (786) 412-3903  
alberto.loredo@sherwin.com





SW 7024  
Functional Gray  
P1- Body

SW 7025  
Backdrop  
P2- Accent

SW 7022  
Alpaca  
P3- Small Sign Band

SW 7027  
Well-Bred Brown  
P3- Columns

The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions and printers. The final proof shall be reviewed for any errors and approved by the Sherwin-Williams Representative and customer. After the final approval Sherwin-Williams shall not be responsible for any errors in final color selection, color placement or changes made by client, contractor or applicator. The Cover The Earth logo and the Sherwin-Williams logo are trademarks owned or licensed by The Sherwin-Williams Company © 2017 The Sherwin-Williams Company CMD 19-03-1620 10/16/20





**Albert Loreda**  
The Sherwin-Williams Company  
Cell: (786) 412-3903  
[alberto.loreda@sherwin.com](mailto:alberto.loreda@sherwin.com)





SW 7024

Functional Gray

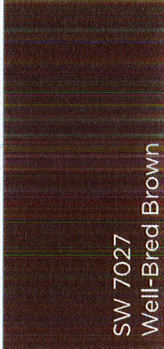
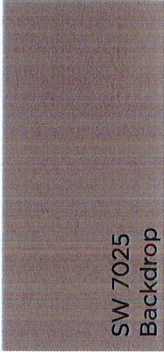
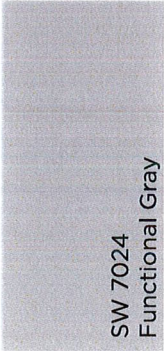
P1- - Dumpster Enclosure





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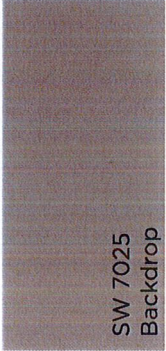
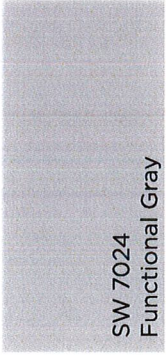






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SUBJECT SITE AERIAL PHOTO

Big Lots Plaza (MSC 2019-25)

