



**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>             | December 12, 2019                                                                                                                                                                                           | <b>Application ID:</b>                   | MSC 2019-27                 |
| <b>Project:</b>                 | Boulevard Square Color Change                                                                                                                                                                               | <b>Project Number:</b>                   | N/A                         |
| <b>Project Planner:</b>         | Cole Williams, Planner / Zoning Technician                                                                                                                                                                  |                                          |                             |
| <b>Owner:</b>                   | CP Pembroke Pines, LLC                                                                                                                                                                                      | <b>Agent:</b>                            | Select Strategies Brokerage |
| <b>Location:</b>                | Generally located east of Hiatus Road and south of Pines Boulevard, 10800; 10980 -11150 Pines Boulevard                                                                                                     |                                          |                             |
| <b>Existing Zoning:</b>         | B-3 (Generally Business) and B-2 (Community Business)                                                                                                                                                       | <b>Existing Land Use:</b>                | Commercial                  |
| <b>Reference Applications:</b>  | MSC 2019-21, MSC 2004-50, SP 2002-21, MSC 2002-07, SP 2000-47, SP 2000-34, SP 99-63, SP 99-57, SP 99-14                                                                                                     |                                          |                             |
| <b>Applicant Request:</b>       | Color change to the shopping center and associated structures.                                                                                                                                              |                                          |                             |
| <b>Staff Recommendation:</b>    | <b>Approval</b>                                                                                                                                                                                             |                                          |                             |
| <b>Final:</b>                   | <input checked="" type="checkbox"/> Planning & Zoning Board                                                                                                                                                 | <input type="checkbox"/> City Commission |                             |
| <b>Reviewed for the Agenda:</b> | Director:  Planning Administrator:  |                                          |                             |

## Project Description / Background

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Select Strategies Brokerage, agent, is requesting approval of a color change to the Boulevard Square Shopping Center, generally located east of Hiatus Road and south of Pines Boulevard. The Boulevard Square Shopping Center consists of a main shopping center building and self-storage facility along the south side of the property as well as two outparcels (Bahama Breeze and CVS) and one multi-tenant outbuilding (Denny's, Mattress One, Vitamin Shoppe, etc...) adjacent to Pines Boulevard. The proposed color change will apply only to the shopping center main building, multi-tenant outbuilding, shopping center signs and dumpster enclosures.

Boulevard Square shopping center was approved through site plan SP 99-14. Modifications were made to the site in 2000 (addition of a retail building), 2002 (addition of self-storage facility), and in 2004 (adoption of a uniform sign plan) and 2019 (façade modifications).

### **BUILDINGS / STRUCTURES:**

The applicant proposes the following colors for the existing main shopping center building, multi-tenant outbuilding, monument signs, and dumpster enclosure:

- Main Body: SW 7024 (Functional Gray), SW 7022 (Alpaca)
- Trim: SW 6070 (Heron Plume)

The existing self-storage facility is under separate ownership and at this time the owner is electing to not paint the building. A letter has been provided from the owner stating that when the building is repainted it will be painted to match the shopping center.

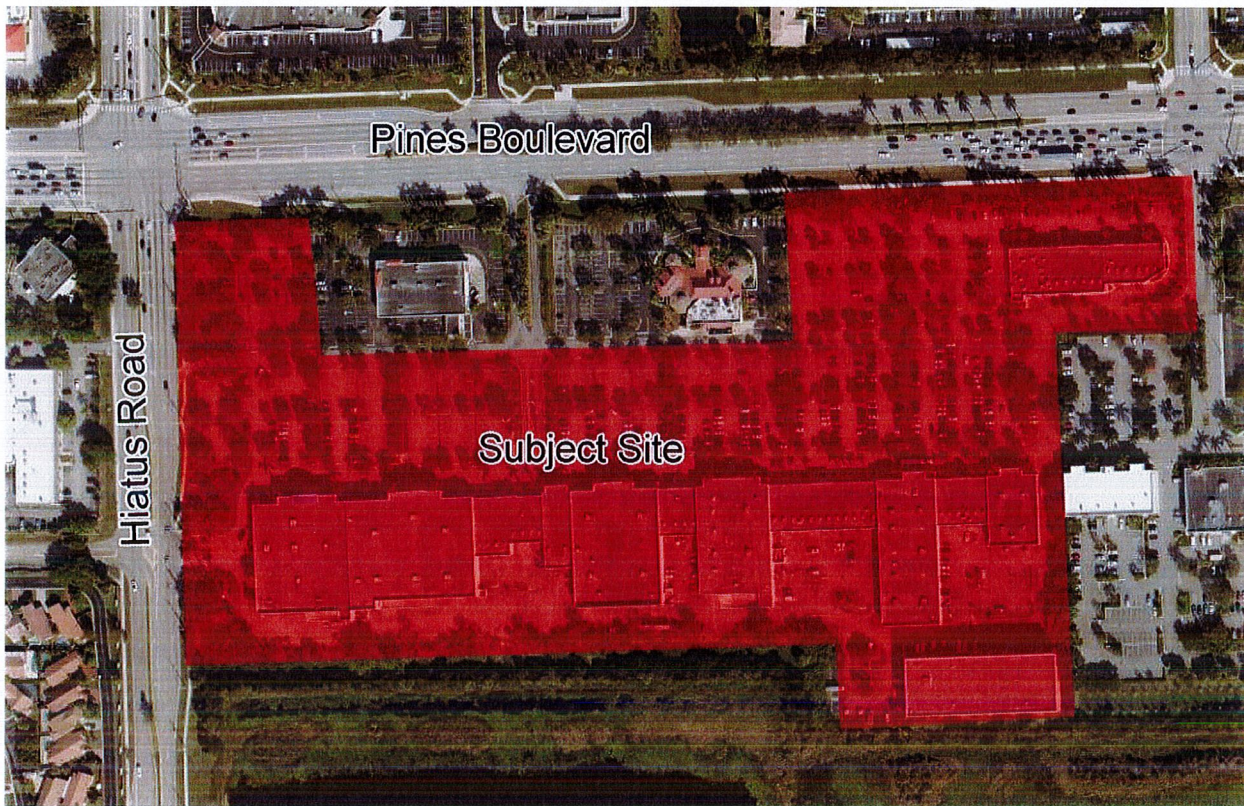
CVS and Bahama Breeze outparcel buildings are not required to match the main shopping center color theme.

**No other site modifications are being proposed at this time.**

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

**Enclosed:**

- Miscellaneous Plan Application
- Memo from Planning Division, (11/26/19)
- Memo from Zoning Administrator, (11/26/19)
- Miscellaneous Plan
- Letter from Self-Storage Owner (11/26/19)
- Site Aerials





## 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: Cole Williams Project Number: MSC 2019-27  
Date Submitted: 11-26-19 # Posted Signs Required: \_\_\_\_\_ Fees: \$ \_\_\_\_\_

# SECTION 1-PROJECT INFORMATION:

Project Name: BOULEVARD SQUARE RE-PAINT

Project Address: 10810-11150 PINES BOULEVARD / 10800 Pines Boulevard

Location / Shopping Center: BOULEVARD SQUARE

Acreage of Property: 23.8 acres - main center Building Square Feet: 201,735 sf - outparcel  
5141 18' 22' 00" - outparcel

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5141 18' 22' 00" - outparcel  
18' 22' 00" - main center

Plat Name: PINES LAKE COMMERCIAL Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description:  
PINES LAKE COMMERCIAL CENTER LOT-31 B PARCEL A LESS FOR DESC IN OR 24880/15P1  
± OR 30292/1715 ± P/W DESC'D IN OR 30771/1076 LESS OR 31274/1808 ± FOR  
DESC IN OR 31065/499 ± LESS FOR DESC AS: COMM AT SW COR SAID PAR A

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: CP PEMBROKE PINES, LLC  
Owner's Address: 3850 HOLLYWOOD BLVD. #400 HOLLYWOOD, FL 33021  
Owner's Email Address: C/O Gloria Fernandez gfernandez2@nbcapital.com  
Owner's Phone: 305-602-3064 Owner's Fax: n/a  
Agent: SELECT STRATEGIES BROKERAGE  
Contact Person: MARY LOU DANIS  
Agent's Address: 5770 HOFFNER AVE #102  
Agent's Email Address: MDANIS@SELECTSTRAT.COM  
Agent's Phone: 321.558.3867 Agent's Fax: 321.558.3867

*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-2  
Land Use / Density: COMMUNITY BUSINESS  
Use: BUSINESS / RETAIL  
Plat Name: PINES LAKE COMMERCIAL CENTER  
Plat Restrictive Note: \_\_\_\_\_

### PROPOSED

Zoning: B-2  
Land Use / Density: COMMUNITY BUSINESS  
Use: BUSINESS / RETAIL  
Plat Name: PINES LAKE COMMERCIAL CENTER  
Plat Restrictive Note: \_\_\_\_\_

### ADJACENT ZONING

North: B-3  
South: B-4  
East: B-3 / C-1  
West: B-3

### ADJACENT LAND USE PLAN

North: B-3  
South: B-4  
East: B-3 / C-1  
West: B-3

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

Repainting of shopping center known  
as Boulevard Square in Pembroke Pines FL

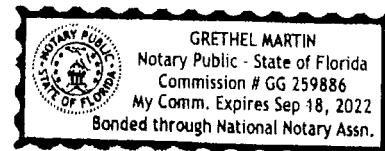
## SECTION 7- PROJECT AUTHORIZATION

### 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] 11/21/19  
Signature of Owner Date

Sworn and Subscribed before me this 21<sup>st</sup> day  
of NOVEMBER, 20 19



[Signature] 9/18/22  
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 \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** November 26, 2019  
**To:** MSC 2019-27 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Boulevard Square Paint

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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 26, 2019

To: Cole Williams  
Planner/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2019-27 (Boulevard Square Re-Painting)

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Zoning has no comments regarding the above Miscellaneous Plan.

# PROPOSED COLOR SCHEME AT BOULEVARD SQUARE 1000-1100 PINES BLVD PEMBROKE PINES, FL 33025

**SALTZ MICHELSON  
ARCHITECTS**  
3501 Griffin Road  
Ft. Lauderdale, FL 33312  
(954) 265-2700 Ft. (954) 265-2701  
smh@saltzmichelson.com  
AA-0002897

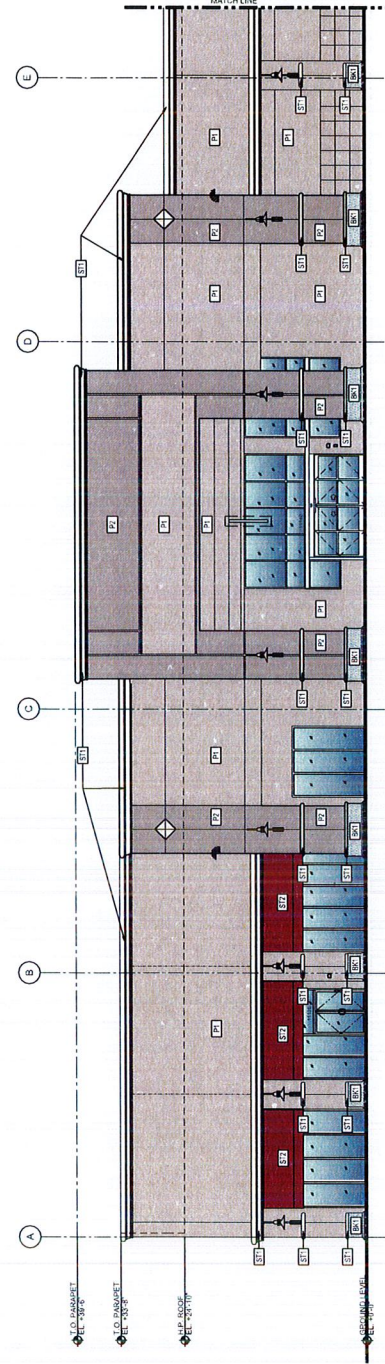


Project No.: 2016-143  
Drawn By: ER  
Checked By: M. CA  
Date: 10/16/19  
REVISIONS

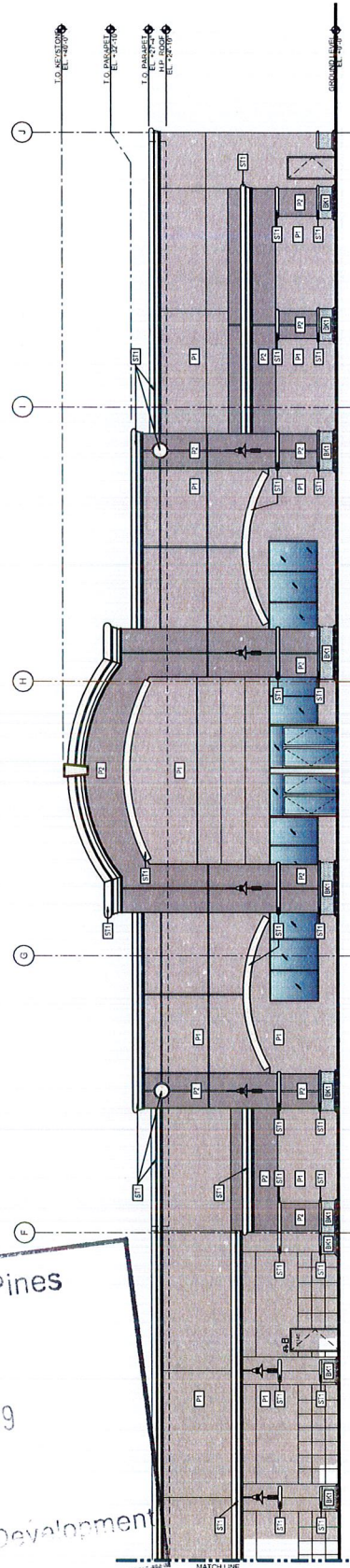
**A1.0**

| FINISH LEGEND |                       |             |         |
|---------------|-----------------------|-------------|---------|
| MARK          | DESCRIPTION           | CATALOG NO. | REMARKS |
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| 02            | EXTENSION WALL - SAND | 01002       |         |
| 03            | EXTENSION WALL - SAND | 01003       |         |
| 04            | EXTENSION WALL - SAND | 01004       |         |
| 05            | EXTENSION WALL - SAND | 01005       |         |
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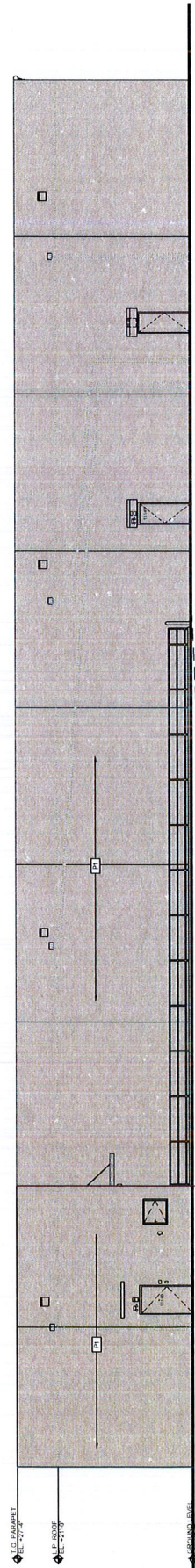
City of Pembroke Pines  
Received  
NOV 26 2019  
Planning & Economic Development



**01 PARTIAL NORTH ENTRY ELEVATION (COLOR)**  
SCALE: 1/8" = 1'-0"



**02 PARTIAL NORTH ENTRY ELEVATION (COLOR)**  
SCALE: 1/8" = 1'-0"



**03 PARTIAL SOUTH ENTRY ELEVATION (COLOR)**  
SCALE: 1/8" = 1'-0"



SW 7024  
Functional Gray

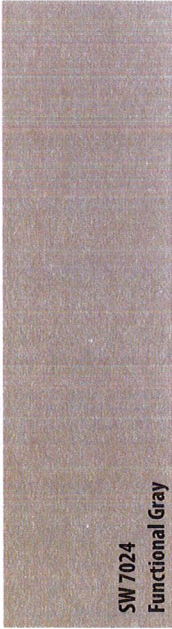
Body

SW 7022  
Alpaca

Body

SW 6070  
Heron Plume

Trim



SW 7024  
Functional Gray

Body



SW 7022  
Alpaca

Body



SW 6070  
Heron Plume

Trim



SW 7024

Functional Gray

Body

SW 7022

Alpaca

Body

SW 6070

Heron Plume

Trim



**SW 7024**  
**Functional Gray**

Body

**SW 7022**  
**Alpaca**

Body

**SW 6070**  
**Heron Plume**

Trim



SW 7024  
Functional Gray

Body

SW 7022  
Alpaca

Body

SW 6070  
Heron Plume

Trim



SW 7024  
Functional Gray

Body



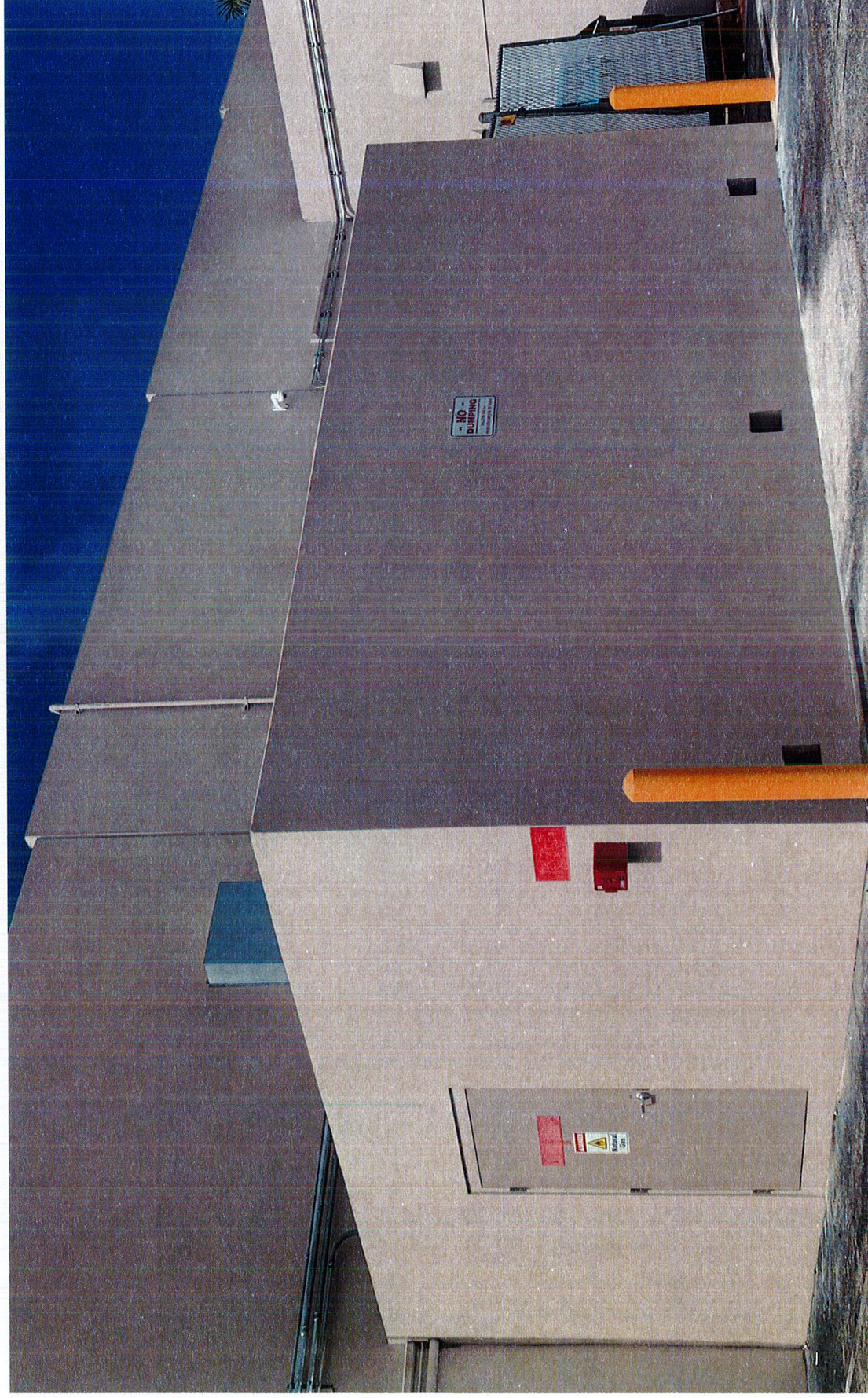
SW 7022  
Alpaca

Body



SW 6070  
Heron Plume

Trim



SW 7024

Functional Gray

Body

SW 7022

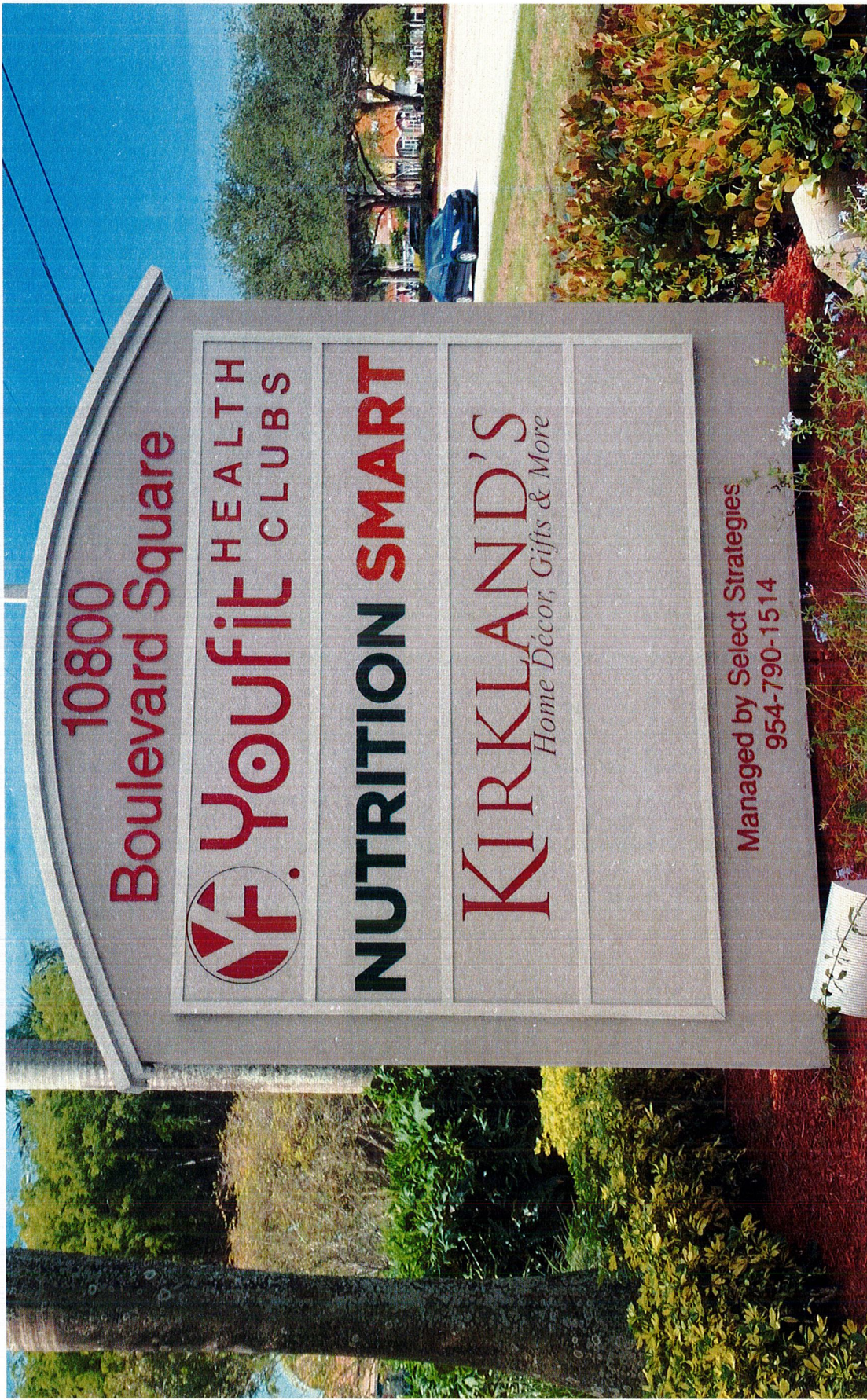
Alpaca

Body

SW 6070

Heron Plume

Trim



SW 7024

Functional Gray

Body

SW 7022

Alpaca

Body

SW 6070

Heron Plume

Trim

Dear Sir or Madam,

Please be advised that we are aware of the color change the shopping center is pursuing, attached as Scheme One. We have no need to paint our property now but will mirror the colors once we do repaint in order to maintain continuity.

Sincerely,

Robert Lansburgh

