



**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>	January 9, 2019	<b>Application ID:</b>	MSC 2019-17
<b>Project:</b>	Walmart #5932	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	Wal-Mart Stores East LP	<b>Agent:</b>	Bowman Consulting Group
<b>Location:</b>	12800 Pines Boulevard		
<b>Existing Zoning:</b>	B-3 (General Business)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	ZV 2019-06, SP 2010-07, ZV 2010-16, ZV 2010-17, ZV 2010-18, SP-99-16, SP-98-85, SP 95-14, SN 95-20, SP 93-48		
<b>Applicant Request:</b>	Installation of one freestanding canopy over 6 short-term parking spaces. 10 short-term parking spaces in total are proposed.		
<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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Bowman Consulting Group, agent, is requesting approval the installation of a freestanding canopy and parking modifications for Walmart #5932, located at 12800 Pines Boulevard. The proposed site modifications will enable Walmart to offer online order customer pick up parking spaces. The customers will order their goods online, travel to the store and Walmart staff will bring the items to the customer's car in a designated parking space.

The building was approved in 1993 through site plan SP 93-48 as a Home Depot. In 2010, through SP 2010-07 the building was repurposed for the current tenant Walmart. At the September 2019 Planning and Zoning Board Meeting Walmart was granted ZV 2019-06, which allows the store to have 10 short term parking spaces instead of a maximum of three permitted by code.

The proposed structure was constructed without approval. Currently, code case 19070105 is active for the site. If this application is approved, building permits are still required for the structure to fully resolve the case.

### **BUILDINGS / STRUCTURES:**

The applicant proposes a 72'-8" - x 18' freestanding canopy located in the parking aisle near the northeast corner of the building. The freestanding canopy will be utilized as a cover for the online order pick up area. The steel beams and columns are currently painted "Knockout Orange", if approved the structure will be painted SW 7017 (Dorian Gray). The canopy color will be (preconstraint 502 satin) champagne. The canopy will be illuminated by under canopy lighting that is both full cutoff and concealed by the canopy.

### **PARKING:**

Currently there are 695 spaces provided on site. 124 of the spaces are allocated to the adjacent commercial parcel to the east, leaving 571 parking spaces for Walmart. Current parking requirements for retail are 3.5 parking spaces per 1,000 sq. ft. of building area or 492 required parking spaces based on use. Currently there is a surplus of 79 spaces on the site. The applicant proposes 10 short-term parking spaces. 6 of the 10 spaces will be covered by the canopy. If this application is approved there will be a surplus of 69 parking spaces.

### **SIGNAGE:**

Short-term parking spaces are permitted to have 1.5 square feet of signage per space. The applicant proposes 1.36 square foot short-term parking signs for each of the 10 short-term parking spaces. Additionally, each space will be delineated with pavement markings.

### **LANDSCAPING:**

Any landscaping that is removed or damaged during construction will be restored to its original condition.



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, (12/31/19)  
Memo from Zoning Administrator, (11/25/19)  
Memo from Landscape Division (11/25/19)  
Memo from Engineering Division (11/21/19)  
Memo from Engineering Division (8/6/19)  
Memo from Fire Prevention Bureau (7/31/19)  
Memo from Zoning Administrator, (7/31/19)  
Memo from Landscape Division (7/29/19)  
Memo from Planning Division, (7/29/19)  
Notice of Violate Case #19070105  
Miscellaneous Plan  
Site Aerials

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** December 31, 2019  
**To:** MSC 2019-17 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Walmart #5932

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

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

MEMORANDUM

November 25, 2019

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2019-17 (Walmart @ 12800 Pines Blvd. Pick-Up Spaces)

All of my comments regarding the above Miscellaneous Plan have been satisfied.

MEMORANDUM

November 25, 2019

To: Cole Williams  
Planner & Zoning Specialist

From: Kristen Jensen  
Landscape Planner/ Designer

Re: (MSC2019-17) Walmart #5932

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The City of Pembroke Pines Planning Division has conducted a landscape review for Walmart as per documents provided and staff site visit. The following items need to be addressed prior to this project being found in compliance:

All landscape comments have been addressed at this time.

*Note: Please make sure that any landscape damaged during construction be replaced to make sure the sign meets landscape ordinance 153.19, "The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards: (A) Landscape area must consist of shrubs, groundcover, or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement."*

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.

Kristen Jensen  
Landscape Planner/Designer  
Planning and Economic Development Division  
City of Pembroke Pines  
954.392.2107 (Office) • [kjensen@ppines.com](mailto: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**



**November 21, 2019**

**PROJECT: *WALMART #5932 – PICK-UP PARKING***  
**CITY REFERENCE NUMBER: *MSC 2019-17***

**To: Cole Williams, Planner**  
**Planning Administrator, Planning and Economic Development Department**

**From: John L. England, P.E.**  
**Environmental Services/Engineering Division, Public Services Department**  
**(954) 518-9046**

## **RECOMMENDATIONS:**

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The Environmental Services/Engineering Division's DRC 'Comments' for the proposed project have been satisfied and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

**NOTE** that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans/details and Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Construction Permit.

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

# **DRC REVIEW FORM**



**August 6, 2019**

**Walmart Store #5932 – Pick-Up Parking  
City Reference Number: MSC 2019-17**

**To: Cole Williams, Planner/Zoning Technician  
Planning and Economic Development Department**

**From: John L. England, P.E., Assistant City Engineer  
Environmental Services/Engineering Division, Public Services Department  
(954) 518-9046**

## **COMMENTS/RECOMMENDATIONS:**

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1. Note as the proposed 'Associated Path' is not at 'Stop' condition, this "Crossing" is considered a 'Mid-Block' type pedestrian crossing and as such must adhere to FDOT and/or MTUCD standards. Modify the pavement markings for the proposed 'Associate Path' to be 10' wide 'Special Emphasis' markings crossing the main frontage access drive at 90° to the travel path (centerline of the access drive) with the original proposed 5' wide section passing by the east end of the existing landscape island and terminating at the south limit/side of this existing landscape island or at the north limit/side of Pick-Up Parking Space #1.

Provide the typical 'Pedestrian Crossing Warning Signage (W11-2 'Pedestrian Crossing' Sign w/W16-7 (Downward Pointing Arrow' Plaque at the "far side" of the crossing markings for the southbound approach to the crossing and at the "near side" for the northbound approach to the crossing (as the typically required "far side" placement of the sign assemblies is not possible for the northbound approach).

2. All vehicular and pedestrian related signage and all pavement markings, with the exception of parking space markings, must adhere to Broward County Traffic Engineering (BCTED) and Manual of Uniform Traffic Control Devices (MTUCD) Standards.

Accordingly, the pavement markings for the proposed 'Associate Path' must be Thermoplastic not FDOT Paint. Modify the applicable details and 'Finish Key'/Legend to note that



‘Associate Path’ pavement markings must be Thermoplastic. Further, add the attached typical City Engineering required ‘Pavement Markings and Signage Notes’ to Plan Sheet C-1.

Further, the existing vehicular and/or pedestrian related pavement markings and signage for the overall center not conforming to the latest BCTED and/or MTUCD standards shall be required to be replaced as needed to address these standards. **NOTE** that all existing vehicular and/or pedestrian pavement markings and signage for the overall center must be either noted “To Remain” or “To Be Replaced” on the final plans to be submitted for the required Engineering Construction Permit. Existing pavement markings and signage noted ‘To Remain’ on the plans to be submitted for the required Engineering Construction Permit should be based upon the completion of a field review by the engineer at which time the existing vehicular and/or pedestrian pavement markings and signage were verified as meeting current BCTED, MTUCD and City Engineering standards. Should the applicant/owner choose to defer preparation of the required “Pavement Marking and Signage Refurbishment Plan” and details sheets until the permitting phase, then the following ‘Note’ must be added to the Plan Sheet C-1 for Engineering DRC sign-off of the proposed ‘Pick-Up Parking’:

*ALL EXISTING PAVEMENT MARKINGS AND SIGNAGE FOR THE OVERALL WALMART CENTER NOT CONFORMING TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED), MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MTUCD) AND CITY ENGINEERING STANDARDS SHALL BE CORRECTED AS NECESSARY AS PART OF THE CONSTRUCTION OF THE PROPOSED ‘PICK-UP PARKING’ AND THE APPLICABLE “PAVEMENT MARKINGS AND SIGNAGE REFURBISHMENT PLANS AND DETAILS” SHALL BE SUBMITTED AS PART OF THE PLANS SET FOR THE PROPOSED ‘PICK-UP PARKING’ IMPROVEMENTS FOR PROCESSING OF THE REQUIRED ENGINEERING CONSTRUCTION PERMIT.*

3. In association with ‘Comment #3’, the attached ‘City Pavement Marking and Signage Requirements Notes’ and City Standard R-32, ‘Accessible Parking Space Details’ and BCTED Standard Details sheets must be included in the final plans set for Engineering DRC sign-off.
4. Current City Code requires that a 3’ clear overhang be provided from the face/front of the typically required Wheel Stops to the front of the parking space. If the existing curbing along the front of the proposed ‘Pick-Up Parking’ spaces is to be used in lieu of the typically required Wheel Stops, then the Code required 3’ clear overhang from the face of the existing curb must be provided and clearly designated on the ‘Parking Layout Plan, “Insert A” on Sheet C-1. Note that the proposed ‘Parking Stall Pick-Up’ Signs cannot be located with the limits of the 3’ clear overhang.

Modify the proposed plan and details to address the 3’ overhang requirement or provide a copy of the latest stamped approved Site Plan denoting the size of the current permitted existing parking spaces and the relationship of the existing curbing along the front of the parking spaces to the current permitted overhang and parking space size (dimensions) for the current parking conditions being affected by the proposed ‘Pick-Up Parking’.

**NOTE:** Written 'Responses' to all 'Comments' must be provided in letter format as part of the DRC resubmittal documentation for continued Engineering DRC review and sign-off.

**NOTE** that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of two (2) sets of the appropriate signed and sealed plans/details sheets and Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Construction Permit.

## **DRC REVIEW FORM**

**PEMBROKE PINES FIRE RESCUE**

**FIRE PREVENTION BUREAU**

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

**PROJECT NAME:** Walmart #5932

**REFERENCE #:** MSC 2019 -17

**DATE REVIEWED:** 07/31/2019

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

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

**NOTE:** This project is to designate (10) parking spaces with canopy for "grocery  
pick-up."

# MEMORANDUM

July 31, 2019

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2019-17 (Walmart @ 12800 Pines Blvd. Pick-Up Spaces)

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The following are my comments regarding the above Miscellaneous Plan:

1. As this is a free standing building code limits temporary parking spaces to a maximum of 3 spaces. Proposed number of spaces will require a variance. Note: Variance #ZV 2019-06 has been submitted and is tentatively scheduled for the September 12, 2019 Planning & Zoning Board meeting.
2. All directional signage (Pick-Up w/ arrows, Pick-Up Space signage at end of spaces, etc.) are limited to 1.5 sq. ft. each.
3. Other than identification number on Pick-Up Spaces, no pavement markings/signage is allowed in parking lot.
4. Provide elevations of canopy structure showing all color names, color numbers, materials, finishes, etc.
5. Provide updated parking chart identifying total number of spaces on site, number of handicapped spaces, number of "Temporary" parking spaces and number of cart corrals as these are located in regular parking spaces.
6. Are there any changes in Site Lighting associated with proposed canopy. If so, provide all details.
7. Is there under canopy lighting? If so, provide details of light fixtures and provided foot candle readings.
8. Note: These spaces/canopy were recently approved for the Walmart @ 151 SW 184<sup>th</sup> Avenue in western Pembroke Pines. Should you need clarification of any comments above, the approved plans could be viewed in Planning for consistency.

Please contact me with any questions.



## MEMORANDUM

July 29, 2019

To: Cole Williams  
Planner & Zoning Specialist

From: Kristen Jensen  
Landscape Planner/ Designer

Re: (MSC2019-17) Walmart #5932

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The City of Pembroke Pines Planning Division has conducted a landscape review for Walmart as per documents provided and staff site visit. The following items need to be addressed prior to this project being found in compliance:

1. No landscape plans provided.
2. As per staff site visit the trees in the area have been improperly pruned. Please proceed with a tree removal application for those trees that have been improperly pruned and now have structural damage.
3. As per staff visit the shrubs in the parking lot islands have been removed. As per landscape ordinance 153.15 (A) "Landscaping of interior parking areas, also defined as parking islands and other vehicular use areas within a property shall be a mixture of ground cover, turfgrass, hedge material, trees, and palms with no more than 50% of total island areas planned or installed as turfgrass sod or mulch. Interior islands must be a minimum ten feet wide from inside of curb adequately landscaped and contain minimum of one tree. The intent of interior parking islands is to create a fully landscaped parking lot without disrupting continuous parking stalls and to lower the area ambient surface temperature." Please make sure that the landscape island is at least 50% shrubs.
4. Irrigation must be repaired/installed properly to ensure that all new and existing landscape material is properly being irrigated. A "wet-check" shall be done at time of final inspection to ensure all irrigation heads are working properly etc.

*Note: Please make sure that any landscape damaged during construction be replaced to make sure the sign meets landscape ordinance 153.19, "The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards: (A) Landscape area must consist of shrubs, groundcover, or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement."*

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.

Kristen Jensen  
Landscape Planner/Designer  
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954.392.2107 (Office) · [kjensen@ppines.com](mailto:kjensen@ppines.com)  
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## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

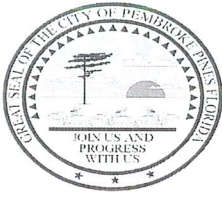
**Date:** July 29, 2019  
**To:** MSC 2019-17 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Walmart #5932

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

1. Variance must be approved prior to being scheduled for a meeting as is. If variance is denied plans need to be revised/alterd.
2. Upon site visit it was discovered that the structure has already been installed. To keep all items as is, other variance(s) excluding the one already submitted will need to be applied for.
3. Per City code only 3 parking spaces are permitted by code.
4. Clarify if any of work is being done on site, for example painting.
5. Provide current parking count for the site.
6. Directional signage and pavement markings are not permitted
7. Short-term parking sign shall not exceed 1.5 square feet in size. Per City Code section 155.251.
8. Provide details of light fixtures used under the canopy. Fixtures are to be full cutoff, angled at 90 degrees and no greater than 4,000K
9. Provide material board with paint chips for all colors to be used.
10. Clarify color of the canopy structure. Label all colors on the plans.
11. Provide sample of the canopy material.
12. Will any landscape being removed or altered?
13. Resubmit 8 sets of plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans will result in additional comments and possible project delays.
14. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). **The DRC will not review your resubmittal if you fail to provide this response.**





**City of Pembroke Pines**  
**Police Department, Code Compliance Division**  
**18400 Johnson Street, Pembroke Pines, FL 33029**  
**954-431-4466**

**NOTICE OF VIOLATION**

<b>Case #:</b>	19070105
<b>Date:</b>	07/31/2019
<b>Folio:</b>	514014020330
<b>Recipient:</b>	WAL-MART STORES EAST LP
<b>Address:</b>	2001 SE 10 ST BENTONVILLE, AR 72712

A physical inspection at 12800 PINES BLVD, PEMBROKE PINES, FL 33027 #BDP disclosed the following violation(s) of the City of Pembroke Pines Code:


Chapter	Section	Description	Days Comply
CHAPTER 155: ZONING CODE	155.388 WHEN BUILDING PERMIT REQUIRED; ISSUANCE	WORK DONE WITHOUT PERMITS	47

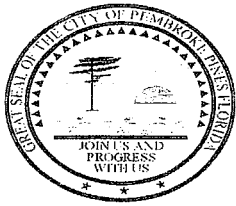
Notes/Mean of Correction:

MUST CONTACT PLANNING AND ZONING DEPARTMENT, SPECIFICALLY COLE WILLIAMS  
AT 954-392-2100 REFERENCE PERMITTING ISSUES.

YOUR ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE WITHIN  
47 DAYS

FROM THE DATE OF SERVICE OF THIS NOTICE OR SHOW CAUSE WHY YOU SHOULD NOT  
BE REQUIRED TO DO SO. IF, AT THE EXPIRATION OF THIS TIME THE VIOLATION REMAINS,  
A CITATION FOR SPECIAL MAGISTRATE APPEARANCE WILL BE ISSUED AND YOU MAY BE  
LIABLE FOR A FINE AND ADMINISTRATIVE HEARING COST.


 Marco Aguilera Code Officer	HAND DELIVERY TO:  DELON MANAGER  7/31/2019 11:00:00 AM  Signature is not an admission of guilt but verification of receipt of this notice.
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**City of Pembroke Pines**  
Police Department, Code Compliance Division  
18400 Johnson Street, Pembroke Pines, FL 33029  
954-431-4466

**AFFIDAVIT OF SERVICE**

**CASE #:** 19070105  
**DOCUMENT DELIVERED:** NOTICE OF VIOLATION  
**DELIVERY METHOD:** Hand  
**PROPERTY OWNER:** WAL-MART STORES EAST LP  
**PROPERTY ADDRESS:** 12800 PINES BLVD, PEMBROKE PINES, FL 33027 #BDP

 Marco Aguilera Code Officer City of Pembroke Pines	HAND DELIVERY TO:  DELON MANAGER  7/31/2019 11:00:00 AM
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\*\*\* REQUIRED OF PROPERTY POSTED \*\*\*

STATE OF FLORIDA  
COUNTY OF BROWARD

Before me this day personally appeared Officer Marco Aguilera who, deposes and says of his/her own personal knowledge that the document described above was POSTED at the above property on the above date.



CODE COMPLIANCE OFFICER

Sworn to (or affirmed) and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by the Officer  
\_\_\_\_\_. Personally known \_\_\_\_\_.

\_\_\_\_\_  
Notary Public



