

# City of Pembroke Pines Planning & Economic Development Department 601 City Center Way 3<sup>rd</sup> Floor Pembroke Pines FL, 33025

## **Summary**

Agenda Date:	January 23, 2020	Application ID:	MSC 2019-31		
Project:	Ross Dress for Less #2307	Project Number:	N/A		
Project Planner:	Cole Williams, Planner / Zoning Technician				
Owner:	WRI JT PEMBROKE COMMONS LP % WEINGARTEN REALTY INVESTORS  Agent: Larry Swick				
Location:	650 N University Drive				
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial		
Reference Applications:	SP 2018-12, ZV 2018-04, ZV 2018-03, ZV 2018-02, SP 2015-17, SN 2012-16, SP 2011-11, SP 2007-41, SP 98-29, SP 98-01, SP 90-08, SUB 89-24				
Applicant Request:	Color and Façade modifications to an existing tenant bay at Pembroke Commons.				
Staff Recommendation:	Approval				
Final:	⊠Planning & Zoning Board	□City Commission			
Reviewed for the Agenda:	Director:	ctor: Planning Administrator:			

## **Project Description / Background**

Larry Swick, agent, is requesting approval of façade and color modification to the existing tenant bay located at 650 North University Drive within the Pembroke Commons shopping center. The changes are the result of a change in tenant. The bay previously occupied by Office Depot will now be occupied by Ross Dress for Less.

Pembroke Commons was approved via site plan in 1990 (SP 90-08). In 2018, via site plan (SP 2018-12) the addition of an outparcel was approved for the site. Additionally, in 2015 façade modifications were approved via site plan amendment (SP 2015-17).

#### **BUILDINGS / STRUCTURES:**

The applicant is proposing to fill in the existing recessed section of the pop out feature's upper band and the scoring to create a flush surface. Additionally, the 4 canopies on the pop out feature will be removed.

The following color changes for the tenant bay are proposed:

- Main Body: SW 6113 (Interactive Cream)
- Pop out feature: SW 6385 (Dover White)
- Pop out columns: SW 6116 (Tatami Tan)
- Lower accent bands: SW 6125 (Craft Paper), SW 6140 (Moderate White) and TK 6010-40 (Blue)
- Upper accent bands: SW 6107 (Nomadic Desert)

The proposed colors are within the color family (tans and browns) of the shopping center. The colors of the rest of the tenant bay will not be modified.

Signage for the shopping center is regulated by their uniform sign plan and will be approved through the building permit process.

#### LIGHTING:

Wall sconces will be added on both of the pop out features columns on front of the tenant bay. The sconces will be wall wash and not exceed 4,000k.

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 Zoning Administrator (1/15/20) Memo from Planning Division (1/14/20) Memo from Engineering Division (1/13/20) Memo from Zoning Administrator (1/6/20) Memo from Planning Division (1/2/20)

Memo from Fire Prevention Bureau (12/31/19)

Miscellaneous Plan Existing Site Conditions Site Aerial



Project Planner: \_\_\_\_\_ Project

## City of Pembroke Pines Planning and Economic Development Department **Unified Development Application**

	In the second second
Planning and Economic Development City Center - Third Floor 601 City Center Way Pembroke Pines, FL 33025 Phone: (954) 392-2100 <a href="http://www.ppines.com">http://www.ppines.com</a>	Prior to the submission of this application, the applicant mus 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:
<ol> <li>Include all submittal requirements / a</li> <li>All applicable fees are due when the</li> <li>Include mailing labels of all property signed affidavit (Applications types in Development Review Committee (DI Adjacent Homeowners Associations number and a minimum of 30 days in the application which remains in accepted. Any application which remains in accepted.</li> <li>Applicants presenting demonstration.</li> </ol>	Sign Plan  Site Plan*  Site Plan Amendment*  Special Exception*  Variance (Homeowner Residential)*  Zoning Change (Map or PUD)*  Zoning Change (Text)  Zoning Exception*  Deed Restriction  this application. If not applicable, mark N/A.  attachments with this application.  application is submitted (Fees adjusted annually).  owners within a 500 feet radius of affected site with marked with *).  Iter than noon on Thursday to be considered for RC) review the following week.  Is need to be noticed after issuance of a project before hearing. (Applications types marked with *).  Iteressing staff review comments in a timely manner. Stive for over 6 months will be removed from staff will be required with applicable fees.  In boards or architectural renderings to the City is copy (PDF) of each board submitted to Planning
	Staff Use Only
ct Planner: Project#	: PRJ 20 Application #:

Date Submitted: \_\_\_/\_\_/ Posted Signs Required: (\_\_\_) Fees: \$\_\_

# **SECTION 1-PROJECT INFORMATION:**

Has this project been previously submitted?  Describe previous applications on property.	
Legal Description:	
121-4-61	Traffic Analysis Zone (TAZ):
Flexibility Zone:	Folio Number(s):
Acreage of Property:	Building Square Feet: 25, 010
Location / Shopping Center: PEMBROKE	PINES, FL / PEMBROKIS COMMONS
Project Address: 650 North UNIVERNI	7 DRIVE, BAY DOA
Project Name: Russ DRESS for LESS # 2	

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
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# SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION Owner's Name: Ross Stores, INC. Attn: Steve TUGGLE Owner's Address: 5130 HAGIENDA DRIVE, DUBLIN, CA. 94568 Owner's Email Address: Owner's Phone: 925. 965. 4478 Owner's Fax: \_\_\_\_ Agent: LARRY GWICK; L. STEPLING DEVELOPMENT, LIC Contact Person: LARRY SWICK Agent's Address: 225 WESTFIELD PRIVE, DELAND, FL. 32724 Agent's Email Address: LSTEPLING @ CFL. RR. Com Agent's Phone: 407-257-8112 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 PROPOSED Zoning: \_\_\_\_\_ Zoning: Land Use / Density: \_\_\_\_\_ Land Use / Density: \_\_\_\_\_ Use: \_\_\_\_\_ Use: \_\_\_\_\_ Plat Name: \_\_\_\_\_ Plat Name: \_\_\_\_ Plat Restrictive Note: \_\_\_\_\_ Plat Restrictive Note: \_\_\_\_\_ ADJACENT ZONING ADJACENT LAND USE PLAN North: \_\_\_\_\_ North: \_\_\_\_\_ South: \_\_\_\_ South: East:

West:\_\_\_\_

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)

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## **SECTION 7- PROJECT AUTHORIZATION**

## **OWNER CERTIFICATION**

This is to certify the	at I am the owner of the property o	escribed in this he best of my k	application and that nowledge.
		1/15/2	.0
Signature of Owner	er .	Date /	<del>and hyper days to the design of the section represents the set of the section of the section represents a section representation represents a section representation represents a section representation represents a section representation representation represents a section representation representation</del>
Sworn and Subsci	ribed before me this day		
of January	. 20 20		KAREN L. CARLSO
	MD	2/1/23	MY COMMISSION # GG2950 EXPIRES: February 01, 20
Fee Paid	Signature of Notary Public	My Commission	on Expires
This is to certify the	RTIFICATION  at I am the agent of the property or atton supplied herein is true and co	vner described i rrect to the best /// JAW Date	in this application of my knowledge.
Sworn and Subscr	ibed before me this 141 day	Ser Are	ELIZABETH PLUMMER Notary Public, State of Florida Commission# GG 179294 My comm. expires Mar. 14, 2022
Fee Paid	Signature of Notary Public	My Commission	n Éxpires

### WEINGARTEN REALTY

2600 Citadel Plaza Drive Houston, Texas 77008 800-688-8865 713-866-6049 Fax www.weingarten.com

May 28, 2019

#### To: County and City Building Departments: (including)

Cities of: Boca Raton, Clearwater, Clermont, Cooper City, Deerfield Beach, Hollywood, Jacksonville, Largo, Miami, Oakland Park, Orlando, Palm Coast, Palm Harbor, Pembroke Pines, Plantation, Sea Ranch Lakes, Stuart, St. Augustine, Wellington; and

Counties of: Palm Beach, Pinellas, Lake, Broward, Duval, Miami-Dade, Orange, Seminole, Flagler, Martin, St. Johns

#### RE: Approval from owner for signature acceptance

Dear City Official:

Please be advised that the following Weingarten personnel are authorized to sign the types of documentation listed below on behalf of the owners listed on Page 2.

#### Weingarten Personnel:

Mark Schultz – Associate Director of Property Management Chris Oftedal – Senior Regional Property Manager Ryan Tufts – Regional Property Manager John Haggerty – Regional Property Manager Karl Brinkman – Area Vice President/Leasing Alexander Evans – Area Vice President/Leasing Stephen F. Trommsdorff – Senior Construction Manager Martin Espejo – Construction Manager Gina Hurst – Regional Property Manager

#### **Documentation:**

Permit Applications
Sign Approval Letters
Notice of Commencement
Documents required by City Department and Code Enforcement Department (violations)
Documents regarding utility and or refuse service
Waste Water Applications
Development Orders
Development Agreements

#### **Owners:**

Weingarten Realty Investors Weingarten Nostat Inc. WRI JT Tamiami Trail, LP WRI JT Pembroke Commons, LP WRI JT Flamingo Pines LP WRI-TC East Lake Woodland LLC WRI-TC Marketplace at Dr. Phillips LLC Weingarten I-4 Clermont Landing LLC Weingarten I-4 Clermont Landing TRS, LLC WRI Shoppes of South Semoran LLC Weingarten/Investments Inc. Weingarten I-4 St. Augustine EV LLC WRI JT Northridge, LP WRI JT Hollywood Hills I, LP WRI JT Hollywood Hills II, LP Pineapple Commons Retail LP WS Atlantic West, LLC WS Kernan Village, LLC WRI Wellington Green, LLC

Sincerely,

Weingarten Realty Investors, a Texas real estate investment trust

By:

Mark D. Stout

Senior Vice President/General Counsel

STATE OF TEXAS	§
COUNTY OF HARRIS	§ §

L-YLegal/Lensing/MD8MISC/CORPASUB INFO/FL SIGNATURE APPROVAL LTR/FL Agent Authority Letter 101918 docs

The foregoing instrument was acknowledged before me this **28** day of ..., 2019, by Mark D. Stout, Senior Vice President/General Counsel of Weingarten Realty Investors, a Texas real estate investment trust, on behalf of the trust. He is personally known to me.

BAHBARA MCKNNEY U BAHBARA MCKNNEY U Notary Public, State of Texas Comm. Expires 05-15-2021 Notary ID 405958-3

NOTARY STAMP

#### **MEMORANDUM**

January 15, 2020

To: Cole Williams

Planning/Zoning Technician

From: Dean A. Piper

**Zoning Administrator** 

Re: MSC 2019-31 (Ross Dress for Less @ 650 N University Drive)

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

#### **PLANNING DIVISION STAFF COMMENTS**

#### **Memorandum:**

**Date:** January 14, 2020

**To:** MSC 2019-31 file

From: Cole Williams, Planner / Zoning Technician

**Re:** Ross at Pembroke Commons

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.

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

# **DRC REVIEW FORM**



January 13, 2020

PROJECT: ROSS DRESS FOR LESS #2307 TENANT & ELEVATION IMPROVEMENTS CITY REFERENCE NUMBER: MSC 2019-31

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

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

#### **RECOMMENDATIONS:**

The Environmental Services/Engineering Division takes 'No Exception' to the proposed 'Interior Tenant and Exterior Elevation Improvements' (including interior finishes, entry door replacements, hurricane shutter installations, exterior elevation, canopy and EIFS modifications and exterior painting) at the existing retail store and the 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.

#### **MEMORANDUM**

January 6, 2020

To: Cole Williams

Planning/Zoning Technician

From: Dean A. Piper

Zoning Administrator

Re: MSC 2019-31 (Ross Dress for Less @ 650 N University Drive)

The following are my comments regarding the above Miscellaneous Plan:

- 1. Provide color name and color number, for finish/color stripes identified with "R1" on elevation.
- Maximum square footage of wall sign is 120 sq. ft. and would be calculated as one box around all lettering. On elevation show only on area for signage, not two dotted line boxes.
- Elevation appears to show wall sconces. Provide cut sheet/details of new wall sconces to show that these fixtures are 90 degree cut off/wall wash only style and they do not exceed 4,000K temperature.
- 4. Will there be any other site/lighting changes for the center with this tenant change out? If so, provide all details.

Please contact me with any questions.

## **PLANNING DIVISION STAFF COMMENTS**

#### **Memorandum:**

**Date:** January 2, 2020

**To:** MSC 2019-31 file

From: Cole Williams, Planner / Zoning Technician

**Re:** Ross at Pembroke Commons

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

- 1. Please submit an application with both the owners and agents signature, as well as a letter of authorization from the owner.
- 2. Are any other exterior modifications being made, for example lighting?
- 3. If making changes to the lighting, please provide spec sheets for the fixtures. Be advised lighting must be angled at 90 degrees, full cutoff and cannot exceed 4,000K.
- 4. Provide material board with paint chips and materials used.
- 5. Will there be any reserved or pickup parking be added? If so, please provide a site plan showing the location.
- 6. Will there be any cart corals added to the parking field? If so, please provide a site plan showing the location.
- 7. Be advised that signage will require a variance if exceeding 120 square feet.
- 8. 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.

#### **DRC REVIEW FORM**

PEMBROKE PINES FIRE RESCUE FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Michael Testagrossa, Prevention Captain

(954) 499-9560

PROJECT NAME:

Ross Dress for Less

REFERENCE #:

MSC 2019 - 31

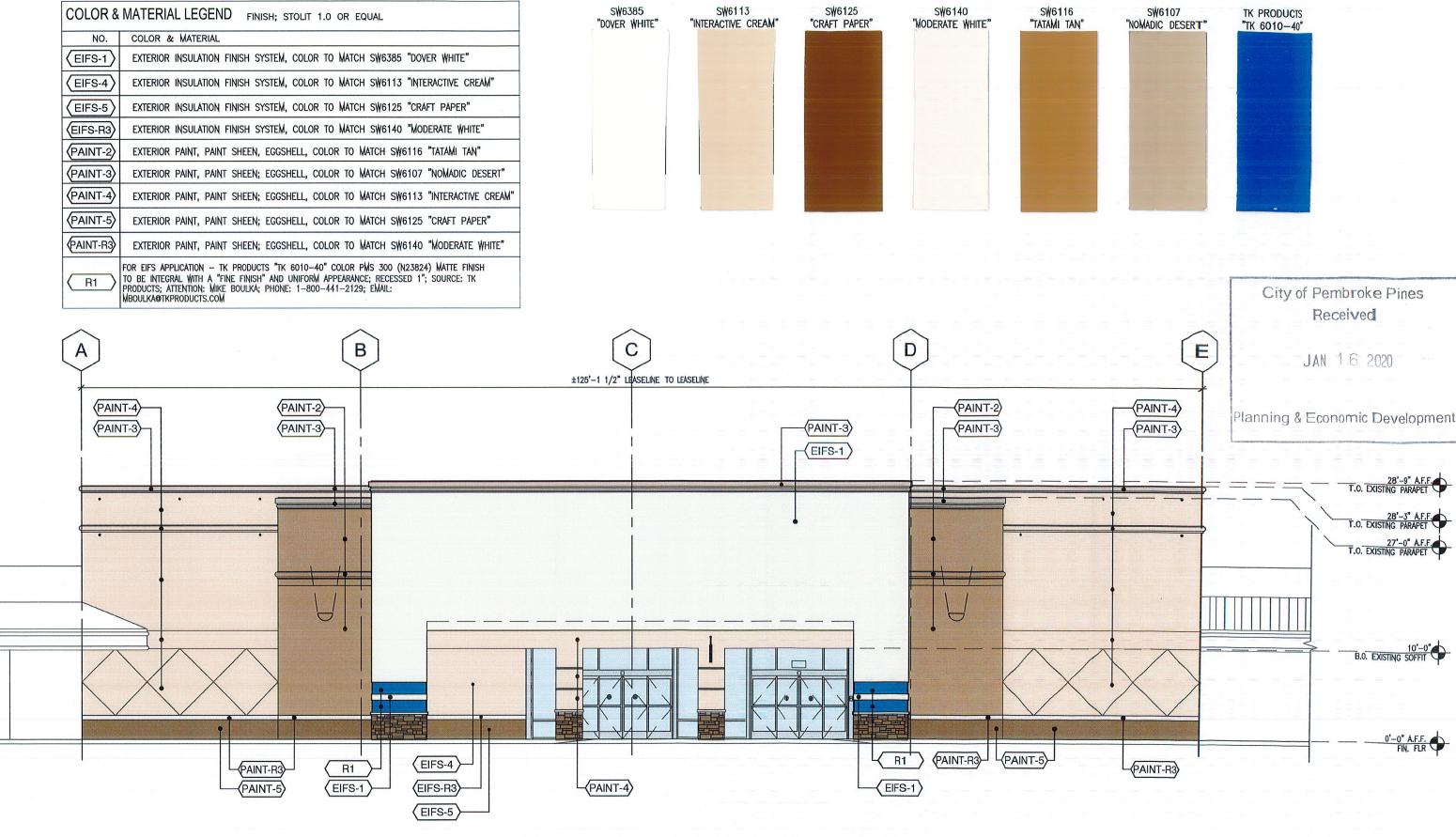
DATE REVIEWED:

12/31/2019

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS







DATE: MCG JOB #: 01-14-20**29** 19.053

ROSS #2307 - PEMBROKE PINES, FL

650 NORTH UNIVERSITY DRIVE, BAY DOA PEMBROKE PINES, FL, 33024

