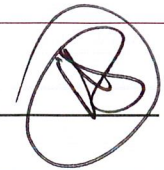





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

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:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  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



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 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: _____ Project #: PRJ 20____ - ____ Application #: _____

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

SECTION 1-PROJECT INFORMATION:Project Name: ROSS DRESS FOR LESS #2307 TENANT IMPROVEMENTProject Address: 650 NORTH UNIVERSITY DRIVE, BAY DOALocation / Shopping Center: PEMBROKE PINES, FL / PEMBROKE COMMONSAcreage of Property: _____ Building Square Feet: 25,010

Flexibility Zone: _____ Folio Number(s): _____

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: ROSS STORES, INC. ATTN: STEVE TUGGLE

Owner's Address: 5130 HACIENDA DRIVE, DUBLIN, CA. 94568

Owner's Email Address: —

Owner's Phone: 925.965.4478 Owner's Fax: —

Agent: LARRY SWICK ; L. STERLING DEVELOPMENT, LLC

Contact Person: LARRY SWICK

Agent's Address: 225 WESTFIELD DRIVE, DELAND, FL. 32724

Agent's Email Address: LSTERLING@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

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)

TENANT INTERIOR FIT OUT WITH NEW FINISHES THROUGHOUT.

EXTERIOR MODIFICATIONS INCLUDE NEW ENTRY DOORS AND

HURRICANE SHUTTERS, CANOPY TO BE MODIFIED FOR TENANT

SIGNAGE (SIGNAGE UNDER SEPARATE PERMIT) NEW PAINT AND

EIS AS SHOWN ON EXTERIOR ELEVATION.

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.

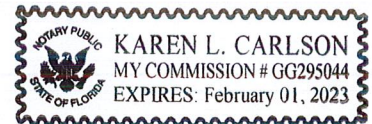
Signature of Owner

Date

1/15/20

Sworn and Subscribed before me this 15 day

of January, 20 20



Fee Paid

Signature of Notary Public

My Commission Expires

[Signature]

2/1/23

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.

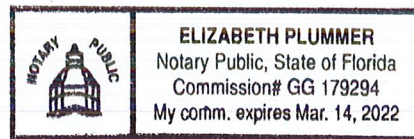
Signature of Agent

Date

14 JAN 2020

Sworn and Subscribed before me this 14th day

of January, 20 20



Fee Paid

Signature of Notary Public

My Commission Expires

[Signature]

March 14, 2022

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

§
§
§

The foregoing instrument was acknowledged before me this 28 day of May, 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.

Barbara McKinney
NOTARY PUBLIC SIGNATURE
BARBARA MCKINNEY
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:

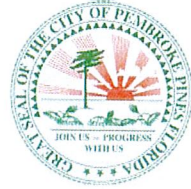
Date: January 14, 2020
To: MSC 2019-31 file
From: Cole Williams, Planner / Zoning Technician
Re: Ross at Pembroke Commons

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.
2. 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.
3. 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

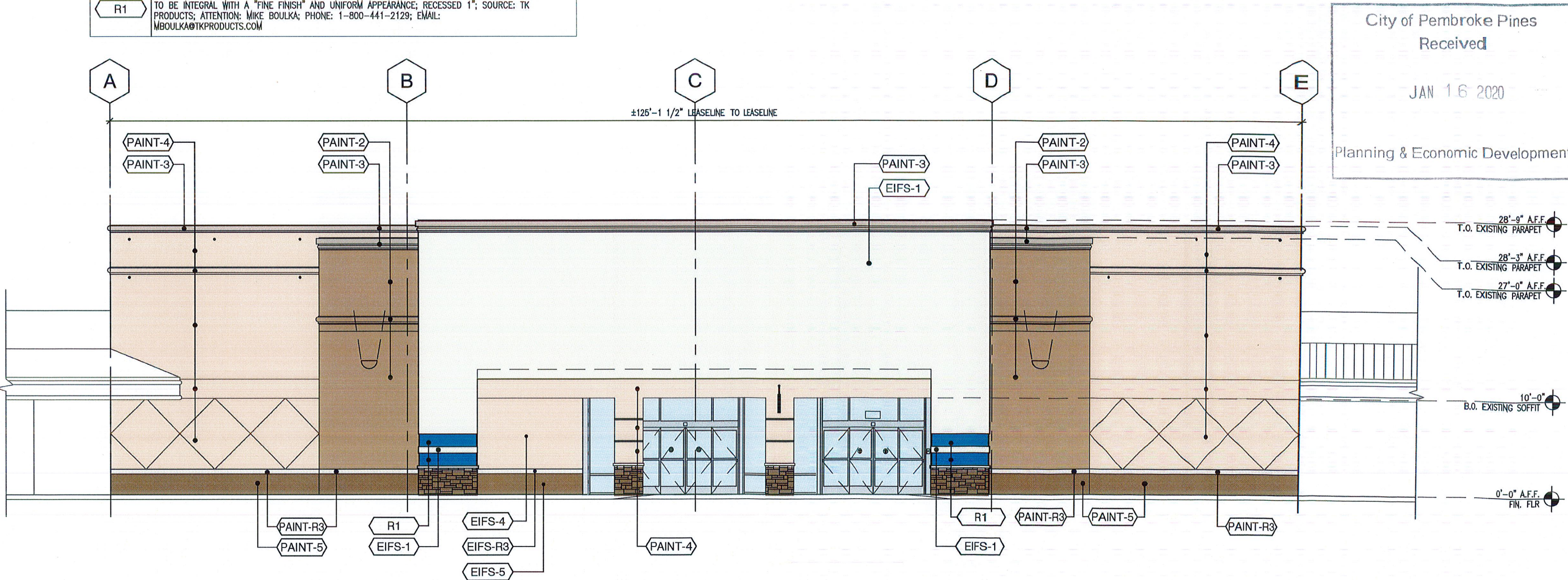
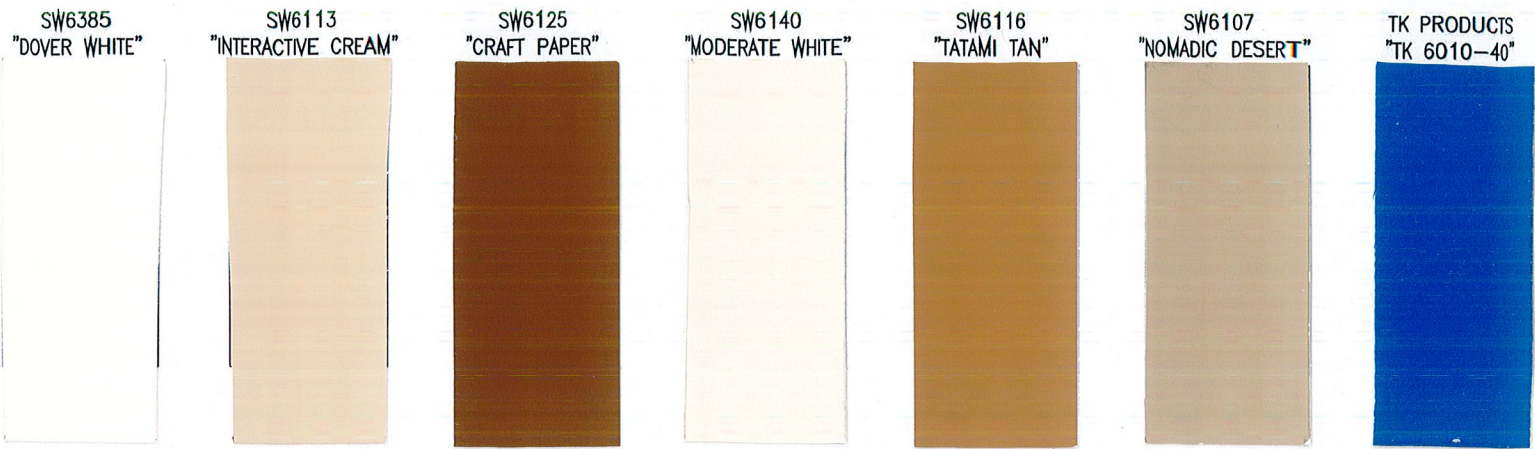
DATE REVIEWED: 12/31/2019

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS





COLOR & MATERIAL LEGEND		FINISH; STOLIT 1.0 OR EQUAL
NO.	COLOR & MATERIAL	
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM, COLOR TO MATCH SW6385 "DOVER WHITE"	
EIFS-4	EXTERIOR INSULATION FINISH SYSTEM, COLOR TO MATCH SW6113 "INTERACTIVE CREAM"	
EIFS-5	EXTERIOR INSULATION FINISH SYSTEM, COLOR TO MATCH SW6125 "CRAFT PAPER"	
EIFS-R3	EXTERIOR INSULATION FINISH SYSTEM, COLOR TO MATCH SW6140 "MODERATE WHITE"	
PAINT-2	EXTERIOR PAINT, PAINT SHEEN, EGGSHELL, COLOR TO MATCH SW6116 "TATAMI TAN"	
PAINT-3	EXTERIOR PAINT, PAINT SHEEN; EGGSHELL, COLOR TO MATCH SW6107 "NOMADIC DESERT"	
PAINT-4	EXTERIOR PAINT, PAINT SHEEN; EGGSHELL, COLOR TO MATCH SW6113 "INTERACTIVE CREAM"	
PAINT-5	EXTERIOR PAINT, PAINT SHEEN; EGGSHELL, COLOR TO MATCH SW6125 "CRAFT PAPER"	
PAINT-R3	EXTERIOR PAINT, PAINT SHEEN; EGGSHELL, COLOR TO MATCH SW6140 "MODERATE WHITE"	
R1	FOR EIFS APPLICATION - TK PRODUCTS "TK 6010-40" COLOR PMS 300 (N23824) MATTE FINISH TO BE INTEGRAL WITH A "FINE FINISH" AND UNIFORM APPEARANCE; RECESSED 1"; SOURCE: TK PRODUCTS; ATTENTION: MIKE BOULKA; PHONE: 1-800-441-2129; EMAIL: MBOLKA@TKPRODUCTS.COM	



DATE: 01-14-2020
MCG JOB #: 19.053

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

ROSS #2307 - PEMBROKE PINES, FL
650 NORTH UNIVERSITY DRIVE, BAY DOA
PEMBROKE PINES, FL, 33024

7100 East Pleasant Valley Road, Suite 320
Cleveland, Ohio 44131
① 216.520.1551 ② 216.520.1587
mcgarchitecture.com

