





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

Summary

Agenda Date:	March 12, 2020	Application ID:	MSC 2019-30
Project:	Tower Center	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Pembroke Pines Management Inc	Agent:	Hector Torres
Location:	6741 Pembroke Road		
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	SP 2007-35, MSC 2005-14, MSC 2004-17, ZV 2004-39, SP 2003-28, SP 2003-19		
Applicant Request:	Site modifications including paint, lighting and signage		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

Hector Torres, agent, is requesting approval of site modifications including paint, lighting and signage to the Tower Center generally located north of Pembroke Road and east of the Florida Turnpike.

Tower Center was constructed in the early 1960s. In 2007, via site plan (SP 2007-35) façade modifications were approved to accommodate Bravo Supermarket. As well, in 2004, variance (ZV 2004-39) was approved providing relief from the landscape code in order to allow for parking lot improvements, which were later approved via MSC 2004-17.

The Bravo Supermarket bay was painted without approval. A correction notice (#116267) has been issued to the tenant. If this application is approved, the building will need to be painted the approved colors to fully resolve the case.

BUILDINGS / STRUCTURES:

The applicant proposes the following exterior modifications:

- Paint the main body SW 7035 (Aesthetic White) and the accent features SW 7037 (Balanced Beige)
- Install a new green awnings over the storefront on the south elevation.
- Installation of wall sconces on the south elevation to be angled at 90 degrees and not exceed 4,000k.

SIGNAGE:

The applicant proposes a 9' x 8' internally illuminated monument sign, to include 42.6 square feet of routed copy located adjacent to the westernmost entrance of the shopping center. The address and shopping center name will be located at the top of the sign in blue copy. The tenants on the sign will be determined at a later date and approved through building permit. Celosia and Petunia will be planted around the base of the sign. The following colors are proposed for the sign:

- Main Body: SW 6734 (Espalier)
- Panel Background: SW 7006 (Extra White)
- Accent: SW 6198 (Sensible Hue)

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.

Enclosed:

Miscellaneous Plan Application
Memo from Planning Division, (3/3/20)
Memo from Engineering Division (2/25/20)
Memo from Zoning Administrator, (2/25/20)
Memo from Planning Division, (2/11/20)
Memo from Landscape Division (2/11/20)
Memo from Zoning Administrator, (2/10/20)
Memo from Engineering Division (1/8/20)

Memo from Zoning Administrator, (12/24/19)
Memo from Planning Division, (12/24/19)
Correction Notice #116267
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 checked="" 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: Dean Project #: PRJ 20 N/A Application #: MSC2019-30

Date Submitted: 12/12/19 Posted Signs Required: (N/A) Fees: \$ 1,037

SECTION 1-PROJECT INFORMATION:Project Name: TOWER CENTERProject Address: 6741 PEMBROKE RD - PEMBROKE PLAZA, FLLocation / Shopping Center: PEMBROKE RD/between 67 & 68th Ave
of NORTH SIDE OF STREET.

Acreage of Property: _____ Building Square Feet: _____

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: Pembroke Pines Management, Inc. f/k/a Joseph Sisson Realty Inc.

Owner's Address: PO BOX 94, Loxahatchee, FL 33470

Owner's Email Address: jklansky60@gmail.com

Owner's Phone: (516) 662-1071 Owner's Fax: _____

Agent: Hector Torres

Contact Person: HERNAN JACOB - Hector Torres

Agent's Address: 3470 N. Miami Ave Upper Suite Miami, FL 33127

Agent's Email Address: h.torres@editglobal.co
hernan.jacob@gmail.com

Agent's Phone: 305-785-6456 Agent's Fax: _____
(754) 581-2475

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: _____

East: _____

West: _____

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: MONUMENT SIGN & NEW PAINT ON CENTRAL BUILDING

Code Section: _____

Required: _____

Request: APPROVAL FOR MONUMENT SIGN & PAINT ON BUILDING

Details of Variance, Zoning Appeal, Interpretation Request:

WE WOULD LIKE TO REQUEST APPROVAL FOR A MONUMENT
SIGN AS PER DRAWING SUBMITTED & APPROVAL FOR TENANTS
WITH REGISTER TRADE MARK LOGOS & COLORS
ALSO AS PER COLOR DRAWING OF THE BUILDING
NEW PAINT COLOR TO BE APPROVED ON BUILDING
FOR BETTER APPEARANCE OF THE SHOPPING CENTER

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)

Lined area for project description.

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]
Signature of Owner

11/22/2019
Date

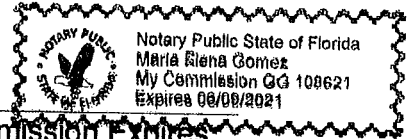
Sworn and Subscribed before me this 22nd day

of November, 20 19

Fee Paid

[Signature]
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

11/22/2019
Date

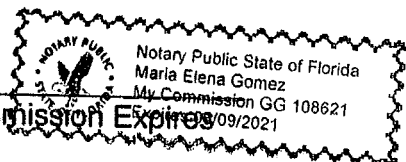
Sworn and Subscribed before me this 22nd day

of November, 20 19

Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires



PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 3, 2020
To: MSC 2019-30 file
From: Cole Williams, Planner / Zoning Technician
Re: Tower Center

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

ALL COMMENTS HAVE BEEN ADDRESSED

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

DRC REVIEW FORM



February 25, 2020

**PROJECT: *TOWN CENTER*
CITY REFERENCE NUMBER: *MSC 2019-30***

**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's DRC 'Comments' for the proposed Monument Sign improvements 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.

ADVISORY COMMENT:

A field review of the existing site conditions was completed in association with the proposed Monument Sign project and numerous non-compliant pavement markings and signage and accessibility conditions were noted within the parking lot areas of the existing commercial plaza. The Engineering Division highly recommends that these non-compliant pavement marking and signage and accessibility conditions be addressed at the time of submittal for Engineering Construction Permit for the proposed Monument Sign to avoid possible receipt of a 'Code Violations Notice'. Submittal of the appropriate Engineering Plans prepared by a Professional Engineer is required for Engineering Division plans approval of pavement markings and signage restoration and site accessibility improvements within existing parking lot areas.

MEMORANDUM

February 25, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-30 (Tower Center)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 11, 2020
To: MSC 2019-30 file
From: Cole Williams, Planner / Zoning Technician
Re: Tower Center

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

- ~~1. Provide paint chips for all proposed building and sign colors.~~
2. Clarify if any other changes will be made to the building or site, for example lighting. **Please provide a sample of the new awning.**
- ~~3. The entire building must be painted the same, including the portion occupied by Bravo Supermarket.~~
- ~~4. Provide rendering showing the entire building.~~
- ~~5. Ensure renderings are more depictive of what the colors actually look like.~~
6. The lighting on the building must be full cutoff, angled at 90 degrees and cannot exceed 4000k. **Please provide approvals for the existing wall lighting. If unpermitted the lighting will need to be modified to meet the aforementioned standards.**
7. The dumpster enclosure must be painted to match. **Per BCPA there is an enclosure in the northeast corner of the site. See attached photo below.**
8. The structure cannot exceed 9' in height. Provide height to the tallest point of the structure. **Architectural feature cannot exceed 9' in height.**
9. The street address numbers must be a minimum of 6" in height. **Not addressed.**
- ~~10. The background of all panels must be the same color.~~
- ~~11. Clarify the height of the landscaping, must be installed at 24" in height.~~
- ~~12. The landscape removed to accommodate the sign must be properly mitigated. Please discuss with our landscape planner Kristen Jensen 954-392-2100~~
13. 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.

Existing Dumpster Enclosure.



MEMORANDUM

February 11, 2020

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner

Re: (MSC2019-30) Tower Center

The City of Pembroke Pines Planning Division has conducted a landscape review for Tower Center. 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: A courtesy landscape inspection will take place and if any landscape material is missing these items will need to be addressed.

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.

Please consider the environment before printing this email.

Kristen Jensen

Landscape Planner/Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) · kjensen@ppines.com

Please consider the environment before printing this email.

MEMORANDUM

February 10, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-30 (Tower Center)

The following are my remaining comments regarding the above Miscellaneous Plan:

- ~~1. Color(s) of building must be the same for the entire building, not just façade of this tenant.~~
- ~~2. Provide all elevations of entire building showing this.~~
- ~~3. 9' maximum height of monument sign is to top of structure/architectural feature.~~
Sign elevation still shows sign "body" at 9', but architectural feature is still shown taller.
- ~~4. Height of address numbers must be between 6" and 9".~~
Sign elevation still show address in 3" letters.
- ~~5. Background color on all panels of monument sign must be the same and be consistent with color of building.~~
- ~~6. Panels on monument sign must be opaque with only the letters/logos/names of tenants illuminated.~~
- ~~7. Will there be any changes in site lighting, building wall lights, etc.? If so, provide all details of new fixtures and new photometric plan. Note: all fixtures must be 90 degree cutoff and maximum of 3,0000 CCT.~~

Please contact me with any questions.

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

DRC REVIEW FORM



January 8, 2020

PROJECT: *PEMBROKE PLAZA MONUMENT SIGN REPLACEMENT*
CITY REFERENCE NUMBER: *MSC 2019-30*

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 Monument Sign Replacement at the existing facility and the project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

Sheet SP-1:

- The sign proposed has two different locations. On page 1 of 6 (Illuminated Sign – Location), the sign is located at the east entrance. On page SP-1 (Demolition-Plan), the sign is located at the west entrance (marked on red ink "10' setback). Please select the correct location for the proposed sign.
- Repaint the 24" Stop Bars on the exit from the parking lot to Pembroke Road at the east and west entrances.
- Repaint the 4" double yellow @25' from the stop bar and install yellow/yellow RPM's @ 20' O.C. at the east and west entrances.
- All existing stripes separating the parking spaces are painted in yellow. They must be repainted in white.
- Install a city approved ADA sign on the second parking space (from east to west). The post is installed but there is no sign on it.
- Install 'Do Not Enter' signs in the truck access to the loading docks at the northwest corner of the building. Paint 'One way' on the asphalt (see markups).

- Add radius (R) dimension to proposed curbs of the islands (see mark ups).
- Depict the existing islands to be removed (see mark ups).
- Need to provide ADA ramp detail, at the pedestrian crossing, located at the southwest corner of the building (see mark ups).
- Add City Pavement Connection Detail R-39 to the plans.
- Add City Accessible Parking Detail R-32 (sheets 1 and 4 of 4) to the plans.
- Add City Curb and Gutter Detail R-26 to the plans.
- Add City Standard Parking Space Detail R-41 (sheet 1 of 3) to the plans.
- Place signs W11-2 & W16-7P at the pedestrian crossings, located at the southwest corner of the project (see mark ups).
- Add "CITY ACCESSIBILITY AND PAVEMENT MARKINGS & SIGNAGE REQUIREMENTS NOTES" (see mark ups).
- Provide length and width of the parking spaces.
- Label proposed signs R5-1, located at the northwest corner of the project for truck access to the loading docks (see mark ups).
- Label proposed signs R1-1, located at the east and west entrances of the project (see mark ups).

Advisory Comment:

- A walk through was made by City Inspectors and several code compliance violations were found in the parking lot. We urge you to take the comments above seriously to improve the safety of the public.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans to scale and reflective of the existing site and adjacent roadway conditions along with the 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

December 24, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-30 (Tower Center)

The following are my comments regarding the above Miscellaneous Plan:

1. Color(s) of building must be the same for the entire building, not just façade of this tenant.
2. Provide all elevations of entire building showing this.
3. 9' maximum height of monument sign is to top of structure/architectural feature.
4. Height of address numbers must be between 6" and 9".
5. Background color on all panels of monument sign must be the same and be consistent with color of building.
6. Panels on monument sign must be opaque with only the letters/logos/names of tenants illuminated.
7. Will there be any changes in site lighting, building wall lights, etc.? If so, provide all details of new fixtures and new photometric plan. Note: all fixtures must be 90 degree cutoff and maximum of 4,000 CCT.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 24, 2019
To: MSC 2019-24 file
From: Cole Williams, Planner / Zoning Technician
Re: Tower Center

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

1. Provide paint chips for all proposed building and sign colors.
2. Clarify if any other changes will be made to the building or site, for example lighting.
3. The entire building must be painted the same, including the portion occupied by Bravo Supermarket.
4. Provide rendering showing the entire building.
5. Ensure renderings are more depictive of what the colors actually look like.
6. The lighting on the building must be full cutoff, angled at 90 degrees and cannot exceed 4000k.
7. The dumpster enclosure must be painted to match.
8. The structure cannot exceed 9' in height. Provide height to the tallest point of the structure.
9. The street address numbers must be a minimum of 6" in height.
10. The background of all panels must be the same color.
11. Clarify the height of the landscaping, must be installed at 24" in height.
12. The landscape removed to accommodate the sign must be properly mitigated. Please discuss with our landscape planner Kristen Jensen 954-392-2100
13. 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

CORRECTION NOTICE

Doc No. 116267

Date:	12/23/2019
Folio:	514123170050
Recipient:	JOSEPH SASSON REALTY INC % PEMBROKE PINES MGMT/LEWINGER
Address:	PO BOX 94 LOXAHATCHEE, FL 33470

A physical inspection at 6741 PEMBROKE RD, PEMBROKE PINES, FL 33023 #SDP-Bravo Supermarket disclosed the following violation(s) of the Property maintenance Code:

Chapter	Section	Description	Days Comply
CHAPTER 155: ZONING CODE	155.395 SITE DEVELOPMENT PLAN	Painting the building without Planning and Zoning Board Approval.	35

Notes/Mean of Correction:

Please contact Planning and Zoning at 954.392.2100 in reference to painting the building without Planning and Zoning Board Approval.

Please be advised that this inspection by the Code Compliance Department was made on 12/23/2019

Stephani Smith -	HAND DELIVERY TO: Richard (Manager) 12/23/2019 11:40:00 AM
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SUBJECT SITE AERIAL PHOTO

Tower Center (MSC 2019-30)

