





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 2020-02
Project:	Pembroke Place Shopping Center	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	LRF-1 LLC	Agent:	Kathy Mulkern
Location:	Generally located north of Pines Boulevard and west of Palm Avenue		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2013-31, SP 2009-12, MSC 2008-32, SN 2007-15, MSC 2005-48, ZV98-48, SN 93-18, SP 92-16		
Applicant Request:	Paint modifications to existing buildings		
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

Kathy Mulkern, agent, is requesting approval of paint modifications to Pembroke Place Shopping Center generally located north of Pines Boulevard and west of Palm Avenue.

In 1992, via site plan (SP 92-16) Pembroke Place Shopping Center (FKA: K-Mart Plaza) was approved. In 2009, via site plan amendment (SP 2009-12) façade modification were approved to the eastern most building to accommodate two new tenants. In 2013, via miscellaneous plan (MSC 2013-31) exterior color modifications were approved.

BUILDINGS / STRUCTURES:

The applicant proposes a multi-color scheme for the principal buildings, three outbuildings and accessory structures. The principal buildings which are located on the northernmost portion of the site will have varying main body colors. The colors will be separated by change in tenant bay or natural breaks in the façade. The following colors are proposed for the principal buildings:

- Primary Façade: BM 035 (Baked Clay), BM 453 (Adirondock Green), BM 1034 (Clay), BM 869(Oxford White)
- Side and Rear Façades: BM 1032 (Bal Harbour Beige)
- Trim: BM 873 (Baby's Breath)

In addition to the color change, various scoring patterns will be added to the primary façade

The existing outbuildings include Mattress Firm, Brake World, and Fedex Office. The following colors are proposed for the buildings

- Mattress Firm
 - Main Body: BM 1034 (Clay)
 - Sign Band: BM 453 (Adirondock Green)
 - Trim: BM 873 (Baby's Breath)
- Brake World
 - Main Body: BM 1034 (Clay)
 - Sign Band: BM 035 (Baked Clay)
 - Trim: BM 873 (Baby's Breath)
- Fedex Office
 - Main Body: BM 1034 (Clay)
 - Sign Band: BM 1566 (Stonybrook)
 - Trim: BM 873 (Baby's Breath)

Additionally, the applicant is proposing to paint the existing monument signs and dumpster enclosures. The following colors are proposed:

- Monument signs
 - Main Body: BM 1032 (Bal Harbour Beige)
 - Trim: BM 873 (Baby's Breath)
- Dumpster Enclosures
 - Main Body: BM 1032 (Bal Harbour Beige)
 - Gates: BM 1596 (Nightfall)

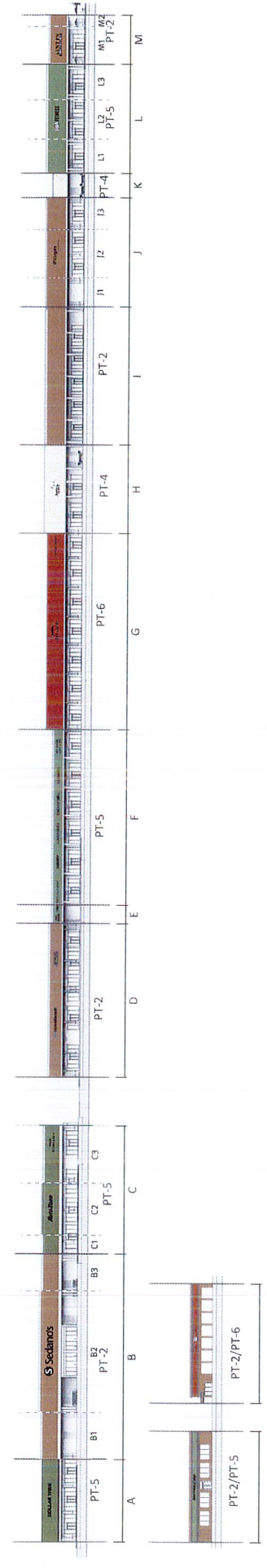
Work has started on the site with the patching of the façades and color testing. If this application is approved it will authorize the painting of the building and structures.

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

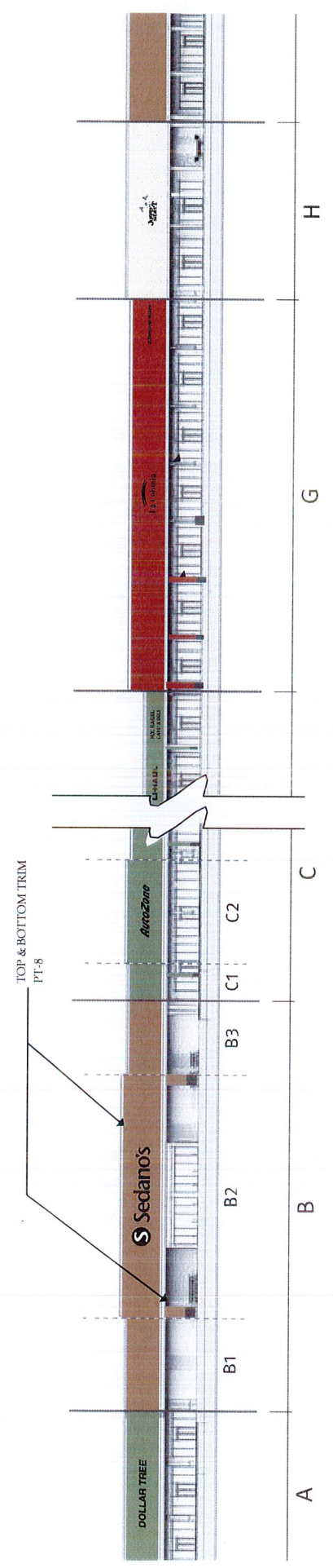
Enclosed: Miscellaneous Plan Application
Memo from Planning Division, (3/12/20)
Memo from Zoning Administrator, (3/12/20)
Memo from Planning Division, (3/10/20)
Memo from Zoning Administrator, (3/10/20)
Miscellaneous Plan
Site Aerials

Facade Improvements / Color / Elevation

- NOTES:
1. REAR AND SIDE OF BUILDING TO RECEIVE PT-1 BM 1032
 2. ALL EXISTING TENANT AND MONUMENT SIGNS TO REMAIN AS-IS
 3. MONUMENT SIGN TO RECEIVE PT-1 FOR BODY & PT-8 FOR TRIM
 4. DUMPSTER ENCLOSURES TO RECEIVE PT-1

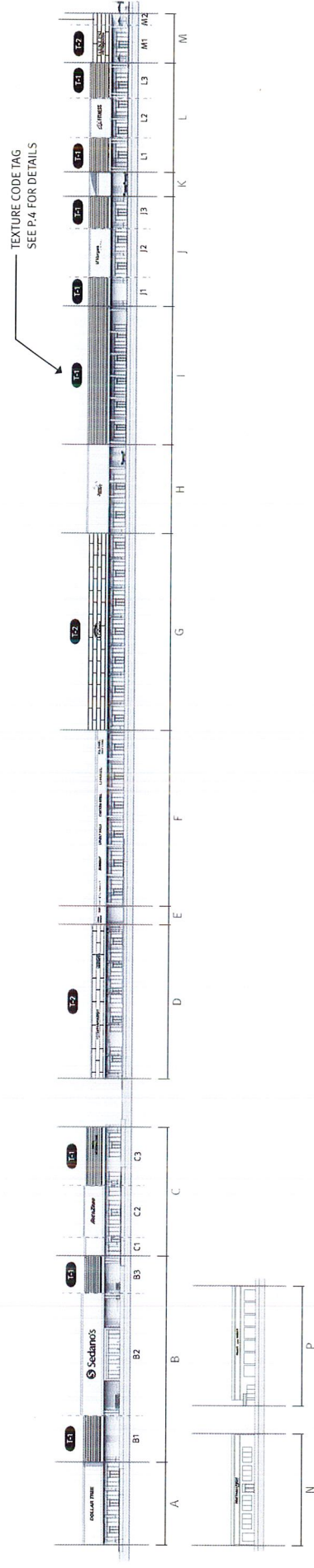


1. OVERALL ELEVATION

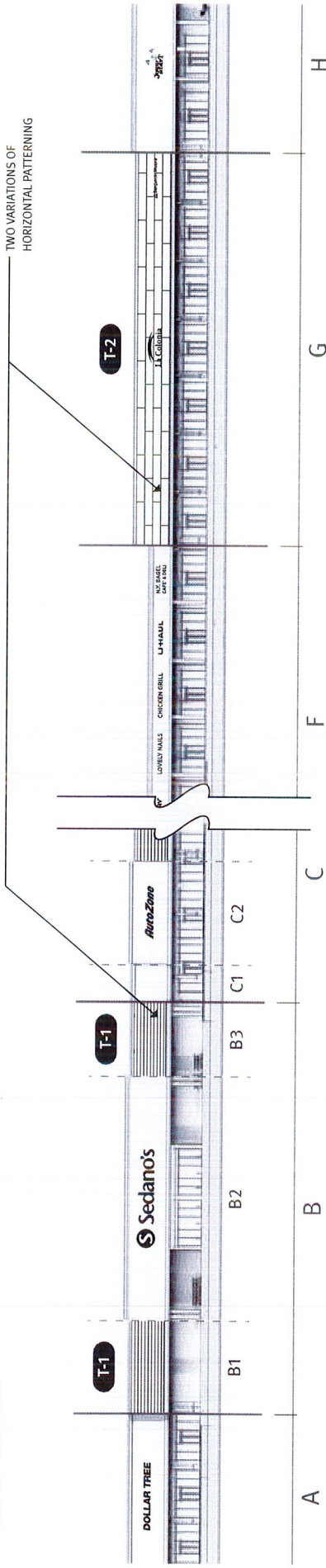


2. DETAIL ELEVATION

Facade Improvements / Texture / Elevation



1. OVERALL ELEVATION



2. DETAIL ELEVATION



FEDEX BLDG

PT-2 BM CLAY 1034 (BODY)

PT-3 BM STONYBROOKE 1566
(FAÇADE)

PT-8 BM BABYS BREATH 873
(TRIM) (TYP.)



REAR ELEVATION – TYP

PT-1 BM BAL HARBOUR
1032(BODY)(typ.)

DUMPSTER ENCLOSURES – (TYP)

PT-1 BM BAL HARBOUR 1032 –
(WALLS)(typ.)

PT-7– BM NIGHTFALL 1596 –
(DOORS)(typ.)



MONUMENT SIGN (TYP. ALL)

PT- 1 – BM BAL HARBOUR 1032
(BODY)

PT-8 – BM BABYS BREATH 873
(TRIM)

ALL SIGNAGE TO REMAIN AS-IS



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: 02-25-20

Plans for DRC 5 Planner: Don Piper

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 Project #: PRJ 20 n/a Application #: M90 2020-02
Date Submitted: 02/27/20 Posted Signs Required: (n/a) Fees: \$ 1,037

SECTION 1-PROJECT INFORMATION:Project Name: Pembroke Place Shopping Center Exterior UpgradesProject Address: 10111-10345 Pines BlvdLocation / Shopping Center: Palm & PinesAcreage of Property: +/- 38 Building Square Feet: 190,000

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: LRF-1 LLC

Owner's Address: 116 Huntington Ave Boston, MA 02116

Owner's Email Address: Mulkern@longpoint.com

Owner's Phone: 954.324.3959 Owner's Fax: _____

Agent: Kathy Mulkern

Contact Person: Kathy Mulkern

Agent's Address: 13218 W. Broward Blvd Plantation, FL 33325

Agent's Email Address: Mulkern@longpoint.com

Agent's Phone: _____ 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)

- Repaint Shipping Center w/ new Current Colors per plan
- Install Stucco Details on facade

SECTION 7- PROJECT AUTHORIZATION

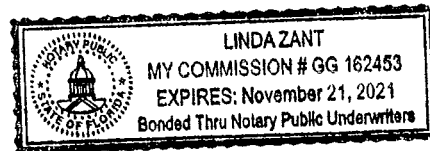
OWNER CERTIFICATION

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.

Maria Hendrix 2/26/20
Signature of Owner Date

Sworn and Subscribed before me this 26 day
of Feb, 2020

L. Zant 11/21/21
Fee Paid Signature of Notary Public My Commission Expires



AGENT CERTIFICATION

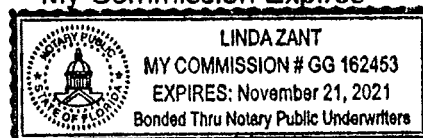
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 2/26/20
Signature of Agent Date

Sworn and Subscribed before me this 26 day
of Feb, 2020

DL 23676788

L. Zant 11/21/21
Fee Paid Signature of Notary Public My Commission Expires



January 15, 2020

RE: Agent Letter for LRF1 Pembroke Place, LLC

To Whom It May Concern:

The landlord hereby grants Longpoint Property Group, LC and/or Maria Henderson and Peter Gardner permission to act on its behalf with State & Local Authorities with respect to Tax Issues, Environmental Issues, Code Regulations, Building Compliance and Permits for the property.

This power shall be in full force and effect on the date below written and shall remain in full force and effect until December 31, 2020, or unless specifically extended or rescinded earlier by either party.

LRF1 Pembroke Place, LLC

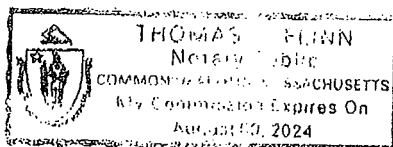
By: Longpoint Realty REIT I LLC

By: Nilesh Bubna
Nilesh Bubna, Member

STATE OF Massachusetts
COUNTY OF Bristol

BEFORE ME, the undersigned authority, on this 15th day of January 2020, personally appeared Nilesh Bubna its member on behalf of **LRF1 Pembroke Place, LLC/Longpoint Realty REIT I LLC** known to be the person described in and who signed the foregoing, and acknowledges to me that he/she executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.



Thomas Flinn
NOTARY PUBLIC

My commission expires: 8/15/24

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 12, 2020
To: MSC 2020-02 file
From: Cole Williams, Planner / Zoning Technician
Re: Pembroke Place

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

ALL COMMENTS HAVE BEEN ADDRESSED

March 12, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-02 (Pembroke Place Shopping Center)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 10, 2020
To: MSC 2020-02 file
From: Cole Williams, Planner / Zoning Technician
Re: Pembroke Place

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

1. Provide elevation of dumpster enclosures and monument signs. Clarify the color of the structures, they must be compatible with the shopping center.
2. Clarify the proposed colors for Mattress Firm and Brake World.
3. 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.

March 10, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-02 (Pembroke Place Shopping Center)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide elevation(s) of monument sign showing that proposed colors of buildings will be matched/consistent with those on monument sign.
2. Provide elevation(s) of dumpsters showing colors will be consistent.
3. Colors/Finishes for Mattress Firm and Brake World buildings are inconsistent on Pages P.3 and P.7.
4. Is FedEx Building part of center? If so, provide elevations of this building showing colors are consistent.
5. **Note:** During Pre-App meeting site and building lighting upgrades/changes were discussed, but due to cost for these a separate Miscellaneous Plan will be submitted in the future addressing these changes.

Please contact me with any questions.

SUBJECT SITE AERIAL PHOTO

Pembroke Place Shopping Center (MSC 2020-02)

