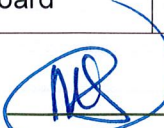





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	May 28, 2020	Application ID:	SP 2019-08
Project:	Retail / Office Building @ Flamingo Pines Plaza	Project Number:	PRJ 2019-14
Project Planner:	Joseph Yaciuk, Planning Administrator		
Owner:	JBL Flamingo Pines LLC.	Agent:	Saltz Michelson Architects
Location:	South of Pines Boulevard and west of Flamingo Road		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 2019-08 (Reference: SP 2018-01, ZV 2018-11, MSC 2015-15, SP 2014-16, MSC 2012-28, SP 2011-18, ZV 2011-35, SP 2010-07, SP 2008-18, , MSC 2008-41, MSC 2004-32, MSC 2004-14, SP 99-16, SP 98-85, SP 95-14, SP 94-43, SP 94-15, SP 93-48, SP 86-22, SP 85-20)		
Applicant Request:	Site plan approval for the addition of multi-tenant out building at the existing Flamingo Pines Plaza with associated parking, signage, traffic, and landscape changes to accommodate the change.		
Staff Recommendation:	Approval, subject to applicant build the necessary required parking per zoning demand for the center prior to demolition of the parking where the outbuilding is proposed.		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Owner JBL Flamingo Pines LLC. Is requesting site plan approval for the addition of an outbuilding with associated parking, traffic circulation, and landscape to accommodate the development at the Flamingo Pines Plaza located south of Pines Boulevard and west of Flamingo Road.

Flamingo Pines Shopping center was approved by the Planning and Zoning Board in 1985 and 1986 with outparcels and outbuildings being approved thereafter. Over the years, the shopping center has been divided into three distinct centers owned by the following different entities:

- Walmart – Westernmost center (Formerly Shops at Home Depot) owned by WAL-MART STORES EAST LP.
- Flamingo Pines Plaza – Central Center plus one outbuilding (Current tenants include: La Granja, Honeybaked Ham, Latin American Grill, etc.) owned by applicant.
- Flamingo Falls Shopping Center – Easternmost Publix Shopping Center owned by WRI JT FLAMINGO PINES

In addition, several parcels (Wells Fargo, McDonalds, Wendy's, Boston Market, Amoco Gas, etc.) within each center are owned by other entities.

The Planning and Zoning Board at its December 13, 2018 meeting voted to deny a parking variance (ZV 2018-01) in order to allow for construction of a future building on this site.

The applicant later submitted the subject site plan with parking additions to conform to parking requirements.

BUILDINGS / STRUCTURES:

The proposed one story, 25'-6" high, 7,020 square foot building will be constructed over an existing parking field to the north main shopping center building as depicted in the attached site plan. The proposed site will not be an out parcel, rather an additional freestanding building within the shopping center. The proposed building will face north. Freestanding buildings are required to maintain compatibility with the main center as well as compliance with the shopping center uniform sign plan.

The applicant proposes the following color selections for the building which are compatible with the colors of the main shopping center building:

- Base Color – Choice Cream (SW 6357)
- Base Stone Columns – Mountain Strip Stone Cape Cod Grey
- Storefront – Anodized Grey
- Columns – Artistic Taupe (SW 6030)
- Aluminum Architectural Slats – Dark Bronze
- Roof Tiles – Terra Cotta

ACCESS:

Access to this the project will continue to be through the existing shopping center entries off of Flamingo Road and Pines Boulevard.

PARKING:

The applicant proposes the following parking changes to their shopping center as a result of this application:

Immediate construction area:

- The removal of 64 parking spaces in the construction area.
- The addition of 39 new parking spaces around the proposed building.

Remainder of shopping center:

- The addition of 47 spaces added to the JBL outbuilding site.
- The addition of 29 spaces added throughout the remaining Flamingo Pines Plaza.

Overall, the proposed parking modifications will result in the gain of 51 net parking spaces on site.

In total, the applicant proposes 840 parking spaces for their portion of the shopping center and inclusive of a cross parking agreement with Walmart where 840 spaces are required based on proposed 80% retail/office use and 20% restaurant use for the new out building.

All parking data for shopping centers are maintained and adjusted by the Zoning Administrator as businesses are change through the Certificate of Occupancy process. In no case will this applicant be permitted any use in that center which exceeds parking provided unless parking relief is granted by the Planning and Zoning Board at a later date.

The applicant provides the City with a staging plan as a result of this application. The applicant acknowledges via email that they will build the necessary required parking per zoning demand for the center prior to demolition of the parking where the outbuilding is proposed. Further, the staging of this project will not interfere with fire access.

In addition to the parking, the applicant also proposes a loading area near the southwest corner of the building.

SIGNAGE:

The applicant revised the existing Uniform Sign Plan to add this building to the current plan. All attached building signs shall be compliant with the previously approved uniform sign plan for the shopping center. The tenant will also occupy a panel on the monument sign which must also be compliant with Uniform Sign plan requirements.

A 32 square foot menu board will be located on the east elevation of the building, just south of the drive-thru service window.

LANDSCAPING:

Landscape proposed for this site plan includes the following:

- Installation of 65 trees, 1 palm, and 4,829 shrubs is proposed on the property. Primary species of trees include Black Ironwood, Paradise Tree, and Green Buttonwood. Primary species of palms include Sabal Palm. Primary species of shrubs include Dwarf Asian Jasmine, Green Island Ficus, and Cocoplum.

OTHER SITE FEATURES:

A new dumpster and enclosure will be located at the southwest corner of the new outbuilding. Colors of the enclosure to match the new building. The dumpster location has been reviewed by WASTEPRO and found to be acceptable.

Enclosed:

Site Plan Application
Email from Applicant – Staging (5/14/20)
Memo from Zoning Administrator (5/18/20)
Memo from Planning Division (5/18/20)
Memo from Landscape Planner (5/6/20)
Memo from Environmental Services (3/3/20)
Memo from Zoning Administrator (2/26/20)
Memo from Planning Division (2/26/20)
Memo from Landscape Planner (2/25/20)
Memo from Fire Prevention Bureau (2/25/20)
Email from SBDD (2/7/20)
Memo from Environmental Services (1/27/20)
Memo from Planning Division (12/23/19)
Memo from Zoning Administrator (8/10/19)
Memo from Fire Prevention Bureau (8/7/19)
Memo from SBDD (8/1/19)
Memo from Planning Division (7/31/19)
Site Plan



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 checked="" 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: Joe Project #: PRJ 2019 - 14 Application #: SP 2019-08
Date Submitted: 07/29/19 Posted Signs Required: (2) Fees: \$ 5,364

SECTION 1-PROJECT INFORMATION:Project Name: PROPOSED 7,020 SF RETAIL/OFFICE BUILDING AT FLAMINGO PINES PLAZAProject Address: 12520 PINES BLVD.Location / Shopping Center: S.W. CORNER OF PINES AND FLAMINGOAcreage of Property: 17.79 AC Building Square Feet: 7,020 S.F.Flexibility Zone: _____ Folio Number(s): 514014-02-0313/0310/

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

0332/
0333

Legal Description:

SEE ATTACHED

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
5.9.99	ZV-99-17	VARIANCE	APPROVED		BUILDING N CLOSER THAN 700'
4.4.02	ZV-2002-17	VARIANCE	APPROVED		UNKNOWN

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: JBL FLAMINGO PIPES LLC

Owner's Address: 2028 HARRISON ST. HOLLYWOOD, FL 33020

Owner's Email Address: JACOB@JBLMGMT.COM

Owner's Phone: 954-346-9494 Owner's Fax: -

Agent: -

Contact Person: MICHAEL WAN G

Agent's Address: SAME AS ABOVE

Agent's Email Address: MWANG@JBLMGMT.COM

Agent's Phone: 954-346-9494 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: B-3

Land Use / Density: COMMERCIAL

Use: RETAIL / OFFICE / REST.

Plat Name: FLAMINGO WEST

Plat Restrictive Note: _____

PROPOSED

Zoning: NO CHANGE

Land Use / Density: NO CHANGE

Use: NO CHANGE

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: A-1

South: B-3

East: B-3

West: B-3

ADJACENT LAND USE PLAN

North: RECREATION & OPEN SPACE

South: COMMERCIAL

East: COMMERCIAL

West: COMMERCIAL

-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: _____ N/A _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

_____ N/A _____

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____ N/A _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

- ADDING A NEW FREE STANDING RETAIL/ OFFICE BUILDING OF APPROX. 7,020 S.F.
- ADDING ADDITIONAL PARKING SPACES TO MAKE UP FOR THE ADDITIONAL PARKING SPACES REQUIRED DUE TO ADDING A NEW RETAIL/OFFICE BUILDING.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

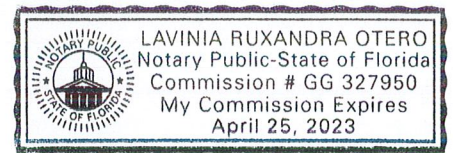
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Jacob Khotoreli July 18, 2019
Signature of Owner Date

Jacob Khotoreli, Manager SBL Flamingo Pines LLC

Sworn and Subscribed before me this 18 day

of July, 20 19



OPM April 25, 2023
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 of Agent Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

LEGAL DESCRIPTION

PARCEL C:
A PORTION OF TRACT A OF FLAMINGO WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, AT PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE NORTH 88 DEGREES 35 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT A, FOR 751.285 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 88 DEGREES 35 MINUTES 39 SECONDS WEST ALONG A LINE DESCRIBED COURSE FOR 487.145 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 39 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT A, FOR 94.735 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 57 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT A, FOR 34.57 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 54 SECONDS EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT A, FOR 78.02 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 57 SECONDS EAST FOR 228.83 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 54 SECONDS EAST FOR 193.06 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 57 SECONDS WEST FOR 193.06 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 57 SECONDS EAST FOR 270.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 54 SECONDS EAST FOR 153.05 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 57 SECONDS EAST FOR 49.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 54 SECONDS WEST ALONG A LINE PARALLEL WITH AND EAST 751.06 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT A, FOR 1180.30 FEET TO THE POINT OF BEGINNING.

PARCEL E:
A PORTION OF TRACT A OF FLAMINGO WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, AT PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE NORTH 88 DEGREES 35 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 1238.43 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS EAST A DISTANCE OF 74.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 00 MINUTES 54 SECONDS EAST, A DISTANCE OF 178.05 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 248.18 FEET; THENCE SOUTH 1 DEGREE 24 MINUTES 21 SECONDS WEST A DISTANCE OF 178.00 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 39 SECONDS EAST A DISTANCE OF 232.50 FEET TO THE POINT OF BEGINNING.

PARCEL F:
A PORTION OF TRACT A OF FLAMINGO WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, AT PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE NORTH 88 DEGREES 35 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE 2538.24 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS EAST A DISTANCE OF 430.23 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 57 SECONDS EAST A DISTANCE OF 428.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 57 SECONDS WEST A DISTANCE OF 350.10 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 57 SECONDS WEST A DISTANCE OF 428.33 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 57 SECONDS EAST A DISTANCE OF 428.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 34 MINUTES 57 SECONDS EAST A DISTANCE OF 26.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 48 DEGREES 16 MINUTES 51 SECONDS; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 227.52 FEET TO THE POINT OF REVERSE CURVATURE, WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 48 DEGREES 16 MINUTES 51 SECONDS; THENCE NORTH AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 278.08 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 67 DEGREES 16 MINUTES 37 SECONDS EAST TO THE CURVES END; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS EAST A DISTANCE OF 169.55 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 57 SECONDS WEST A DISTANCE OF 30.01 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS EAST A DISTANCE OF 30.01 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 57 SECONDS WEST A DISTANCE OF 449.05 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 27 SECONDS WEST A DISTANCE OF 400.33 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PORTION OF TRACT A OF FLAMINGO WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE RUN NORTH 00 DEGREES 00 MINUTES 27 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT A, FOR 820.35 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 57 SECONDS EAST FOR 454.57 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 48 DEGREES 16 MINUTES 51 SECONDS FOR AN ARC DISTANCE OF 227.52 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 18 DEGREES 44 MINUTES 51 SECONDS FOR AN ARC DISTANCE OF 107.98 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: SAID POINT BEARS NORTH 28 DEGREES 06 MINUTES 57 SECONDS WEST FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS EAST FOR 242.65 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A; THENCE SOUTH 88 DEGREES 34 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT A, FOR 133.71 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS WEST FOR 30.01 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 57 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT A, FOR 30.01 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS WEST FOR 169.55 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 29 DEGREES 32 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 170.10 FEET TO THE POINT OF BEGINNING.

PARCEL 1:
NON-EXCLUSIVE EASEMENTS FOR REPAIR AND MAINTENANCE OF WATER FACILITIES AND FOR INGRESS AND EGRESS AS PROVIDED IN THAT DECLARATION OF COVENANTS FOR WATER MANAGEMENT AND UTILITIES AND ACCESS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 14873, PAGE 138.

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UNDERGROUND UTILITIES AND SURFACE WATER RUNOFF AS PROVIDED IN THAT EASEMENT AND OPERATING AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 16053, PAGE 522.

PARCEL 3:
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN RIGHT-OF-WAY AS PROVIDED IN THAT CROSS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22287, PAGE 485.

PARCEL 4:
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN RIGHT-OF-WAY, DRAINAGE AND FLOWAGE AND INSTALLATION OF UTILITIES, COMMUNICATION, ELECTRICAL AND TRANSMISSION LINES PROVIDED IN THAT RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 24492, PAGE 592.

Moe Azar

To: City of Pembroke Pines
Subject: Flamingo Pines Plaza - Staging area

5/14/2020

To: City of Pembroke Pines
Attn: Joseph Yaciuk
Ref: App. ID # SP 2019-08, Staging area

Dear Joe,

With regard to the construction staging area, please take note that the new 76 parking spaces as highlighted on the attached site plan SP1.1 will be constructed first before the removal of the existing 64 parking spaces where the proposed building is being constructed.

This will leave us an additional 12 parking spaces which will be used for staging area as indicated on the attached highlighted SP2.0.

Once the proposed building and the associated 38 parking spaces around it are completed and built, the total added parking spaces will be equal to 50 spaces.

Please let me know if you need anything else or have any questions with regard to the above matter.

Sincerely

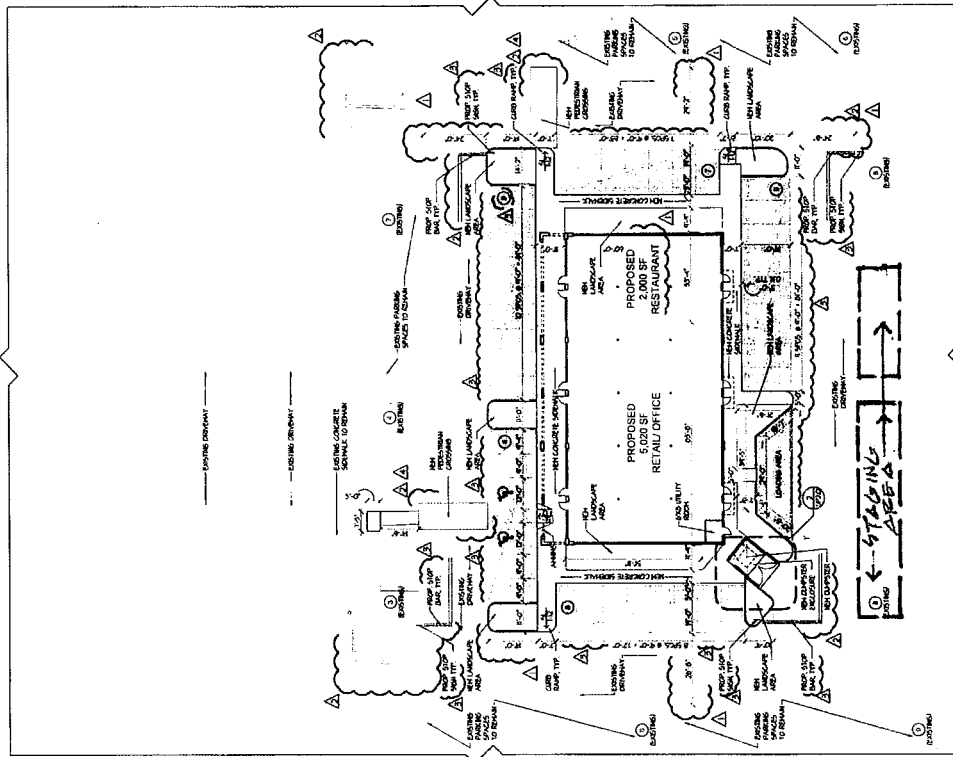


Moe Azar
Senior Project Manager /
SHAREHOLDER



3501 Griffin Road
Fort Lauderdale, FL 33312
(954) 266-2700
(954) 266-2734 Direct
(954) 266-2701 Fax
mazar@saltzmichelson.com
www.saltzmichelson.com

Miami, FL
(305) 764-3138



MEMORANDUM

May 18, 2020

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2019-08 (Retail/Office Building @ Flamingo Pines Plaza)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 18, 2020
To: SP 2019-08 file
From: Joe Yaciuk, Planning Administrator
Re: Retail Office at Flamingo Pines Plaza

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

Approval, subject to applicant build the necessary required parking per zoning demand for the center prior to demolition of the parking where the outbuilding is proposed.

MEMORANDUM

May 6, 2020

To: Joseph Yaciuk
Planning Administrator

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SP2019 -08/ PRJ 2019-14) Retail / Office Building at Flamingo Pines Plaza

The City of Pembroke Pines Planning Division has conducted a landscape review Retail / Office Building at Flamingo Pines Plaza. The following items need to be addressed prior to this project being found in compliance:

All landscape comments have been addressed at this time.

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.

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

DRC REVIEW FORM



March 3, 2020

Project: *FLAMINGO PINES RETAIL - OFFICE BUILDING*
City Reference Number: *SP 2018-08/PRJ 2019-14*

To: Joseph Yaciuk, Planning Coordinator
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:

The Environmental Services/Engineering Division's DRC 'Comments' for the proposed project have been satisfied with the exception of some minor "constructability" comments and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

The remaining "constructability" related 'Comments' have been deferred to 'Engineering Construction Permit' and the project's Engineer has agreed to address these remaining 'Comments' as part of the Construction Permit review and approval process through the Environmental Services/Engineering Division.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans 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

February 26, 2020

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2019-08 (Retail/Office Building @ Flamingo Pines Plaza)

The following are my comments regarding the above Miscellaneous Plan:

- ~~1. Confirm with Broward County if a Plat Note Amendment will be required for the additional square footage.~~
- ~~2. Minimum parking space length for any new spaces is 19'.~~
- ~~3. Provide setback to property line, or existing building to the north of proposed building to confirm location during Building Permit review. Note: Provide setbacks from same locations shown on final approved Site Plan on surveys submitted during Building Permit Process.~~
4. Estimated C.O. Fees will be provided prior to issuance of final Building Permit which owner/agent must sign acknowledging amount.
Acknowledged. Comment to remain for informational purposes only.
- ~~5. Provide color names, color numbers, materials, etc. on dumpster enclosure detail(s).~~
- ~~6. Provide color, and black and white, of all elevations of proposed building. Only North and South color elevations provided with only West and East black and white elevations provided.~~
7. Update ALL site data for center.
On Sheet SP1.1 provide ALL updated site data including lines for existing parking, parking spaces removed for new building, new parking spaces, total parking, etc. and confirm all data is consistent on all pages as Sheet T1.0 Site Data shows Total parking to be 840, but Sheet SP1.1 shows parking at 654 spaces.
8. Update Uniform Sign Plan for center showing new square footage and tenant spaces.
Shopping Center/Tenant List attached to provided Uniform Sign Plan is not updated to include/show new proposed building and tenant spaces.
2/26/2020 – USP provided, but does not include new building and/or parking count changes.
- ~~9. Is height of building final? Previously approved building changed after approval to provide higher ceiling heights.~~
- ~~10. Provide new photometric plan showing all changes to site lighting locations, readings, etc.~~

~~Photometric Plans show center as existing, without new building or new parking spaces. Provide new Photometric Plan(s) with all proposed changes/updates.~~

- ~~11. Will existing light fixtures/poles be change/updated? If so, provide all details and confirm they match/are compatible to fixtures on adjacent parcels.~~

~~See response to #11.~~

- ~~12. Provide all details of any wall lighting fixtures. These must be wall wash style only with 90 degree cutoff.~~
- ~~13. Will there be any under canopy lighting? If so, provide all details and they must be recessed style only.~~
- ~~14. Provide note that no restaurants will be allowed in this building.~~

~~Parking calculations provide for this building to be 5,020 sq. ft. office/retail and up to 2,000 sq. ft. restaurant for 40 (39.57) required parking spaces. Note: If this breakdown is followed, NO medical, place of assembly, etc. use(s) can be located within the 5,020 sq. ft.~~

- ~~15. Contact Sherrell Jones Ruff, in Building Division @ (954) 682-3725, to set up pre-app meeting(s) with the Building Department to review submittal/review process.~~

New Comments:

- 1. On Sheet SP 2.0 there are only nine parking spaces in front of NEC of new building, not 10. Correct and make sure all parking counts, calculations, etc. are corrected with this change.**
- 2. Clarify/provide detail showing length of all new parking spaces as those provided behind "Building Type 1" appear to not have length and overhang shown.**

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 26, 2020
To: SP 2019-08 file
From: Joe Yaciuk, Planning Administrator
Re: Retail Office at Flamingo Pines Plaza

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

1. ~~Provide a letter from Broward County indicating that the proposed development complies with the latest plat note.~~
2. ~~Provide HOA notification per Code Requirements.~~
3. ~~Provide mailing labels of property owners within 500' with research certification (3 sets).~~
4. ~~Provide a detailed scope of work letter. Include building as well as all parking updates in all locations being impacted.~~
5. ~~Contact South Broward Drainage District at 954.680.3337 to ensure they do not have any comments for the redevelopment. Please be aware that you must submit plans to SBBDD separately and pay them a separate review fee for review.~~
6. Provide color and material board consistent with the proposal, no larger than 11x17. Verify that colors provided match the shopping center. NEED COLOR CHIPS.
7. ~~Label colors on all building elevations on architectural plan. Colors labeled however need to know if colors are generally consistent with existing shopping center building.~~
8. ~~Provide site data of entire center. Include the following additional information per planning checklist requirements:~~

~~For nonresidential developments:~~

- ~~* Floor area ratio~~
- ~~* Pervious/impervious areas and percentages~~
- ~~* Open space areas and percentage (including lake areas counted toward open space with applicable percentages)~~
- ~~* Total building coverage area and percentage~~

9. Signage:

- a. Uniform sign plan for shopping center needs to be updated to show the new building on the master site plan. Show dotted boxes in areas which signs are proposed to be located on the building elevations. Still Need STILL NEED – PLEASE UPDATE SITE PLAN IN DOCUMENT TO SHOW NEW BUILDING

10. Landscaping:

- a. ~~A courtesy inspection will be performed for the shopping center to determine trees and landscaping which is currently missing or underperforming. Currently being performed.~~
- b. ~~Are any trees being removed as a result of this application? Any trees removed will need to be mitigated at 1.5 trees for every tree removed, provide details of mitigation.~~
- c. ~~Provide breakdown of landscape requirements and how you meet them. Breakdown should include trees (categorized 1-4), shrubs, percentage of native, which species are drought tolerant, mature canopy in SF, etc...~~
- d. ~~All new landscape islands must contain a width of 10' of greenspace — 11' feet wide total (including 6 inch curb). Review parking expansions in the center. Any new parking spaces must have adjacent terminal islands which meet minimum criteria.~~
- e. ~~All proposed landscape islands must be a mix of ground cover, trees and shrubs with no more than 50% of the island mulched and / or sodded.~~

11. Architectural:

- a. ~~Verify that all colors are labeled on the building elevations. Leave no details out.~~
- b. ~~Show how proposed development matches existing center. Still need.~~

12. Parking: Provide calculations showing existing parking, parking added and removed. Based on Sp 1.1, it appears there are more than 530 parking spaces as indicated on your property. Where are the 530 spaces being counted from? Please confirm.

- a. ~~All new parking spaces must be 9' x 19' in size minimum. Verify all new parking has either wheelstops or type 'D' curbing with overhang.~~
- b. ~~Are areas A-F on page C-1 new parking spaces? If so, the spaces must meet current Code requirements. STILL NEED – DIMENSION ALL NEW PARKING SPACES ON CIVIL PLANS. PROVIDE ON SITE DATA SHEET THE NUMBER OF PARKING SPACES REMOVED AS A RESULT OF THE NEW BUILDING AND THE NUMBER OF SPACES ADDED AS A RESULT OF ALL WORK.~~
- c. ~~Update current parking chart for shopping center. Contact Dean Piper to get a copy of the existing parking chart. Still Need CONTACT DEAN TO CONFIRM NUMBERS HAVE BEEN UPDATED.~~

13. Provide a letter from Waste Pro approving the new location of the dumpster enclosure. Provide color of dumpster wall and gates. Still need.

14. ~~Confirm with engineering whether the existing sidewalk which dead ends to the west of the proposed building needs to be extended eastward.~~

15. ~~Are you proposing any outdoor dining areas or drive-thru facilities? If so please provide details. Please note that future applications for these items will require separate approvals. Remove dotted lines if in fact no details for outdoor dining are being provided at this time.~~

16. ~~Provide details of new lights. Photometric plan at 11" x 17" is unreadable. Provide cut sheets. Provide temperature of LED lights in degrees kelvin. No~~

~~more than 4000K is maximum allowed for light temperature. New light poles cannot exceed 30' in height per Code requirements and must meet section 116 of the Code of Ordinances. All under canopy lighting must be recessed. Provide details of attached building lights. Are the lights being replaced for the entire center? If so, provide specs. Photometric plan does not show proposed building and lights. Are any light poles being repositioned as a result of the construction of the building? Are there going to be lighting on the new building?~~
APPLICANT INDICATES THAT NO CHANGES TO THE PARKING LOT LIGHTING ARE BEING PROPOSED AS A RESULT OF THIS APPLICATION. IF LIGHTING IS CONFIRMED TO HAVE BEEN CHANGED IN THE FUTURE WITHOUT P&Z APPROVAL THEN THE PROPERTY WILL BE SUBJECT TO CODE COMPLIANCE ACTION.

~~17. Provide electronic copies of all submittals.~~

18. Resubmit sets of full sets plans answering each DRC reviewer comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans could result in additional comments and possible project delays. 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. RESUBMIT ADDITIONAL FEE FOR NEXT REVIEW.**

Recommendations:N/A

MEMORANDUM

February 25, 2020

To: Joseph Yaciuk
Planning Administrator

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SP2019 -08/ PRJ 2019-14) Retail / Office Building at Flamingo Pines Plaza

The City of Pembroke Pines Planning Division has conducted a landscape review Retail / Office Building at Flamingo Pines Plaza. The following items need to be addressed prior to this project being found in compliance:

1. In reviewing the landscape plans provided, currently the parking lot islands do not have shrubs. 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."
2. As per landscape ordinance 153.11(G) "Trees in excess of five shall have no more than 20% of a single species". The current plant list is only providing 3 different species. To obtain the required 20% per species you will need a minimum of 5 different species.
3. As per landscape ordinance, 153.03(M-4), "All trees shall be planned to ensure that there is adequate root and canopy space at maturity. Trees planted within ten feet of a paved surface or a form of infrastructure (determined to have an invasive root system) shall require an approved root barrier system." Please label on the plan where the root barrier is to be installed and add required depth and material specifications to the planting notes.
4. Any plant material damaged during construction must be removed and replanted.
5. 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.

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.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY Daniel Almaguer, Assistant Fire Marshal
(954) 499-9557

PROJECT NAME: Proposed 7,020 sqft. Free Standing Bldg. at Flamingo Pines Plaza
REFERENCE #: SP 2019 - 08
DATE REVIEWED: 02/25/2020

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

Yaciuk, Joseph

From: Kevin Hart <kevin@sbdd.org>
Sent: Friday, February 07, 2020 3:40 PM
To: Yaciuk, Joseph
Cc: Pam Walsh; susan@hollandengineering.net
Subject: RE: Proposed 7,020 SF Free Standing Building at Flamingo Rd. and Pines Blvd.

Warning! This message was sent from outside your organization and we are unable to verify the sender.

[Allow sender](#) | [Block sender](#)

Joe,
Please be advised that the applicant has addressed SBDD's DRC comments on the site plan for this project (SP 2019-08). A Paving & Drainage Permit will be required from SBDD and all District criteria will need to be met.
Thanks.

Kevin Hart, P.E., CFM
District Director
South Broward Drainage District
6591 Southwest 160th Avenue
Southwest Ranches, FL 33331
954-680-3337 (office)
e-mail: kevin@sbdd.org

From: Kevin Hart [<mailto:kevin@sbdd.org>]
Sent: Thursday, August 01, 2019 11:19 AM
To: 'Yaciuk, Joseph' <jyaciuk@ppines.com>
Cc: 'Pam Walsh' <pam@sbdd.org>; 'susan@hollandengineering.net' <susan@hollandengineering.net>
Subject: Proposed 7,020 SF Free Standing Building at Flamingo Rd. and Pines Blvd.

Joe,
Please find attached SBDD's DRC comments on the proposed site plan for this project.
Feel free to contact me with any questions.
Thanks.

Kevin Hart, P.E., CFM
District Director
South Broward Drainage District
6591 Southwest 160th Avenue
Southwest Ranches, FL 33331
954-680-3337 (office)
e-mail: kevin@sbdd.org

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

DRC REVIEW FORM



January 27, 2020

**Project: Flamingo Pines Retail - Office Building
City Reference Number: SP 2018-08/PRJ 2019-14**

**To: Joseph Yaciuk, Planning Coordinator
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:

AS-BUILT SURVEY, SHT. 1 OF 4:

1. Provided as-built pavement elevations as denoted for Parking Modifications Area 'A' (proposed additional parking) and 'B' (proposed Retail/Office Building site modifications) on the Survey are not sufficient to allow for confirmation that Code compliant sloping, especially along the flowline of the inverted crown pavement sections, is being provided by the proposed and existing grading/elevations.

Note that for 'Engineering Permit' review additional as-built existing and proposed elevations along the flowline of the inverted crown sections of the pavement and at the interface between proposed/new pavement areas and existing pavement areas for the aforementioned Parking Modifications Areas will be required to adequately evaluate the final longitudinal and cross slopes. It is recommended for that the Engineer provide as part of the DRC design process additional existing and proposed elevations confirming Code compliant longitudinal slopes along the flowline of each of the inverted crown pavement sections within Parking Modifications Area 'A' and 'B' and not wait until Engineering Permit Review.

EXISTING SITE PLAN/PARTIAL SITE DEMOLITION PLAN, SHT.SP1.0:

1. Limits of demolition/removal of existing landscape area, curbing, etc has depicted for the “central large landscape island area to be modified to allow for parking to be constructed across the east/west orientation of the island is somewhat misleading in that the ‘Shading’ for the parking access aisle/lane is not reflected and gives you the impression that there will be no impacts to this area. Recommend reflecting the ‘Pavement Shading’ within the parking access aisle/lane area for clarity purposes.

PROPOSED OVERALL SITE PLAN, SHT. SP1.1:

1. Add ‘Note’/Label on the Plan to refer to the ‘Proposed Partial Site Plan, Sht. SP2.0 for the ‘Site Plan’ of the Proposed Retail/Office Building.

PROPOSED PARTIAL SITE PLAN, SHT. SP2.0:

1. Depict and denote (generally label) the proposed/required vehicular/pedestrian traffic signs on the plan. Note that the proposed/required pavement markings have been depicted on the plans as per the Engineer’s ‘Pavement Marking and Signage Plan’, Sht. C-3, but the signage has not been depicted nor denoted on the plan.

Update the plan to reflect the pavement markings and signage per the Engineer’s final revised ‘Pavement Marking and Signage Plan’, Sht.C-3 per the ‘Comments’ noted below for the Engineer’s plan.

2. Depict the ‘Limits of Proposed Pavement Construction’ on the plans by way of a “Hatch/Shading” pattern on the plan.
3. Denote/label all Sidewalk Curb Ramps by ‘CR’ type on the plan.

PAVING, GRADING & DRAINAGE PLAN, SHT. C-1:

1. Additional existing and proposed elevations within areas of pavement modifications/new pavement areas for Parking Modifications Area ‘A’ and ‘B’ will be required for Engineering Permit Review. Sufficient existing and/or proposed elevations along the pavement flowlines for the inverted crown pavement sections within these to ‘Parking Modifications Areas’ must be provided to allow for confirmation that minimum Code required longitudinal slopes are being provided. All pavement/parking modifications areas must meet minimum Code required longitudinal and cross slopes, but of particular concern at this time are Parking Modifications Area ‘A’ and ‘B’ as these are areas of significant modifications and pavement construction.

It is recommend that this matter be addressed at the time of DRC review to insure that there are not significant additional pavement reconstruction requirements at the time of Engineering Permit Review to meet minimum Code required longitudinal and cross slopes as these parking/pavement areas of significant modifications.

2. Revise the 'Legend' to correctly denoted "Proposed Pavement Construction" instead of 'Proposed Asphalt Overlay' as currently noted on the plan.
3. Denote on the plan for the 'Wall Opening To Be Permanently Closed' for each of the existing inlets from which the existing 12" RCP Storm Drainage Pipe will be removed.
4. Depict and denote/label the limits of 'Pavement Restoration' required in association with the installation of the proposed Exfiltration Trench and Storm Drainage Pipe. It is recommend that the entire width of the parking access aisle/lane in which the proposed Exfiltration Trench and Storm Drainage Pipe will be installed be reconstructed to provide for an overall more esthetically pleasing finished pavement surface/parking area. Reconstruction of the parking access aisle/lane will also provide for the opportunity to amend the longitudinal slope of these inverted crown parking areas to insure that the Code required minimum longitudinal slopes are being provided in the modified parking areas.
5. Provide additional design information related to the construction of the proposed Concrete Sidewalk with Ramp on the north side of the parking access aisle/lane which is being constructed as part of the Accessible Route to the nearest public right-of-way/sidewalk. It appears that the design intent is to have a "Curbed Island with a Thickened Edge Concrete Sidewalk along the east side of the island area, but if this the design intent it is not clearly depicted and denoted on the plan and various other plans in the DRC submittal, including the Site Plan related sheets. Modify the plan area to clearly depict and denote the design intent for this part of the Accessible Sidewalk/Route to the public right-of-way. If Thickened Edge Sidewalk is to be utilized and a Ramp to be provided, then add the appropriate detail to the 'Paving, Grading & Drainage & Civil Details', Sht. C-6. If a Sidewalk Curb Ramp is to be provided at the south end of this section of proposed Accessible Sidewalk, then accurately depict the Sidewalk Curb Ramp and denote the 'CR' type of the Sidewalk Curb Ramp (all Sidewalk Curb Ramps) on the plan and on the 'Proposed Partial Site Plan' Sht. SP2.0.

PAVEMENT MARKING AND SIGNAGE PLAN, SHT.C-3:

1. Accurately depict the pavement markings for the 'Accessible Parking Access Aisle' for the proposed Accessible Parking Spaces.

2. Accurately depict and denote/label the 'Special Emphasis' Pedestrian/Accessible Crosswalk pavement markings on the plan. Note that the longitudinal pavement markings (24" White) must be depicted parallel to the centerline of the parking access aisle/lane. Refer to the FDOT Design Manual (2019), Section 230 - Signing and Pavement Marking, Page 16 of 18 of the information on 'Special Emphasis' Mid-Block Crosswalk pavement markings.
3. Replace the current 'City Accessibility and Pavement Markings and Signage Requirements Notes' with the attached updated (per new FDOT references) City Accessibility and Pavement Markings and Signage Requirements Notes'.

'PAVING, GRADING & DRAINAGE & CIVIL DETAILS', SHT. C-6:

1. Replace the current 'City Standard' R-32 and R-41 with the attached updated City Standard' R-32, Accessible Parking Space Details, Page 1 & 4 of 4 and City Standard R-41, 'Standard Parking Space Detail' Page 1 of 3. (Note that City Standard R-32 also needs to be replace on the 'Pavement Marking & Signage Details' Sht. C-8.)
2. Provide a 'Proposed Pavement Construction Section/Detail'. The detail should reflect 11/2" of SP 9.5 Asphalt, 8" of Limerock Base and 12" of Stabilized Subgrade.

PAVEMENT MARKING & SIGNAGE DETAILS' SHT. C-8

1. Replace the current 'City Standard' R-32 with the attached updated City Standard' R-32, Accessible Parking Space Details, Page 1 & 4 of 4.
2. Remove the current FDOT 'Standard Plans' Index 711-001, Sheet 10 of 13 and/or Replace with FDOT Design Manual (2019), Section 230 - Signing and Pavement Marking, Page 16 of 18.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans 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.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 23, 2019
To: SP 2019-08 file
From: Joe Yaciuk, Planning Administrator
Re: Retail Office at Flamingo Pines Plaza

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

- ~~1. Provide a letter from Broward County indicating that the proposed development complies with the latest plat note.~~
- ~~2. Provide HOA notification per Code Requirements.~~
- ~~3. Provide mailing labels of property owners within 500' with research certification (3 sets).~~
- ~~4. Provide a detailed scope of work letter. Include building as well as all parking updates in all locations being impacted.~~
5. Contact South Broward Drainage District at 954.680.3337 to ensure they do not have any comments for the redevelopment. Please be aware that you must submit plans to SBBBD separately and pay them a separate review fee for review.
6. Provide color and material board consistent with the proposal, no larger than 11x17. Verify that colors provided match the shopping center.
7. Label colors on all building elevations on architectural plan. Colors labeled however need to know if colors are generally consistent with existing shopping center building.
- ~~8. Provide site data of entire center. Include the following additional information per planning checklist requirements:~~
 - ~~• Floor area ratio~~
 - ~~• Pervious/impervious areas and percentages~~
 - ~~• Open space areas and percentage (including lake areas counted toward open space with applicable percentages)~~
 - ~~• Total building coverage area and percentage~~
9. Signage:
 - a. Uniform sign plan for shopping center needs to be updated to show the new building on the master site plan. Show dotted boxes in areas which signs are proposed to be located on the building elevations. Still Need
10. Landscaping:

- a. A courtesy inspection will be performed for the shopping center to determine trees and landscaping which is currently missing or underperforming. Currently being performed.
 - ~~b. Are any trees being removed as a result of this application? Any trees removed will need to be mitigated at 1.5 trees for every tree removed, provide details of mitigation.~~
 - ~~c. Provide breakdown of landscape requirements and how you meet them. Breakdown should include trees (categorized 1-4), shrubs, percentage of native, which species are drought tolerant, mature canopy in SF, etc...~~
 - d. All new landscape islands must contain a width of 10' of greenspace – 11' feet wide total (including 6 inch curb). Review parking expansions in the center. Any new parking spaces must have adjacent terminal islands which meet minimum criteria.
 - ~~e. All proposed landscape islands must be a mix of ground cover, trees and shrubs with no more than 50% of the island mulched and / or sodded.~~
11. Architectural:
- ~~a. Verify that all colors are labeled on the building elevations. Leave no details out.~~
 - b. Show how proposed development matches existing center. Still need.
12. Parking: Provide calculations showing existing parking, parking added and removed. Based on Sp 1.1, it appears there are more than 530 parking spaces as indicated on your property. Where are the 530 spaces being counted from? Please confirm.
- a. All new parking spaces must be 9' x 19' in size minimum. Verify all new parking has either wheelstops or type 'D' curbing with overhang.
 - b. Are areas A-F on page C-1 new parking spaces? If so, the spaces must meet current Code requirements.
 - c. Update current parking chart for shopping center. Contact Dean Piper to get a copy of the existing parking chart. Still Need
13. Provide a letter from Waste Pro approving the new location of the dumpster enclosure. Provide color of dumpster wall and gates. Still need.
- ~~14. Confirm with engineering whether the existing sidewalk which dead ends to the west of the proposed building needs to be extended eastward.~~
- ~~15. Are you proposing any outdoor dining areas or drive-thru facilities? If so please provide details. Please note that future applications for these items will require separate approvals. Remove dotted lines if in fact no details for outdoor dining are being provided at this time.~~
16. Provide details of new lights. Photometric plan at 11" x 17" is unreadable. Provide cut sheets. Provide temperature of LED lights in degrees kelvin. No more than 4000K is maximum allowed for light temperature. New light poles cannot exceed 30' in height per Code requirements and must meet section 116 of the Code of Ordinances. All under canopy lighting must be recessed. Provide details of attached building lights. Are the lights being replaced for the entire center? If so, provide specs. Photometric plan does not show proposed building and lights. Are any light poles being repositioned as a result of the construction of the building? Are there going to be lighting on the new building?

~~17. Provide electronic copies of all submittals.~~

18. Resubmit sets of full sets plans answering each DRC reviewer comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans could result in additional comments and possible project delays. 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.**

Recommendations:N/A

MEMORANDUM

August 10, 2019

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: SP 2019-08 (Retail/Office Building @ Flamingo Pines Plaza)

The following are my comments regarding the above Miscellaneous Plan:

1. Confirm with Broward County if a Plat Note Amendment will be required for the additional square footage.
2. Minimum parking space length for any new spaces is 19'.
3. Provide setback to property line, or existing building to the north of proposed building to confirm location during Building Permit review. Note: Provide setbacks from same locations shown on final approved Site Plan on surveys submitted during Building Permit Process.
4. Estimated C.O. Fees will be provided prior to issuance of final Building Permit which owner/agent must sign acknowledging amount.
5. Provide color names, color numbers, materials, etc. on dumpster enclosure detail(s).
6. Provide color, and black and white, of all elevations of proposed building.
7. Update ALL site data for center.
8. Update Uniform Sign Plan for center showing new square footage and tenant spaces.
9. Is height of building final? Previously approved building changed after approval to provide higher ceiling heights.
10. Provide new photometric plan showing all changes to site lighting locations, readings, etc.
11. Will existing light fixtures/poles be change/updated? If so, provide all details and confirm they match/are compatible to fixtures on adjacent parcels.
12. Provide all details of any wall lighting fixtures. These must be wall wash style only with 90 degree cutoff.
13. Will there be any under canopy lighting? If so, provide all details and they must be recessed style only.
14. Provide note that no restaurants will be allowed in this building.
15. Contact Sherrell Jones-Ruff, in Building Division @ (954) 682-3725, to set up pre-app meeting(s) with the Building Department to review submittal/review process.

Please contact me with any questions.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY Daniel Almaguer, Assistant Fire Marshal
(954) 499-9557

PROJECT NAME: Proposed 7,020 sqft. Free Standing Bldg. at Flamingo Pines Plaza
REFERENCE #: SP 2019 - 08
DATE REVIEWED: 08/07/2019

ITEMS WHICH DO NOT CONFORM TO THE CITY OF PEMBROKE PINES CODE OF ORDINANCES OR OTHER GOVERNMENTAL REGULATIONS:

All submittals for Site Plan Approval must first be stamped by our Planning Department and delivered by planning per their procedures.

1. Place Note on Plan: Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code per NFPA 1:1.14.4

2. Place Note on Plan: Fire Codes in effect: Florida Fire Prevention Code (FFPC) 6th Edition, effective December 31, 2017 with Broward County Amendments, which includes NFPA 101, 2015 edition, NFPA 1, 2015 edition, & State Statutes, 2017 edition (Adopted referenced publications found herein.)

3. Place Note on Plan & Depict the required **turning radii** "shaded path" throughout the entire site including entrance areas and exits **(see below requirements).**

Turning Radius. Fire access roads shall be a minimum centerline turning radius of **50'**. Show min. **38'** inside radius and min **62'** outside radius throughout area. Show a shaded truck route including entering and leaving the site with the above turning radius numerals on plans shown throughout. *COPP Engineering department verification is required. COPP CO 154.35 (3) (add this comment to your plans)*

Note: "All centerline turning radii must be a minimum 50 feet."

4. Must Submit a "**separate**" **Auto-turn plan sheet** for fire truck access and depict the attached Fire Truck and Vehicle specifications (See attached Fire Truck Specs).

5. Must Depict the required "**measured**" road widths throughout **(see below requirements).**

a. Dimensions. Fire department access roads for fire department use only shall have an unobstructed width of not less than **20ft. NFPA 1-18.2.3.4.1.1**

b. Note: The minimum 20ft width required by 18.2.3.4.1.1 allows for two-way vehicular traffic and for one fire apparatus to pass while another is working at a fire hydrant or conducting aerial operations.

c. Driving Lanes. Driving lanes shall have a minimum clear width of **24 feet for two-way traffic**, 15 feet for one-way traffic. **COPP CO 154.35**

d. Fire department access roads shall consist of roadway, fire lanes, parking lot lanes, or a combination thereof. **NFPA 1-18.2.3.1.2**

h. Fire lanes shall be designated by yellow thermoplastic paint, striping, or marking of curbs and roadway between each fire lane; sign(s) shall be provided.

See Fire Lane Detail.

i. Fire Lane Sign(s) shall be 18" by 24", shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT". Such signs shall be 12 in by 18 in with white background and red letters and shall be a maximum of seven feet in height from the roadway to be the

bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart. **NFPA 1-18.2.3.5.3**

6. Demonstrate and depict the measurement for "Access to Building". A fire department access road shall extend to within **50 ft. of a single exterior door** that can be opened from the outside and that provides access to the interior of the building. **NFPA 1-18.2.3.2.1**

7. Demonstrate and depict the measurements (to comply) of the Fire department access roads. Any portion of the facility or any portion of an exterior wall of the first story of the building **must be located not more than 150 ft.** (450 ft. for sprinklered buildings) from fire department access roads as measured by an approved route around the exterior of the building or facility. **NFPA 1-18.2.3.2.2 and NFPA 1-18.2.3.2.2.1**

8. Depict the "existing" **fire hydrants** within the community to comply with Fire hydrants in zoning classifications with lower residential zoning than R-3 shall be installed on a minimum of a six-inch looped water line in city rights-of-way or easements within **400 feet of the entrance of any future building** as measured along streets or alleys. **COPP CO 93.25**

NOTE: Fire hydrants in all commercially and business zoned areas shall be installed on a minimum of an eight – inch looped water line in city rights-of-way or easements and shall not be spaced not further than **500 feet apart as measured along street or alleys.** **COPP CO 93.25 (C)**

NOTE: Where new hydrants are required to meet spacing, hydrants shall be placed at the entrances to access roads and entrances to the complex. *Measurements taken as the fire truck travels. Engineering department verification required.*

a. Where new hydrants are required to meet spacing, hydrants shall be placed at the entrances to access roads and entrances to the complex.

b. *Measurements from fire hydrant to fire hydrant shall be taken as the fire truck travels. Engineering department verification required.*

9. Must Submit Fire Flow calculations for manual fire suppression are required upon resubmittal and Fire approval. (see below requirements)

a. Water Supplies. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of building are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with Section 18.4 Fire Flow Requirements for Buildings. **NFPA 1-18.3.1**

b. Provide Fire flow calculations for manual fire suppression purposes, they are required to be provided in accordance with **NFPA-1:18.4.** Fire flow calculations must be provided on separate sheets, sign and sealed by a Professional Engineer.

Note: *Fire Flow Test is required and to be witnessed by a Pembroke Pines Fire Inspector please call (954) 499-9560 to coordinate a test.*

10. Light Weight Construction Identification Placard. Notice Required for Structures with Light-frame Truss-type Construction for new and existing structures, effective 12-13-09. Declare if structure(s) are to be constructed with Light-frame truss-type Construction: (Please provide a detail on site plans addressing type of construction and placard to be posted) **FAC 69A-60.0081**

11. All apartment buildings, commercial buildings, industrial buildings, and multi-story buildings within the city shall be numbered with the street address, front & rear and/or side doors, with the numbers being not less than six, nor more than nine inches in height. The numerals shall contrast with their background and be kept free of obstructions. **COPP CO 52.10**

Numbers to be maintained in a conspicuous place where they can be seen and read from the street. **COPP
CO 52.10 (D)**

- END -

**DRC REVIEW COMMENTS
CITY OF PEMBROKE PINES**

AGENCY: SOUTH BROWARD DRAINAGE DISTRICT
CONTACT: KEVIN HART, P.E. (954)680-3337

PROJECT NAME: 7,020 SF Free Standing Building at Pines Blvd. and
Flamingo Rd.

DATE: 8/1/2019

**THE SITE PLAN FOR THE ABOVE-REFERENCED PROJECT HAS BEEN
REVIEWED BY THE DISTRICT AND THE FOLLOWING COMMENTS MUST
BE MET ADDRESSED/SATISFIED/NOTED:**

1. Submit \$250.00 plan review fee, payable to "South Broward Drainage District".
2. A Paving and Drainage Permit will be required from SBDD.
3. Submit a copy of the site survey.
4. Provide a copy of the master SFWMD permit for this property, and document that the master SFWMD permit accounted for this additional building space and impervious area.
5. Provide additional information on the overall, existing drainage system in the area of the proposed development to indicate the existing drainage patterns and the impacts to those drainage patterns as a result of this proposed development. The information should include rim elevations, pipe sizes, invert elevations, location of existing exfiltration trench, etc.; the notation of "No Pipes Visible" is not an acceptable reason for not showing invert elevations.
6. Provide pre/post drainage calculations to include: land use breakdown; impervious area; pervious area; building area; stage/storage; discharge off of the overall shopping center property; and flooding routing calculations for the 10-year, 3-day and 100-year, 3-day storms (max stages and max discharges). Applicant shall demonstrate that the proposed development is not increasing discharge off the property or raising pre-development stages.
7. Provide calculations demonstrating that the pre-treatment requirements are being met for all of the proposed development areas.
8. Provide calculations demonstrating that the existing storm drainage pipe network is sized adequately to handle the design runoff from the new paving areas/building areas.
9. Indicate the vertical datum on the engineering plans, and provide a conversion from NGVD 29 to NAVD 88.

10. Indicate how the roof drainage is being handled in the SBDD permit set.
11. Indicate the pipe material for the exfiltration trench system.
12. Please note that “wet” dumpster areas cannot drain into the stormwater system.
13. All catch basins will need to meet SBDD criteria for sumps and clearances. This will apply to all new catch basins and any existing catch basin where new connections are proposed.
14. All connections to existing drainage inlets shall be core-drilled.
15. Provide a Storm Water Pollution Prevention Plan (Erosion Control Plan) with the SBDD permit plans.
16. Include SBDD’s standard detail sheet in the SBDD permit plans.
17. Portions of the existing drainage system may need to be cleaned upon completion of construction. To be determined in the field by SBDD’s inspector.
18. The property owner will be required to enter into a Maintenance & Indemnification Agreement with SBDD prior to final acceptance of the project by SBDD.
19. Additional comments may be issued upon receipt of the responses to the DRC comments or receipt of the final Paving & Drainage Plans and drainage calculations.

(REGARDLESS OF APPLICABLE COMMENTS, THE PETITIONER IS NOT EXEMPT FROM MEETING ALL STORMWATER MANAGEMENT REGULATIONS, STANDARDS AND PROCEDURES AS OUTLINED IN THE SBDD DESIGN CRITERIA MANUAL DATED MAR. 26, 2015.)

(ALL STANDARD COMMENTS WILL BE GIVEN TO THE PETITIONER ON A SEPARATE HANDOUT. THE PETITIONER WILL ONLY BE REQUIRED TO RESPOND TO THE COMMENTS RAISED ON THE DRC REVIEW FORM.)

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 31, 2019
To: SP 2019-08 file
From: Joe Yaciuk, Planning Administrator
Re: Retail Office at Flamingo Pines Plaza

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

1. Provide a letter from Broward County indicating that the proposed development complies with the latest plat note.
2. Provide HOA notification per Code Requirements.
3. Provide mailing labels of property owners within 500' with research certification (3 sets).
4. Provide a detailed scope of work letter. Include building as well as all parking updates in all locations being impacted.
5. Contact South Broward Drainage District at 954.680.3337 to ensure they do not have any comments for the redevelopment. Please be aware that you must submit plans to SBBD separately and pay them a separate review fee for review.
6. Provide color and material board consistent with the proposal, no larger than 11x17. Verify that colors provided match the shopping center.
7. Label colors on all building elevations on architectural plan.
8. Provide site data of entire center. Include the following additional information per planning checklist requirements:

For nonresidential developments:

- Floor area ratio
 - Pervious/impervious areas and percentages
 - Open space areas and percentage (including lake areas counted toward open space with applicable percentages)
 - Total building coverage area and percentage
9. Signage:
 - a. Uniform sign plan for shopping center needs to be updated to show the new building on the master site plan. Show dotted boxes in areas which signs are proposed to be located on the building elevations.
 10. Landscaping:
 - a. A courtesy inspection will be performed for the shopping center to determine trees and landscaping which is currently missing or underperforming.

- b. Are any trees being removed as a result of this application? Any trees removed will need to be mitigated at 1.5 trees for every tree removed, provide details of mitigation.
 - c. Provide breakdown of landscape requirements and how you meet them. Breakdown should include trees (categorized 1-4), shrubs, percentage of native, which species are drought tolerant, mature canopy in SF, etc...
 - d. All new landscape islands must contain a width of 10' of greenspace – 11' feet wide total (including 6 inch curb).
 - e. All proposed landscape islands must be a mix of ground cover, trees and shrubs with no more than 50% of the island mulched and / or sodded.
11. Architectural:
- a. Verify that all colors are labeled on the building elevations. Leave no details out.
 - b. Show how proposed development matches existing center.
12. Parking:
- a. All new parking spaces must be 9' x 19' in size minimum.
 - b. Are areas A-F on page C-1 new parking spaces? If so, the spaces must meet current Code requirements.
 - c. Update current parking chart for shopping center. Contact Dean Piper to get a copy of the existing parking chart.
13. Provide a letter from Waste Pro approving the new location of the dumpster enclosure. Provide color of dumpster wall and gates.
14. Confirm with engineering whether the existing sidewalk which dead ends to the west of the proposed building needs to be extended eastward.
15. Are you proposing any outdoor dining areas or drive-thru facilities? If so please provide details. Please note that future applications for these items will require separate approvals. Remove dotted lines if in fact no details for outdoor dining are being provided at this time.
16. Provide details of new lights. Photometric plan at 11" x 17" is unreadable. Provide cut sheets. Provide temperature of LED lights in degrees kelvin. No more than 4000K is maximum allowed for light temperature. New light poles cannot exceed 30' in height per Code requirements and must meet section 116 of the Code of Ordinances. All under canopy lighting must be recessed. Provide details of attached building lights.
17. Provide electronic copies of all submittals.
18. Resubmit sets of full sets plans answering each DRC reviewer comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any Inconsistencies in plans could result in additional comments and possible project delays. 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.**

Recommendations: N/A