



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:	MSC 2020-03
Project:	Insurance Auto Auction Storage	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Bergeron Park of Commerce South Family LTD Partnership	Agent:	Carnahan Proctor & Cross Inc.
Location:	19700 Stirling Road		
Existing Zoning:	M-3 (General Industrial)	Existing Land Use:	Industrial
Reference Applications:	MSC 2018-12, SP 2017-12, SP 2016-19		
Applicant Request:	Installation of one canopy for storage of vehicles.		
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

Carnahan Proctor & Cross Inc., agent, is requesting approval to install a storage canopy at the Bergeron Outdoor Storage South property generally located south of Stirling Road and west of 196 Avenue. The canopy will be utilized by the Insurance Auto Auctions tenant.

On June 22, 2017 the Planning and Zoning Board approved with conditions a site plan amendment application (SP 2017-12) for the development of an outdoor industrial storage facility with site perimeter fencing and landscaping for the property. The approval allowed for the flexibility for tenants to lease one acre or larger storage spaces on site. The approved plan required all tenant storage areas to be enclosed by 6 foot high chainlink fences. These fences may be modified throughout the site by building permit only as long as minimum lot size requirements and associated building, engineering and fire access requirements are met. The approval also included the installation of perimeter landscape. As part of that approval, the applicant voluntarily agreed to return to the Board for consideration of associated sales trailers / permanent structures and parking areas for future tenants should that need arise.

In 2018, via MSC 2018-12 an office trailer along with associated parking and lighting was approved for the first tenant, Insurance Auto Auctions.

BUILDINGS / STRUCTURES:

The applicant proposes a 16'-6" tall, 30' x 125' (3,750 square feet) canopy. The following colors, which are consistent with the existing office trailer are proposed for the canopy.

- Main Body: SW 7006 (Extra White)
- Trim: SW 6868 (Real Red)

The canopy will be located 30' to the south of the existing Insurance Auto Auction office trailer, 710' from the nearest roadway and approximately (as measured by staff) 815' from the nearest residential property. The canopy will be used for storage of select vehicles that are to be reviewed by customers to determine if they would like to use Insurance Auto Auction's services.

No other site modifications are proposed at this time.

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 Zoning Administrator, (5/19/20)
- Memo from Planning Division, (5/19/20)
- Memo from Fire Prevention, (5/19/20)
- Memo from Zoning Administrator, (4/22/20)
- Memo from Engineering Division, (4/21/20)
- Memo from Planning Division, (4/21/20)
- 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 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: _____ Project #: PRJ 20____ - ____ Application #: _____

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

SECTION 1-PROJECT INFORMATION:**Project Name:** Bergeron Outdoor Storage South**Project Address:** 19700 Stirling Rd. Pembroke Pines, FL 33332**Location / Shopping Center:** Located at the southwest corner of the intersection of Stirling Rd and SW 196th Ave**Acreage of Property:** 41.9 **Building Square Feet:** N/A**Flexibility Zone:** N/A **Folio Number(s):** 513902060013**Plat Name:** Bergeron Park of Commerce South **Traffic Analysis Zone (TAZ):** N/A**Legal Description:**BERGERON PARK OF COMMERCE SOUTH 170-167 B POR OF PAR A DESCAS: ALL OF PAR A LYING N OF N/L OF FPL&I CO EASEMENT LINE(FULLLEGAL ON PG 3 OR 34224/302), LESS W 128, LESS**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
	MSC 2018-12		APPROVED		

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Bergeron Park of Commerce South Family LTD Partnership

Owner's Address: 19612 SW 69 Place, Pembroke Pines, FL 33332

Owner's Email Address: fsaia@bergeroninc.com

Owner's Phone: 954-680-0223 Owner's Fax: 954-680-0218

Agent: Carnahan Proctor & Cross Inc.

Contact Person: William R Barbaro, P.E.

Agent's Address: 814 S. Military Trail, Deerfield Beach, FL 33442

Agent's Email Address: BBarbaro@cpc-eng.com

Agent's Phone: 561-512-2752 Agent's Fax: 954-972-4178

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: M3

Land Use / Density: INDUSTRIAL

Use: Industrial/Outdoor Storage Facility
Bergeron Park of Commerce

Plat Name: South

Plat Restrictive Note: N/A

PROPOSED

Zoning: M3

Land Use / Density: INDUSTRIAL

Use: Industrial/Outdoor Storage Facility

Plat Name: N/A

Plat Restrictive Note: N/A

ADJACENT ZONING

North: M1

South: M3

East: PUD

West: A-6

ADJACENT LAND USE PLAN

North: INDUSTRIAL

South: INDUSTRIAL

East: RESIDENTIAL

West: BROWARD COUNTY PARCEL

Code Section: _____
Required: _____ N/A
Request: _____ N/A

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: _____ N/A

Existing County Land Use: _____ N/A

Requested County Land Use: _____ N/A

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

Project proposes a 3,750 square foot addition (30' wide x 125' long x 17' high covered parking structure) on the existing 41.9 acre outdoor storage facility "Outdoor Storage South" (developed under MSC2018-12).

Proposed structure (storage addition) complies with future use statement by Landlord (Bergeron): "In some cases, tenants will require a modular or a pre-fabricated building for office and or storage needs. When this occurs, Bergeron will apply for a miscellaneous request with the Planning department to modify the existing site plan as well as apply for building permits to install these structures". Proposed structure designates a space for administrative processing of onsite product by Tenant (Insurance Auto Auctions): "Covered Parking Storage is used to temporarily store select vehicles identified by our customers (typically insurance companies), so they can review the insurance claim prior to moving the vehicle into inventory. In a small number of instances, a customer may review the claim and decide to have the vehicle repaired and forgo using IAA to auction the vehicle; in which case, the vehicle would be removed from IAA's site".

Site improvements (e.g. water, sewer, drainage, pavement, grading, fencing, or striping) are not proposed. Proposed structure located on "high elevations" that exist on site, and drainage patterns will not be affected. Proposed structure is located sufficient far (30') from existing trailer office space on site and will not conflict with drive paths for emergency or fire access through the site.

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] 3/19/20
Signature of Owner Date

Sworn and Subscribed before me this 19 day
of March, 2020

Fee Paid

[Signature]
Signature of Notary Public



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.

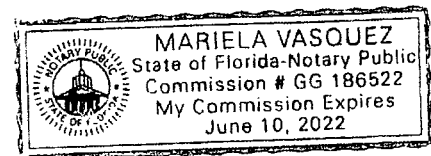
[Signature] 3/18/2020
Signature of Agent Date

Sworn and Subscribed before me this 18th day
of March, 2020

Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires



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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 19, 2020
To: MSC 2020-03 file
From: Cole Williams, Planner / Zoning Technician
Re: Bergeron Outdoor Storage South

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

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY Daniel Almaguer, Assistant Fire Marshal
Dalmaguer@ppines.com
(954) 499-9557

PROJECT NAME: Covered Parking Storage on Existing IAA Site
REFERENCE #: MSC 2020 - 03
DATE REVIEWED: 05/19/2020

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

April 22, 2020, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-03 (Bergeron Outdoor Storage South Covered Parking)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide all colors and materials on elevations of structure.
2. .Will there be any lighting added to site or part of canopy? If so, provide all details of fixtures and/or poles.
3. Are any other additions/changes being planned at this time? If so, provide all details with this submittal.
4. Contact Sherrell Jones-Ruff (Building) @ (954) 628-3725 to discuss building permit process/questions.

Please contact me with any questions.

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

DRC REVIEW FORM



April 21, 2020

**PROJECT: *BERGERON OUTDOOR STORAGE SOUTH DROP ZONE COVERED
PARKING STORAGE***
CITY REFERENCE NUMBER: *MISC 2020-03*

**To: Cole Williams, Planning and 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 project 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 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.

PLANNING DIVISION STAFF COMMENTS

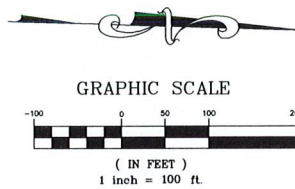
Memorandum:

Date: April 21, 2020
To: MSC 2020-03 file
From: Cole Williams, Planner / Zoning Technician
Re: Bergeron Outdoor Storage South

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

1. Clarify the color of the proposed structure. Provide sample or color chip for the proposed.
2. Clarify if the canopy will have lighting. The lighting must be full cutoff, angled at 90 degrees and not exceed 4,000K.
3. Confirm via email with the County approval for the proposed development on this parcel given the current plat note.
4. 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.





LEGEND

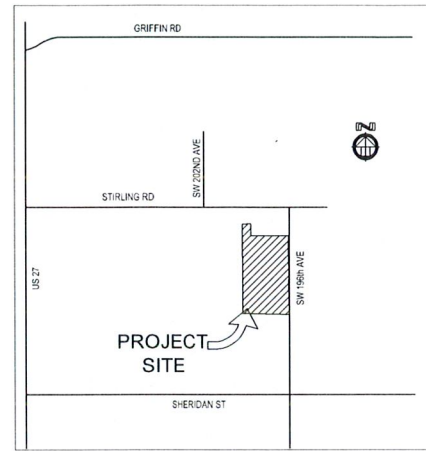
---	PROPERTY LINE
---	PROJECT BOUNDARY
▨	EXISTING COMPACTED ASPHALT MILLINGS
▨	EXISTING IAA INVENTORY STORAGE AREA

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "BERGERON PARK OF COMMERCE SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170 AT PAGES 167 THROUGH 171 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND PORTIONS OF SYLVAN PASS AND REPUBLIC PASS AS SHOWN ON SAID PLAT AND ABANDONED PER OFFICIAL RECORDS BOOK 36344 AT PAGE 1021 OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL C OF SAID PLAT; THENCE NORTH 88°14'21" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 340.86 FEET; THENCE NORTH 01°45'39" WEST, A DISTANCE OF 702.00 FEET; THENCE NORTH 89°52'20" EAST, A DISTANCE OF 28.09 FEET; THENCE NORTH 44°52'20" EAST, A DISTANCE OF 38.18 FEET; THENCE NORTH 89°52'20" EAST, A DISTANCE OF 349.82 FEET; THENCE SOUTH 86°41'39" EAST, A DISTANCE OF 200.36 FEET; THENCE NORTH 89°52'20" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 45°36'41" EAST, A DISTANCE OF 48.80 FEET (THE LAST EIGHT DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID PARCEL "A"); THENCE SOUTH 01°45'41" EAST, A DISTANCE OF 1018.15 FEET; THENCE SOUTH 05°04'53" WEST, A DISTANCE OF 100.72 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A"); THENCE SOUTH 01°45'41" EAST, ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 268.04 FEET; THENCE SOUTH 45°36'41" EAST, A DISTANCE OF 17.22 FEET; THENCE SOUTH 01°45'41" EAST, A DISTANCE OF 585.50 FEET; THENCE SOUTH 05°04'53" WEST, A DISTANCE OF 100.72 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A"); THENCE SOUTH 01°45'41" EAST, ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 268.04 FEET; THENCE SOUTH 45°36'41" EAST, A DISTANCE OF 17.22 FEET; THENCE SOUTH 01°45'41" EAST, A DISTANCE OF 546.28 FEET; THENCE SOUTH 89°53'08" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1280.40 FEET; THENCE NORTH 01°45'39" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2217.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 80.789 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

SITE DATA

DESCRIPTION	Sq. Ft.	Acres	% of Gross Site
Gross Site Area	1,825,210	41.9	100.0%
Total Pervious Area	228,026	5.2	12.5%
Total Impervious Area	1,597,184	36.7	87.5%
Pervious/Impervious Ratio	0.14		
Gross Storage Area	1,122,982	25.8	61.5%

ZONING DATA

Current Zoning: M3
Proposed Zoning: M3

LAND USE DATA

Current Land Use: Industrial
Proposed Land Use: Industrial

City of Pembroke Pines
Received

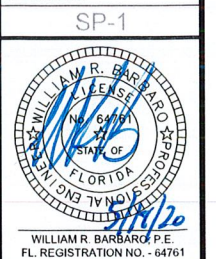
MAY 18 2020

Planning & Economic Development

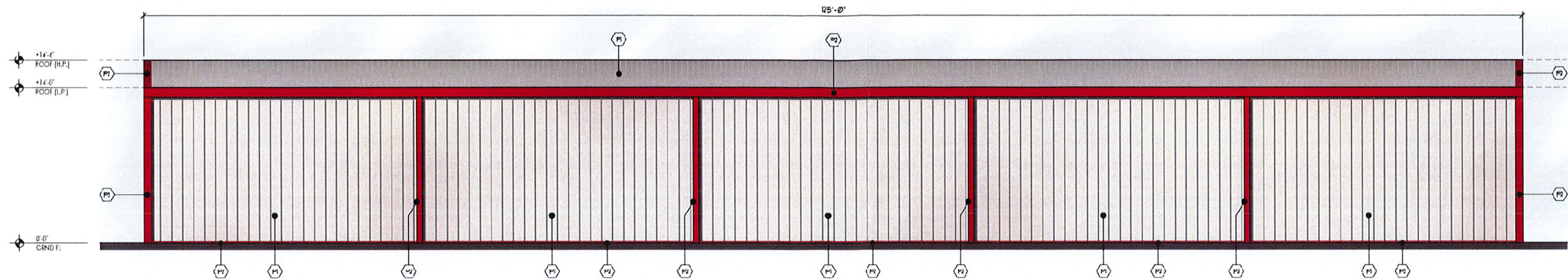
PROPOSED COVERED PARKING STRUCTURE
ON EXISTING IAA SITE
CITY OF PEMBROKE PINES
OVERALL SITE PLAN



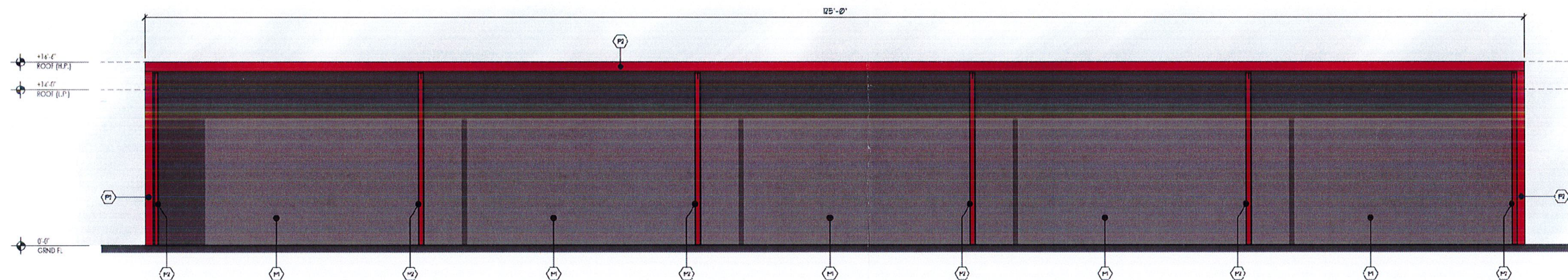
SCALE: AS SHOWN
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DRAWN BY: M.T.
CHECKED BY: W.R.B.
DESIGNED BY: M.T.



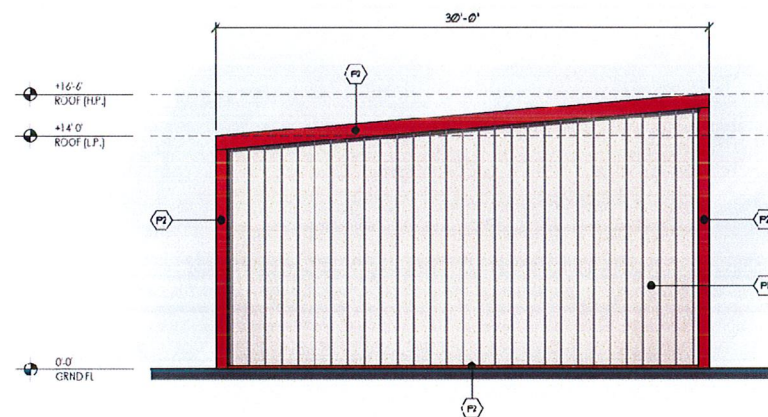
WILLIAM R. BARBORO, P.E.
FL. REGISTRATION NO. - 64761



1 REAR ELEVATION - WEST
SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION - EAST
SCALE: 3/16" = 1'-0"



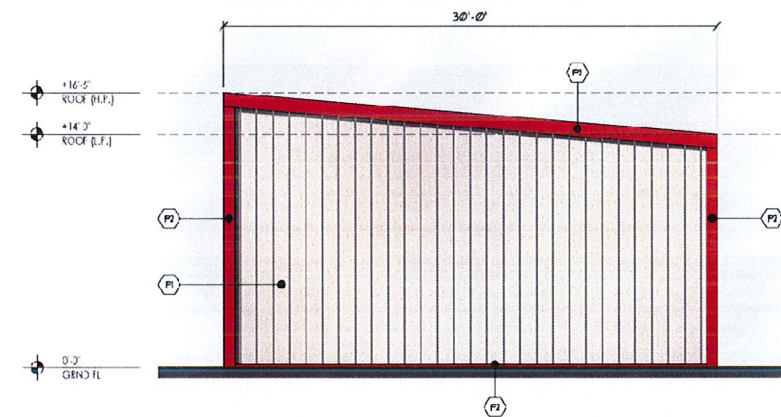
3 SIDE ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

PAINT COLORS
MANUFACTURER: SHERWIN WILLIAMS



P1 BUILDING COLOR
BASE / ROOF

P2 TRIM COLOR



3 SIDE ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

MATERIAL SAMPLE SET

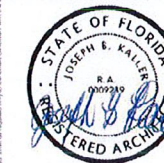


KallerArchitecture

AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

JOSEPH B. KALLER
FLORIDA R.A. # 0009239



PROJECT TITLE
**PROPOSED COVERED
PARKING STRUCTURE**
EXISTING IAA SITE
PEMBROKE PINES, FL

SHEET TITLE
**PROPOSED ELEVATION
PAINT COLORS**

REVISIONS
No. DATE DESCRIPTION

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This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 20xxxx
DATE: 05.06.20
DRAWN BY: JJG
CHECKED BY: JJK

SHEET

A-1