





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

Summary

Agenda Date:	June 25, 2020	Application ID:	MSC 2020-06
Project:	CC Homes	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	CC Homes	Agent:	Francisco Lara
Location:	609 SW 145 Terrace		
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2014-41, SN 2008-39, MSC 2008-14, MSC 2007-15, SP 2006-27, ZC 2005-04, ZC 2006-07, SP 2005-36, SUB 2005-03, PH 2004-10		
Applicant Request:	Architectural and signage modifications to an existing tenant bay		
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

Francisco Lara, agent is requesting approval of architectural and signage modifications to the CC Homes tenant (formerly Le Macaron) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. CC Homes will be located within building 8000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Architectural modifications were last made to the tenant bay in 2014 (MSC 2014-41, Le Macaron).

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront buildings:

- Sign Band: Wood tile (Balsam)
- Upper parapet band: SW 7068 (Grizzle Gray)
- Upper façade tile: Alaska gray quartz stone
- Lower façade tile: Wood tile (Balsam), Alaska gray quartz stone
- Accent: SW 7668 (March Wind)

Additionally, the removal and replacement of the 3 existing maroon awnings with three green awnings (Sunbrella Spa 4673) is proposed.

SIGNAGE:

The applicant propose one 22.5 square foot reverse channel letter wall sign reading, "CC homes A Codina + Carr Company" in white copy.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007 meeting. Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

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

Enclosed:

- Miscellaneous Plan Application
- Memo from Planning Division, (6/9/20)
- Memo from Zoning Administrator, (6/9/20)
- Memo from Planning Division, (6/4/20)
- Memo from Zoning Administrator, (6/4/20)
- 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.ppinet.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:

- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☐ Delegation Request
- ☐ DRI*
- ☐ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☐ Land Use Plan Map Amendment*
- ☐ Miscellaneous
- ☐ Plat*

- ☐ Sign Plan
- ☐ Site Plan*
- ☐ Site Plan Amendment*
- ☐ Special Exception* (Pembroke Pines)
- ☐ Variance (Homeowner Residential)
- ☐ Variance (Multifamily, Non-residential)*
- ☐ Zoning Change (Map or PUD)*
- ☐ Zoning Change (Text)
- ☐ Zoning Exception*
- ☐ Deed Restriction

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark N/A.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Cole Project #: PRJ 20____ - Application #: MSC 2020-06
Date Submitted: 6/4/20 Posted Signs Required: (NA) Fees: \$ 1,037

SECTION 1-PROJECT INFORMATION:Project Name: **CC HOMES SALES CENTER**Project Address: **609 SW 145TH TERRACE**Location / Shopping Center: **SHOPS AT PEMBROKE GARDENS**

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): **5140 15 05 0010**

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

Legal Description:

Has this project been previously submitted?

Yes

No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: JRA HHF VENTURE LLC
Owner's Address: 527 SW 145 TERR PPINES, FL 33027
Owner's Email Address: AALVAREZ@PEMBROKEGARDENS.COM
Owner's Phone: 954.450.1580 Owner's Fax: _____
Agent: CC HOMES
Contact Person: FRANCISCO LARA
Agent's Address: 2020 SALZEDO STREET, SUITE 200
Agent's Email Address: FLARA@CCHOMES.COM
Agent's Phone: 954.347.0730 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	PROPOSED
Zoning: _____	Zoning: _____
Land Use / Density: _____	Land Use / Density: _____
Use: _____	Use: _____
Plat Name: _____	Plat Name: _____
Plat Restrictive Note: _____	Plat Restrictive Note: _____

ADJACENT ZONING	ADJACENT LAND USE PLAN
North: _____	North: _____
South: _____	South: _____
East: _____	East: _____
West: _____	West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

**CC HOMES SALES CENTER
609 SW 145TH TERRACE, PEMBROKE PINES, 33027
SHOPS AT PEMBROKE GARDENS**

Section 6 – DESCRIPTION OF PROJECT

As a new tenant, the exterior enhancements to our space in The Shops at Pembroke Pines will illustrate the modern and timeless architecture of the homes we build in South Florida. We will incorporate the same quality materials we include in the construction of our luxury homes. These alterations are limited to finish materials, and do not affect the footprint or square footage areas. Changes to the store façade are as follows...

- 1) We will remove existing awnings and provide and install new water repellant awnings from Sunbrella in the color SPA SKU: 4673-000.
- 2) New tile in two complementary styles will be installed. These two styles are a textured quartz stone tile by Daltile in the color Alaska Grey, and wood look tile by Daltile style size 6"x48" in the color Balsam Fir, matte finish.
 - a. Prior to installing the new tile we will prepare the surfaces to receive the new tile material.
 - b. Existing tile that remains will be cleaned, as will the storefront's window frames.
- 3) As a trim and accent to the new tile materials, we will be painting several areas of the storefront. The two paint colors that will be used are Sherwin Williams 7668 March Wind and Sherwin Williams 7068 Grizzle Gray
- 4) We will remove the existing company logo sign and install a new company logo sign. This new storefront sign, LED illuminated reverse channel letters, will be 22.5 total square feet sized 36 inches high and 90 inches wide and the color white. Power to this sign is existing.

Finish alterations are as drawn by Miami Architectural Studio, LLC (MAS+). Sign contractor is GM Signs.

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.

SEE LETTER OF AUTHORIZATION

Signature of Owner

Date

Sworn and Subscribed before me this _____ day

of _____, 20 _____

Fee Paid

Signature of Notary Public

My Commission Expires

AGENT CERTIFICATION

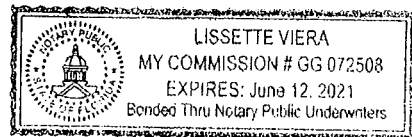
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent

Date

Sworn and Subscribed before me this 2 day

of June, 20 20



Fee Paid

Signature of Notary Public

My Commission Expires



May 20, 2020

City of Pembroke Pines
Building/Zoning Department
601 City Center Way
Pembroke Pines, Florida

Regarding: CC Homes
609 SW 145th Terrace
The Shops at Pembroke Gardens
Pembroke Pines, Florida 33027

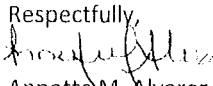
To Whom It May Concern:

Please be advised that the Owners of The Shops at Pembroke Gardens, JRA HHF Venture, LLC has a fully executed lease with **CC Homes** and they have our approval to apply for and be issued the necessary permits to complete the tenant improvement that they are filing for. The Tenant in these matters is to be considered the "OWNER" of the improvements and will be signing any and all applications or may assign and "AGENT" to sign on their behalf. The space involved in this tenant improvement is: **609 SW 145th Terrace (Leasing Space # 8020)**.

OWNER: CC Homes

AGENT: GM Signs

Should you have any questions please do not hesitate in contacting my office at (954) 450-1580.

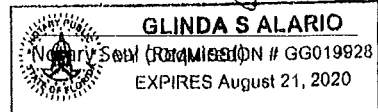
Respectfully,

Annette M. Alvarez
Property Manager

cc: Lease File

NOTORIZATION:

Sworn to and subscribed before me this 21st day of May, 2020


Signature of Notary Public



Personally known ☒, OR, Produced Identification _____

Type of Identification: _____

527 S

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 9, 2020
To: MSC 2020-06 file
From: Cole Williams, Planner / Zoning Technician
Re: SPG CC Homes

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

ALL COMMENTS REGARDING THIS APPLCIATION HAVE BEEN ADDRESSED

MEMORANDUM

June 9, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-06 (SPG – CC Homes)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 4, 2020
To: MSC 2020-06 file
From: Cole Williams, Planner / Zoning Technician
Re: SPG CC Homes

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

1. Modifications to the neutral piers cannot be made. Please call out on the plans that the piers shall remain.
2. Clarify the height to the top and bottom of the sign.
3. Will there be any canopy signage or a blade sign?
4. Provide details of the awing
5. Will there be any wall lighting added?
6. Provide physical samples of all materials and paints to be used.
7. 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.

MEMORANDUM

June 4, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-06 (SPG – CC Homes)

The following are my comments regarding the above Miscellaneous Plan:

1. No changes in color or materials should be done to Neutral Piers.
2. Provide all details (dimensions, height to bottom edge, color(s), etc.) of awnings shown on color version of Sheet A1 "Proposed Front Elevation".
3. Show awnings on black and white elevations.
4. Provide height to bottom and top of wall sign.
5. Will there be a Blade Sign? If so, provide elevation(s) showing all details and show location on elevations showing height to bottom of sign.

Please contact me with any questions.

City of Pembroke Pines
Received

JUN 10 2020

Planning & Economic Development

ELEVATION DEMOLITION KEYNOTES

- 1 EXISTING BARREL TILE TO REMAIN. CLEAN AND PAINT AS REQUIRED.
2 PREPARE SURFACE TO RECEIVE NEW TILE MATERIAL.
3 REMOVE EXISTING COMPANY LOGO,
4 EXISTING STOREFRONTS TO REMAIN.
5 EXISTING TILE TO REMAIN. CLEANING REQUIRED.

ELEVATION NOTES

1. REMOVED EXISTING AWNINGS. AWNING FRAME TO REMAIN.
2. WHEN DEMOLITION AND NEW CONSTRUCTION OCCURS REWORKS, PATCH AND FINISH ADJACENT AREAS DISTURBED BY THIS RENOVATION.

CODE INFORMATION

FLORIDA BUILDING CODE 2017 EDITION
BUILDING TYPE: OFFICE/BUILDING
OCCUPANCY TYPE: BUSINESS/OFFICE
BUILDING IS PROTECTED BY FIRE SPRINKLER SYSTEM.

SCOPE OF WORK:

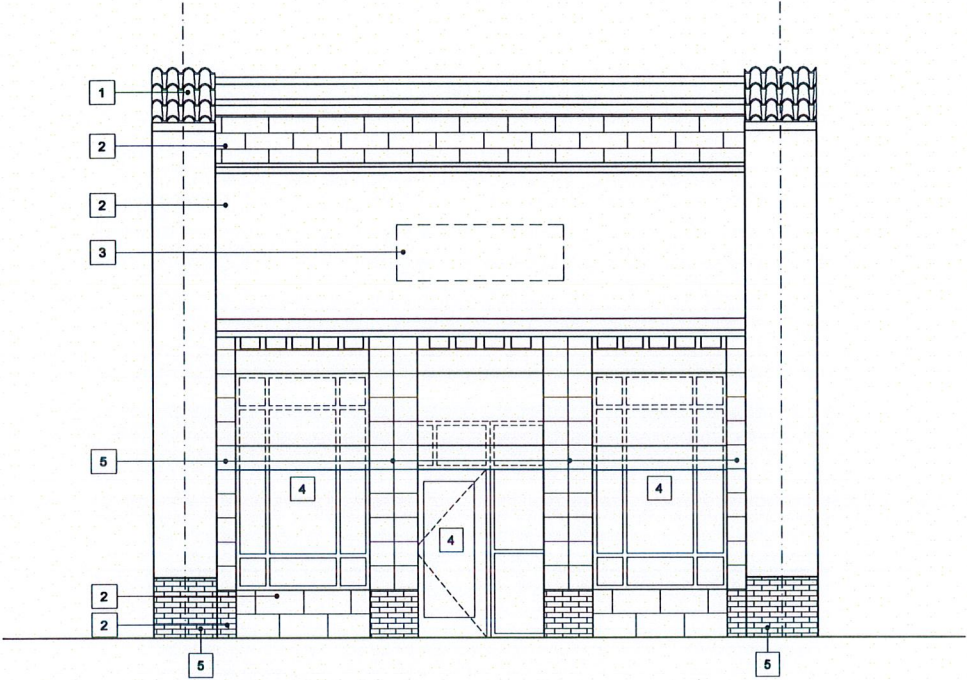
ALTERATIONS TO THE EXTERIOR OF THE OFFICE ARE LIMITED TO FINISH MATERIALS.
ALTERATIONS DO NOT AFFECT THE FOOTPRINT OR SQUARE FOOTAGE AREAS

ELEVATION KEYNOTES

- 1 PAINT COLOR: SHERWIN WILLIAMS 7068 GRIZZLE GRAY
2 TEXTURED TILE COLOR: ALASKA GREY QUARTZ STONE
3 WOOD LOOK TILE BY DALITILE 6"x48" COLOR: EP04 BALSAM FIR FINISH: MATTE
4 COMPANY LOGO, ILLUMINATED REVERSE CHANNEL LETTERS USING EXISTING POWER.
5 PAINT COLOR: SHERWIN WILLIAMS 7668 MARCH WIND
6 EXISTING TILE TO REMAIN. CLEANING REQUIRED.
7 EXISTING PAINT COLOR TO REMAIN.

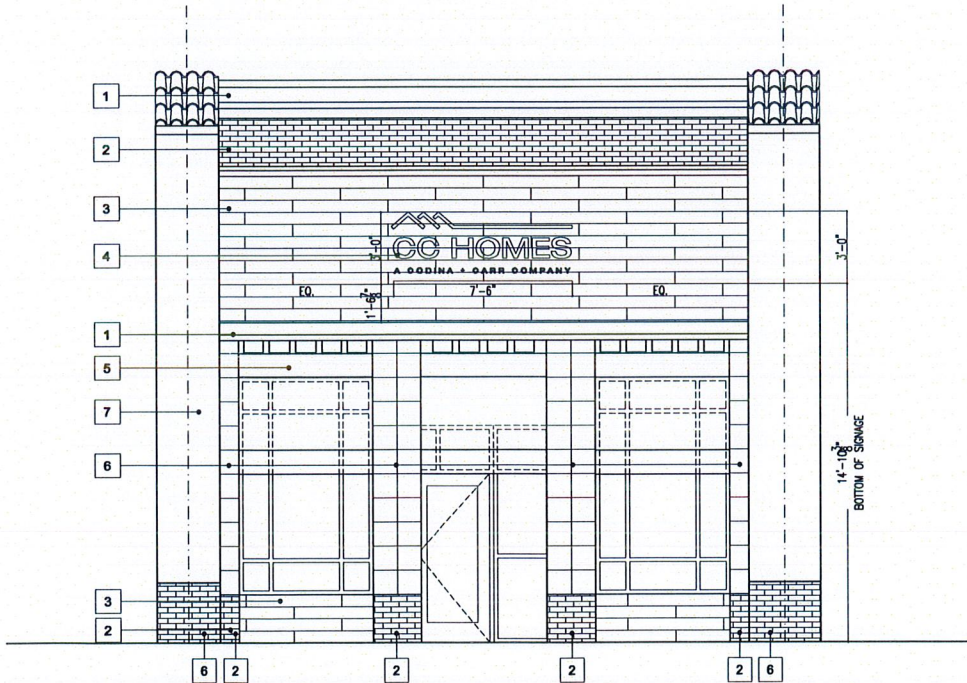
ELEVATION NOTES

1. REMOVED EXISTING AWNINGS. AWNING FRAME TO REMAIN.
2. PROVIDE AND INSTALL NEW AWNINGS. SUNBRELLA SHADE, FINISH: WATER REPELLANT COLOR: SPA SKU: 4673-0000
3. WINDOW AWNINGS: 5'-0"W x 4'-0"H x 3'-0" PROJECTION
DOOR AWNING: 4'-6"W x 4'-0"H x 3'-0" PROJECTION
7'-6" AFF TO BOTTOM EDGE.
4. REFINISH STOREFRONT FRAMES AS REQUIRED



EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"

7910 NW 25TH
STREET SUITE 200
DORAL FL 33122
305 593 9798
WWW.MAS.MIAM

MAS
MIAMI ARCHITECTURAL STUDIO, LLC

SALES CENTER
CC HOMES
PEMBROKE PINES, FLORIDA.

REVISIONS

FRONT
ELEVATION

SCALE As indicated
JOB 2007
SHEET

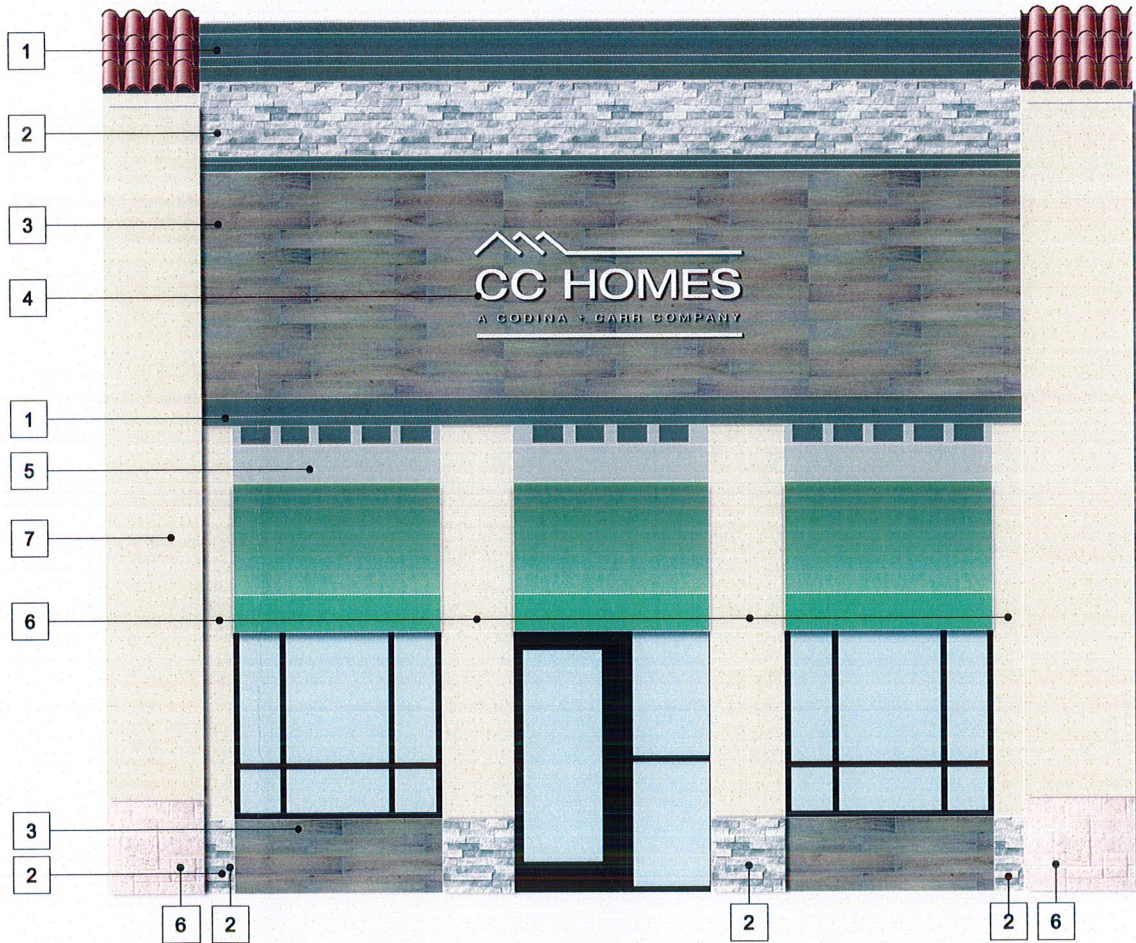
A1

ELEVATION KEYNOTES

- 1 PAINT COLOR: SHERWIN WILLIAMS 7068 GRIZZLE GRAY
- 2 TEXTURED TILE COLOR: ALASKA GREY QUARTZ STONE
- 3 WOOD LOOK TILE BY DAL TILE 6"x48" COLOR: EP04 BALSAM FIR FINISH: MATTE
- 4 COMPANY LOGO, ILLUMINATED REVERSE CHANNEL LETTERS USING EXISTING POWER.
- 5 PAINT COLOR: SHERWIN WILLIAMS 7668 MARCH WIND
- 6 EXISTING TILE TO REMAIN. CLEANING REQUIRED.
- 7 EXISTING PAINT COLOR TO REMAIN.

ELEVATION NOTES

- 1. REMOVED EXISTING AWNINGS. AWNING FRAME TO REMAIN.
- 2. PROVIDE AND INSTALL NEW AWNINGS. SUNBRELLA SHADE. FINISH: WATER REPELLANT COLOR: SPA SKU: 4673-0000
- 3. WINDOW AWNINGS: 5'-0"W x 4'-0"H x 3'-0" PROJECTION
DOOR AWNING: 4'-6"W x 4'-0"H x 3'-0" PROJECTION
7'-6" AFF TO BOTTOM EDGE.
- 4. REFINISH STOREFRONT FRAMES AS REQUIRED



PROPOSED COLOR FRONT ELEVATION
SCALE: N.T.S.

SALES CENTER
CC HOMES
PEMBROKE PINES, FLORIDA.

REVISIONS	

FRONT
ELEVATION

SCALE As indicated
JOB 2007
SHEET

A2

MAS+
MIAMI ARCHITECTURAL STUDIO, LLC

7910 NW 25TH
STREET SUITE 200
DORAL FL 33122
305 593 9798
WWW.MAS.MIAM



TOTAL
Square Footage
22.5

ILLUMINATED REVERSE CHANNEL LETTERS

ELECTRICAL SPECIFICATIONS

1 : 110 Volt/Led Supply @ 1.5 amps each
1 : 20 amp. External Disconnect Switch
Total Load: 3 amp

Secondary Wire: class 2 cables per NEC 725.52

Primary Wire: per NEC 725.51

All Electrical Components UL Listed

Grounded Electronic Power Supply Enclosure
with Sheet Metal Cover, NEC 600-5, 600-8

LED Illuminated Letters

Face: WHITE

Return: WHITE

LED: WHITE

Total Sq. Ft.= 22.5

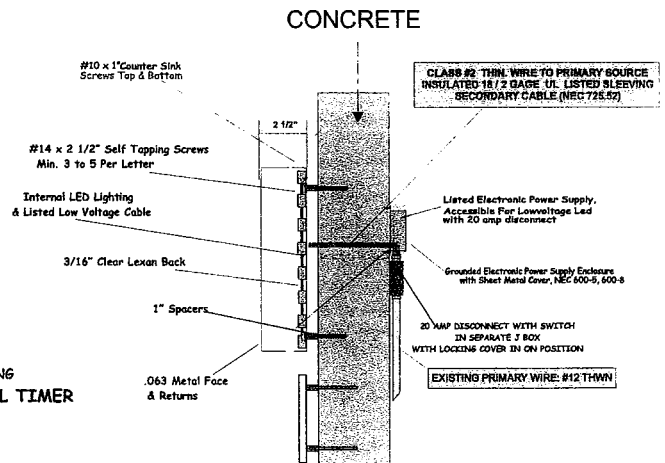
CC HOMES
PEMBROKE PINES , FL



POWER TO SIGN IS EXISTING
SIGN CONTROLLED BY DIGITAL TIMER
OR PHOTOCELL



EC13003378
954-923-3081



Note: Signs to withstand
180 MPH 47 PFS EXP C
3 Sec. Gusts as Per ASCE 7-17
FBC 2017 6th EDITION

Thomas R. Turberville, P.E.
1224 SW 32 Street
Fort Lauderdale, FL 33315

