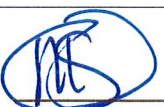





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	September 17, 2020	Application ID:	MSC 2020-05
Project:	Round 1 Entertainment	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Pembroke Sears Anchor Parcel LLC c/o Brookfield	Agent:	City Permit
Location:	12055 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	ZI 2020-01, SN 2016-04, MSC 2015-23, SP 2015-22 MSC 2011-29, SN 2010-14, SP 2010-16, SP 2009-36, MSC 2008-13, MSC 2008-02, MSC 2007-84, MSC 2007-10, SP 2007-36, SP 95-24, SP 93-55, SP 88-14		
Applicant Request:	Architectural modifications to the former Sears tenant bay at the Pembroke Lakes Mall		
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

City Permit, agent is requesting approval of for architectural and sign modifications to the Round 1 Entertainment tenant (formerly Sears) at the Pembroke Lakes Mall site, located at 12055 Pines Boulevard.

The Pembroke Lakes Mall was approved through SP 88-14. A master sign plan was approved for the mall in 2016 (SN 2016-04).

On May 28, 2020 the Planning and Zoning Board approved ZI 2020-01 which permits a family entertainment center within the vacant Sears space.

BUILDINGS / STRUCTURES:

The applicant is proposing the following modifications are proposed for the tenant bay:

- South entry element
 - Removal of existing sloped tile roof and finishes. The entry features are proposed to be extended to have a flat roof line.
 - Addition of an anodized aluminum awning on the southern entry feature.
 - Paint existing stone base elements SW 7047 (Porpoise)
 - Installation of ribbed wood panel system (SW 7018 Dovetail) on the middle entry tower.
 - Installation of metal cladding (TXG Grey) on eastern and western towers.
 - Installation of EIFS to create sign band. Sign area to be painted SW 7028 (Incredible White). Top and bottom of sign band to be painted (SW 7047 Porpoise).
- North entry element
 - Removal of existing sloped tile roof and finishes. The entry features are proposed to be extended to have a flat roof line.
 - Paint existing stone base elements SW 7047 (Porpoise)
 - Installation of ribbed wood panel system (SW 7018 Dovetail) on the middle entry tower.
 - Installation of EIFS to create sign band. Sign area to be painted SW 7028 (Incredible White). Top and bottom of sign band to be painted (SW 7047 Porpoise).
- Remainder of tenant bay
 - Paint the main body SW 7028 (Incredible White)
 - Paint accents SW 7047 (Porpoise)
 - Paint existing exterior doors SW 7015 (Repose Gray)
 - Installation of EIFS cladding painted SW 7047 (Porpoise) on the southern elevation. EIFS will surround graphics which are regulated by the mall's master sign plan.

SIGNAGE:

The Pembroke Lakes Mall master sign plan regulates signage for Mall. The signage include within this plan is for visually illustration only and will be reviewed for compliance with the master sign plan regulations during the building permit process.

LANDSCAPING:

A cluster of four palm trees adjacent to the south elevation of the proposed building to be relocated slightly to the east to accommodate the view of graphics proposed on the building.

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

Enclosed:

Miscellaneous Plan Application
Memo from Zoning Administrator (8/26/20)
Memo from Planning Division (8/25/20)
Memo from Zoning Administrator (6/4/20)
Memo from Planning Division (6/4/20)
~~Memo from Landscape Division (5/26/20)~~
Memo from Engineering Division (6/1/20)
Memo from Fire Prevention Bureau (6/1/20)
Memo from Landscape Division (5/26/20)
Memo from Planning Division (5/26/20)
Memo from Zoning Administrator (5/24/20)
Photos of Existing Conditions
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: Round 1 EntertainmentProject Address: 120550 Pine Blvd, Pembroke Pines, FL 33026Location / Shopping Center: Pembroke Lakes MallAcreage of Property: _____ Building Square Feet: Approximately 53,467 SF of floor area located on the lower level, and approximately 48,167 SF of floor area located on the upper levelFlexibility Zone: 106 Folio Number(s): _____Plat Name: PORTION OF TRACT A PEMBROKE LAKES REGIONAL CENTER PB 127 PG 50 Traffic Analysis Zone (TAZ): 824Legal Description: See attached Exhibit "A-1"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
	See Attached Exhibit "B".	Exhibit "B"	Attached for reference		

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Pembroke Sears Anchor Parcel LLC c/o Brookfield

Owner's Address: 350 N Orleans St. Suite 300; Chicago, IL 60654

Owner's Email Address: ryan.moore@brookfieldpropertiesretail.com

Owner's Phone: 312.960.2640 Owner's Fax: _____

Agent: City Permit

Contact Person: Michael T Brown

Agent's Address: 3191 Grand Ave #188 Miami FL 33133

Agent's Email Address: info@citypermit.us

Agent's Phone: (202) 769-1958 Agent's Fax: N/A

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/R-4/PO-2

Land Use / Density: Commercial/Med Residential

Use: Commercial

Plat Name: Regional Lakes Regional Center

Plat Restrictive Note: See attached Exhibit "C"
Exhibit "C" Attached for reference

PROPOSED

Zoning: B-3/R-4/PO-2

Land Use / Density: Commercial/Med Residential

Use: Commercial

Plat Name: Regional Lakes Regional Center

Plat Restrictive Note: See attached Exhibit "C"
Exhibit "C" Attached for reference

ADJACENT ZONING

North: PUD

South: PUD/ R-4

East: RO-2/ A-1/ R-4

West: HD / A-1

ADJACENT LAND USE PLAN

North: Medium

South: Industrial / Irregular

East: Low Medium

West: Community Facilities / Recreation and Open Spaces

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

The project is a conversion of an existing Sears building into a Family Entertainment Center called Round 1. The first floor of this facility will consist of the following amenities: bowling lanes, billiard tables, party rooms (which can also be used as karaoke rooms), a snack bar and bar area as well as an area for redemption arcade games. The upper floor will be a sports challenge area. The patrons will purchase a wristband for a certain duration of time, and once inside will have access to the following amenities: additional billiards tables, a kids play area, mini bowling, additional party/ karaoke rooms, a snack bar serving food and non-alcoholic beverages, a roller skating rink, soccer kick game, trampoline area, batting cages, basketball courts, ping pong tables, dodgeball court, segway track, badmitten or volleyball courts, mechanical bull, etc. This is a family entertainment venue for all ages to enjoy with multiple attractions to pick from.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

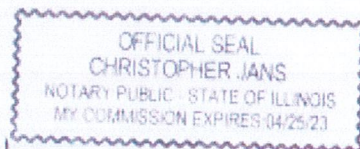
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Pembroke Sears Anchor Parcel LLC c/o Brookfield

Christopher Anthony Seng 4.1.20
Signature of Owner Date

Sworn and Subscribed before me this 1 day

of April 2020



07/25/23
Fee Paid Signature of Notary Public My Commission Expires

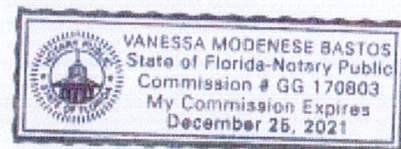
AGENT CERTIFICATION

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] 4/10/2020
Signature of Agent Date

Sworn and Subscribed before me this 10TH day

of APRIL, 2020



N/A Vanessa Modene Bastos 12/25/2021
Fee Paid Signature of Notary Public My Commission Expires

EXHIBIT A-1

LEGAL DESCRIPTION OF LANDLORD'S PARCEL

A LEASEHOLD PARCEL WITHIN A PORTION OF TRACT "A" OF PEMBROKE LAKES REGIONAL CENTER, AS RECORDED IN PLAT BOOK 127, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LEASEHOLD BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID TRACT "A" AND NORTHERLY RIGHT OF WAY OF PINES BOULEVARD, AS SHOWN IN SAID PLAT BOOK 127, PAGE 50, THENCE RUN ALONG THE PERIMETER BOUNDARY OF SAID TRACT "A" THE FOLLOWING (5) COURSES: 1) NORTH $01^{\circ}49'45''$ EAST, FOR 180.00 FEET; 2) THENCE NORTH $43^{\circ}10'15''$ WEST, FOR 49.50 FEET; 3) THENCE NORTH $88^{\circ}10'15''$ WEST, FOR 355.00 FEET TO A POINT OF CURVATURE; 4. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 449.00 FEET), (DELTA $45^{\circ}04'03''$), (CHORD BEARING NORTH $65^{\circ}38'13''$ WEST), (CHORD 344.14 FEET), FOR 353.18 FEET; 5) THENCE RUN NORTH $45^{\circ}15'16''$ EAST, FOR 36.82 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING;

FROM SAID POINT OF BEGINNING RUN NORTHWESTERLY ALONG THE APPROXIMATE CURB LINE OF THE EXISTING PARKING AREA AND ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 425.97 FEET), (DELTA $43^{\circ}51'58''$), (CHORD BEARING NORTH $22^{\circ}48'45''$ WEST), (CHORD 318.22 FEET), FOR 326.12 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 1,032.33 FEET), (DELTA $18^{\circ}19'13''$), (CHORD BEARING NORTH $05^{\circ}56'24''$ EAST), (CHORD 328.68 FEET), FOR 330.08 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 684.00 FEET), (DELTA $54^{\circ}05'53''$), (CHORD BEARING NORTH $42^{\circ}13'01''$ EAST), (CHORD 622.10 FEET), FOR 645.83 FEET TO A POINT; THENCE LEAVING SAID APPROXIMATE CURB LINE RUN SOUTH $43^{\circ}10'25''$ EAST, FOR 411.78 FEET TO A POINT; THENCE RUN NORTH $88^{\circ}05'52''$ WEST, FOR 79.59 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EXISTING BUILDING LINE; THENCE RUN SOUTH $01^{\circ}54'08''$ WEST ALONG SAID NORTHERLY EXTENSION LINE, THE BUILDING LINE AND SOUTHERLY EXTENSION THEREOF, FOR 380.02 FEET TO A POINT; THENCE RUN SOUTH $46^{\circ}49'42''$ WEST, FOR 139.69 FEET TO A POINT; THENCE RUN NORTH $43^{\circ}07'43''$ WEST, FOR 60.30 FEET TO A POINT; THENCE RUN SOUTH $46^{\circ}49'42''$ WEST, FOR 514.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBES AN AREA OF 10.805 ACRES OR 470,585 SQUARE FEET, MORE OR LESS.

EXHIBIT "B"

DEVELOPMENT ORDER HISTORY

Ordinance No. 789, passed and adopted by the City Commission of Pembroke Pines on April 30, 1986:

- The original DRI Development Order approving the Pembroke Lakes Regional Center Development of Regional Impact.

Ordinance No. 950, passed and adopted by the City Commission of Pembroke Pines on April 17, 1991:

- Modified certain Development Order requirements pertaining to:
 - Amending the Master Development Plan to reduce the permitted residential development to 157 dwelling units.
 - Permitting transfer of commercial development from Parcel A to Parcel B and Parcel C.
 - Extending to the DRI buildout date to June 1, 2001.
 - Describing the project as a Single Phase Development.
 - Amending the various plans of the project to more accurately reflect the final approved site plan configuration.

Ordinance No. 986, passed and adopted by the City Commission of Pembroke Pines on March 4, 1992:

- Modified certain Development Order requirements pertaining to:
 - Restricting Parcel D to 250,000 square feet of retail commercial development and 0 feet of office space.
 - Deleting all references to the project being a one phase of development.
 - Setting forth the amended development figures of the project to be a one phase project of 217.474 acres containing 375,000 square feet of office space, 1,835,000 square feet of retail commercial space, 200 hotel and 157 residential units.

Ordinance No. 1051, passed and adopted by the City Commission of Pembroke Pines on October 6, 1993:

- Modified certain Development Order requirements pertaining to:
 - Reducing the total acreage of the project by 9.2 acres from 217.474 to 208.257 to remove Parcel H from the project and combine it with the adjacent hospital facility.

Ordinance No. 1508, passed and adopted by the City Commission of Pembroke Pines on January 19, 2005:

- Approved an extension of the DRI buildout date and downzoning date from June 1, 2001 to June 1, 2008.

The DRI buildout date was further extended:

- from June 1, 2008 to June 1, 2011 pursuant to Section 380.06(19)(c), Florida Statutes, as the DRI was under active construction;
- from June 1, 2011 to June 1, 2013 pursuant to HB 1752;
- from June 1, 2013 to June 1, 2015 pursuant to CS/HB 7019;
- from June 1, 2015 to May 8, 2028 pursuant to various Executive Orders issued in connection with various States of Emergency.

Ordinance No. 1830, passed and adopted by the City Commission of Pembroke Pines on November 12, 2015:

- Approved an extension of the DRI build-out date and downzoning date from June 1, 2015 to June 1, 2021; and
- Transfer of 1,500 square feet of undeveloped retail square footage from Parcel A to Parcel D.

SP 2015-22 approved by Planning & Zoning Board on May 26, 2016 for AMC Movie Theater

SN 2016-04 approved by Planning & Zoning Board on September 8, 2016 for Comprehensive Sign Plan for Mall property

EXHIBIT “C”

CURRENT PLAT NOTE

This plat shall be restricted to 302 Garden Apartments, a 200 room hotel, 1,755,00 square feet of commercial use, 575,000 square feet of office, and 57,762 square feet of public hospital uses ancillary to the adjacent hospital on a portion of Tract E.

MEMORANDUM

August 26, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-05 (Round 1 Entertainment)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 25, 2020
To: MSC 2020-05 file
From: Cole Williams, Planner / Zoning Technician
Re: Round One Entertainment

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

MEMORANDUM

June 4, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-05 (Round 1 Entertainment)

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

1. Provide details, with all dimensions, of all signage being proposed.
Details provided, however, secondary signs are limited to maximum 3' letter height and a total of 100 sq. ft. per façade. On South façade Spo-cha and bowling pin "mural" are considered secondary and need to meet these regulations.
2. Provide all details of graphics (colors, materials, dimensions, etc.) being proposed on the south facade. After review of details staff will determine if allowed.
Graphics being removed to be addressed at a later date, but also need to remove EIFS and light details around graphics.
- ~~3. Provide color names, and color numbers, of all colors on elevations.~~
4. Provide dimensions of bowling pin "mural". Staff to determine if this will be allowed.
See Response for comment #1.
- ~~5. Will there be any changes to parking lot/circulation outside of building? If so, provide all site details for proposed changes.~~

New Comment:

1. **Free Standing Bowling Pin shown on South Elevation Sign Sheet 3 of 8 not allowed.**
- 2.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

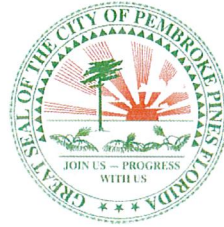
Date: June 4, 2020
To: MSC 2020-05 file
From: Cole Williams, Planner / Zoning Technician
Re: Round One Entertainment

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

- ~~1. Is any other work taking place on site?~~
2. Provide elevation sheet indicating the color and materials to be used within the sets of plans. **Please provide a color elevation as part of final submittal.**
- ~~3. Clarify if any lighting will be added to the façade of the building. If so, lighting must be full cutoff angled at 90 degrees and cannot exceed 4,000K. As well provide the specification sheet for any proposed fixtures and bulbs.~~
4. Provide details for all proposed signage and graphics. Further comments may apply. Contact Staff to discuss. **Secondary wall signage cannot exceed 100 square feet per façade. Sign square footage is done by drawing an outline around sign features (See example below comments). The backlit bowling pins will be counted as signage. Letter height for secondary signs cannot exceed 3' in height.**
- ~~5. Provide sheets C401 and C402 within the plans.~~
6. **If graphics are removed please removed EIFS.**
7. **Freestanding bowling bin is not permitted.**
8. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

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

DRC REVIEW FORM



June 1, 2020

**PROJECT: ROUND 1 ENTERTAINMENT
MSC 2020-05**

**To: Cole Williams, Planner and Zoning Technician
Planning and Economic Development Department**

**From: John L. England, P.E., Assistant City Engineer
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046**

RECOMMENDATIONS:

The Environmental Services/Engineering Division takes 'No Exception' to the proposed project and it is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that no Engineering Construction Permit is required for proposed interior building related modifications/improvements. Accessible Parking and associated Accessible Access/Route modifications/improvements required for the proposed project are being provided by the Mall Owner/Developer under a separate Engineering Construction Permit.

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: Round 1
REFERENCE #: MSC 2020 - 05
DATE REVIEWED: 06/01/2020

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

THIS IS AN INTERIOR ALTERAION SUBMITTED FOR REVIEW, ANY ADDITIONAL WORK AFFECTING FIRE ACCESS MUST BE RE-REVIEWED.

MEMORANDUM

May 26, 2020

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (MSC2020-05) Round 1 Entertainment

The City of Pembroke Pines Planning Division has conducted a landscape review Round 1 Entertainment. The following items need to be addressed prior to this project being found in compliance:

1. Any plant material damaged during construction must be removed and replanted.
2. 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.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 26, 2020
To: MSC 2020-05 file
From: Cole Williams, Planner / Zoning Technician
Re: Round One Entertainment

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

1. Is any other work taking place on site?
2. Provide elevation sheet indicating the color and materials to be used within the sets of plans.
3. Clarify if any lighting will be added to the façade of the building. If so, lighting must be full cutoff angled at 90 degrees and cannot exceed 4,000K. As well provide the specification sheet for any proposed fixtures and bulbs.
4. Provide details for all proposed signage and graphics. Further comments may apply. [Contact Staff to discuss.](#)
5. Provide sheets C401 and C402 within the plans.
6. 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

May 24, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-05 (Round 1 Entertainment)

The following are my comments regarding the above Sign Plan:

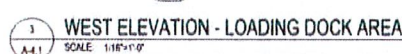
1. Provide details, with all dimensions, of all signage being proposed.
2. Provide all details of graphics (colors, materials, dimensions, etc.) being proposed. After review of details staff will determine if allowed.
3. Provide color names, and color numbers, of all colors on elevations.
4. Provide dimensions of bowling pin "mural". Staff to determine if this will be allowed.

Please contact me with any questions.

501 PEACHTREE DUNWOODY RD
BUILDING A, SUITE 400
ATLANTA, GEORGIA 30328

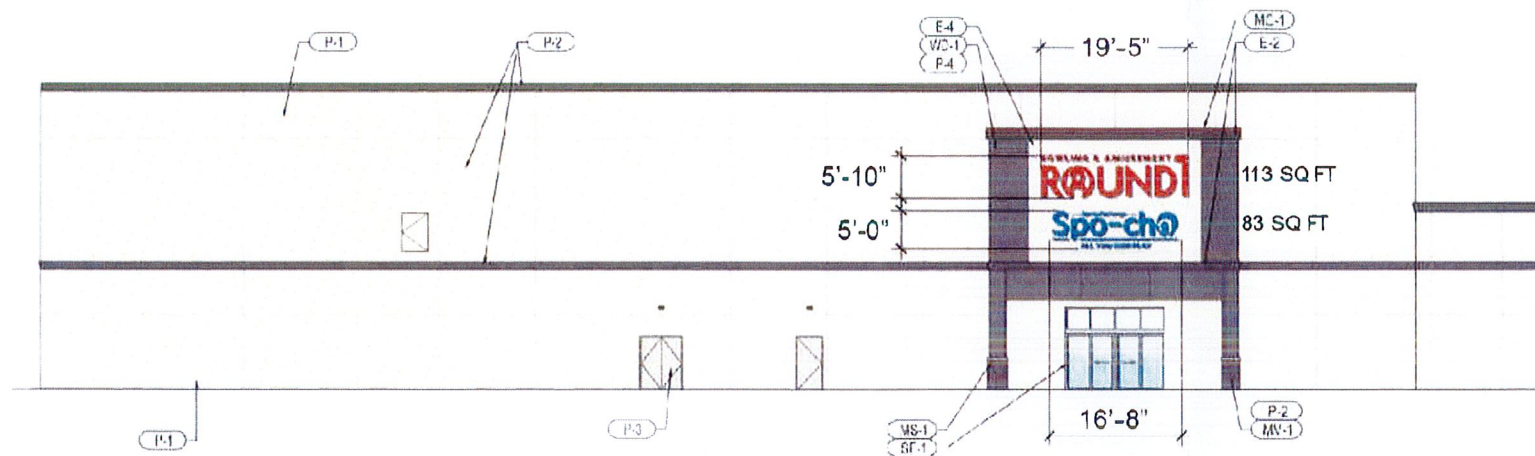
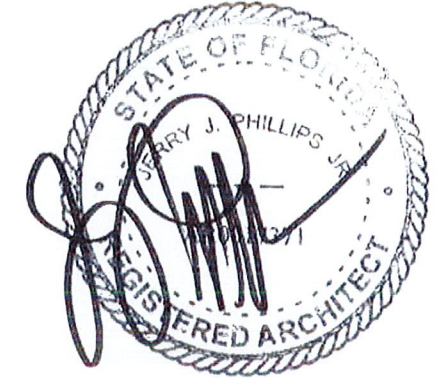


6901 PEACHTREE DUNWOODY RD.
BUILDING A SUITE 350
ATLANTA GEORGIA 30328

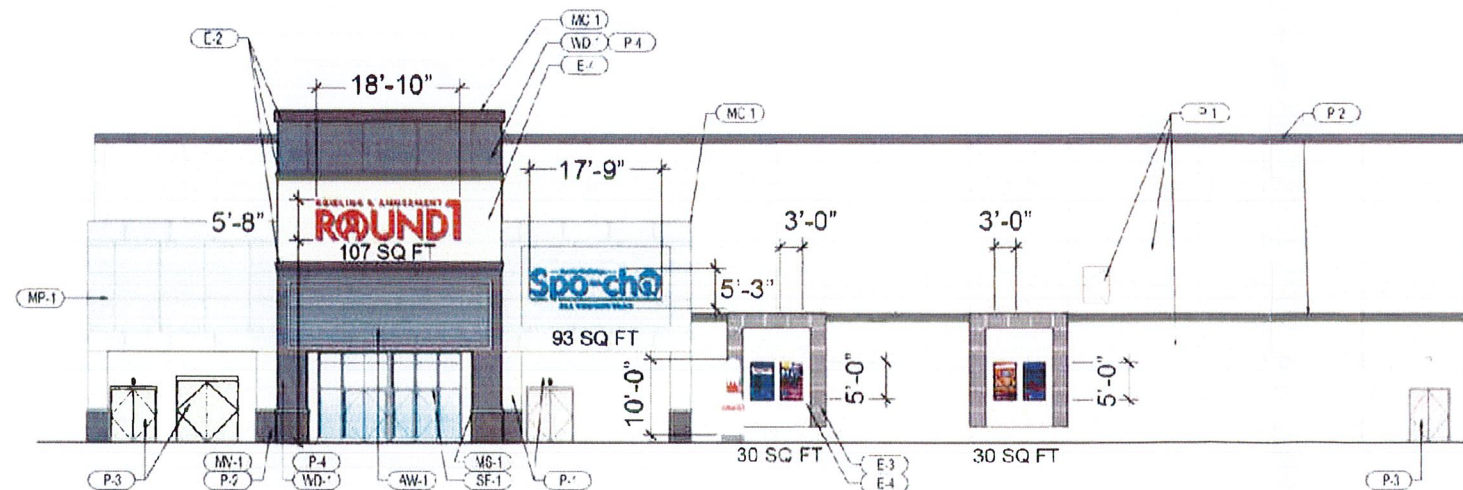


GRAPHIC ENLARGED ELEVATION
SCALE: 1/16"=1'-0"





F1 Signage 196 sq ft
(Round1 113 sq ft; Spo-Cha 83 sq ft)



F2 Signage 200 sq ft // Graphics 60 sq ft
(Round1 107 sq ft; Spo-Cha 93 sq ft; (4) 3ft x 5ft Graphics 60 sq ft)

FINISH SCHEDULE

AW-1	LOUVERED METAL AWNING BY AWNINGS ABOVE - FINISH: CLEAR ANODIZED
MP-1	2" PRE-FINISHED METAL PANEL SYSTEM BY ALPOLIC MATERIALS OR APPROVED EQUAL - FINISH COLOR: TXG GREY
MV-1	EXISTING MASONRY VENEER - EXISTING TO REMAIN, PROTECT DURING CONSTRUCTION, PATCH AND REPAIR AS REQUIRED TO ACHIEVE "LIKE NEW" CONDITION. PAINT AS NOTED.
MS-1	CUSTOM CAST STONE STILL - SEE SECTION DETAILS FOR DIMENSIONS.
MC-1	METAL COPING - ALUM. PAINT P-2 TO MATCH EXISTING
SF-1	EXISTING STOREFRONT SYSTEM TO REMAIN - GC TO PROTECT DURING CONSTRUCTION.
WD-1	NICHIHA "RIBBED" PANEL - FINISH IVORY - PAINT AS NOTED
P-1	PAINT TO MATCH SW 7028 "INCREDIBLE WHITE"
P-2	PAINT TO MATCH SW 7047 "PORPOISE"
P-3	PAINT TO MATCH SW 7015 "REPOSE GRAY"
P-4	PAINT TO MATCH SW 7018 "DOVETAIL"
E-2	EIFS - DRYVIT, SANDPEBBLE FINISH - COLOR TO MATCH SW 7047 "PORPOISE"
E-3	EIFS - DRYVIT, SANDPEBBLE FINISH - COLOR TO MATCH SW 7018 "DOVETAIL"
E-4	EIFS - DRYVIT, SANDPEBBLE FINISH - COLOR TO MATCH SW 7028 "INCREDIBLE WHITE"

