



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

Summary

Agenda Date:	April 8, 2021	Application ID:	MSC 2021-05
Project:	Laguna Isles Plaza Paint Change	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Rialco Inc.	Agent:	Viena Petruzzelli
Location:	Generally located north of Sheridan Street and east of Southwest 196 Avenue		
Existing Zoning:	PUD (Planned Unit Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2006-12, MSC 2004-40, SP 98-38		
Applicant Request:	Paint modifications to existing buildings		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

Viena Petruzzelli, agent, is requesting approval of paint modifications to the existing building and site features at Laguna Isles Plaza generally located north of Sheridan Street and east of Southwest 196 Avenue.

Planning and Zoning Board Approval for the site are as follows:

- 1998 (SP 98-38) Approval of Laguna Isles Plaza
- 2004 (MSC 2004-40) uniform sign plan
- 2006 (MSC 2006-12) directional signage.

The buildings and site features have already been painted to the proposed design. Previously, the color scheme for the plaza consisted of tan colors. A Code Compliance case is currently active for the site, the approval of this application will put the site into compliance.

BUILDINGS / STRUCTURES:

The applicant proposed the following colors for the existing buildings and site features:

- Primary Façade: SW 7006 (Extra White)
- Roof: SW 6300 (Classic Burgundy)
- Trim/Accent: SW 7664 (Steely Gray)
- Dumpster Enclosure: SW 7006 (Extra White)
- Sign Body: SW 7006 (Extra White)
- Sign Trim: SW 7664 (Steely Gray)

No other 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 Planning Division (3/23/21)
 Memo from Zoning Administrator (3/23/21)
 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 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 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Cole Project #: PRJ 20 n/a Application #: MSC2021-05
Date Submitted: 03/23/21 Posted Signs Required: (n/a) Fees: \$ 1,040

SECTION 1-PROJECT INFORMATION:Project Name: COLOR CHANGEProject Address: 19401-19551 SHERIDAN ST.; 6800-6870 SW 196 AVE
PEMBROKE PINES, FL 33332Location / Shopping Center: Laguna Isles

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 513901080010

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

Legal Description:BIG SKY NORTH COMMERCIAL 168 - 233 PARCEL A LESS FOR DE SCAS:
COM AT SW COR SECTION 1, NW 369.08; NE 59.57 TO P BONE 173.53
SE 263.93 SW 136.41 NW 4878, SW 3.93; NE 6675, CONT NW 163.58 TO
POB.

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 INFORMATIONOwner's Name: RIALCO INC.Owner's Address: P O BOX 596481 SURFSIDE, FL 33154Owner's Email Address: VIENA@RIMMONMANAGEMENT.COMOwner's Phone: 305 604-1491 Owner's Fax: 305 604-1528Agent: RICARDO NEVAREZContact Person: VIENA PETRUZZELLIAgent's Address: SAME AS ABOVEAgent's Email Address: SAME AS ABOVEAgent's Phone: 305 604 1491 Agent's Fax: 305 604-1528

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:**EXISTING**

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

PAINT EXTERIOR WALLS, CEILING AND COLUMNS ON SHOPPING
CENTER. PARAPHET WALLS, BARREL ROOF TILES, FACADE
REAR/SIDE WALLS, FIRE RISERS, FIRE HYDRANT,
FIRE BACKFLOWS, BOLLARDS, MONUMENT SIGNS.

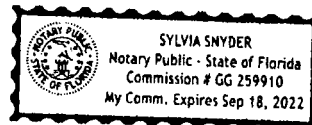
SECTION 7- PROJECT AUTHORIZATION

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.

[Signature] Mar. 16, 21
Signature of Owner Date

Sworn and Subscribed before me this 16th day
of March, 2021



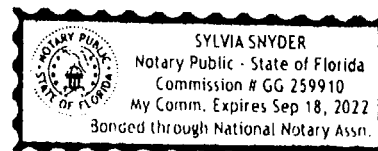
Fee Paid *Sylvia Snyder* 09/18/22
Signature of Notary Public My Commission Expires

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] MARCH 15, '21
Signature of Agent Date

Sworn and Subscribed before me this 15th day
of March, 2021



\$1040.00 *Sylvia Snyder* 09/18/22
Fee Paid Signature of Notary Public My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 23, 2021
To: MSC 2021-05 file
From: Cole Williams, Planner / Zoning Technician
Re: Laguna Isles Plaza Paint Change

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

Planning has no comments regarding this application.

MEMORANDUM

March 23, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-05 (Laguna Isles Plaza Color Change)

Zoning has no comments regarding the above Miscellaneous Plan.



PUBLIX AT BIG SKY NORTH

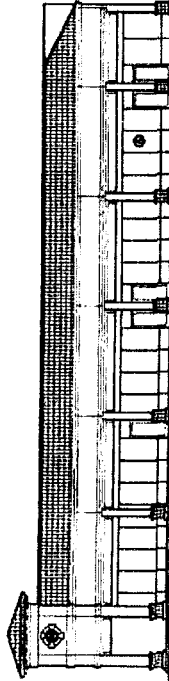
BUILDING "D"

SHERIDAN STREET & S.W. 196TH STREET
PEMBROKE PINES, BROWARD COUNTY, FLORIDA

City of Pembroke Pines
Received

MAR 23 2021

Planning & Economic Development



1 BUILDING ELEVATION

DRAWING LIST :

ARCHITECTURAL

- CS COVER SHEET
- A-1 BUILDING "D" FLOOR PLAN
- A-2 BUILDING "D" ELEVATION
- A-3 DOOR, ROOM AND WINDOW SCHEDULES
- A-4 RETAIL WALL SECTIONS
- A-5 RETAIL WALL SECTIONS
- A-6 PUBLIX WALL SECTIONS

STRUCTURAL

- S-0 STRUCTURAL SPECIFICATIONS
- S-1 FOUNDATION PLAN BUILDING "D"
- S-2 ROOF FRAMING PLAN BUILDING "D"
- S-3 FOUNDATION DETAILS
- S-4 FRAMING DETAILS
- S-5 RETAIL WALL SECTIONS

MECHANICAL / PLUMBING

- M-1 BUILDING "D" MECHANICAL PLAN
- M-2 SCHEDULES, DETAILS & NOTES
- P-1 BUILDING "D" PLUMBING PLAN, RISERS, DETAILS
- P-2 BUILDING "D" PLUMBING PLAN, SCHEDULES, DETAILS, & RISERS

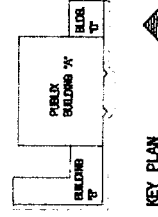
ELECTRICAL

- E-1 BUILDING "D" LIGHTING PLAN
- E-2 BUILDING "D" POWER PLAN
- E-3 ELECTRICAL SCHEDULES
- E-4 ELECTRICAL SPECIFICATIONS

BUILDING DATA : SFG - 1989 EDITION

CONSTRUCTION TYPE:	TYPE III, UNPROTECTED SPRINKLED THROUGHOUT
OCCUPANCY:	GROUP G, DIVISION 1 (MERCANTILE)
TOTAL BUILDING AREA:	7,764 SQ. FT.
ALLOWABLE AREA:	UNLIMITED WITH 60 FT PERIMETER BREAK AND SPRINKLED THROUGHOUT PER SFGC 514.2(6)
EXTERIOR BEARING WALLS:	1 HOUR FIRE RESISTANT
COLUMNS:	1 HOUR FIRE RESISTANT
ROOF/CEILING:	NON-COMBUSTIBLE
SPACE ABOVE CEILING:	NO DRAFT STOP REQUIRED

INTERIOR FINISH: CLASS C (PER SEC 704.3); GLASS WALLS AND CEILINGS (NFPA 101, 8-5. "AUTOMATIC SPRINKLERS")



KEY PLAN



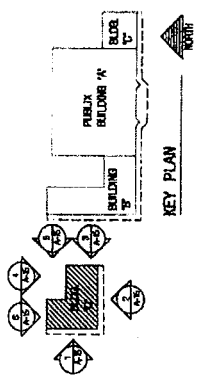
NORTH

FISHER AND ASSOCIATES, INC.

BUILDING "D" AT BIG SKY
SHERIDAN STREET & S.W. 196TH STREET
PEMBROKE PINES, BROWARD COUNTY, FLORIDA

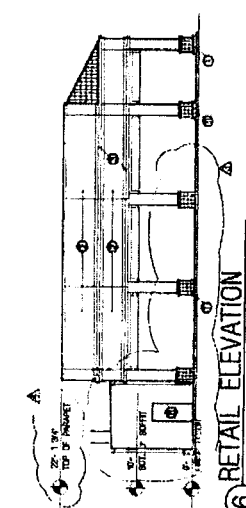
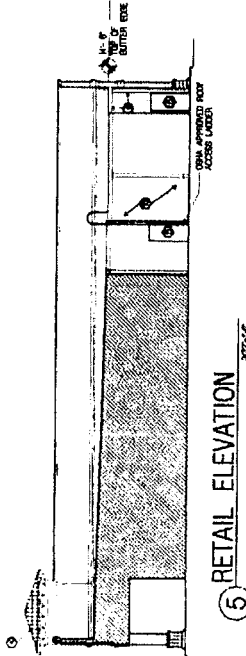
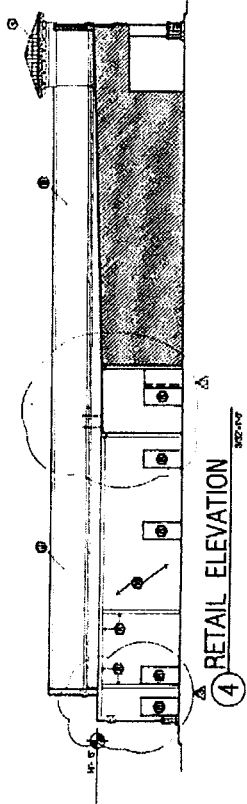
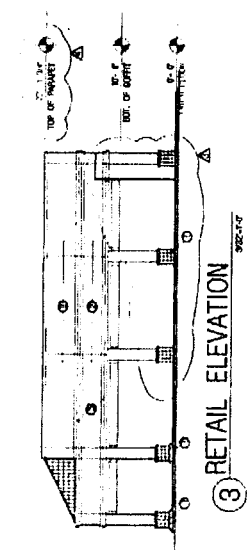
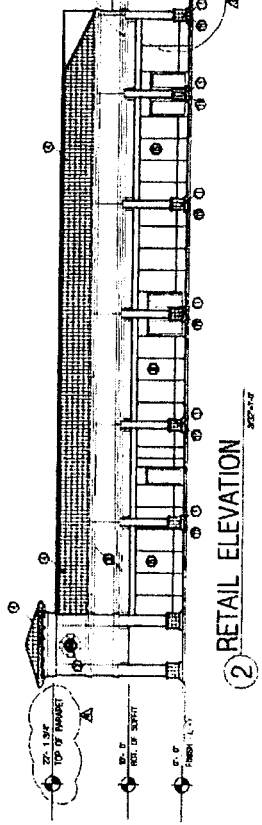
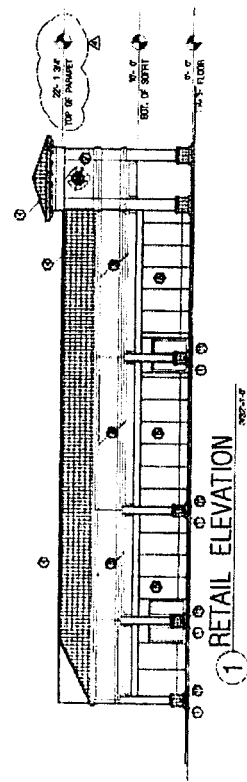
COVER SHEET

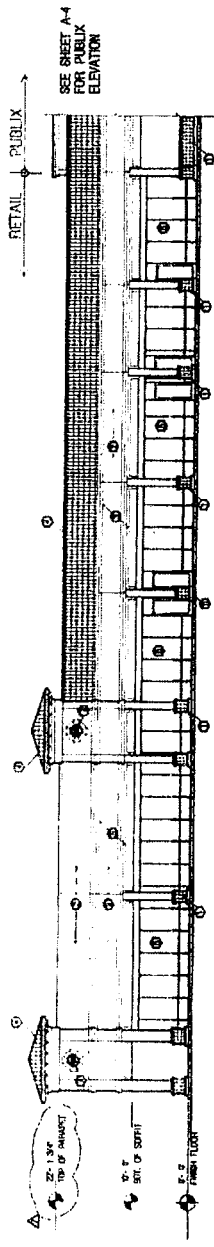
CS



IN ACCORDANCE WITH THE CITY OF PEABODY PINES PLANNING DEPARTMENT, THE FOLLOWING ELEVATIONS SHALL BE CONSIDERED AS THE FINAL DESIGN. THE CITY OF PEABODY PINES PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN. THE CITY OF PEABODY PINES PLANNING DEPARTMENT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN.

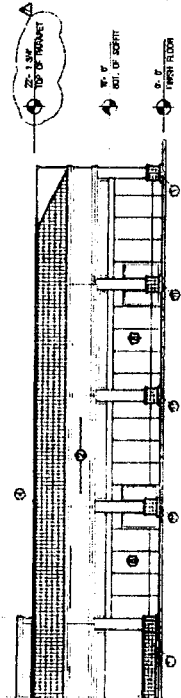
- 1. BRICK FACE BLOCK
- 2. CONCRETE PLASTER (BRICK FINISH)
- 3. CONCRETE PLASTER (BRICK FINISH)
- 4. CONCRETE PLASTER (BRICK FINISH)
- 5. CONCRETE PLASTER (BRICK FINISH)
- 6. CONCRETE PLASTER (BRICK FINISH)
- 7. CONCRETE PLASTER (BRICK FINISH)
- 8. CONCRETE PLASTER (BRICK FINISH)
- 9. CONCRETE PLASTER (BRICK FINISH)
- 10. CONCRETE PLASTER (BRICK FINISH)
- 11. CONCRETE PLASTER (BRICK FINISH)
- 12. CONCRETE PLASTER (BRICK FINISH)
- 13. CONCRETE PLASTER (BRICK FINISH)
- 14. CONCRETE PLASTER (BRICK FINISH)
- 15. CONCRETE PLASTER (BRICK FINISH)
- 16. CONCRETE PLASTER (BRICK FINISH)
- 17. CONCRETE PLASTER (BRICK FINISH)
- 18. CONCRETE PLASTER (BRICK FINISH)
- 19. CONCRETE PLASTER (BRICK FINISH)
- 20. CONCRETE PLASTER (BRICK FINISH)



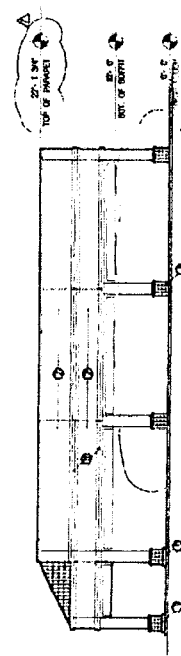


1 RETAIL ELEVATION
302'-2 1/2'

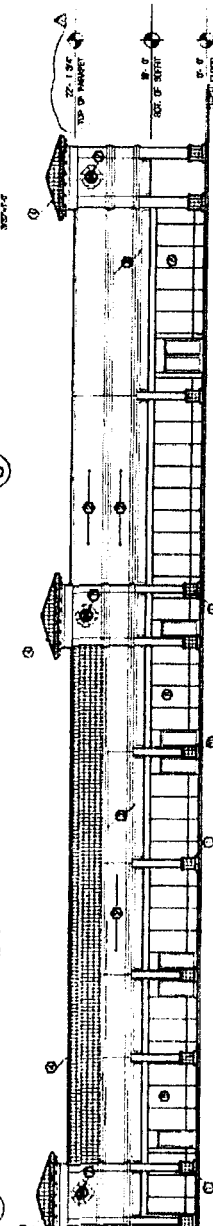
PUBLIX | RETAIL



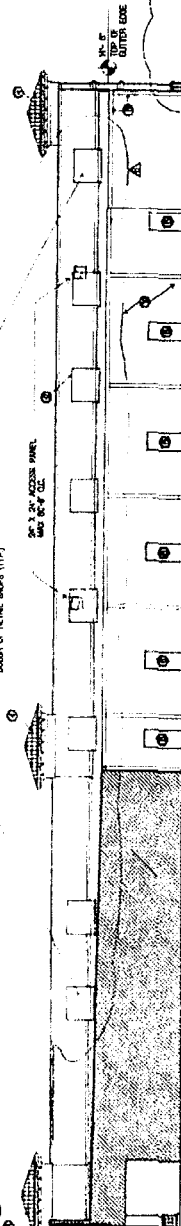
2 RETAIL ELEVATION
102'-2 1/2'



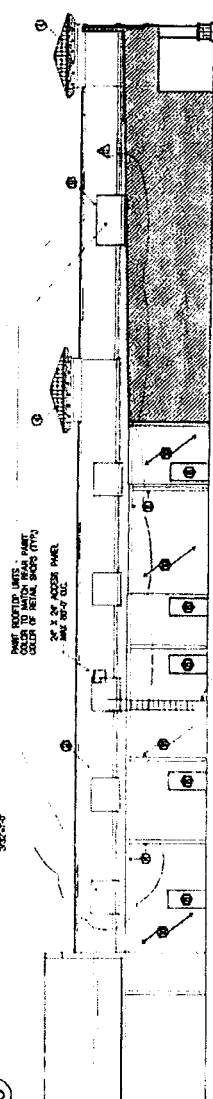
3 RETAIL ELEVATION
302'-4 1/2'



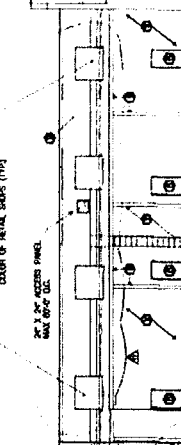
4 RETAIL ELEVATION
302'-2 1/2'



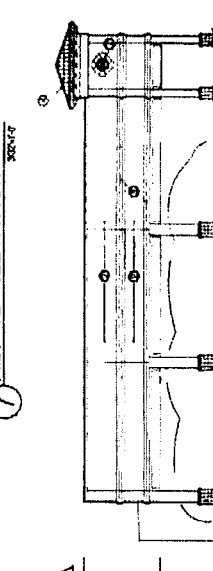
5 RETAIL ELEVATION
302'-2 1/2'



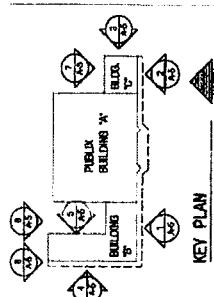
6 RETAIL ELEVATION
302'-2 1/2'



7 RETAIL ELEVATION
302'-2 1/2'



8 RETAIL ELEVATION
302'-2 1/2'



KEY PLAN

IN ACCORDANCE WITH THE CITY OF PENSACOLA PLANNING DEPARTMENT ORDINANCE, ROOFTOP MECHANICAL EQUIPMENT SHALL BE COVERED WITH CANOPIES OR MECHANICAL SCREENS AS SHOWN FROM A 6'-0\"/>

- 1. PAINT ROOFTOP LINTS - PAINT COLOR TO MATCH ROOF (TYP)
- 2. 24\"/>

Description: Kool

Seal® Premium Roof

Paint Satin Ultradeep

Color: - MANUAL

CLASSIC BURGUNDY

Product: KST053519

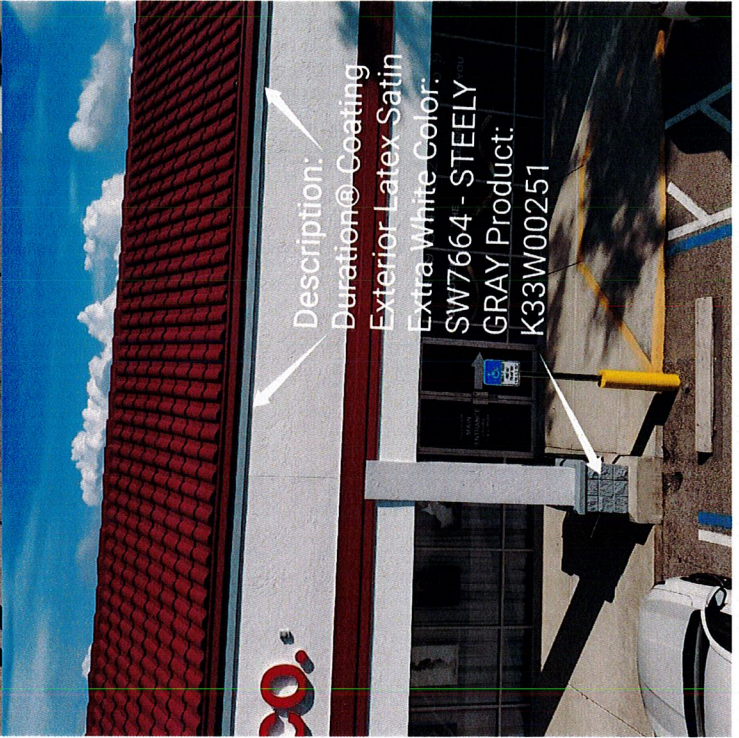
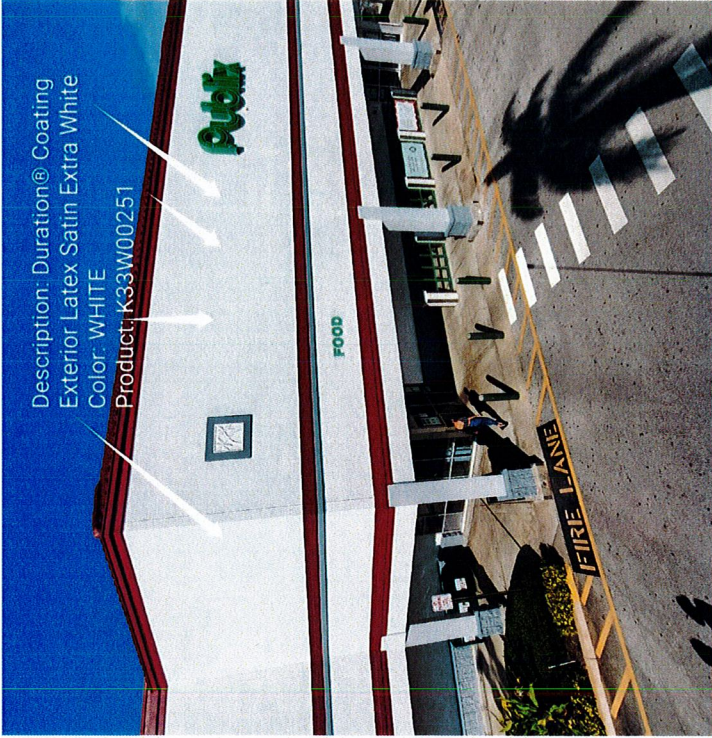
Description:

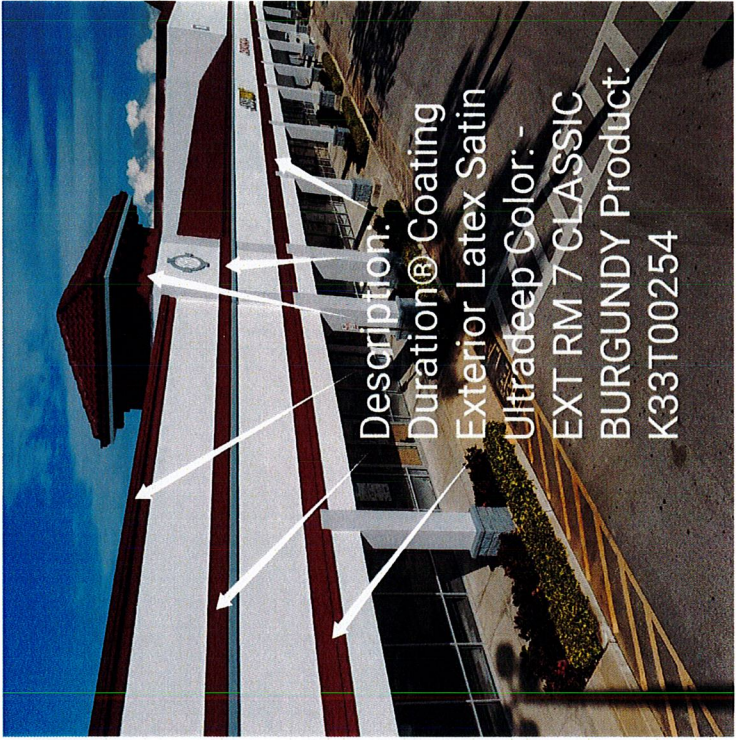
Industrial Enamel

Safety Red Color:

Product:

B54R00038

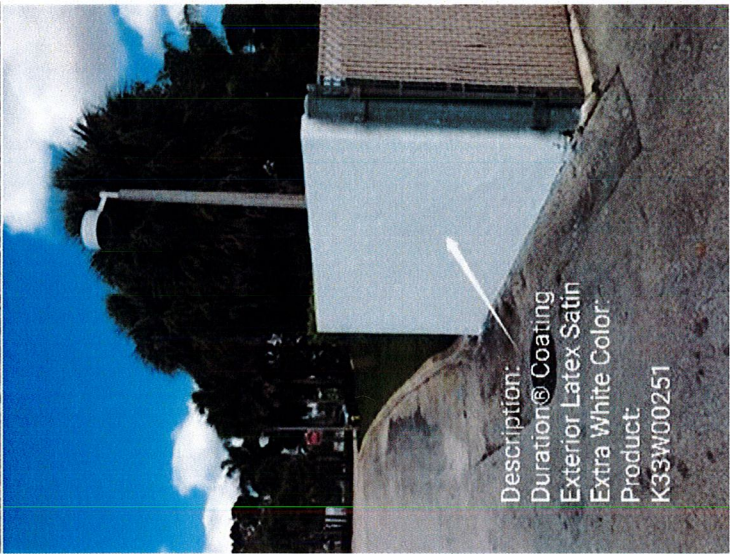
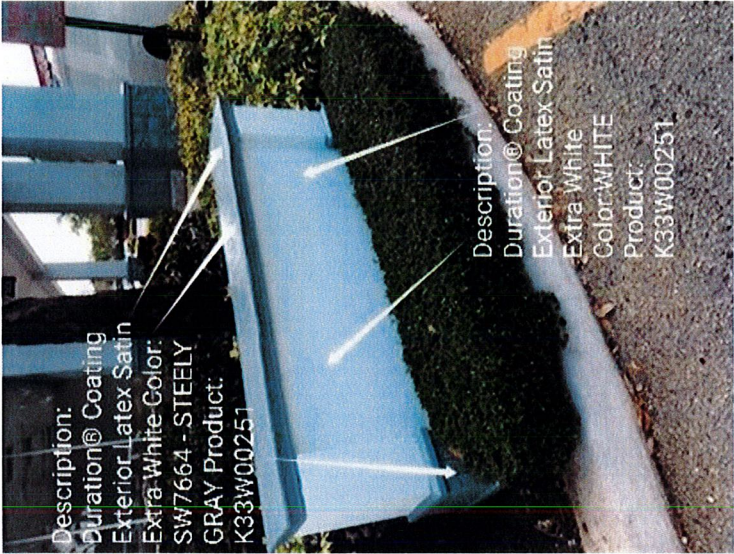


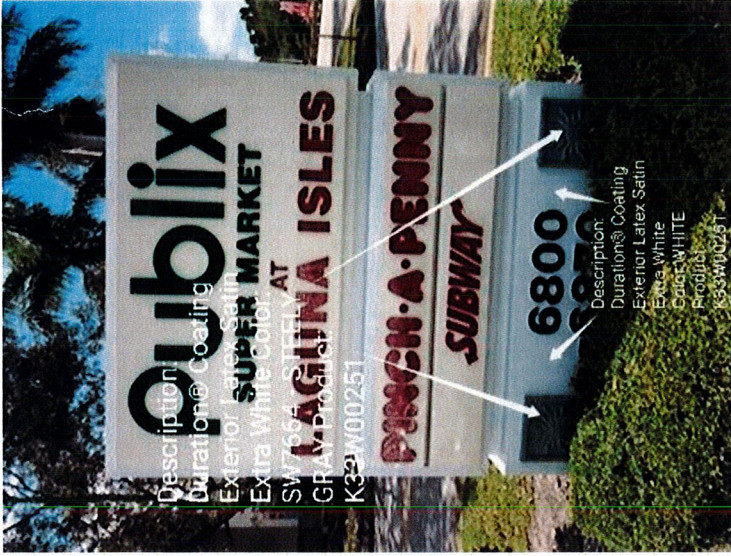


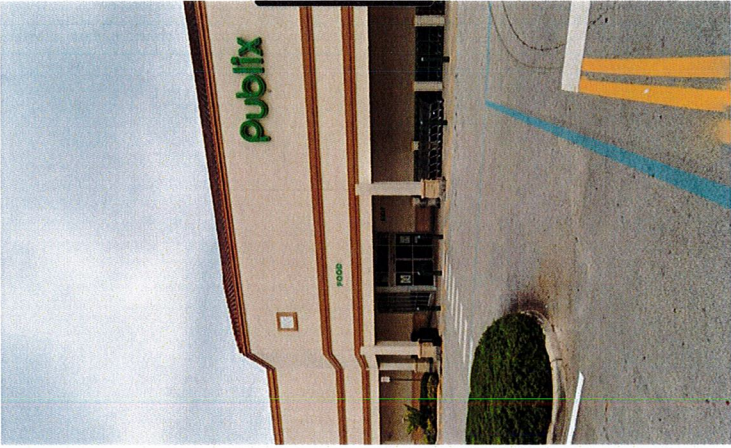
Description:
Duration® Coating
Exterior Latex Satin
Ultra-deep Color: -
EXT RM 7 CLASSIC
BURGUNDY Product:
K33T00254

Description: Kool
Seal® Premium Roof
Paint Satin Ultradeep |
Color: - MANUAL
CLASSIC BURGUNDY
Product: KST053519

Description: HOT
STUCCO SEALER
Color: WHITE
Product:
A24WW1150









SHERWIN-WILLIAMS.

RIALCO INC
March 10, 2021

Description:
Industrial Enamel
Safety Red

Product:
B54R00038

Color:
-

Order #:
OE0073191A3813

Due to screen and print limitations, colors seen here may not accurately reflect painted colors. To confirm your color choices, visit your neighborhood Sherwin-Williams store

Description:
Duration® Coating
Exterior Latex
Satin Extra White

Product:
K33W00251

Color:
-

Order #:
OE0073733A3813

Due to screen and print limitations, colors seen here may not accurately reflect painted colors. To confirm your color choices, visit your neighborhood Sherwin-Williams store

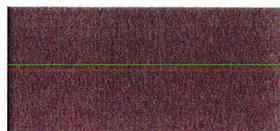
Description:
HOT STUCCO
SEALER

Product:
A24WW1150

Color:
-

Order #:
OE0073733A3813

Due to screen and print limitations, colors seen here may not accurately reflect painted colors. To confirm your color choices, visit your neighborhood Sherwin-Williams store



Description:
Duration® Coating
Exterior Latex
Satin Ultradeep

Product:
K33T00254

Color:
- EXT RM 7
CLASSIC
BURGUNDY

Order #:
OE0073733A3813

Due to screen and print limitations, colors seen here may not accurately reflect painted colors. To confirm your color choices, visit your neighborhood Sherwin-Williams store



SHERWIN-WILLIAMS®

RIALCO INC
March 10, 2021



Description:
Kool Seal®
Premium Roof
Paint Flat
Ultradeep

Product:
KST053509

Color:
SW6300 -
BURGUNDY

Order #:
OE0072420Q3813

Due to screen and print limitations, colors seen here may not accurately reflect painted colors. To confirm your color choices, visit your neighborhood Sherwin-Williams store



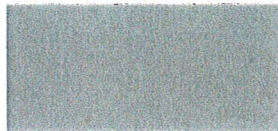
Description:
Duration® Coating
Exterior Latex
Satin Extra White

Product:
K33W00251

Color:
SW7662 -
EVENING
SHADOW

Order #:
OE0072780A3813

Due to screen and print limitations, colors seen here may not accurately reflect painted colors. To confirm your color choices, visit your neighborhood Sherwin-Williams store



Description:
Duration® Coating
Exterior Latex
Satin Extra White

Product:
K33W00251

Color:
SW7664 - STEELY
GRAY

Order #:
OE0072780A3813

Due to screen and print limitations, colors seen here may not accurately reflect painted colors. To confirm your color choices, visit your neighborhood Sherwin-Williams store