

**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

## Summary

<b>Agenda Date:</b>	September 9, 2021	<b>Application ID:</b>	MSC 2021-23
<b>Project:</b>	Boston Market	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	WRI JT FLAMINGO PINES LP % BOSTON MARKET #0537	<b>Agent:</b>	Diana Desai
<b>Location:</b>	50 South Flamingo Road		
<b>Existing Zoning:</b>	B-3 (General Business)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	MSC 2005-50, SP 94-07		
<b>Applicant Request:</b>	Color Change to an existing Boston Market		
<b>Staff Recommendation:</b>	<b>Approval</b>		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
<b>Reviewed for the Agenda:</b>	Director:  Planning Administrator: 		

## Project Description / Background

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Diana Desai, agent is requesting approval of a color change to the existing Boston Market restaurant located at 50 South Flamingo Road.

The Boston Market was approved through SP 94-07. Modifications were last made to the restaurant in 2005 through MSC 2005-50 (Color Change).

The proposed modifications have already been completed. Code Compliance case number 21010018 is open for the site. The approval of this application will put the site into compliance.

<b>BUILDINGS / STRUCTURES:</b>
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The applicant is proposing the following colors:

- Main Body: SW 7052 (Gray Area)
- Upper Band: SW 6871 (Positive Red)
- Trim: SW 6990 (Caviar)

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 (8/30/2021)
- Memo from Zoning Administrator (8/30/2021)
- Memo from Zoning Administrator (8/25/21)
- Memo from Planning Division (8/17/21)
- 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 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 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 #: MSC 2021-23  
Date Submitted: 08/09/21 Posted Signs Required: (N/A) Fees: \$ 1,040



**SECTION 1-PROJECT INFORMATION:**Project Name: Boston MarketProject Address: 50 S. Flamingo Rd., Pembroke Pines, FL 33029Location / Shopping Center: Flamingo Pines PlazaAcreage of Property: \_\_\_\_\_ Building Square Feet: 3,015

Flexibility Zone: \_\_\_\_\_ Folio Number(s): \_\_\_\_\_

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: see attachedHas 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: Weingarten Realty  
Owner's Address: 2600 Citadel Plaza Dr, Suite 125, Houston, TX 77008  
Owner's Email Address: \_\_\_\_\_  
Owner's Phone: 713-866-6000 Owner's Fax: \_\_\_\_\_  
Agent: WFR  
Contact Person Diana Desai  
Agent's Address 8268 Mills Drive, Miami, FL 33183  
Agent's Email Address: didesai@weingarten.com  
Agent's Phone: 954-938-2598 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: _____
_____	_____
<b>ADJACENT ZONING</b>	<b>ADJACENT LAND USE PLAN</b>
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:

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

**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)

- Exterior painting

- Installation of exterior light fixtures



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]  
Signature of Owner

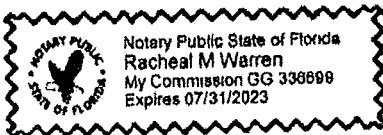
8/3/21  
Date

Sworn and Subscribed before me this 3<sup>rd</sup> day  
of August, 2021

Fee Paid

[Signature]  
Signature of Notary Public

July 31, 2023  
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]  
Signature of Agent

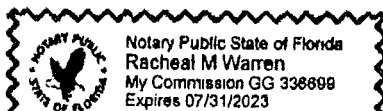
8/3/21  
Date

Sworn and Subscribed before me this 3<sup>rd</sup> day  
of August, 2021

Fee Paid

[Signature]  
Signature of Notary Public

July 31, 2023  
My Commission Expires



## WEINGARTEN REALTY

2600 Citadel Plaza Drive  
Houston, Texas 77008  
800-688-8865  
713-866-6049 Fax  
[www.weingarten.com](http://www.weingarten.com)

January 27, 2021

**To: County and City Building Departments: (including)**

Cities of: Boca Raton, Clearwater, Clermont, Cooper City, Deerfield Beach, Hollywood, Jacksonville, Largo, Miami, Oakland Park, Orlando, Palm Coast, Palm Harbor, Pembroke Pines, Plantation, Sea Ranch Lakes, Stuart, St. Augustine, Wellington; Kendall; and

Counties of: Palm Beach, Pinellas, Lake, Broward, Duval, Miami-Dade, Orange, Flagler, Martin, St. Johns

**RE: Approval from owner for signature acceptance**

Dear City Official:

Please be advised that the following Weingarten personnel are authorized to sign the types of documentation listed below on behalf of the owners listed on Page 2.

**Weingarten Personnel:**

*Chris Oftedal – Associate Director of Property Management*

*Veronica Breck – Regional Property Manager*

*John Haggerty – Regional Property Manager*

*Karl Brinkman – Director of Leasing*

*Alexander Evans – Area Vice President/Leasing*

*Martin Espejo – Construction Manager*

*Diana Desai – Regional Property Manager*

*Paula L. Grey – Regional Property Manager*

**Documentation:**

Permit Applications

Sign Approval Letters

Notice of Commencement

Documents required by City Department and Code Enforcement Department (violations)

Documents regarding utility and or refuse service

Waste Water Applications

Development Orders

Development Agreements

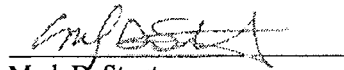
**Owners:**

Weingarten Realty Investors  
Weingarten Nostat Inc.  
WRI JT Tamiami Trail, LP  
WRI JT Pembroke Commons, LP  
WRI JT Flamingo Pines LP  
WRI-TC East Lake Woodland LLC  
WRI-TC Marketplace at Dr. Phillips LLC  
Weingarten I-4 Clermont Landing LLC  
Weingarten I-4 Clermont Landing TRS, LLC  
WRI Shoppes of South Semoran LLC  
Weingarten/Investments Inc.  
Weingarten I-4 St. Augustine EV LLC  
WRI JT Northridge, LP  
WRI JT Hollywood Hills I, LP  
WRI JT Hollywood Hills II, LP  
Pineapple Commons Retail LP  
WS Atlantic West, LLC  
WS Kernan Village, LLC  
WRI Wellington Green, LLC

Sincerely,

Weingarten Realty Investors,  
a Texas real estate investment trust

By:



Mark D. Stout  
Senior Vice President/General Counsel



STATE OF TEXAS           §  
                                     §  
COUNTY OF HARRIS      §

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of January, 2021, by Mark D. Stout, Senior Vice President/General Counsel of Weingarten Realty Investors, a Texas real estate investment trust, on behalf of the trust. He is personally known to me.

*Phyllis A. Julius*  
\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

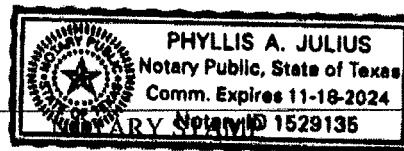


EXHIBIT A-1

LEGAL DESCRIPTION OF THE PROPERTY

All that improved real property located in the City of  
Pembroke Pines, Florida, more particularly described as follows:

Portion of Tract A, "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 0 degrees 00 minutes 54 seconds East, along the  
East Line of said Tract A for 1030.15 feet; thence North  
88 degrees 34 minutes 57 seconds West along a line  
parallel with the North Line of said Tract A for 30.00  
feet to the Point of Beginning of the next described  
parcel; thence North 0 degrees 00 minutes 54 seconds East  
along a line parallel with and 30.00 feet Westerly of, as  
measured at right angles to the aforesaid East Line of  
Tract A for 150.00 feet; thence North 88 degrees 34  
minutes 57 seconds West along a line parallel with and  
40.00 feet South of, as measured at right angles to the  
North Line of said Tract A for 200.00 feet; thence South  
0 degrees 00 minutes 54 seconds West along a line  
parallel with the aforesaid East Line of Tract A, for  
150.00 feet; thence South 88 degrees 34 minutes 57  
seconds East parallel with the North Line of said Tract  
A for 200.00 feet to the Point of Beginning, lying and  
being in Broward County, Florida, containing 0.6885 Acres  
more or less.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** August 30, 2021  
**To:** MSC 2021-23 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Boston Market

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**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

August 30, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2021-23 (Boston Market)

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

## MEMORANDUM

August 25, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2021-23 (Boston Market)

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The following are my comments regarding the above Miscellaneous Plan:

1. Provide color elevations and color swatches showing proposed color changes.
2. Are there any proposed changes for signage on building, menu board, etc.? If so, provide all details.
3. Per Planning site visit parking lot light fixtures appear to have been changed. Provide all details of new light fixtures.

Please contact me with any questions.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** August 17, 2021  
**To:** MSC 2021-23 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Boston Market

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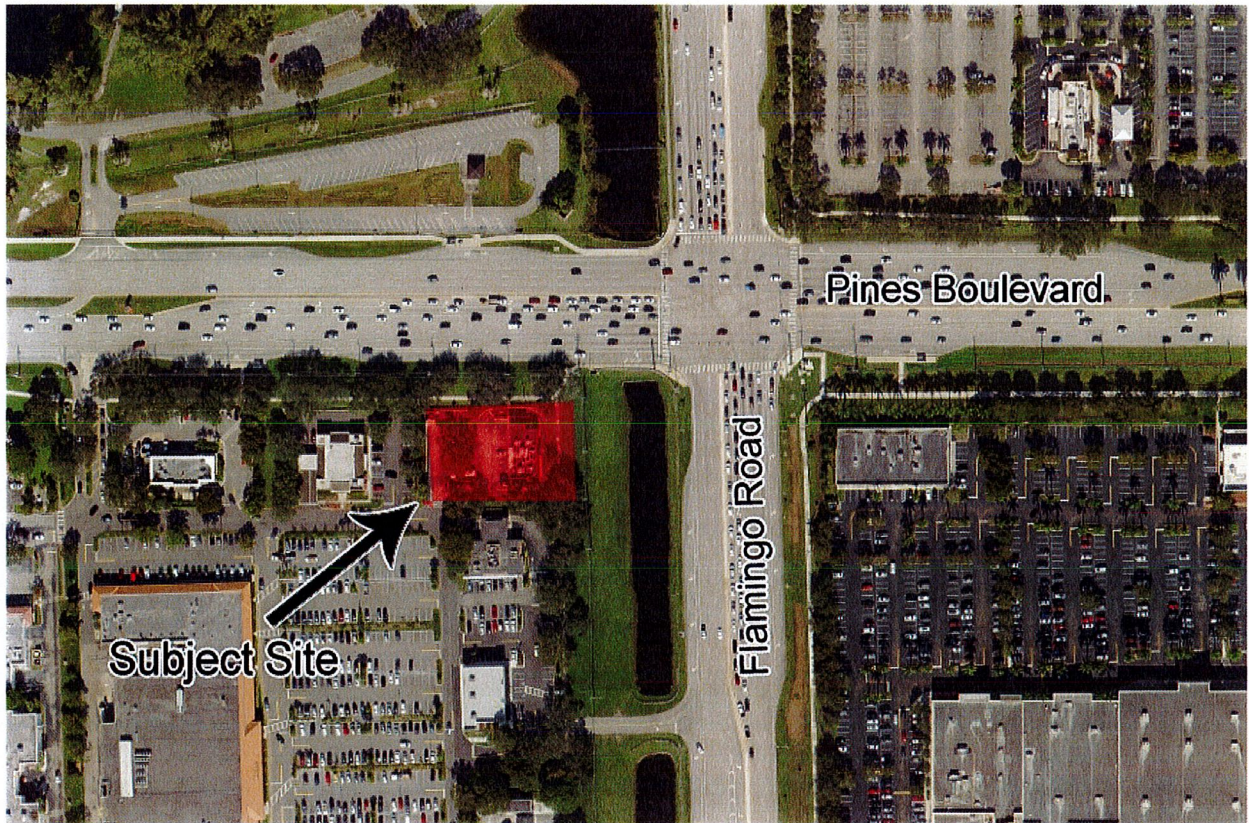
### **Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:**

1. Provide color elevation.
2. Provide material board with all physical samples of all paint chips and materials to be used.
3. After a site visit it appears that the lighting for the site has been updated. Please provide details of the new fixtures and bulbs. Additionally provide a photometric plan for the site. Lighting cannot exceed 12 f.c and cannot exceed 0.5 f.c at the property line. CCT cannot exceed 4,000K.
4. Clarify if the signage will be updated to provide more contrast between the paint.
5. Painted drive-thru sign is not permitted by code, this must be removed.
6. Clarify if any other modifications have been made to the site.
7. Further comments may apply
8. Contact me prior to resubmittal 954-392-2100.

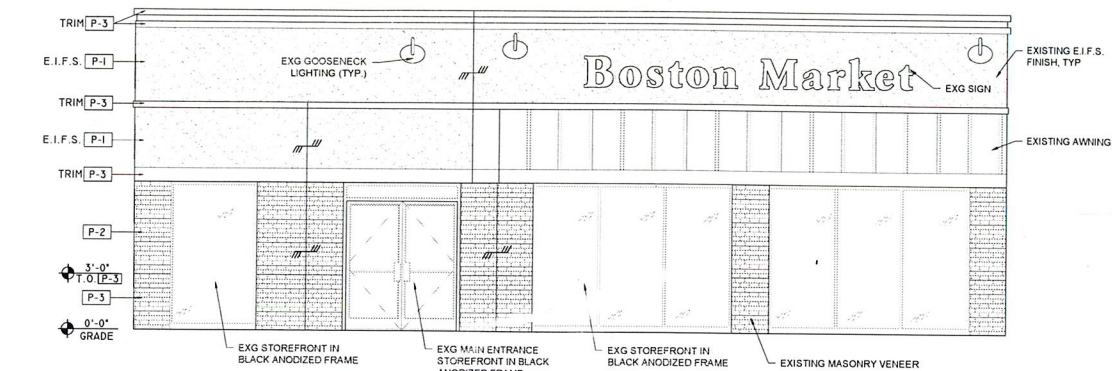


SUBJECT SITE AERIAL PHOTO

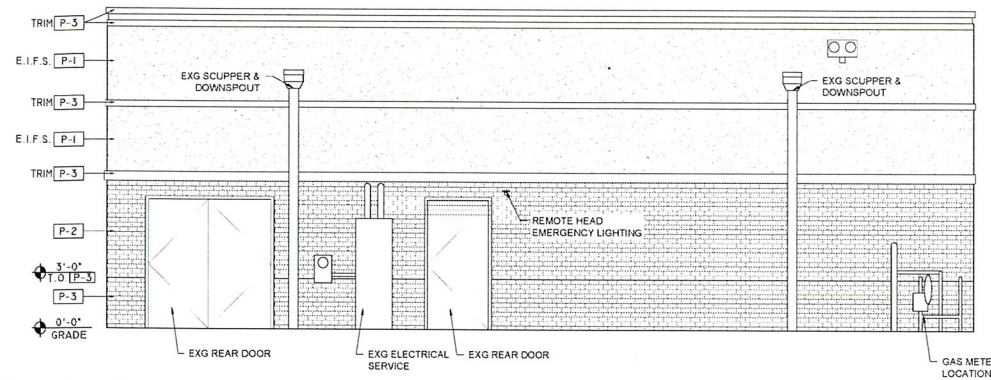
Boston Market (MSC 2021-23)



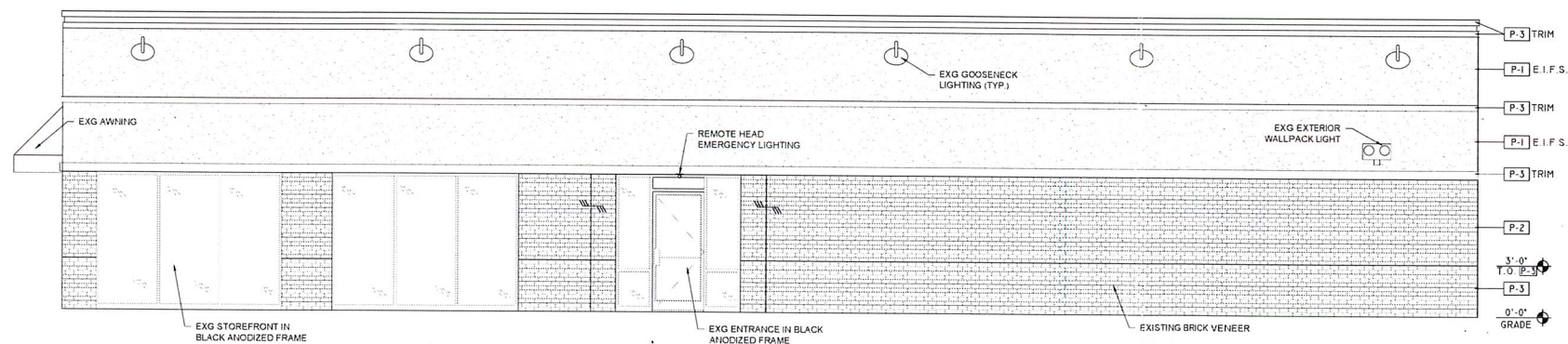




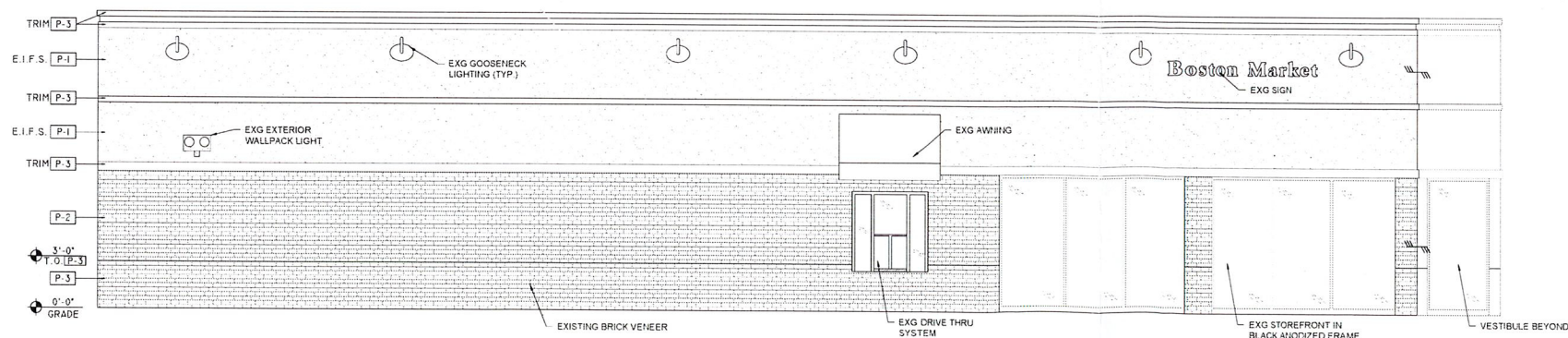
01 NORTH ELEVATION - MAIN ENTRANCE  
SCALE: 1/4" = 1'-0"



02 SOUTH ELEVATION - REAR  
SCALE: 1/4" = 1'-0"



03 WEST ELEVATION - SIDE ENTRANCE  
SCALE: 1/4" = 1'-0"



04 EAST ELEVATION - DRIVE THRU  
SCALE: 1/4" = 1'-0"

EXTERIOR SCHEDULE			
TAG	DESCRIPTION	MANUFACTURER & SPECIFICATION	LOCATION
P-1	RED PAINT	SHERWIN WILLIAMS SW 6871 POSITIVE RED	E.I.F.S.
P-2	GRAY PAINT	SHERWIN WILLIAMS SW 7052 GRAY AREA	FROM 3'-0" A.G. TO TRIM
P-3	BLACK PAINT	SHERWIN WILLIAMS SW 6990 CAVIAR	WALL BASE TO 3'-0" A.F.F. TRIM DOORS
	BLACK GOOSENECK LIGHT	RAB LIGHTING GNLED13B - 13 WATT 4000K	571 LUMENS - UL LISTED

Throughput  
THROUGHPUT, LLC  
1150 1ST AVENUE  
KING OF PRUSSIA - PA 19406  
PHONE: 484-802-1735

CLIENT:

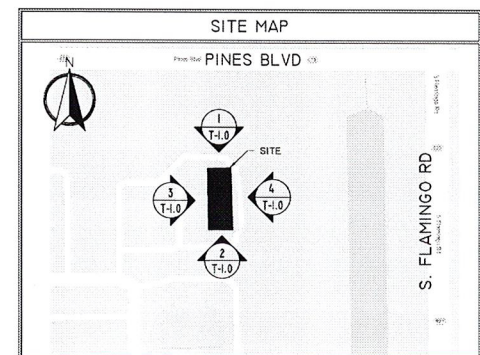
SITE LOCATION  
50 S. FLAMINGO RD  
PEMBROKE PINES  
FLORIDA  
33027  
PROPERTY ID:  
514.014.020240

REVISION LIST:  
# DATE REMARKS

SEAL

TITLE  
EXTERIOR  
ELEVATIONS

PROJECT INFORMATION  
PROJECT NO.: 21-107  
DRAWN BY: TD  
CHECKED BY: CJK  
DRAWING NUMBER:  
T-1.0  
CURRENT REVISION:  
JULY 26 2021 FIRST ISSUE



SCALE: 1/2" = 1'-0"  
1/4"





# Boston Market

MAKE LIFE  
sweeter

new  
LEMON PICCATA  
Lettuce Chicken





P-3

P-1

P-3

P-1

P-3

P-2

P-3





**Boston Market**

P-3

P-1

P-3

P-1

P-3

P-2





P-3

P-1

P-3

P-1

P-3

P-2

P-3