


**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>	October 14, 2021	<b>Application ID:</b>	SP 2021-05
<b>Project:</b>	Proposed Grocer	<b>Project Number:</b>	PRJ 2021-06
<b>Project Planner</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	Pembroke Pines 2, LLC	<b>Agent:</b>	Bohler Engineering
<b>Location:</b>	Generally located south of Pines Boulevard and west of SW 114 Avenue.		
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Irregular Residential (6 du/acre) Flexed from Residential to Commercial
<b>Reference Applications:</b>	ZV 2021-10, SN 2014-04, SP 96-61		
<b>Applicant Request:</b>	Site, architectural, lighting, parking, landscape and signage modifications to an existing building at Best Buy Plaza		
<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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Bohler Engineering, agent, is requesting approval of site, architectural, lighting, parking, landscape and signage modifications to an existing building at Best Buy Plaza to accommodate a new grocer tenant. The existing building was formerly occupied by Bed Bath & Beyond and Party City. The subject property is generally located south of Pines Boulevard and west of SW 114 Avenue.

Best Buy Plaza was approved through Site Plan application SP 96-61. The most recent modifications to the approved site plan took place in 2014 with the adoption of a Uniform Sign Plan (SN 2014-04).

### **BUILDINGS / STRUCTURES:**

The following modifications are proposed for the site:

- Installation of a new trash compactor located in the existing truck well to the southeast of the building.
- Installation of a new dumpster enclosure located to the southeast of the building.
- Construction of a temporary generator concrete pad located to the southeast of the building. A 10' chain link fence with privacy screening and landscaping is proposed to screen the temporary generator from residential community to the south.
- Removal of 6 parking islands within the parking field in front of the proposed grocer. One will be converted to a parking space and the other 5 will be replaced with cart corrals.
- Installation of two level 2 Volta electric vehicle charging stations. The two electric vehicle charging units (level two) will be located in an existing parking lot landscape island directly in front of the entrance. City Code section 155.614(D)(2)(e) allows a maximum of five electric vehicle charging stations per shopping center when offered as an amenity. The 7'-1" tall stainless steel colored charging units will include 9 square feet of changeable copy signage on each side of the unit. City Code section 155.614(D)(2)(b)(ii) allows up to a maximum of ten square feet of changeable copy signage on each side, not to exceed twenty (20) square feet of total signage per unit.
- ADA Improvements including new striping, crosswalks, ramps and handicap parking spaces throughout the site as required by the engineering division.
- Upgrade of existing site lighting to LED fixtures. All lighting shall be angled at 90 degrees, have full cut off fixtures and not exceed 4,000k
- Addition of full cutoff 3,000k wall black wall sconces on the front entry columns.
- Installation of bicycle racks adjacent to the proposed grocer to the west of the store entrance.
- Installation of a 400 square foot outdoor dining area under the store entryway to the east of the entrance. The outdoor dining area shall be enclosure by planters.
- Installation of cart storage adjacent to the storefront to the east of the entrance.

The applicant proposes the following to colors and materials for the proposed grocer tenant bay formerly occupied by Bed Bath and Beyond:

- Main Body: Preweathered Galvalume

- West Elevation Main Body: SW 7661 (Reflection)
- Entryway Feature: Phenolic Panels (Fashion Gray 5619-CB and Graphite Spectrum 6726-AB)
- Canopies: Bone White Kynar
- Canopy Accent: SW 6921 (Electric Lime), Black Kynar
- Parapet Coping: Clear Anodized and Charcoal

The following modifications are proposed for the adjacent tenant bay, which was formerly occupied by Party City and currently occupied by Conviva Care:

- Removal of the square aluminum architectural elements.
- Paint the façade the following colors.
  - Main Body: SW 7661 (Reflection)
  - Pop out entryway: SW 9572 (Warm Pewter)
  - Trim: SW 7006 (Extra White)

No modifications are proposed for the Best Buy building.

All buildings within Best Buy Plaza will share a gray base color to maintain architectural compatibility.

#### **ACCESS / CIRCULATION:**

Minor modifications are proposed to the existing truck well and adjacent curbing to accommodate the proposed grocer's delivery trucks.

#### **PARKING:**

Currently 414 parking spaces are existing on site. 411 parking spaces are proposed as a result of the proposed modifications. Based on current and proposed use, 366 parking spaces are required.

The applicant is proposing 20 parking spaces to be reserved as short term parking spaces. Code allows up to 1% of parking spaces be reserved for short term parking Zoning variance, ZV 2021-10 being heard concurrently at tonight's meeting is to allow the shopping plaza a total of 20 short term spaces throughout the site. Should the variance be granted the site will still exceed parking requirements by 25 parking spaces.

#### **LANDSCAPING:**

The following additional landscaping is proposed for Best Buy Plaza:

- Installation of 108 trees consisting of the following species: Live Oak, Silver Buttonwood, Dahoon Holly and Japanese Pivet.
- Installation of 3532 shrubs consisting of the following species: Elephant Ear, Coleus Henna Cooper, Golden Pathos Vine Small Leaf Clusia, Rep Tip Cocoplum, Flax Lily, Blue Daze, Sweet Viburnum and Varigated Arboricola.

<b>SIGNAGE:</b>
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The applicant proposes to remove and replace the existing monument sign in the main entrance on Pines Boulevard. The new 9.5 tall monument sign shall consist of 48 square feet of copy distributed among 3 tenant panels. All panels shall feature push-thru copy. The colors of the sign shall be as follows:

- Main Body: SW 7661 (Reflection)
- Base and Top: SW 9572 (Warm Pewter)

Wall signage for the tenant bay is regulated through the shopping centers Uniform Sign Plan. All wall signage shall be reviewed through the building permit process.

**Staff recommendation: Approval**

**Enclosed:**

Site Plan Application  
Memo from Planning Division (10/6/21)  
Memo from Zoning Administrator (9/29/21)  
Memo from Landscape Planner (9/9/21)  
Memo from Planning Division (9/8/21)  
Memo from Engineering Division (9/2/21)  
Memo from Zoning Administrator (8/24/21)  
Memo from Planning Division (8/24/21)  
Memo from Zoning Administrator (7/28/21)  
Memo from Landscape Planner (7/27/21)  
Memo from Planning Division (7/22/21)  
Memo from Engineering Division (5/26/21)  
Memo from Landscape Planner (5/25/21)  
Memo from Fire Prevention Bureau (5/17/21)  
Memo from Zoning Administrator (5/17/21)  
Memo from Planning Division (5/13/21)  
Site Plan  
Economic Impact Letter  
Sustainability Letter  
Subject Site Aerial Photo





## 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 checked="" 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 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: Cole Project #: PRJ 2021 - 06 Application #: SP 2021-05  
Date Submitted: 05/11/21 Posted Signs Required: (2) Fees: \$ 3,372.

**SECTION 1-PROJECT INFORMATION:**Project Name: Proposed GrocerProject Address: 11470 Pines Boulevard Pembroke Pines, FL 33026Location / Shopping Center: Best Buy / Bed Bath & Beyond / Party City Shopping CenterAcreage of Property: \_\_\_\_\_ Building Square Feet: approx. 49,978 SFFlexibility Zone: \_\_\_\_\_ Folio Number(s): 5140-13-16-0031Plat Name: Nasher Plat Traffic Analysis Zone (TAZ): \_\_\_\_\_Legal Description: See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Pembroke Pines 2, LLC

Owner's Address: 17100 Collins Avenue, Suite 225 Sunny Isles Beach, FL 33160

Owner's Email Address: azidar@rkcenters.com

Owner's Phone: (305) 949-4110

Owner's Fax: (305) 948-3410

Agent: Bohler Engineering

Contact Person: Taylor Parker, PE

Agent's Address: 200 South Biscayne Boulevard, 20th Floor, Miami, FL 33131

Agent's Email Address: tparker@bohlereng.com

Agent's Phone: (786)681-0800

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

Zoning: PUD

Land Use / Density: Commercial

Use: retail store

Plat Name: Nasher Plat

Plat Restrictive Note: \_\_\_\_\_

### PROPOSED

Zoning: PUD

Land Use / Density: Commercial

Use: retail/ grocer

Plat Name: Nasher Plat

Plat Restrictive Note: \_\_\_\_\_

Parcel A: 290,000 SF of commercial use, Parcel B: 100,000 SF of commercial use, 120 detached single family dwelling units, along with 967 Garden Apartments on Parcel C and D.

### ADJACENT ZONING

North: General Business (B-3)

South: Planned Unit Development (PUD)

East: General Business (B-3)

West: Planned Unit Development (PUD)

### ADJACENT LAND USE PLAN

North: Commercial

South: Residential / Open Space

East: Commercial

West: Residential

*-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)

Project involves redevelopment of an existing vacant retail space, previously Bed Bath & Beyond, into a proposed grocery retail store within the existing shopping center. The existing building will be retrofitted for the proposed use (grocer) with architectural upgrades being made to the building. Minor modifications to the site are proposed including removal of intermediate landscape islands for placement of parking corals, installing electric charging stations for several parking stalls and allocating parking spaces for online pick-up, and curb modifications for necessary truck accessibility. Minor loading area, utility, drainage and landscape modifications are also proposed to support the use.

## SECTION 7- PROJECT AUTHORIZATION

### OWNER CERTIFICATION

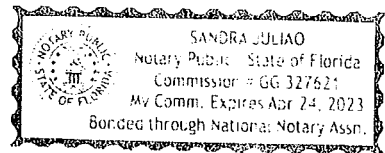
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Owner

Date

Sworn and Subscribed before me this 30 day

of April, 20 21



Fee Paid

Signature of Notary Public

My Commission Expires

### AGENT CERTIFICATION

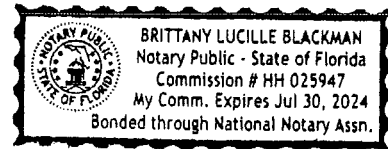
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent

Date

Sworn and Subscribed before me this 30<sup>th</sup> day

of April, 20 21



Fee Paid

Signature of Notary Public

My Commission Expires



## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** October 6, 2021  
**To:** SP 2021-05 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Proposed Grocer Best Buy Plaza

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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

September 29, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SP 2021-05 (PRJ 2021-06: Proposed Grocer @ 11470 Pines Blvd.)

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

September 9, 2021

To: Cole Williams  
Planner & Zoning Specialist

From: Christian Zamora  
Planner/ Zoning Specialist

Re: (SP2021-05) Retail / Grocer Tenant

DRC: 3

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The City of Pembroke Pines Planning Division has conducted a landscape review on the plans provided for Retail/ Grocer Tenant. For Final Landscape Approval, will need signed and sealed plans.

All comments have been addressed by Architect of Record.

- For required Landscape Permit Application, please download and complete form and instructions available @ <https://www.ppines.com/DocumentCenter/View/2655/Landscape-Permit-Application-2021?bidId=>
- If any Landscape related questions, please contact Yelena Hall @ [Yhall@ppines.com](mailto:Yhall@ppines.com) or (954) 392-2100

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.

CHRISTIAN ZAMORA  
Planner/ Zoning Specialist, Planning and Economic Development Department  
954.392.2100 (Office) • [czamora@ppines.com](mailto:czamora@ppines.com)

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** September 8, 2021  
**To:** SP 2021-05 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Proposed Grocer Best Buy Plaza

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

1. Provide public notice affidavit, see attached. **Provide when complete. Staff needs hard copies of the affidavits**
2. ~~Provide scope of work letter.~~
3. ~~Provide a letter from WASTEPRO approving the dumpster areas. Also have WASTEPRO state that the number of dumpsters will sufficiently service the building. Have WASTEPRO commit to pick up times on the letter. Include number of pickups per week.~~
4. ~~Include outdoor dining area as part of the parking calculations. 20 spaces per 1,000 square feet is required. Clearly delineate the location of the outdoor dining on the site plan. Include details of barriers enclosing the outdoor dining and furniture. **A decision will need to be made regarding the outdoor dining prior to the hearing. If excluded additional process may be need to add in the future. Measurement are needed to verify outdoor dining size.**~~
5. ~~Provide details of the proposed cart corrals. Ensure the parking counts are adjusted with the reduction of spaces due to the corrals. **It does not appear that the cart corrals we subtracted from the proposed parking total.**~~
6. ~~Provide details of sidewalk adjacent to the storefront ensuring ADA requirements with the addition of outdoor dining and cart storage.~~
7. ~~Provide specification sheets of all wall lighting. Lighting shall not exceed 4,000k. **The highlights on the spec sheets covers up the standards. Please modify so the information can be seen.**~~
8. Clarify if any changes are being made to the site lighting, if so provide photometric plans for the site as well as product sheets. **Please provide. Foot candles cannot exceed a maximum of 12 for the site and 24 under canopy. Provide details of new light poles and fixtures. All lighting must be full cutoff and angled at 90 degrees. Light poles cannot exceed 30' in height. Removed line in lighting calculation summary for "10' perimeter of building" to avoid confusion.**
9. ~~Provide details of EV charging stations including the level, operations and any associated signage. Reference 155.614. **Panel square footage cannot exceed 10 square feet per side, with a maximum of 20 square feet and 2 sides having signage.**~~
10. Provide details of pickup spaces and signage associated with the spaces. Up to 1% of the total parking on site may be allotted for short-term parking. All short-term parking spaces are deemed exclusive and must be in excess of the parking otherwise required

for the site based on use. Clarify the number of existing short term spaces on site. Reference 155.608. **Signage for short term spaces cannot exceed 1.5 square feet. Variance currently in progress. Further comments may apply based on the variance determination. Comments not addressed. Clarify the dimensions of the pole. The height dimensions does not add up correctly.**

- ~~11. Clarify where the equipment will be staged during construction. Provide details of the fence to be used to contain the equipment.~~
- ~~12. Provide color elevations of all sides to the building. Label all colors and materials to be used. The elevations are still in black and white. Colored elevations are required.~~
- ~~13. The building must maintain architectural compatibility with the rest of the center. Provide narrative as to how this will be achieved. Elements from this proposal will need to be worked into the adjacent tenant space, or elements from the current façade will need to be kept to maintain compatibility. Not adequately addressed. Consider incorporating elements of the new façade into the adjacent space; such as, painting the façade to match, utilizing the same coping, adding a similar canopy or utilizing similar wall sconces.~~
- ~~14. Provide material board with physical samples of all colors and materials used.~~
- ~~15. Provide details and elevations of the trash enclosure including the gates. Gates must be metal.~~
- ~~16. Update the proposed building height within the site data.~~
- ~~17. Provide details of proposed bike racks.~~
- ~~18. Provide details and operation plan for the temporary generator. Sheet E010 was not provided, please provide.~~
- ~~19. Provided screening of temporary generator with a masonry wall.~~
- ~~20. Provide details of trash compactor.~~
- ~~21. Provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.~~
- ~~22. Please clearly show the extent of the canopy. Bold the canopy lines.~~
- ~~23. Provide letter detailing the sustainable practices utilized. Reference 155.6120—155.6123~~
- ~~24. Provide letter detailing the economic impact the new grocer will have on the City.~~
- 25. Monument sign square footage cannot exceed 48 square feet. Square footage would consistent to the entire middle panel not just the outline of the sign panels.**
- 26. Clarify the dimensions of the sign. Dimensions provided are inconsistent.**
- 27. Clarify that monument is either pan formed or has routed letters.**
- 28. Clarify the leasing information is not illuminated.**
- 29. Clarify the square footage of the leasing information. Leasing information cannot exceed 5 square feet. Comment still applies**
- 30. Clarify the colors of the monument sign and include the paint chips as part of the material board.**
- 31. Landscaping needs to be installed around the base of the sign at 24” tall with a 12” spread.**
- 32. The name of the shopping center as well as the address must be located at the top of the sign. The name and address shall not exceed 9 square feet (this does**

not count towards the 48 square foot maximum). Address letters must be a minimum of 6" in height.

**33. Clarify the use and the location of LED strip lighting. Use and location still unclear.**

34. Further comments may apply as more details are provided.

**35. For fourth submittal please include re-review fee of \$422.**

36. 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.

37. Please contact me prior to resubmittal 954-392-2100.



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



## **DRC REVIEW FORM**

**September 2, 2021**

**Project: *PROPOSED GRO CER***

**City Reference Number: *SP 2021-05/PRJ 2021-06***

**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**

### **RECOMMENDATION:**

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The Environmental Services/Engineering Division's DRC 'Comments' for the proposed project have been satisfied and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

**NOTE** that an Engineering Permit is required for construction of the proposed project's site related improvements. Submittal of appropriate signed and sealed plans/details and 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 approval for Engineering Permit. A separate permit submittal to the Environmental Services/Engineering Division will be necessary, in addition to the submittal to the Building Department for any permits required to be processed through the Building Department.

## MEMORANDUM

August 24, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SP 2021-05 (PRJ 2021-06: Proposed Grocer @ 11470 Pines Blvd.)

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

1. Provide all details of signs being used for reserve parking spaces.  
**Provided, however, square footage of each sign is limited to 1.5 sq. ft. maximum.**  
**8/24/2021 – Main sign meets 1.5 sq. ft., but additional “Text” panel not allowed and height dimension do not add up.**
2. Provide all details of furniture, delineated area square footage and barrier for outdoor dining area.  
**Delineated area, however, no details of barrier(s), furniture, etc. provided. All details must be provided with this submittal, or if undecided about offering then remove all information regarding outdoor dining and submit as a separate plan and process at a later date.**  
**8/24/2021 – Provide dimensions of outdoor dining to confirm square footage.**
3. Will existing monument sign be modified? If so, provide elevation(s) with all details and location on site plan with setback.  
**Responded “Please see the attached monument sign details.”, however I could not find any details within set of plans/documents provided for my review.**  
**8/24/2021 – Dimensions of proposed monument sign do not add up. Confirm/clarity all dimensions of proposed sign. In addition, confirm panels are three dimensional format. max square footage is 48 sq. ft., Leasing/Mgt. info square footage maximum is 5 sq. ft. and must be non-illuminated.**
4. There are currently code violations re: RK signs/logos on the building and monument sign. These issues must be resolved as part of this Site Plan process. Note: Same code issues need to be resolved re: Home Goods site @ 11251 Pines Blvd.  
**Acknowledged being worked on, however, comment will remain until all details of compliance are provided.**  
**8/24/2021 – Comment remains.**

Please contact me with any questions.

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** August 24, 2021  
**To:** SP 2021-05 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Proposed Grocer Best Buy Plaza

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

1. Provide public notice affidavit, see attached. **Provide when complete**
2. ~~Provide scope of work letter.~~
3. ~~Provide a letter from WASTEPRO approving the dumpster areas. Also have WASTEPRO state that the number of dumpsters will sufficiently service the building. Have WASTEPRO commit to pick up times on the letter. Include number of pickups per week.~~
4. Include outdoor dining area as part of the parking calculations. 20 spaces per 1,000 square feet is required. Clearly delineate the location of the outdoor dining on the site plan. Include details of barriers enclosing the outdoor dining and furniture. **A decision will need to be made regarding the outdoor dining prior to the hearing. If excluded additional process may be need to add in the future. Measurement are needed to verify outdoor dining size.**
5. Provide details of the proposed cart corrals. Ensure the parking counts are adjusted with the reduction of spaces due to the corrals. **It does not appear that the cart corrals we subtracted from the proposed parking total.**
6. ~~Provide details of sidewalk adjacent to the storefront ensuring ADA requirements with the addition of outdoor dining and cart storage.~~
7. ~~Provide specification sheets of all wall lighting. Lighting shall not exceed 4,000k. **The highlights on the spec sheets covers up the standards. Please modify so the information can be seen.**~~
8. Clarify if any changes are being made to the site lighting, if so provide photometric plans for the site as well as product sheets. **Please provide. Foot candles cannot exceed a maximum of 12 for the site and 24 under canopy. Provide details of new light poles and fixtures. All lighting must be full cutoff and angled at 90 degrees. Light poles cannot exceed 30' in height.**
9. ~~Provide details of EV charging stations including the level, operations and any associated signage. Reference 155.614. **Panel square footage cannot exceed 10 square feet per side, with a maximum of 20 square feet and 2 sides having signage.**~~
10. Provide details of pickup spaces and signage associated with the spaces. Up to 1% of the total parking on site may be allotted for short-term parking. All short-term parking spaces are deemed exclusive and must be in excess of the parking otherwise required for the site based on use. Clarify the number of existing short term spaces on site. Reference 155.608. **Signage for short term spaces cannot exceed 1.5 square feet.**

Variance currently in progress. Further comments may apply based on the variance determination. Comments not addressed. Clarify the dimensions of the pole. The height dimensions does not add up correctly.

- ~~11. Clarify where the equipment will be staged during construction. Provide details of the fence to be used to contain the equipment.~~
- ~~12. Provide color elevations of all sides to the building. Label all colors and materials to be used. The elevations are still in black and white. Colored elevations are required.~~
- ~~13. The building must maintain architectural compatibility with the rest of the center. Provide narrative as to how this will be achieved. Elements from this proposal will need to be worked into the adjacent tenant space, or elements from the current façade will need to be kept to maintain compatibility. Not adequately addressed. Consider incorporating elements of the new façade into the adjacent space; such as, painting the façade to match, utilizing the same coping, adding a similar canopy or utilizing similar wall sconces.~~
- ~~14. Provide material board with physical samples of all colors and materials used.~~
- ~~15. Provide details and elevations of the trash enclosure including the gates. Gates must be metal.~~
- ~~16. Update the proposed building height within the site data.~~
- ~~17. Provide details of proposed bike racks.~~
- ~~18. Provide details and operation plan for the temporary generator. Sheet E010 was not provided, please provide.~~
- ~~19. Provided screening of temporary generator with a masonry wall.~~
- ~~20. Provide details of trash compactor.~~
- ~~21. Provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.~~
- ~~22. Please clearly show the extent of the canopy. Bold the canopy lines.~~
- ~~23. Provide letter detailing the sustainable practices utilized. Reference 155.6120—155.6123~~
- ~~24. Provide letter detailing the economic impact the new grocer will have on the City.~~
- 25. Monument sign square footage cannot exceed 48 square feet.**
- 26. Clarify the dimensions of the sign. Dimensions provided are inconsistent.**
- 27. Clarify that monument is either pan formed or has routed letters.**
- 28. Clarify the leasing information is not illuminated.**
- 29. Clarify the square footage of the leasing information. Leasing information cannot exceed 5 square feet.**
- 30. Clarify the colors of the monument sign and include the paint chips as part of the material board.**
- 31. Landscaping needs to be installed around the base of the sign at 24" tall with a 12" spread.**
- 32. The name of the shopping center as well as the address must be located at the top of the sign. The name and address shall not exceed 9 square feet (this does not count towards the 48 square foot maximum). Address letters must be a minimum of 6" in height.**
- 33. Clarify the use and the location of LED strip lighting.**
- ~~34. Further comments may apply as more details are provided.~~

35. **For fourth submittal please include re-review fee of \$422.**
36. 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.
37. Please contact me prior to resubmittal 954-392-2100.

## MEMORANDUM

July 28, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SP 2021-05 (PRJ 2021-06: Proposed Grocer @ 11470 Pines Blvd.)

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

1. Provide all color names, color numbers, materials, etc. on elevations of building.  
**Provided on black and white elevations, however, include color elevations of building and dumpster enclosure.**
2. As this is considered a Site Plan Amendment for Nasher PUD Parcel "C" (Best Buy Plaza), provide a complete updated site plan, with all site data updated, for entire shopping center including Best Buy and associated parking.  
**Provided updated overall site plan and site data, however, Retail Square Footage should be calculated @ 3.5 parking spaces/1,000 sq. ft. and new medical tenant, Viva Mas Medical Center, in old Party City space should be calculated @ 5.75 parking spaces/1,000 sq. ft. (.00575 x 9,711 sq. ft. = 55.8 required parking spaces).**
3. ~~Will there be any changes to façade of adjacent bay (Conviva). If so, provide proposed changes as part of new elevation for this tenant.~~
4. ~~Site Data Table information regarding existing setbacks does not match provided survey dated Aug. 5, 2019.~~
5. ~~Site Data Table information regarding required setbacks does not match code.~~  
~~Front — 30' Setback/40' Pines Blvd. Landscape Bufferyard~~  
~~Side — 10' Fully Landscaped~~  
~~Rear — 100' Bufferyard w/ First 50' Landscaped, or Alternative Bufferyard~~
6. ~~Site Data provided shows only 2 spaces being removed total, however, 5 existing spaces are being taken up with cart corrals, reserved parking spaces are being proposed and electric charging stations are being provided in two spaces. All of these spaces could reduce number of parking spaces on site that can be counted against required parking.~~
7. Clarify operations of proposed electric charging stations to confirm whether these can be used as required spaces.  
**Provided, however proposed Volta unit does not meet all code regulations.**



8. Provide all details of signs being used for reserve parking spaces.  
**Provided, however, square footage of each sign is limited to 1.5 sq. ft. maximum.**
9. Provide all details of furniture, delineated area square footage and barrier for outdoor dining area.  
**Delineated area, however, no details of barrier(s), furniture, etc. provided. All details must be provided with this submittal, or if undecided about offering then remove all information regarding outdoor dining and submit as a separate plan and process at a later date.**
10. Outdoor dining requires 20 parking spaces per 1,000 square feet. Show this as part of Site Data.  
**Provided, however see response to item #9.**
- ~~11. Will there be a staging area during construction? If so, provide location and all details of any fencing, screening, etc.~~
- ~~12. Will there be a project announcing sign? If so, provide elevation(s) with all details and location on site plan with setback.~~
13. Will existing monument sign be modified? If so, provide elevation(s) with all details and location on site plan with setback.  
**Responded "Please see the attached monument sign details.", however I could not find any details within set of plans/documents provided for my review.**
14. There are currently code violations re: RK signs/logos on the building and monument sign. These issues must be resolved as part of this Site Plan process. Note: Same code issues need to be resolved re: Home Goods site @ 11251 Pines Blvd.  
**Acknowledged being worked on, however, comment will remain until all details of compliance are provided.**
- ~~15. Clarify/provide all details of "Propose Temporary Generator" shown on Sheet C-301.~~
- ~~16. Provide elevations and all details of new dumpster enclosure.~~
- ~~17. Provide screening/landscaping around dumpster enclosure.~~
- ~~18. New pavement and dumpster enclosure work on south side of property may require amending the existing Alternative Bufferyard that was approved with the original site plan.~~
- ~~19. It appears that this work may also be located within existing Utility Easements. Confirm there are no conflicts.~~
- ~~20. Contact Sherrell Jones-Ruff, in Building Division @ (954) 682-3725, to set up pre-app meeting(s) with the Building Department to review submittal/review process.~~

Please contact me with any questions.

## MEMORANDUM

July 27, 2021

To: Cole Williams  
Planner / Zoning Technician

From: Christian Zamora  
Planner/ Zoning Specialist

DRC#: 1

Re: Retail Grocer (Nasher Parcel C) – SP 2021-05

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The City of Pembroke Pines Planning and Economic Development Department has conducted a courtesy Landscape Inspection for the property. The following items need to be addressed:

Please see attached copy of the Landscape Plan with notes for the property as approved by Site Plan (SP 97-61)

1. Need to provide Landscape Plan showing the landscape changes (Sheet C-301, C-302, C-304)
  - Need to include plan for material that needs replacement based on existing conditions on site. Existing deficiencies need to be brought up to City Code.
  - Plan shall be designed, signed and sealed by Architect as per City Code (City Code 155.657)
  - Plan to provide planting schedule showing location, tree type and specifications for replacement
  - Provide planting detail for trees, plants and shrubs. City Code 155.664
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, coverage, etc. If none is existing, a building permit may be required, call Sherrell Jones-Ruff in Building to confirm requirements. (954) 628-3728 or check the Building Department page @ <https://www.ppines.com/164/Building-Department>
3. Please address Landscape comments in a comment response sheet
4. Once requested info is provided, additional comments may follow.

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.

Feel free to download a copy of the landscape Code available @ <https://www.ppines.com/DocumentCenter/View/13581/City-of-Pembroke-Pines-Land-Development-Code-April-26-2021?bidId=>

**Christian Zamora**  
**Planner / Zoning Specialist**

Planning and Economic Development Division  
City of Pembroke Pines

954.392.2100 (Office) • [czamora@ppines.com](mailto:czamora@ppines.com)

Please consider the environment before printing this email.



DRAWN	DATE	8-20-98
CHECKED	SCALE	1"=40'00"
	JOB NO.	14798
	SHEET	P.01

[illegible]



## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

**Date:** July 22, 2021  
**To:** SP 2021-05 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Proposed Grocer Best Buy Plaza

---

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

1. Provide public notice affidavit, see attached. **Provide when complete**
2. ~~Provide scope of work letter.~~
3. ~~Provide a letter from WASTEPRO approving the dumpster areas. Also have WASTEPRO state that the number of dumpsters will sufficiently service the building. Have WASTEPRO commit to pick up times on the letter. Include number of pickups per week.~~
4. Include outdoor dining area as part of the parking calculations. 20 spaces per 1,000 square feet is required. Clearly delineate the location of the outdoor dining on the site plan. Include details of barriers enclosing the outdoor dining and furniture. **A decision will need to be made regarding the outdoor dining prior to the hearing. If excluded additional process may be need to add in the future.**
5. ~~Provide details of the proposed cart corrals. Ensure the parking counts are adjusted with the reduction of spaces due to the corrals.~~
6. ~~Provide details of sidewalk adjacent to the storefront ensuring ADA requirements with the addition of outdoor dining and cart storage.~~
7. Provide specification sheets of all wall lighting. Lighting shall not exceed 4,000k. **The highlights on the spec sheets covers up the standards. Please modify so the information can be seen.**
8. Clarify if any changes are being made to the site lighting, if so provide photometric plans for the site as well as product sheets. **Please provide**
9. Provide details of EV charging stations including the level, operations and any associated signage. Reference 155.614. **Panel square footage cannot exceed 10 square feet per side, with a maximum of 20 square feet and 2 sides having signage.**
10. Provide details of pickup spaces and signage associated with the spaces. Up to 1% of the total parking on site may be allotted for short-term parking. All short-term parking spaces are deemed exclusive and must be in excess of the parking otherwise required for the site based on use. Clarify the number of existing short term spaces on site. Reference 155.608. **Signage for short term spaces cannot exceed 1.5 square feet. Variance currently in progress. Further comments may apply based on the variance determination.**
11. Clarify where the equipment will be staged during construction. **Provide details of the fence to be used to contain the equipment.**

12. Provide color elevations of all sides to the building. Label all colors and materials to be used. **The elevations are still in black and white. Colored elevations are required.**
13. The building must maintain architectural compatibility with the rest of the center. Provide narrative as to how this will be achieved. **Elements from this proposal will need to be worked into the adjacent tenant space, or elements from the current façade will need to be kept to maintain compatibility.**
14. ~~Provide material board with physical samples of all colors and materials used.~~
15. ~~Provide details and elevations of the trash enclosure including the gates. Gates must be metal.~~
16. ~~Update the proposed building height within the site data.~~
17. ~~Provide details of proposed bike racks.~~
18. Provide details and operation plan for the temporary generator. **Sheet E010 was not provided, please provide.**
19. ~~Provided screening of temporary generator with a masonry wall.~~
20. ~~Provide details of trash compactor.~~
21. ~~Provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.~~
22. ~~Please clearly show the extent of the canopy. Bold the canopy lines.~~
23. ~~Provide letter detailing the sustainable practices utilized. Reference 155.6120 — 155.6123~~
24. ~~Provide letter detailing the economic impact the new grocer will have on the City.~~
25. Further comments may apply as more details are provided.
26. **For third submittal please include re-review fee of \$422.**
27. 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.
28. Please contact me prior to resubmittal 954-392-2100.

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

# **DRC REVIEW FORM**



**May 26, 2021**

**PROJECT: *PROPOSED GROCER (11470 Pines Boulevard)***  
**City Reference Number: *SP 2021-05 & PRJ 2021-06***

**To: William Cole, 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**

## **COMMENTS/RECOMMENDATIONS:**

1. Site Layout Plan, Sheet C-301 – The ‘Site Data Table’ indicates that there are 414 Existing Parking Spaces, but the actual number of existing parking spaces depicted on the plan and denoted by the “Triangle with Number” designation is only 231 Spaces, including the parking area on the east side of the site where the proposed” Loading Area” improvements are proposed. In addition, the ‘Site Data Table’ indicates that 414 Proposed Parking Spaces are being provided on the site. Correct the errors in the Existing and Proposed Parking Spaces counts listed in the ‘Site Data Table’.

The ‘Site Data Table’ also indicates that there are 12 Existing and Proposed Accessible Parking Spaces. Currently there appears to be only six (6) ADA Compliant Accessible Parking Spaces with an ADA compliant Accessible Route/Path to the Accessible Entry of both the proposed Grocer Building/Tenant Space and the adjacent/adjoining Conviva – Humana Medical Clinic facility.

Based upon the total member of parking spaces (currently 231) to be provided on the overall site as depicted and denoted on the Site Layout Plan, a minimum of seven (7) Accessible Parking Spaces must be provided per ADA requirements. Two (2) additional



ADA compliant Accessible Parking Spaces must be provided in the same parking area location as the current existing Accessible Parking Spaces to address the Accessible Route/Path requirements or the two (2) additional Accessible Parking Spaces could possibly be provided on the east side of the Conviva – Humana Medical Clinic facility based upon construction of an ADA compliant Sidewalk Curb Ramp and both the existing pavement and sidewalk areas meeting ADA sloping criteria.

2. General Comment - All Accessible Parking Spaces, Accessible Parking Access Aisles, Sidewalk Curb Ramps, Accessible Routes and Ramps must be ADA compliant per Florida Building Code, 'Accessibility', Sixth Edition.

Insure that the existing Accessible Parking Spaces, Accessible Parking Space Access Aisles, Sidewalk Curb Ramps and 'Accessible Route/Path' from the Accessible Parking Spaces to the 'Accessible Entry of both the Grocer Building/Tenant Space and the adjacent/adjoining Conviva – Humana Medical Clinic facility are ADA compliant and/or depict and denote the reconstruction of any of the aforementioned existing "Accessible Elements" as required to be ADA compliant. All "Accessible Elements" shall be field checked at the time of final Engineering inspection to confirm compliance with all applicable ADA standards/requirements. All ADA non-complaint "Accessible Elements" requiring corrections based upon the final inspection will be required to be completed prior to Engineering release of the Certificate of Occupancy (CO).

3. General Comment – Provide an 'Accessible Route/Path' from the Accessible Entry of both the Grocer Building/Tenant Space and the Conviva – Humana Medical Clinic facility to the nearest public sidewalk within public right-of-way and designate this 'Accessible Route/Path' on the Site Layout Plan. It is recommended that the 'Accessible Route/Path' be provided by extending the sidewalk serving the existing and/or proposed Accessible Parking Spaces north within the existing landscape island area to the public sidewalk along the south side of Pines Boulevard or possibly along north along the west side of the landscape island area on the west side of the main entrance driveway from Pines Boulevard.
4. General Comment – Note that all Accessible Parking Spaces must conform to ADA standards/requirements and with the attached City Standard Detail R-32 (sheets 1 and 4 of 4), 'Accessible Parking Space Details'.
5. General Comment - Note that all Standard Parking Spaces must conform to the attached City Standard Detail R-41, 'Standard Parking Space Details' (Sheet 1 of 3),
6. General Comment - Note that all existing pavement markings and signage within the site must meet the current Broward County Traffic Engineering Division (BCTED) and Manual of Uniform Traffic Control Devices (MUTCD) standards. Accordingly, all existing pavement markings shall be 'refurbished'/redone and all existing vehicular and pedestrian traffic signage (sign panel if deemed necessary and all support post) shall be replaced to address BCTED and/or MUTCD standards. Replacement of existing BCTED

non-compliant pavement markings and signage also includes the main entrance driveway connecting to Pines Boulevard.

All pavement markings and signage shall be field checked at the time of final Engineering inspection to confirm compliance with BCTED and/or MUTCD standards. All non-compliant pavement markings and signage requiring correction/replacement based upon the final inspection will be required to be completed prior to Engineering release of the Certificate of Occupancy (CO).

7. General Comment – Provide a separate ‘Pavement marking and Signage Plan’ in the DRC plans set for continued Engineering DRC review, as this plan will be required for Engineering Permit submittal and approval. Note that all required Pavement Markings and Signage items must also be depicted on the Site Layout Plan, Sheet C-301 and generally denoted/labeled, for example such as by ‘Stop Sign & Stop Bar’. Depict and denote/label any required Fire Lane markings and signage per Fire Prevention Bureau standards/requirements.
8. Site Plan, Sheet C-301 and Pavement Markings and Signage Plan (to be added to DRC plans set) – Depict the existing Sidewalk Curb Ramp on both the west and east sides of the existing pedestrian sidewalk crossing of the “Loading Area” access drive (connecting to Best Buy) to be replaced with the appropriate FDOT Sidewalk Curb Ramp per the applicable ‘CR’ type. Denote/label the ‘CR’ type for each of the replacement Sidewalk Curb Ramps on both plans.
9. Site Plan, Sheet C-301 and Pavement Markings and Signage Plan (to be added to DRC plans set) – Depict and denote/label ‘Special Emphasis Crosswalk’ markings for both the ‘Accessible Crossing’ of the frontage/main access drive (from the Accessible Parking area) to the building entry and the ‘Pedestrian Crossing’ of the “Loading Area” access drive with applicable Accessible/Pedestrian Crossing Warning Signs with Arrow Plaque for both vehicular traffic approaches to the crossings on both plans.

(Refer to the attached Plan Mark of Sheet C-301 for additional information related to pavement markings and signage marked-up on this sheet.)

10. Site Plan, Sheet C-301 and Pavement Markings and Signage Plan (to be added to DRC plans set) – Reflect/add the attached ‘City Accessibility and Pavement Markings and Signage Requirements Notes’ on both plans.

Note the all pavement markings typically requiring RPMs per BCTED standards must have the applicable RPMs depicted and denoted/labeled the plans. In addition, refer to the fourth (4<sup>th</sup>) note which relates to RPMs required by the City for various existing and proposed water, sewer and fire protection improvements.

11. General Comment – Provide both a ‘Fire truck Access Route/path Plan depicting the Fire Prevention Bureau 20’ Wide Fire Truck Path with minimum inside and outside radii and AutoTurn ‘Fire Truck Maneuverability Plan’ utilizing the City Fire Truck template as per

the Fire Prevention Bureau 'Site Planning Guide' criteria/requirements.

Depict and denote/label all required Fire Lane markings and signage on the plans as typically required per the Fire Prevention Bureau based upon the existing fire protection system improvements, fire access, etc. Reflect/add attached City Standard R-43, 'Fire Lane marking and Signage' Detail to each plan sheet.

12. Grading and Drainage Plan, Sheet C-401 – Denote/label all new and/or replacement Type 'D' Curb with the "Loading Area" limits of reconstruction and/or the existing front parking or access drive areas. Specify by way of plan 'Legend' items the type of concrete and asphalt pavement construction per the applicable detail as reflected on the Construction Details Sheet, Sheet C-901 & C-902.
13. Grading and Drainage Plan, Sheet C-401 – Denote/label the proposed Sidewalk Curb Ramp replacement/improvements by FDOT Sidewalk Curb Ramp 'CR' type.
14. Grading and Drainage Plan, Sheet C-401 – Note that the proposed Storm Drainage system improvements must be in accordance with South Broward Drainage District (SBDD) standards/requirements. The City drainage details as reflected on the City Details sheets may be superseded by SBDD standards/requirements and may not apply to the proposed scope of drainage improvements.
15. City Details Sheet, Sheet C-903, C-904 & C-905 – Add attached City Standard R-32, 'Accessible Parking Space Details', Sheet 1 & 4 of 4 and City Standard R-43, 'Fire Lane Marking and Signage' to the noted details sheets where space is available.
16. General Comment – **NOTE** a copy of the latest attached Broward County Traffic Engineering Division (BCTED) 'Pavement Markings and Signs Details' sheet along with the BCTED 'Ground Signs Assembly Details' and 'Stop and Street Sign Identification Assembly Detail' sheets must be included on a "Details Sheets" in the DRC plans set.

**NOTE:** All resubmittals must include 'Responses' to all 'Comments' in letter format.

**NOTE** that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans and 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.

# MEMORANDUM

May 25, 2021

To: Cole Williams  
Planner & Zoning Specialist

From: Kristen Jensen  
Landscape Planner/ Designer

Re: (SP2021-05) Retail / Grocer Tenant

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The City of Pembroke Pines Planning Division has conducted a landscape review on the plans provided for Retail/ Grocer Tenant. The following items need to be addressed prior to this project being found in compliance:

1. In reviewing the plans provided, I do not see a disposition. Please provide disposition.
2. I see trees and palms are being removed. Please note that mitigation will be required as per code; for every 1 hardwood tree removed 1.5 hardwood trees must be planted as mitigation and for every 1 palm removed 1 palm is required as mitigation.
3. Must install rootbarrier in parking lot islands.
4. All parking lot islands must not be more than 50% sod. Please add shrubs.
5. Any landscape remove during construction must be replaced.
6. Any missing trees or shrubs lost during the years will need to be installed. Recommend reviewing previously approved landscape plans to assure nothing is missing.
7. Irrigation check will take place at the time of installation. Please make sure all irrigation is working.

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](mailto:kjensen@ppines.com)

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**DRC REVIEW FORM**

**PEMBROKE PINES FIRE RESCUE**

**FIRE PREVENTION BUREAU**

**FIRE PLANS EXAMINED BY:** Brian Nettina, Prevention Captain  
[bnettina@ppines.com](mailto:bnettina@ppines.com)  
(954) 499-9557

**PROJECT NAME:** Proposed Retail/Grocery Store

**REFERENCE #:** SP 2021 - 05

**DATE REVIEWED:** 05/17/2021

**CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS**

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

## MEMORANDUM

May 17, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SP 2021-05 (PRJ 2021-06: Proposed Grocer @ 11470 Pines Blvd.)

---

The following are my comments regarding the above Site Plan:

1. Provide all color names, color numbers, materials, etc. on elevations of building.
2. As this is considered a Site Plan Amendment for Nasher PUD Parcel "C" (Best Buy Plaza), provide a complete updated site plan, with all site data updated, for entire shopping center including Best Buy and associated parking.
3. Will there be any changes to façade of adjacent bay (Conviva). If so, provide proposed changes as part of new elevation for this tenant.
4. Site Data Table information regarding existing setbacks does not match provided survey dated Aug. 5, 2019.
5. Site Data Table information regarding required setbacks does not match code.  
Front – 30' Setback/40' Pines Blvd. Landscape Bufferyard  
Side – 10' Fully Landscaped  
Rear – 100' Bufferyard w/ First 50' Landscaped, or Alternative Bufferyard
6. Site Data provided shows only 2 spaces being removed total, however, 5 existing spaces are being taken up with cart corrals, reserved parking spaces are being proposed and electric charging stations are being provided in two spaces. All of these spaces could reduce number of parking spaces on site that can be counted against required parking.
7. Clarify operations of proposed electric charging stations to confirm whether these can be used as required spaces.
8. Provide all details of signs being used for reserve parking spaces.
9. Provide all details of furniture, delineated area square footage and barrier for outdoor dining area.
10. Outdoor dining requires 20 parking spaces per 1,000 square feet. Show this as part of Site Data.
11. Will there be a staging area during construction? If so, provide location and all details of any fencing, screening, etc.
12. Will there be a project announcing sign? If so, provide elevation(s) with all details and location on site plan with setback.
13. Will existing monument sign be modified? If so, provide elevation(s) with all details and location on site plan with setback.



14. There are currently code violations re: RK signs/logos on the building and monument sign. These issues must be resolved as part of this Site Plan process. Note: Same code issues need to be resolved re: Home Goods site @ 11251 Pines Blvd.
15. Clarify/provide all details of "Propose Temporary Generator" shown on Sheet C-301.
16. Provide elevations and all details of new dumpster enclosure.
17. Provide screening/landscaping around dumpster enclosure.
18. New pavement and dumpster enclosure work on south side of property may require amending the existing Alternative Bufferyard that was approved with the original site plan.
19. It appears that this work may also be located within existing Utility Easements. Confirm there are no conflicts.
20. Contact Sherrell Jones-Ruff, in Building Division @ (954) 682-3725, to set up pre-app meeting(s) with the Building Department to review submittal/review process.

Please contact me with any questions.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** May 13, 2021  
**To:** SP 2021-05 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Proposed Grocer Best Buy Plaza

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

1. Provide public notice affidavit, see attached.
2. Provide scope of work letter.
3. Provide a letter from WASTEPRO approving the dumpster areas. Also have WASTEPRO state that the number of dumpsters will sufficiently service the building. Have WASTEPRO commit to pick up times on the letter. Include number of pickups per week.
4. Include outdoor dining area as part of the parking calculations. 20 spaces per 1,000 square feet is required. Clearly delineate the location of the outdoor dining on the site plan. Include details of barriers enclosing the outdoor dining and furniture.
5. Provide details of the proposed cart corrals. Ensure the parking counts are adjusted with the reduction of spaces due to the corrals.
6. Provide details of sidewalk adjacent to the storefront ensuring ADA requirements with the addition of outdoor dining and cart storage.
7. Provide specification sheets of all wall lighting. Lighting shall not exceed 4,000k
8. Clarify if any changes are being made to the site lighting, if so provide photometric plans for the site as well as product sheets.
9. Provide details of EV charging stations including the level, operations and any associated signage. Reference 155.614.
10. Provide details of pickup spaces and signage associated with the spaces. Up to 1% of the total parking on site may be allotted for short-term parking. All short-term parking spaces are deemed exclusive and must be in excess of the parking otherwise required for the site based on use. Clarify the number of existing short term spaces on site. Reference 155.608.
11. Clarify where the equipment will be staged during construction.
12. Provide color elevations of all sides to the building. Label all colors and materials to be used.
13. The building must maintain architectural compatibility with the rest of the center. Provide narrative as to how this will be achieved.
14. Provide material board with physical samples of all colors and materials used.
15. Provide details and elevations of the trash enclosure including the gates. Gates must be metal.
16. Update the proposed building height within the site data.
17. Provide details of proposed bike racks.
18. Provide details and operation plan for the temporary generator.

19. Provided screening of temporary generator with a masonry wall.
20. Provide details of trash compactor.
21. Provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.
22. Please clearly show the extent of the canopy. Bold the canopy lines.
23. Provide letter detailing the sustainable practices utilized. Reference 155.6120 – 155.6123
24. Provide letter detailing the economic impact the new grocer will have on the City.
25. Further comments may apply as more details are provided.
26. 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.
27. Please contact me prior to resubmittal 954-392-2100.



