



Legislation Text

File #: 18-0378, **Version:** 1

SP 2018-01, Flamingo Pines Shopping Center, generally located south of Pines Boulevard and west of Flamingo Road, site plan amendment. (Joseph)

Ryan Tufts, agent for owner WRI JT Flamingo Pines LP, is requesting approval for a building addition and site changes to the Flamingo Pines Shopping Center is located south of Pines Boulevard and west of Flamingo Road.

The Planning and Zoning Board at its April 26, 2018 meeting deferred the item to the May 10, 2018 meeting. During the deferral period staff reviewed the following:

- Affected party concerns regarding future development rights to a lake to the south of the property based on a drainage due diligence report performed in 2004.
- Revised parking layout and conversion of angled parking to 90 degree parking.

Attached to this document is an email and professional opinion from South Broward Drainage District which addresses the drainage claims made by the affected party at the April 26, 2018 meeting. It should be noted that South Broward Drainage District signed off on DRC review for the subject Flamingo Pines Site Plan on April 3, 2018 and has not changed their position. Therefore, it is the conclusion of staff that the proposed site plan may move forward for consideration.

The City Engineer had previously signed off on this project. However by comments by Board members during the discussion, staff had the City traffic engineering consultant Eric Czerniejewski, provide an additional analysis. The following conclusions were made:

- The traffic circulation with two-way drive aisles versus alternating one-way roadways is less confusing for motorists. The two way drive aisle with 90 degree parking eliminates the possibilities that vehicles will travel the wrong direction down a one way road. It also allows for a more continuous flow of traffic through the shopping center
- The handicap accessible path designed as part of the 90 degree parking allows for refuge islands at these stalls and other stalls. The refuge islands provide for safe pedestrian circulation out of the vehicular travel ways within the drive aisles.
- The total number of parking stalls is increased with the 90 degree parking versus the angled parking.
- There are other outparcels within the shopping plaza that already have 90 degree parking. The proposed 90 degree parking provides compatibility within the shopping center. The recently approved Publix at City Center also has 90 Degree parking.
- There are no restrictions to the 90 degree parking design layout in the City of Pembroke Pines.
- The medians created with the 90 degree parking allows for more landscaping opportunities

which will provide better shade to pedestrians

- The 90 degree parking creates better alignment with the adjacent driveway connections around the ring road. There are conditions with the existing angled parking where the tie-in to the ring road does not align with the outparcel ingress and egress locations.

In addition to the comments above, planning staff notes the following improvements as a result of this application:

- Improved site circulation to the ring road due to adjustments made to the existing hard corner near the Boston Market outparcel and the addition of head in parking at southern end of the shopping center.
- Improved site lighting for better surveillance.
- Improved ADA conditions.
- Reconfigured landscape islands provide for additional shade for shoppers.
- Additional tax revenue to the City due to the construction of the proposed outbuilding.

Staff Recommendation: Approval.