



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

Summary

Agenda Date:	March 12, 2026	Application ID:	MSC2026-0008
Project:	1300 N University Drive Uniform Sign Plan	Project Number:	N/A
Project Planner	Cole Williams, Senior Planner		
Owner:	SKECC Realty Inc.	Agent:	Zahoor Karim
Location:	1300 N University Drive	Commission District	2
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	ZV2025-0006, ZV2025-0001, SP78-13		
Applicant Request:	Adoption of a Uniform Sign Plan		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u>	Assistant Director:	<u></u>

Project Description / Background

Zahoor Karim, agent, requests approval of a new uniform sign plan for the existing shopping center located at 1300 N University Drive.

The existing building was constructed in the 1970s and comprises of two tenant bays. In 2025, zoning variances ZV2025-0001 (minimum parking required) and ZV2025-0006 (Interior parking island width) were approved to allow for the site to come into compliance with engineering and fire prevention standards and accommodate the proposed restaurant tenant. Since the approvals, a dentist has proposed to take over the second tenant bay.

Land Development Code Section 155.698 requires a uniform sign plan to be in place prior to the issuance of any sign permits. Should this item be approved tonight it will enable the tenant to obtain sign permits through the building permit process.

SIGNAGE:

The applicant proposes the following sign standards for the shopping center:

- Font: Helvetica
- Face Color: White
- Trim Cap/ Return: White / Matching face
- Type: Channel Letters on Raceway

No other modifications are proposed at this time.

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

Enclosed:

Site Plan Application
Memo from Planning Division (3/4/2026)
Uniform Sign Plan
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 checked="" 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:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - _____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:

Project Name: SKECC REALTY INC

Project Address: 1300 N University Dr, Rembroke Pines, FL 33024

Location / Shopping Center: Freestanding Building

Acreage of Property: 0.48 Building Square Feet: 5843

Flexibility Zone: _____ Folio Number(s): 514109040010

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

Legal Description: We are doing the sign criteria and the monument sign.

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

-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)

A large rectangular box containing 25 horizontal lines for writing.

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] 02/12/2026
Signature of Owner Date

Sworn and Subscribed before me this 12 day
of February, 20 26



ELVIA GONZALEZ
Commission # HH 737891
Expires November 4, 2029

[Signature] November 4, 2029
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 _____ day
of _____, 20 _____

Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: (Jian Ying Zou) SKECC Realty Inc

Authorized Representative: _____

Application Number: _____

Application Request: _____

I, Jian Ying Zou (print Applicant/Authorized Representative name), on behalf of SKECC REALTY INC (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



02/12/2026

Signature of Applicant or Applicant's
Authorized Representative

Date

JIAN YING ZOU SKECC REALTY INC

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 4, 2026
To: MSC2026-0008 file
From: Cole Williams, Senior Planner
Re: USP

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

SIGN CRITERIA/UNIFORM SIGN PLAN

SKECC REALTY, INC.
1300 University Drive
Pembroke Pines, FL 33024
LANDLORD: SKECC REALTY, INC.

Owner: Jian Ying Zou
Contact: -
1300 University Drive
954-258-6889



USP Summary

Font: Helvetica
Face Color: White Acrylite #7328
Trim Cap/Return: White Trim Cap/ Matching Face Color
Type: Illuminated Channel Letters mounted on Raceway
Submitted: 02/25/2026

SKECC REALTY, INC.

1300 University Drive

GENERAL

This exhibit outlines the sign criteria for the auto mall uses. Owners will be required to submit detailed and dimensioned drawings indicating graphic content, colors, letter style, construction methods, fastening details, and electrical requirements to: SKECC REALTY, INC. These documents must be reviewed and approved by SKECC REALTY, INC. and the City of Pembroke Pines prior to fabrication and installation of any sign.

1. "Signs" shall be defined as any message that can be read from the exterior as a building wall sign.
2. The location(s), character, design, color, and layout of all signs shall be subject to approval of SKECC REALTY, INC. and shall be centered, both, horizontally and vertically, on the sign band above the demised premises.
3. FABRICATION: All signs are to be fabricated by a licensed sign contractor, approved by SKECC REALTY, INC., according to the requirements of local, state and national codes. All signs are to be fabricated to Underwriters Laboratories Specifications.
4. INSTALLATION: All signs are to be installed by a state and/or local certified sign contractor, approved by SKECC REALTY, INC. and according to local, state and national codes.
5. Signs on rear service doors: User may install one identification sign on service doors with a maximum of 3 inch high, Black, Helvetica Medium, all capital characters indicating the use as on the sign band. All other signs on rear or service side of leased areas are prohibited. Total area limited to 3 square feet.
6. Signs are to be continuously illuminated from sunset (operated by photoelectric cell) until 11:00 p.m. or store closing whichever is later or as otherwise defined by SKECC REALTY, INC. and required by the lease. Signs shall have a 24-hour time clock.
7. All materials used in sign fabrication are to be new.

STOREFRONT SIGN STANDARDS

1. Height: All letters are to be a maximum of 48" in height on storefronts.
2. Length: Length (sign structure and sign copy). Sign copy shall be limited to a maximum of seventy-five (75) percent of leased frontage.
3. Sign Area: Signs area based on 1.5 square feet per linear foot of tenant bay length. Sign area not to exceed 120 square feet.
4. Brightness: Illuminated and other lighting effects shall not create a nuisance to adjacent property or create a traffic hazard.
5. Number of Signs: Users are allowed one sign on each bay primary frontage. Tenants occupying a corner bay within a shopping center shall be allowed an additional sign on the store's secondary frontage-which shall not exceed the size of the sign allowed on the primary frontage. Sign area for both signs shall not exceed a maximum area of 120 square feet.
6. Location: Signs shall not extend closer than 19" from the top of the center's painted fascia band. Signs shall be centered horizontally and vertically within the sign band of demised premises.

SIGN SPECIFICATIONS

1. All signs are to be (.063 gauge) individual aluminum channel letters mounted on raceway, within SKECC REALTY, INC. designated areas. Letters are to be internally illuminated by interior mounted short white LEDs. Letters shall have Plexiglas faces using White Acrylite #7328 in color. These faces shall be secured to the letter with a trim molding. Trim molding color shall match sign face color. Letters shall be mounted to raceway, and raceway shall be attached to building center's fascia.

Faces of the channel letters shall be White Acrylite #7328. Trim cap and returns shall match sign face color.

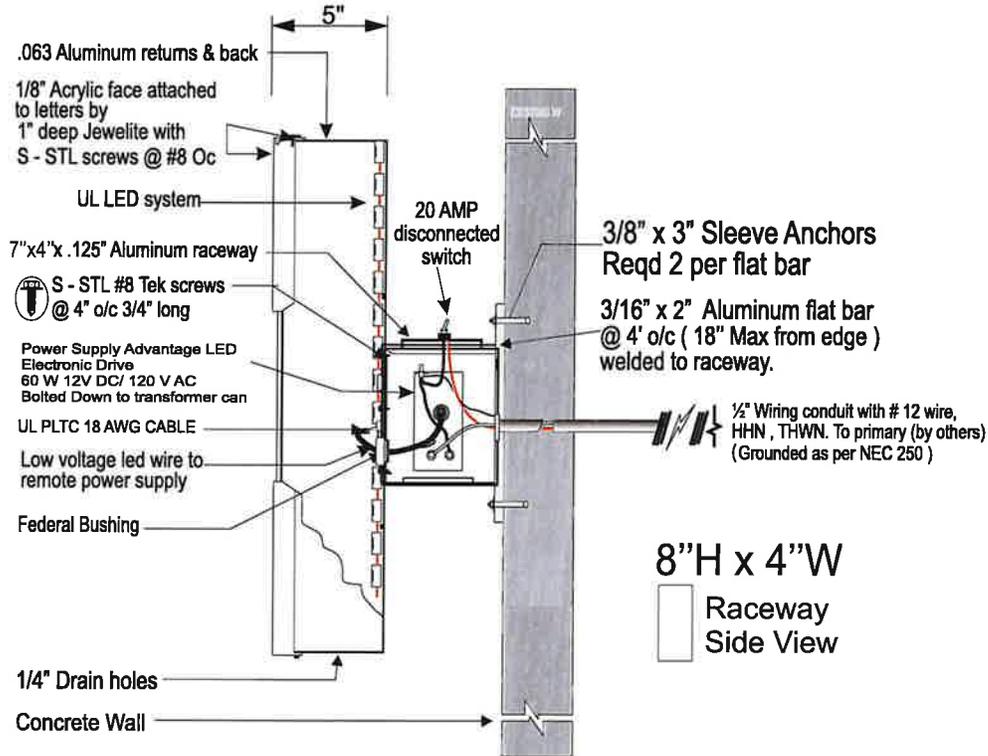
2. Materials: (All materials must be new.)
 - a. ALUMINUM
 - b. ACRYLITE/ACRYLIC
 - c. LED
3. Signs utilizing legally registered and recognized logos, trademarks, or letter style shall be considered and may be permitted with approval of both SKECC REALTY, INC. and the City of Pembroke Pines.

WINDOW SIGNAGE

Any window signage shall comply with the City of Pembroke Pines ordinance and must be approved by SKECC REALTY, INC.

ILLUSTRATIONS

A. Typical Store Front Elevations



B. Letter Sample

FONT / COLOR

HELVETICA / WHITE ACRYLITE #7328

ABCDEFGHIJKLMNOP
 OPQRSTUVWXYZÀ
 ÅÉÎÏabcdefghijklmn
 opqrstuvwxyzàåéîï&
 1234567890(\$£.,!?)

C. Site Plan



D. Tenant List/Bay Square Footage

Insert Leasing Plan with Tenant Names and Square Footage

** TO BE DETERMINED BY SKECC REALTY, INC.. INFORMATION NOT AVAILABLE YET*

SUBJECT SITE AERIAL PHOTO

1300 N University Drive (MSC2026-0008)

