



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

Summary

Agenda Date:	June 27, 2019	Application ID:	SN 2019-04
Project:	Arbor Green	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Jessica Almeida	Agent:	Brooke Walker
Location:	Generally located east of Hiatus Road and south of Taft Street		
Existing Zoning:	R-4 (Apartment)	Existing Land Use:	Medium (10-16 du/acre)
Reference Applications:	SP 76-1		
Applicant Request:	One double-sided residential subdivision sign		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Brooker Walker, agent, is requesting to remove and install a residential subdivision sign generally located east of Hiatus Road and south of Taft Street. The sign will be located at the entrance of the subdivision along Taft Street and will be placed in the existing sign location.

Arbor Green was approved in 1976 (SP 76-1). Staff was unable to identify other applications in relation to Arbor Green.

SIGNAGE:

The 9'-1 3/4" tall sign will include 23.5 square feet of copy reading "ARBOR GREEN AT PEMBROKE LAKES" in gray copy. Additionally, there will be a gray tree emblem located above the text. The sign will be illuminated via ground lighting which will be shield by the existing landscaping. The existing landscaping around the existing sign meets code requirements and will be restored to its original condition if damage during construction.

The following colors and materials are being proposed for the sign:

- Main Body: (Rock Ridge Multicolor Slate Legerstone)
- Accents: (SW 7072 Online)
- Sign Background: (MP 55690 Forrest Green)
- Sign Border: (MP 23446 Country Red)
- Text: (SW 7072 Online)

No other site modifications are being 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:

Unified Development Application
Memo from Engineering Division (6/10/19)
Memo from Zoning Administrator (6/10/19)
Memo from Landscape Division (6/10/19)
Memo from Planning Division (6/10/19)
Memo from Engineering Division (5/8/19)
Memo from Fire Prevention (5/7/19)
Memo from Zoning Administrator (5/7/19)
Memo from Landscape Division (5/6/19)
Memo from Planning Division (5/1/19)
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:

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 20 n/a Application #: SN2019-04
Date Submitted: 04/25/19 Posted Signs Required: (n/a) Fees: \$ 743

SECTION 1-PROJECT INFORMATION:

Project Name: Arbor Green

Project Address: E. Sandpiper Circle

Location / Shopping Center: Arbor Green

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5141 07 07 0011

Plat Name: _____ 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: Jessica Almeida
Owner's Address: 1941 NW 150th Ave, Pembroke Pines, FL 33028
Owner's Email Address: jettica28@hotmail.com
Owner's Phone: 954/8301702 Owner's Fax: _____
Agent: GraphPlex Signs
Contact Person: Brooke Walker
Agent's Address: 2830 N. 28th Trce
Agent's Email Address: brookew@graphplex.com
Agent's Phone: 954-920-0905 Agent's Fax: 954-920-0906

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

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

PROPOSED

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT ZONING

North: _____
South: _____
East: _____
West: _____

ADJACENT LAND USE PLAN

North: _____
South: _____
East: _____
West: _____

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

We would like to install new exterior
signage to replace the existing signage.

SECTION 7- PROJECT AUTHORIZATION

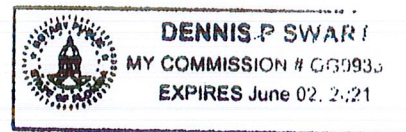
OWNER CERTIFICATION

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

2/1/19
Date

Sworn and Subscribed before me this 14th day
of February, 20 19



Fee Paid

[Signature]
Signature of Notary Public

06/02/21
My Commission Expires

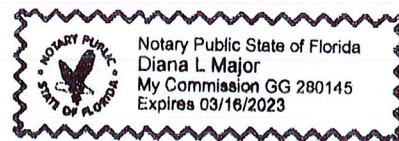
AGENT CERTIFICATION

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

1/31/19
Date

Sworn and Subscribed before me this 20th day
of March, 20 19



Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires

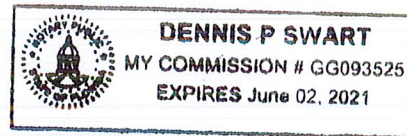
SECTION 7- PROJECT AUTHORIZATION

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.

Josh Arnold 2/1/19
Signature of Owner Date

Sworn and Subscribed before me this 11th day
of February, 2019



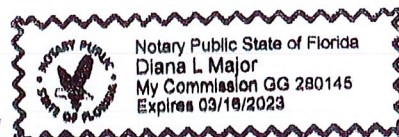
 Doris 06/02/2021
Fee Paid Signature of Notary Public My Commission Expires

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.

Breake Walker 1/31/19
Signature of Agent Date

Sworn and Subscribed before me this 20th day
of March, 2019



Diana L Major
Fee Paid Signature of Notary Public My Commission Expires

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

DRC REVIEW FORM



June 10, 2019

PROJECT: *ARBOR GREEN MONUMENT SIGN REPLACEMENT*
PROJECT: *SN 2019-04*

To: Cole Williams, Planner
Planner/Zoning Technician, Planning and Economic Development Department

From: John L. England, P.E.
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046

RECOMMENDATIONS:

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.

MEMORANDUM

June 10, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-04 (Arbor Green Subdivision Sign)

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

MEMORANDUM

June 10th, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SN 2019-04) Arbor Green

The City of Pembroke Pines Planning Division has conducted a landscape review for Arbor Green as per documents provided. The following items need to be addressed prior to this project being found in compliance:

All comments have been addressed at this time.

Note: Please make sure that any landscape damaged during construction be replaced to make sure the sign meets landscape ordinance 153.19, "The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards: (A) Landscape area must consist of shrubs, groundcover, or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement."

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.

Kristen Jensen
Landscape Planner/Designer
Planning and Economic Development Division
City of Pembroke Pines

954.392.2107 (Office) • kjensen@ppines.com

Please consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 10, 2019
To: SN 2019-04 file
From: Cole Williams, Planner / Zoning Technician
Re: Arbor Green

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
ADRESSED**

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

DRC REVIEW FORM



May 8, 2019

PROJECT: *ARBOR GREEN MONUMENT SIGN REPLACEMENT*
PROJECT: *SN 2019-04*

To: Cole Williams, Planning/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. Provide confirmation that proper Sight Distance (Site Triangle) for vehicles exiting the entrance drive and turning onto Taft Street will be met based upon the proposed site location/placement of the proposed Monument Sign relative to the existing 'Stop Bar' location.

The engineer must clearly designate on a plan to scale that the minimum required Sight Distance ("Site Line/Limit of Clear Site") per FDOT design criteria, Standard Index No. 546, for both a Passenger Vehicle (P) and Single Unit Vehicle (SU) will be met/provided based upon the proposed site location/placement and design size/configuration of the proposed Monument Sign.

Submit a 'Site Distance Plan' drawn to scale depicting the aforementioned required Site Distance ("Site Line/Limit of Clear Site") information per the FDOT design criteria/index noted.

2. An Engineering Construction Permit and/or Building Permit is required for installation/construction of the proposed Entry Monument Sign Replacement. Note that submittal of appropriate signed and sealed plans and details will be required for review and processing of the required Engineering Construction Permit by the Environmental Services/Engineering Division.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Michael Testagrossa, Prevention Captain
(954) 499-9560

PROJECT NAME: Arbor Green

REFERENCE #: SN 2019 -04

DATE REVIEWED: 05/07/2019

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

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

NOTE: Replacing the existing entrance monument sign.

MEMORANDUM

May 7, 2019, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-04 (Arbor Green Subdivision Sign)

The following are my comments regarding the above Sign Plan:

1. Are any other changes/additions to way finding signs, direction signs, interior information signs, etc. being considered? If so, provide all details with this submittal.
2. Provide all color names, color numbers, materials, finishes, etc. on elevation of sign.
3. Provide overall height of sign to top of arch.
4. Show landscaping that will be installed as final screening.
5. Will there be any ground lighting? If so, provide details of fixtures and how they will be screened.

Please contact me with any questions.

MEMORANDUM

May 6th, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SN 2019-04) Arbor Green

The City of Pembroke Pines Planning Division has conducted a landscape review for Arbor Green as per documents provided. The following items need to be addressed prior to this project being found in compliance:

1. Please provide landscape plans if any modifications will be done to the landscape design. If no modifications will be made to the landscape design please assure all landscape material damaged during construction will be replaced.
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 etc.

Note: Please make sure that any landscape damaged during construction be replaced to make sure the sign meets landscape ordinance 153.19, "The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards: (A) Landscape area must consist of shrubs, groundcover, or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement."

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.

Kristen Jensen
Landscape Planner/ Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) • kjensen@ppines.com
Please consider the environment before printing this email

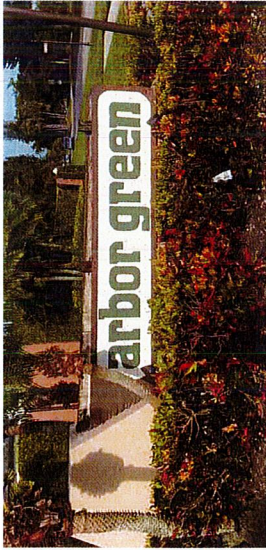
PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 1, 2019
To: SN 2019-04 file
From: Cole Williams, Planner / Zoning Technician
Re: Arbor Green

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

1. Is any other work being done to the site?
2. Label the colors and materials to be used on the sign.
3. Provide material board with all paint chips and stone materials to be used.
4. Revise the square footage calculations to be an outline of the sign feature.
5. Is the sign illuminated by ground lighting? If so, provide details of the fixtures. Be advised that ground lighting must be shielded by landscaping. Color temperature of the lighting shall not exceed 3,000K.
6. Is the landscaping being modified around the base of the sign? If so, provide details of the landscaping to be placed around the sign. At minimum the landscaping must be installed at 24" in height with a 12" spread.




Existing Sign to be removed.
Existing LED Ground lighting to remain.

NOTE: LIGHTING WILL BE SCREENED BY LANDSCAPING

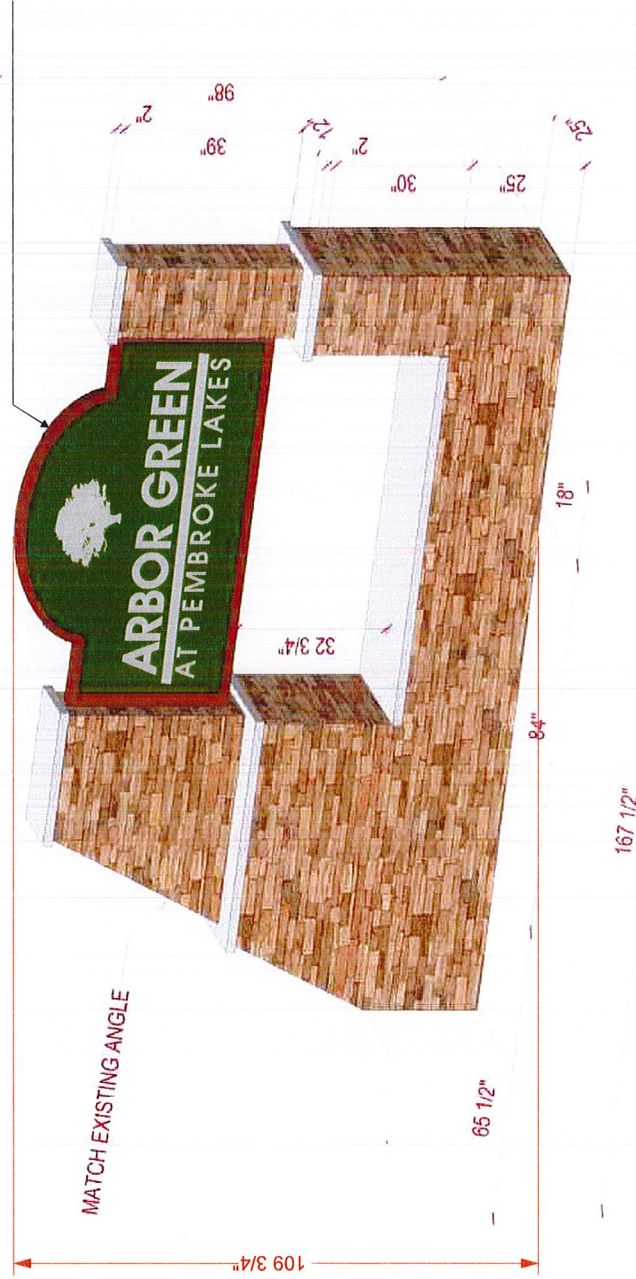


1 ELEVATION: NEW MONUMENT SIGN
Scale: nts

 <p>954.920.0905 www.graphplex.com 2830 North 28th Terrace • Hollywood, Florida 33020</p>	<p>CLIENT: Arbor Green PROJECT: New monument sign ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida</p>	<p><input type="checkbox"/> APPROVED AS SUBMITTED BY: _____ DATE: _____ <input type="checkbox"/> APPROVED AS NOTED BY: _____ DATE: _____</p>	<p>DRAWN BY: RL SALES: Mike Quintana</p>
<p>THIS ORIGINAL DRAWING (OR COPY) IS FOR YOUR CONSIDERATION FOR A PROJECT WE ARE PROPOSING FOR YOU. IT IS NOT TO BE COPIED (IN FULL OR PART) OR EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM GRAPHPLEX SIGNS.</p>	<p>SIGN TYPE: QUANTITY:</p>	<p>DATE: 3/1/2019 5/15/5/22/6/10 FILENAME: Arbor Green/ Arbor Green Monument Sign-STRUCTURAL 6-10-2019</p>	<p>PAGE#: 1</p>

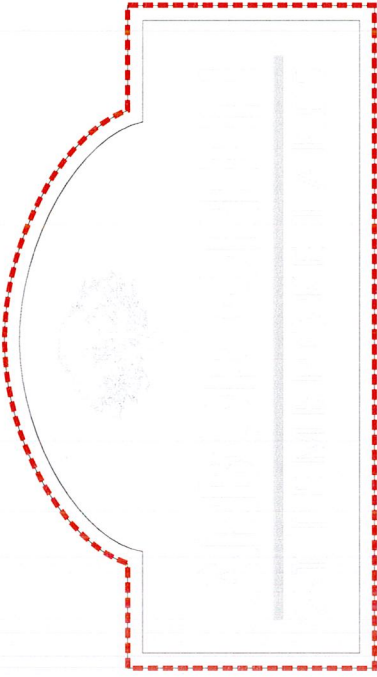
AG - Concept Revision 180830.3.3

ADDED CAPS
ADDED INTERMEDIATE CAPS
RAISED 3.5" CLEARANCE TO SIGN
LIGHTER AND LARGER LEDGE STONE
SIGN BORDER TO MATCH DARKEST LEDGE STONE



SIGN PANELS: Sign is double-sided
88" x 49 3/8" x 1/2" THICK ALUMINUM PANELS WITH HDU BORDER.
MOUNTS TO STRUCTURE WITH 3/8" X 3" EXPANSON BOLTS.
(MIN 4 REQUIRED)


Sign Panel = 23.5 sf

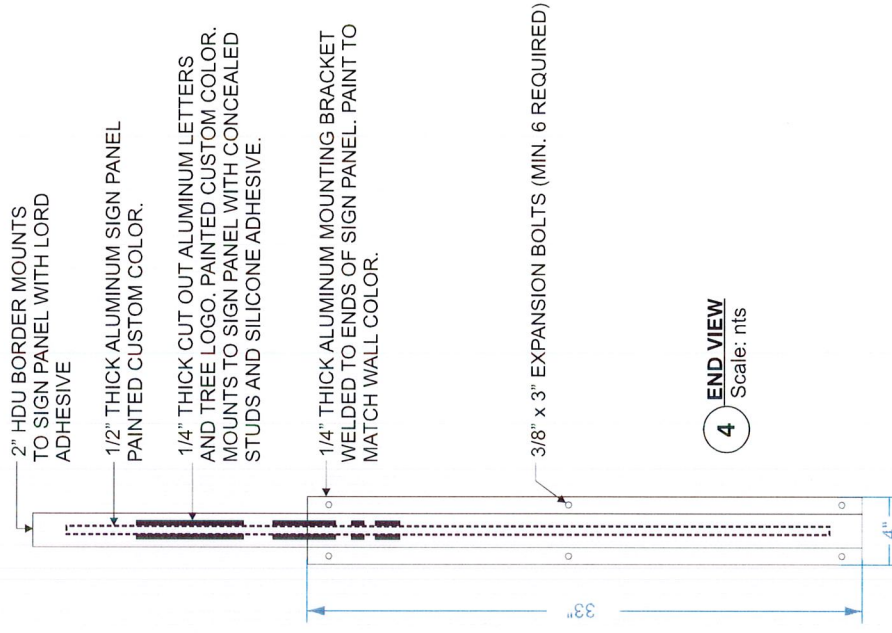
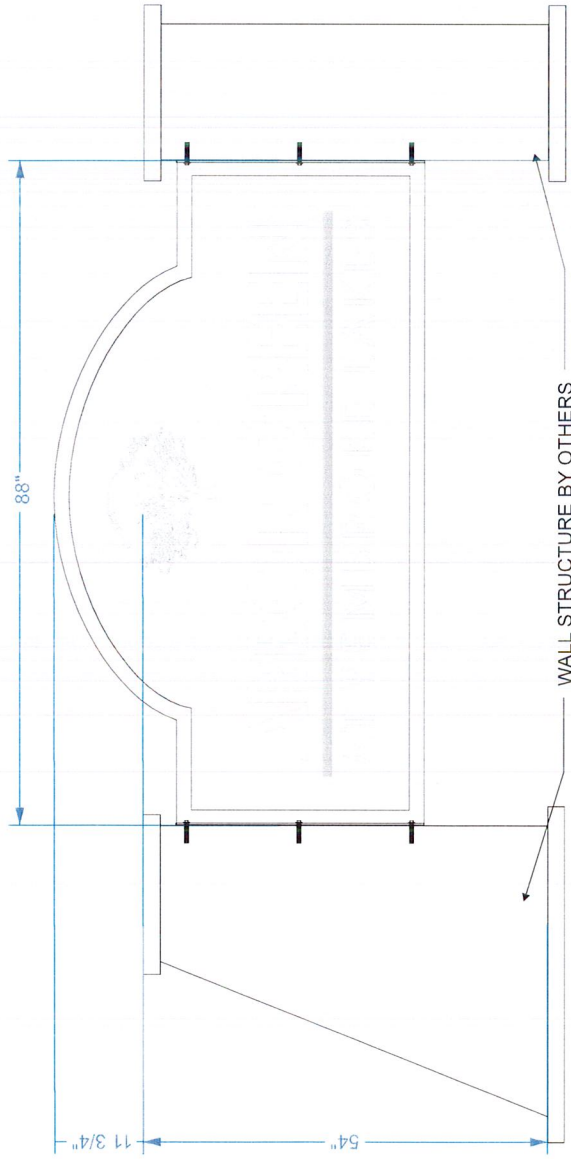


Total structure: 127.6 sf

2 ELEVATION: NEW MONUMENT SIGN

Scale: nts

 Sign Design & Manufacture 2830 North 28th Terrace • Hollywood, Florida 33020 954.920.0905 www.graphplex.com	CLIENT: Arbor Green PROJECT: New monument sign ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida	<input type="checkbox"/> APPROVED AS SUBMITTED BY: _____ DATE: _____ <input type="checkbox"/> APPROVED AS NOTED BY: _____ DATE: _____ DRAWN BY: RL SALES: Mike Quintana
THIS ORIGINAL DRAWING (OR COPY) IS FOR YOUR CONSIDERATION FOR A PROJECT WE ARE PROPOSING FOR YOU. IT IS NOT TO BE COPIED (IN FULL OR PART) OR EXHIBITED TO ANYONE OUTSIDE YOUR ORGANIZATION WITHOUT WRITTEN PERMISSION FROM GRAPHPLEX SIGNS.	SIGN TYPE: QUANTITY:	DATE: 3/1/2019(5/15)/(5/22)/(5/23)/(6/10) FILENAME: Arbor Green/ Arbor Green Monument Sign-STRUCTURAL 6-10-2019 PAGE#: 2



3 SIGN DETAILS

Scale: 3/4" = 1'-0"

84" x 45 3/8" x 1/2" THICK ALUMINUM PANEL WITH HDU BORDER. MOUNTS TO STRUCTURE WITH MOUNTING BRACKET AND 3/8" X 3" EXPANSION BOLTS.

ANCHOR SCHEDULE

WALL MATERIAL	ANCHOR TYPE	QTY OR SPACING
CONCRETE (3ksi) or HOLLOW MASONRY	3/8" THREADED RODS WITH MIN. 2" EMBED IN ADHESIVE	
	3/8" TAPCONS (OR EQUIV) WITH 1.75" EMBED	
	3/8" EXPANSION ANCHORS WITH 2.5" EMBED	
1/2" PLYWOOD (NO ACCESS BEHIND)	3/8" TOGGLE BOLTS	
	3/8" WOOD SCREWS OR TAPCONS, FULL EMBED	
METAL STUDS OR METAL PANELS	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUMINUM	
HOLLOW WALL (BLOCKING BEHIND)	3/8" THRU-BOLTS OR LAGS TO SOLID BLOCKING BEHIND	



954.970.0905
www.graphplex.com
Sign Design & Manufacture
2830 North 28th Terrace • Hollywood, Florida 33020

CLIENT: Arbor Green
PROJECT: New monument sign
ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida

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SIGN TYPE:
QUANTITY:

DATE: 3/1/2019(5/15/5/22/6/10)
FILENAME: Arbor Green/ Arbor Green Monument Sign-STRUCTURAL 6-10-2019

☐ APPROVED AS SUBMITTED BY: _____ DATE: _____
☐ APPROVED AS NOTED BY: _____ DATE: _____

DRAWN BY: RL
SALES: Mike Quintana




5 EXISTING LANDSCAPING

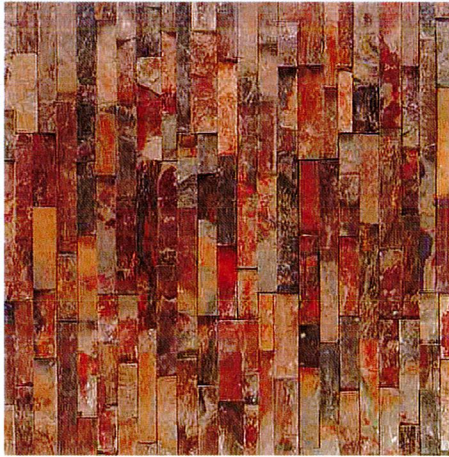
Scale: nts

Landscaping is existing and in good condition. Any plants/landscaping damaged during installation will be replaced with same.

Irrigation is existing and any irrigation damaged during installation will be replaced with same.

 <p>954.920.0905 www.graphplex.com Sign Design & Manufacture 2830 North 28th Terrace • Hollywood, Florida 33020</p>	<p>CLIENT: Arbor Green PROJECT: New monument sign ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida</p>	<div> <input type="checkbox"/> APPROVED AS SUBMITTED BY: _____ DATE: _____ </div> <div> <input type="checkbox"/> APPROVED AS NOTED BY: _____ DATE: _____ </div>	<p>DRAWN BY: RL SALES: Mike Quintana</p>
<p>LANDSCAPING</p>		<p>DATE: 3/1/2019(5/15)/(5/22)/(6/10) FILENAME: Arbor Green/ Arbor Green Monument Sign-STRUCTURAL 6-10-2019</p>	
<p>PAGE#: 4</p>			

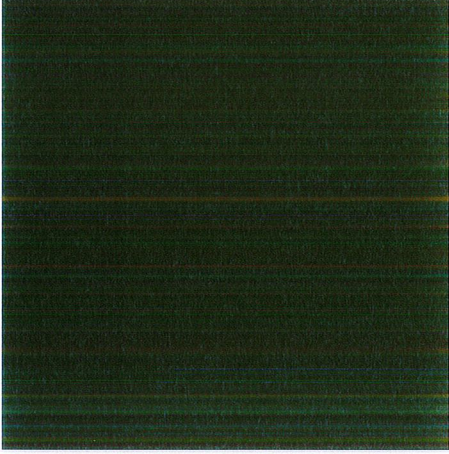
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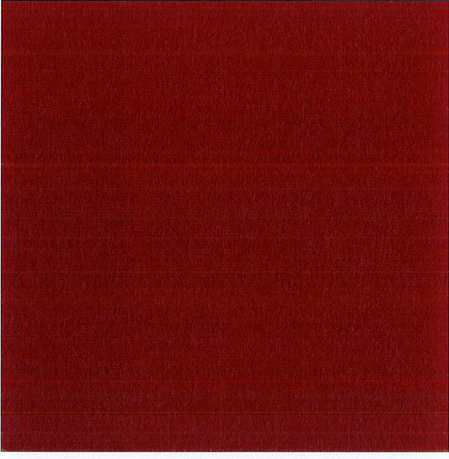
Sign Base
Rock Ridge
Multicolor Slate
Legerstone




Sign Base, Caps &
Sign Copy
SW 7072 Online

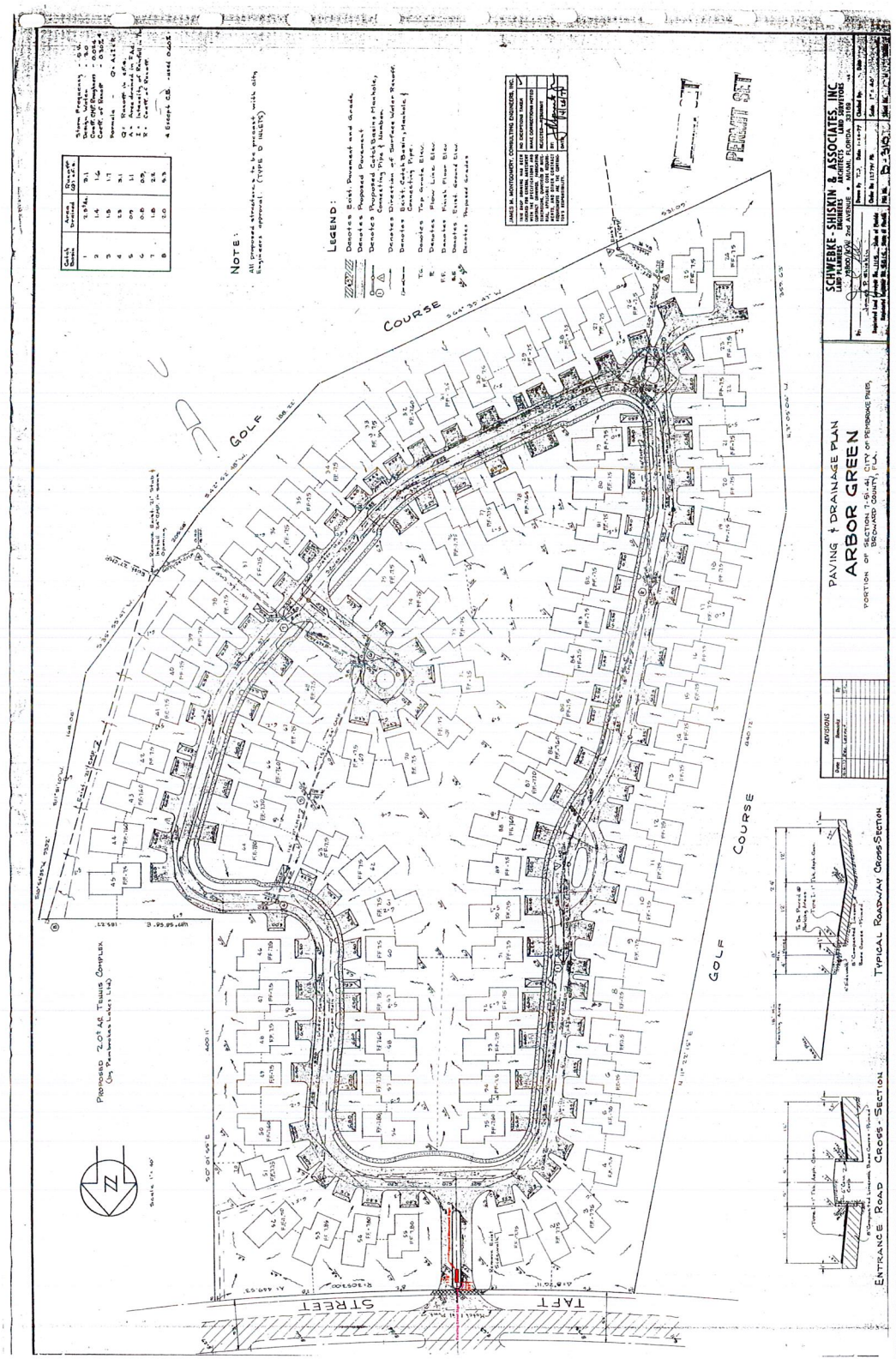



Sign Background
Matthews MP55690
Forrest Green

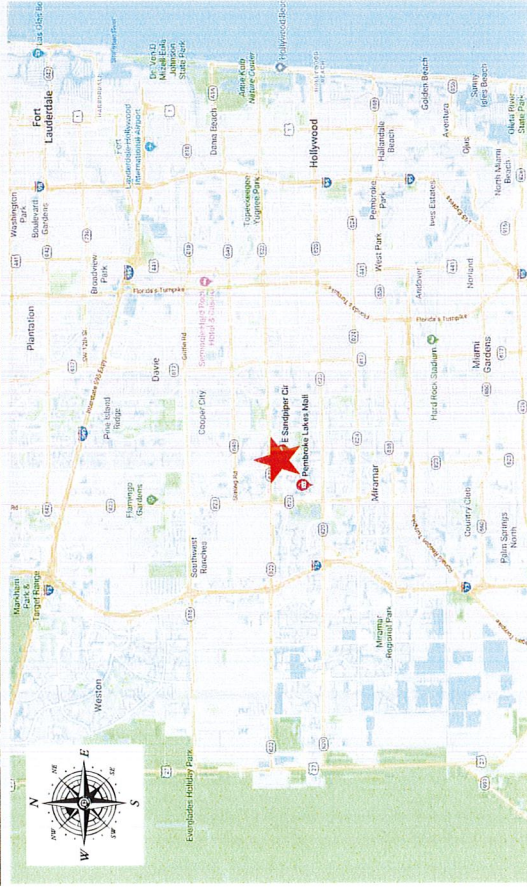
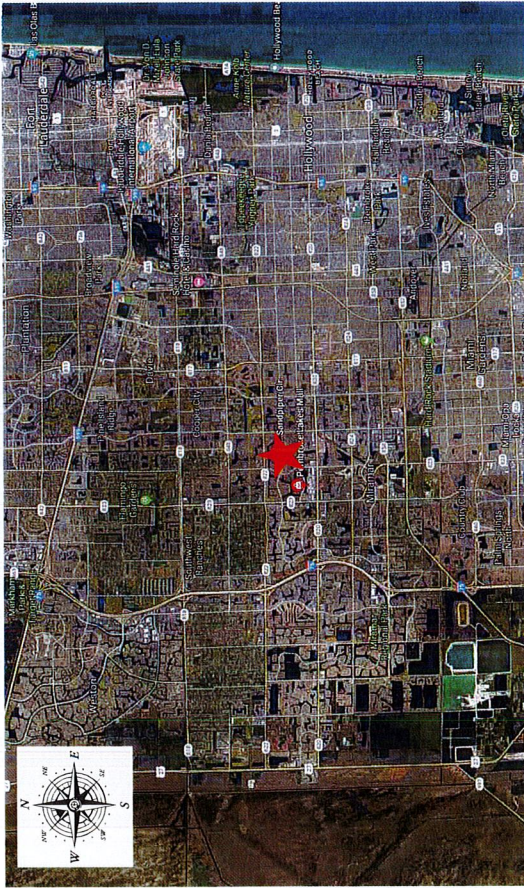


Sign Border
Matthews Mp23446
Country Red

 GRAPHPLEX SIGN S Sign Design & Manufacture 2830 North 28th Terrace • Hollywood, Florida 33020 954.920.0905 www.graphplex.com	CLIENT: Arbor Green PROJECT: New monument sign ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida	<input type="checkbox"/> APPROVED AS SUBMITTED BY: _____ DATE: _____ <input type="checkbox"/> APPROVED AS NOTED BY: _____ DATE: _____	DRAWN BY: RL SALES: Mike Quintana
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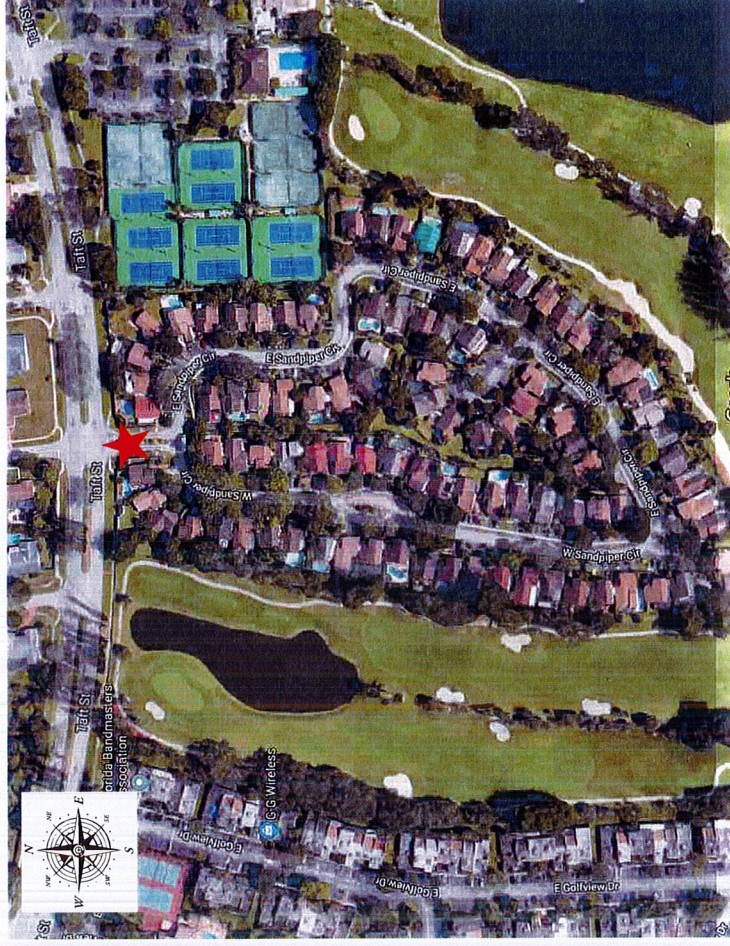
	GRAPHPLEX SIGNS Sign Design & Manufacture 2830 North 28th Terrace • Hollywood, Florida 33020	954.920.0805 www.graphplex.com	CLIENT: Arbor Green PROJECT: New monument sign ADDRESS: E. Sandpiper Circle, Pembroke Lakes, Florida	<input type="checkbox"/> APPROVED AS SUBMITTED BY: _____ <input type="checkbox"/> APPROVED AS NOTED BY: _____	DATE: _____ DATE: _____	DRAWN BY: RL SALES: Mike Quintana
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			DATE: 3/1/2019/5/15/5/22/6/10 FILENAME: Arbor Green/ Arbor Green Monument Sign-STRUCTURAL 6-10-2019			
			PAGE#: 7			



Client: ARBOR GREEN
Location: Taft Street & E. Sandpiper Circle
Pembroke Lakes, Florida

ELEVATION: NORTH

★ Proposed sign location



GRAPHPLEX SIGNS Sign Design & Manufacture 2830 North 28th Terrace • Hollywood, Florida 33020 954.920.0905 www.graphplex.com	CLIENT: Arbor Green PROJECT: New monument sign ADDRESS: E Sandpiper Circle, Pembroke Lakes, Florida	<input type="checkbox"/> APPROVED AS SUBMITTED BY: _____ DATE: _____ <input type="checkbox"/> APPROVED AS NOTED BY: _____ DATE: _____	DRAWN BY: RL SALES: Mike Quintana
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