



**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>	December 13, 2018	<b>Application ID:</b>	SN 2018-09
<b>Project:</b>	MOD Pizza Supergraphic	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician <i>CW</i>		
<b>Owner:</b>	Treehouse Assets LLC	<b>Agent:</b>	Dwayne L. Dickerson, Esq.
<b>Location:</b>	11255 Pines Boulevard, Pembroke Pines FL, 33026		
<b>Existing Zoning:</b>	B-3 General Business	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	SP 2016-20, ZV 2016-05, MSC 2014-16, SP 2014-04, ZV 2014-03, ZV 2014-04, SP 2012-18, MSC 2008-36, MSC 2008-26, ZV 2008-16, ZV 2008-15, MSC 2005-03, SP 2004-69, SP 2003-23, SP 2001-18, SN 2001-01, ZV 2000-35, RS 2000-18, SP 99-69, ZV 97-14, SP 97-01, SN 97-01, SP 95-12, SP 94-56, ZV 94-29, ZV 94-28, SN 94-15, SP 93-61		
<b>Applicant Request:</b>	202 Square Foot Supergraphic		
<b>Staff Recommendation:</b>	Approval		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director: <i>MS</i>	Planning Administrator: <i>PL</i>	

**Enclosed:** Unified Development Application  
Memo from Planning Division (12/5/18)  
Memo from Zoning Administrator (12/5/18)  
Memo from Planning Division (11/27/18)  
Memo from Zoning Administrator (11/26/18)  
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.ppinies.com>

**City of Pembroke Pines**

**Received**

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.

NOV 19 2018

SN-2018-09

Pre Application Meeting Date:

# Plans for DRC

Planning & Economic Development  
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 (NOPOC)*	<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 Application #: SN-2018-09

Date Submitted: 11/19/18 Permit Signs Required: 1 Fees: \$ 743.00

**SECTION 1-PROJECT INFORMATION:**

**Project Name:** Mod Pizza Supergraphic

Project Address: 11255 Pines Blvd., Pembroke Pines, FL 33026

**Location / Shopping Center:** Pembroke Lakes Regional Center

Acreage of Property: 41.482 SF Building Square Feet: 2,277 SF

Flexibility Zone: N/A Folio Number(s): 5140-1313-0037

Plat Name: Pembroke Lakes Regional Center Traffic Analysis Zone (TAZ): N/A  
(127-50)

**Legal Description:**

PEMBROKE LAKES REGIONAL CENTER 127-50 B POR OF TR C DESC AS: COMM AT SW COR OF SAID TR C, E 354.83 ALG S/L OF TR C, N 177, E 234.28, S 177, W 234.44 TO POR

Has this project been previously submitted?  Yes  No

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
N/A	N/A	N/A	N/A	N/A	N/A



*-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: N/A

Code Section: N/A

**Required:** N/A

**Request:** N/A

### Details of Variance, Zoning Appeal, Interpretation Request

NA

## **SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

City Amendment Only       City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

S:\Planning\DOCUMENTS\application Unified Development Application 2017.v3

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

Mod Pizza is requesting a 4' x 336 sq. ft. supergraphic sign/mural approval,

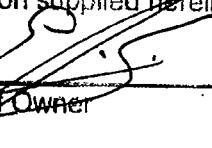
which will be located on the eastern elevation of the Mod Pizza building.

Attached please find the documentation illustrating the supergraphic's details.

## 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.

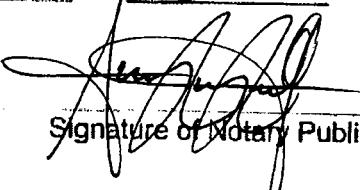
  
Signature of Owner

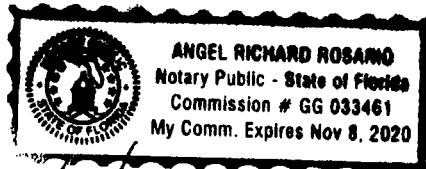
Nov 10<sup>th</sup> 2018

Date

Sworn and Subscribed before me this 10<sup>th</sup> day  
of November, 20 18

Fee Paid

  
Signature of Notary Public

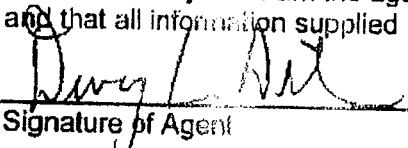


11/08/2020

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.

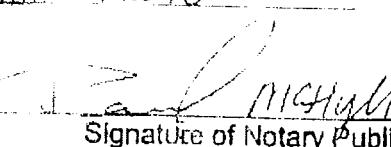
  
Signature of Agent

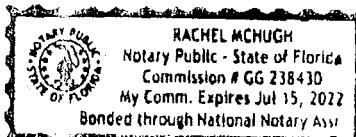
11/15/18

Date

Sworn and Subscribed before me this 15<sup>th</sup> day  
of November, 20 18

Fee Paid

  
Signature of Notary Public



My Commission Expires

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** December 5, 2018

**To:** SN 2018-09 file

**From:** Cole Williams, Planner / Zoning Technician

**Re:** MOD Pizza Supergraphic

---

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

ALL COMMENTS HAVE BEEN ADDRESSED.

MEMORANDUM

December 5, 2018

To: Cole Williams  
Planner/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SN 2018-09 (Mod Pizza Supergraphic)

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

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** November 26, 2018

**To:** SN 2018-09 file

**From:** Cole Williams, Planner / Zoning Technician

**Re:** MOD Pizza Supergraphic

---

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

1. Provide dimensions and measurements of supergraphics.
2. Provide dimensions for the primary building frontage
3. Proposed string lights are not permitted by code. Remove from plans
4. Label proposed items as new. Any items that were previously approved should not be shown as new.

MEMORANDUM

November 26, 2018

To: Cole Williams  
Planner/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SN 2018-09 (Mod Pizza Supergraphic)

---

The following are my comments regarding the above Sign Plan:

1. Provide length of building on Sheet A-201 to confirm square foot of façade.
2. Provide dimensions of Supergraphic, including “falling off M’s”, to show how square footage was calculated.
3. String lights shown above outdoor dining are for Mod Pizza are not permitted as they are visible bare bulb style.

**Section 155.328 Prohibited Signs.**

(A) **The following are those signs which shall not be permitted within the municipal limits of the city:**  
**(5) Exposed neon tubes or bare bulb signs or neon borders inside window frames.**

Please contact me with any questions.

SUBJECT SITE AERIAL PHOTO

MOD Pizza Supergraphic (SN 2018-09)



