



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

Summary

Agenda Date:	December 13, 2018	Application ID:	SN 2018-09
Project:	MOD Pizza Supergraphic	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician <i>CW</i>		
Owner:	Treehouse Assets LLC	Agent:	Dwayne L. Dickerson, Esq.
Location:	11255 Pines Boulevard, Pembroke Pines FL, 33026		
Existing Zoning:	B-3 General Business	Existing Land Use:	Commercial
Reference Applications:	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		
Applicant Request:	202 Square Foot Supergraphic		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> City Commission
Reviewed for the Agenda:	Director: <i>MS</i> Planning Administrator: <i>SM</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.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 _____

City of Pembroke Pines

Received

NOV 19 2018
 SN-2018-09

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 (NOPO)* | <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 foot 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 Pl. And Signs Required: () Fees: \$ 743.00

SECTION 1-PROJECT INFORMATION:Project Name: Mod Pizza SupergraphicProject Address: 11255 Pines Blvd., Pembroke Pines, FL 33026Location / Shopping Center: Pembroke Lakes Regional CenterAcreage of Property: 41,482 SF Building Square Feet: 2,277 SFFlexibility Zone: N/A Folio Number(s): 5140-1313-0037Plat 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 POB

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

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Treehouse Assets LLC

Owner's Address: 4577 N. Hollywood Rd., #105, Sunrise, FL 33351

Owner's Email Address: emilio.rosa165@gmail.com

Owner's Phone: 786-536-5566

Owner's Fax: _____

Agent: Dunay, Miskel & Backman, LLP / Dwayne L. Dickerson, Esq.

Contact Person: Dwayne L. Dickerson, Esq.

Agent's Address: 14 SE 4th Street, Ste. 36, Boca Raton, FL 33432

Agent's Email Address: ddickerson@dmbblaw.com

Agent's Phone: 561-405-3358

Agent's Fax: 561-409-2341

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: B-3

Land Use / Density: Commercial

Use: Retail/Shopping Center

Plat Name: Pembroke Lakes Regional Center (127-50)

Plat Restrictive Note: See Plat

PROPOSED

Zoning: B-3

Land Use / Density: Commercial

Use: Restaurant

Plat Name: Pembroke Lakes Regional Center (127-50)

Plat Restrictive Note: See Plat

ADJACENT ZONING

North: B-3

South: B-3

East: B-3

West: B-3

ADJACENT LAND USE PLAN

North: Commercial

South: Commercial

East: Commercial

West: Commercial

-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:

 N/A

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

SECTION 6 - DESCRIPTION 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.

Handwritten notes area with multiple horizontal lines.

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 10th 2018
Date

Sworn and Subscribed before me this 10th day
of November, 2018




Fee Paid


Signature of Notary Public

11/08/2020
My Commission Expires

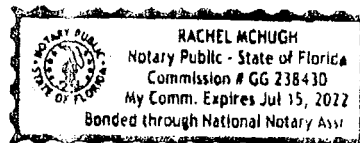
AGENT CERTIFICATION

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.

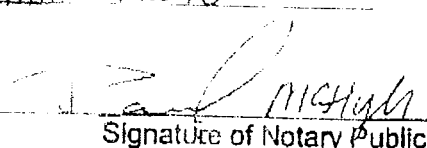

Signature of Agent

11/5/18
Date

Sworn and Subscribed before me this 5th day
of November, 2018




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.**

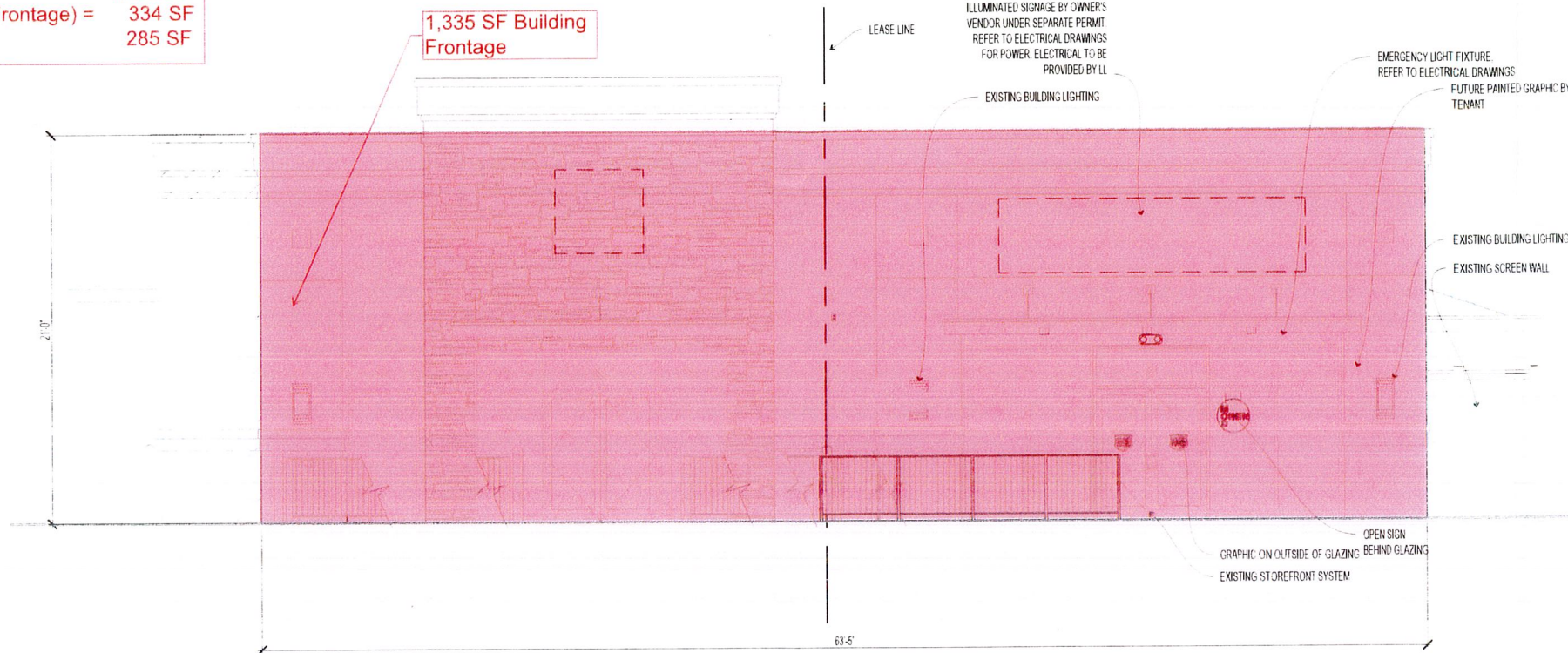
Please contact me with any questions.

SUBJECT SITE AERIAL PHOTO

MOD Pizza Supergraphic (SN 2018-09)

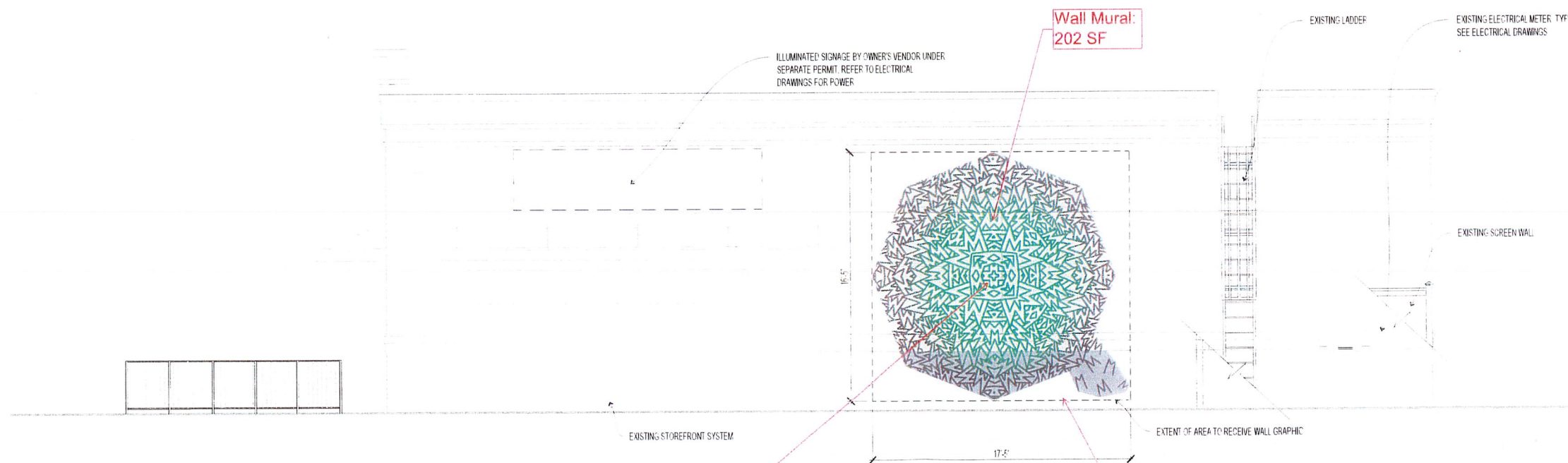


Total Building Frontage: 1,335 SF
Total Allowable Signage SF (25% of Total Frontage) = 334 SF
Actual Signage SF = 285 SF



- 24'-0" AFF TO PARAPET
- 21'-0" AFF TO PARAPET
- 10'-0" AFF BO AWNING
- 7'-0" AFF TO ENTRY DOORS
- 3'-6" AFF TO RAILING
- 0'-0" FINISH FLOOR

10 EXTERIOR ELEVATION- SOUTH
SCALE 1/8"=1'-0"



- 24'-0" AFF TO PARAPET
- 21'-0" AFF TO PARAPET
- 10'-0" AFF BO AWNING
- 3'-6" AFF TO RAILING
- 0'-0" FINISH FLOOR

Painted wall mural colors:
- Sherwin Williams SW7048 Urbane Bronze
- Sherwin Williams SW6938 Synergy

Extent of graphic area: 285 SF

5 EXTERIOR ELEVATION - EAST
SCALE 1/8"=1'-0"



2035 158th CT NE
Suite 200
Bellevue, WA 98008

INTERPLAN3

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AK 003426
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5006
FX 407.625.9124
PROJECT NO. 2016.0002

NOTED:
THIS DOCUMENT IS NOT FOR CONSTRUCTION
UNLESS THE ARCHITECT OR ENGINEER'S
SIGNATURE AND SEAL APPEAR BELOW.



Digitally signed
by David Boyce
Date: 13-57-16-05'00'

PEMBROKE PINES
11255 PINES BLVD., STE NO. 101
PEMBROKE PINES, FL 33028

ISSUED / REVISED	DATE
1. CLARIFICATIONS	08-14-18
2. PERMIT COMMENTS	09-03-18
3. OWNER REVISIONS	09-27-18
4. CONTRACTOR REVISIONS	10-15-18

PERMIT SET 04-15-18

A-201
EXTERIOR ELEVATIONS

CHECKED: DC DRAWN: AL/ME