

## PLANNING &amp; ZONING BOARD STAFF SUMMARY

**DATE:** December 3, 2018

**TO:** Chairman and Members of the Planning and Zoning Board

**FROM:** Dean A. Piper   
Zoning Administrator

---

**Project:** Caliber Collision

**Project No(s):** ZV 2017-18

**Location:** 20955 Taft Street, 33029

**Applicant:** Jennifer Ronneburger (Agent)

**Existing Zoning:** M-2 (Medium Industrial Districts)

**Associated Applications:** SP 2015-25 (Caliber Collision – P&Z approved 2/21/2017)

---

**Project Summary:**

Jennifer Ronneburger (as agent) is requesting a variance for Caliber Collision at 20955 Taft Street. The variance being requested (ZV 2017-18) is to allow the primary sign to be 64.17% of the total allowable square feet (77 sq. ft.) instead of the allowed 50% of the total allowable square feet (60 sq. ft.).

Note: The Caliber Collision Site Plan (SP 2015-25) was approved by the Planning & Zoning Board on February 21, 2017.

**Variance Request Summary:**

Application	Code Section	Required/Allowed	Request
ZV 2017-18	155.324(C)(2)(e)	60 sq. ft. primary sign	77 sq. ft. primary sign

**Variance Request Details:**

**ZV 2017-18)** Allow a 77 square feet sign on a primary façade instead of the required 60 square feet (not exceed 50% of the total allowable square footage) on a primary façade.

*Code Reference: § 155.324 PERMANENT SIGNS.*

(C) Business Zoning Districts.

(2) Outparcels and freestanding buildings. Unless otherwise provided for herein, signs for all outparcels and freestanding buildings shall be subject to the same provisions of § 155.326(C)(6) for shopping center tenants.

(e) Signs on outparcels and freestanding buildings may be placed on any elevation, however signs on the primary facade of the outparcel or building shall not exceed 50% of the total allowable square footage.

**Variance Determination:**

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

- A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
- B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

**Enclosures:** Variance Request Application



# 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>

*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: Dean Project #: PRJ 2017 -27 Application #: ZV 2017-18

Date Submitted: 11/16/17 Posted Signs Required: (2) Fees: \$ 2,145

**SECTION 1-PROJECT INFORMATION:**Project Name: Caliber CollisionProject Address: 20955 Taft Street, Pembroke Pines, FL 33029

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5139 10 08 0010

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: Autobody Repair  
\_\_\_\_\_  
\_\_\_\_\_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: Cross Development

Owner's Address: 20955 Taft Street, Pembroke Pines, FL 33029

Owner's Email Address: david@crossdevelopment.net

Owner's Phone: (214) 707-1352 Owner's Fax: \_\_\_\_\_

Agent: Cree industrial Arts - Robert McDonald / Brandon Ewing

Contact Person: Robert McDonald

Agent's Address: 4301 W. William Cannon Rd. Austin, TX 78749

Agent's Email Address: Robert@creeindustrialarts.com / brandon.ewing@creeindustrialarts.com

Agent's Phone: 512-696-3013 / 512-590-3789 Agent's Fax: \_\_\_\_\_

*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: Industrial

Land Use / Density: \_\_\_\_\_

Use: Auto Body Repair

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: 155.324 Permanent Signs

Required: \_\_\_\_\_

Request: \_\_\_\_\_

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

We are requesting an allowance be made to bring the size of the primary wall elevation sign

to make it legible from the frontage roadway and to better fit the sign band area on the building.

We are proposing a wall sign at 77sf.

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

City Amendment Only

City and County Amendment

### Existing City Land Use:

**Requested City Land Use:**

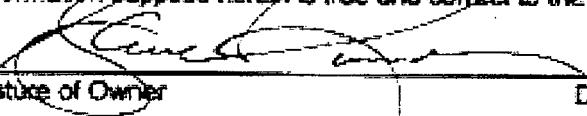
#### Existing County Land Use:

Requested County Land Use: \_\_\_\_\_

## SECTION 7- PROJECT AUTHORIZATION

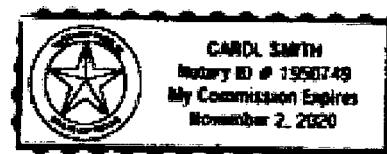
### OWNER CERTIFICATION

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

11-3-17  
Date

Sworn and Subscribed before me this 3 day  
of November, 2017



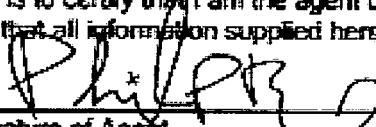
Fee Paid

  
Signature of Notary Public

11-02-20  
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 3rd day  
of November, 2017



Fee Paid

  
Signature of Notary Public

My Commission Expires

December 18, 2017

City of Pembroke Pines  
601 SW City Center Blvd  
Pembroke Pines, FL 33025

Re: Sign Variance Request  
Caliber Collision  
20955 Taft Street  
Pembroke Pines, FL

To Whom It May Concern:

On behalf of Caliber Collision, we are providing you this correspondence in support of a variance request for the newly proposed sign package attached hereto.

We are requesting that we be allowed to install one (1) set of front – lit channel letters and one (1) free standing monument sign. Currently, Code allows for a total of 120 sq feet of signage with no more than 50% of that being the wall sign.

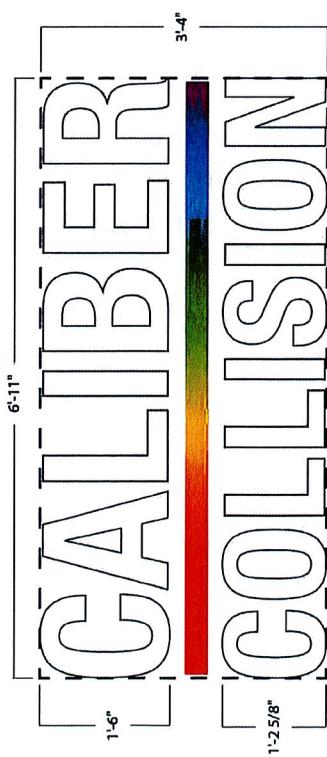
In an effort to make the channel letters visible and legible from the road as well as aesthetically pleasing, we are requesting to increase the allowable wall sign sq. footage to 77sq feet or 64% of the total allowable square footage.

The proposed free - standing monument sign is a total of 24 sq. feet of signage for a total of 101 sq. feet.

Please review the attached documents at your earliest convenience.

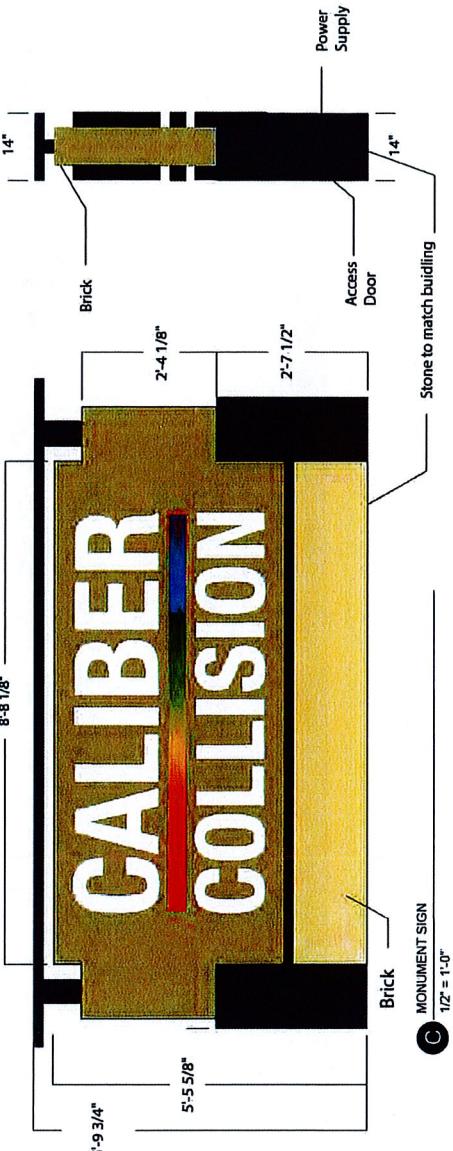
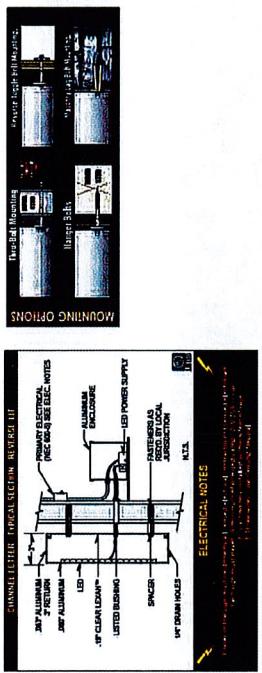
Thank you for your attention to this matter.





MONUMENT SIGN

Only Copy Illuminates / Total 23 sq/ft



Quantity: ONE (1)      NOTES:  
 Total Sq.Ft: 23 ft      • Individually Mounted Letters  
 Returns: 5' Black      • While inquires for increased illumination  
 Trimcap: 1' Black      • All paint two-stage automotive acrylic  
 Face: 7328 White Plex      • Fabricate and install one (1) D/S illuminated cabinet  
 First-surface translucent vinyl:      • Flagstone base to match architect's drawings  
 Illumination: White LED's      • Brick veneer / Hanson Century Plus V224 Veinur

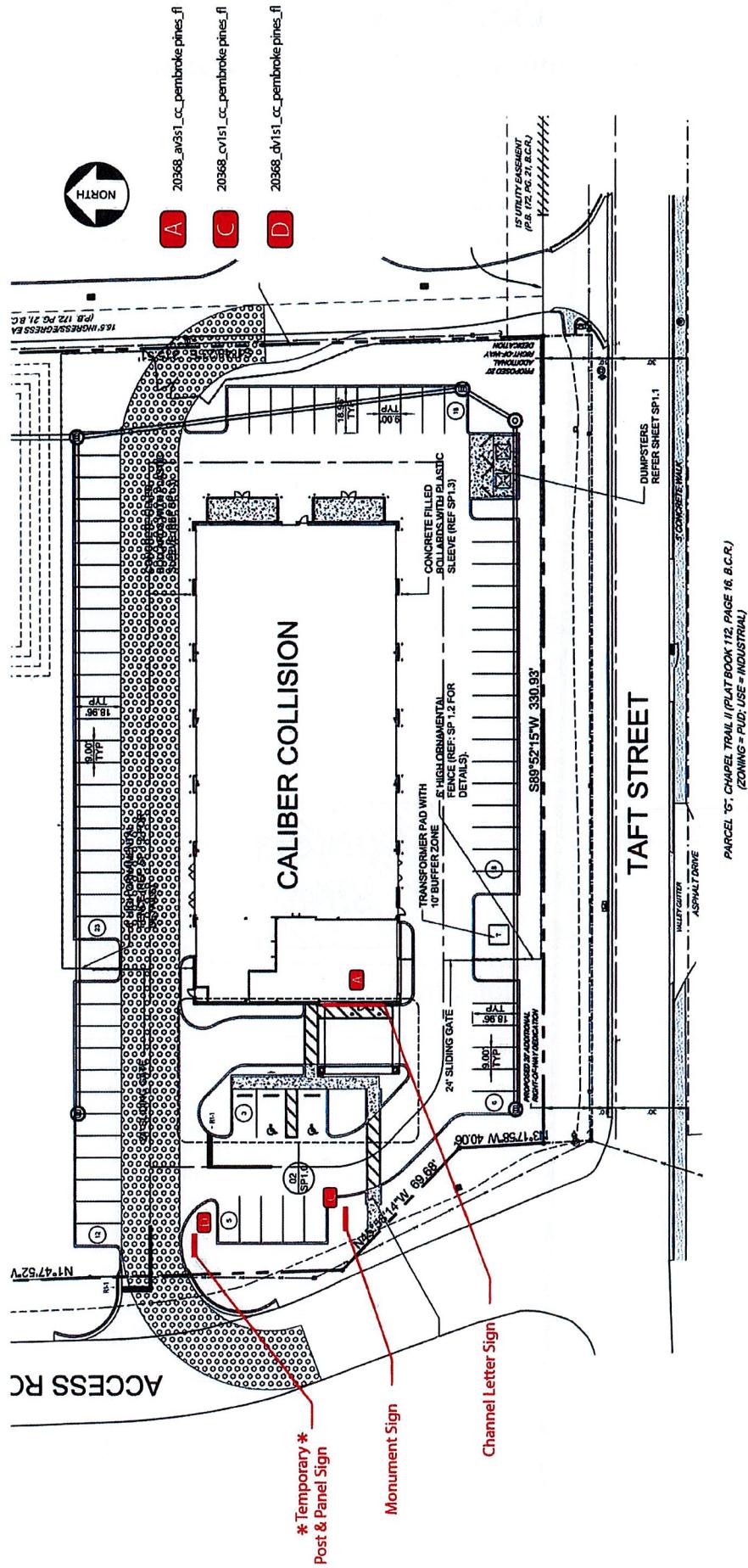
**CREE INDUSTRIAL ARTS**  
 4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749

Project/Location: **CALIBER COLLISION**  
 20955 Taft Street  
 Pembroke Pines, FL 33029

Job #: 20368      Drawn by: Robert  
 Drawing #: 20368 cr151 cc pembroke      Date: Jan 24th 2017  
 pins.fl

Account Rep: Robert  
 Project Manager: Brandon





**CREE INDUSTRIAL ARTS**  
4301 W. William Cannon Rd. STE. B100 # 300 Austin, TX 78749

Drawn by: Robert      Account Rep: Robert  
Date: Jan 24th 2017      Project Manager: Brian

**CALIBER C**

20955 Taft Street  
Pembroke Pines, FL 33029

ପାଞ୍ଚ

## Project Manager: Brandon

Drawing #: 20368\_sp\_cc\_pembroke  
Sines 1

# Vicinity Map

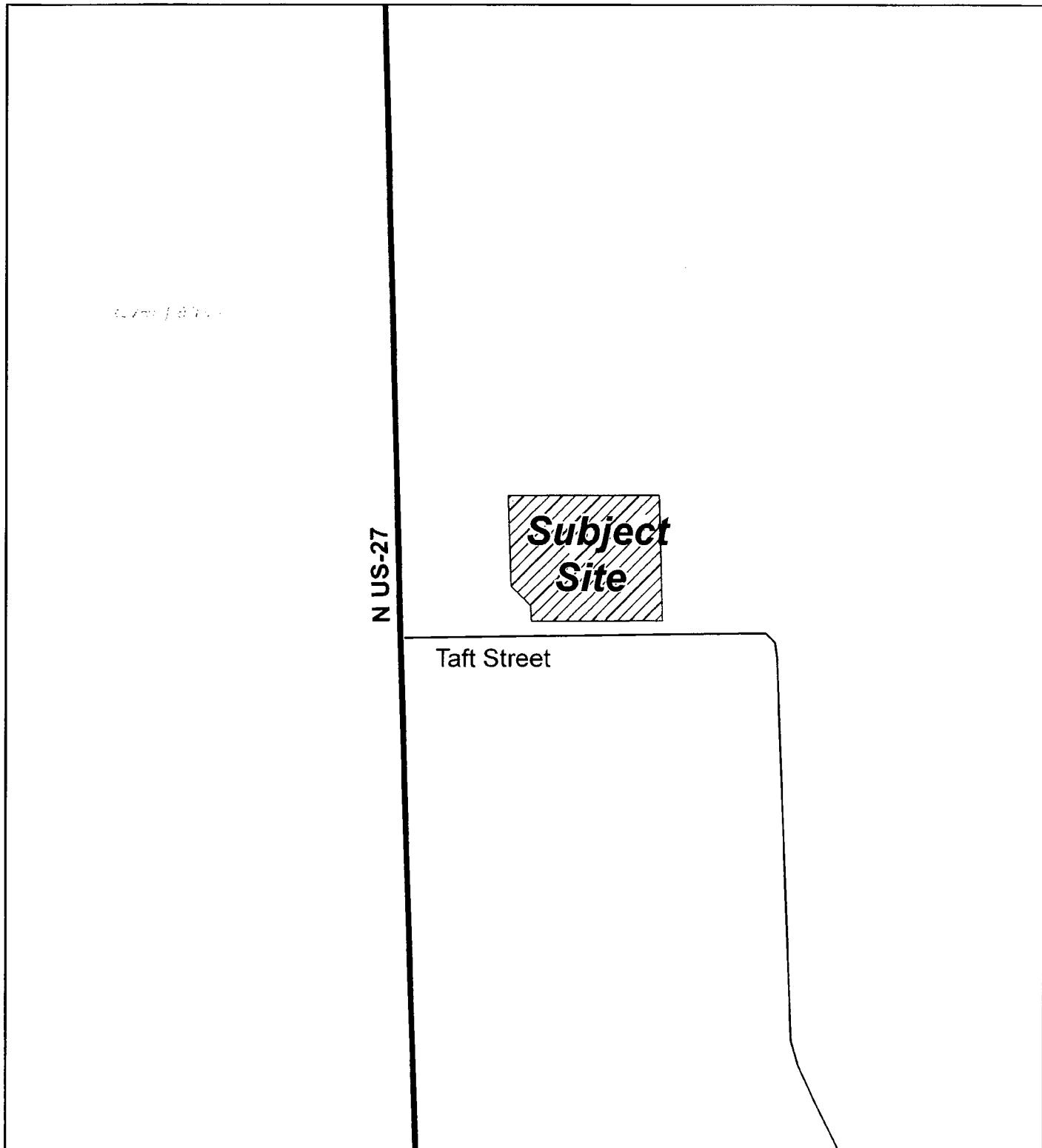
City Of Pembroke Pines . Planning and Economic Development Department

ZV 2017-18  
Zoning Variance

Caliber Collision  
20955 Taft Street



NOT TO SCALE





**CROSS**  
development

December 18, 2017

City of Pembroke Pines  
601 SW City Center Blvd  
Pembroke Pines, FL 33025

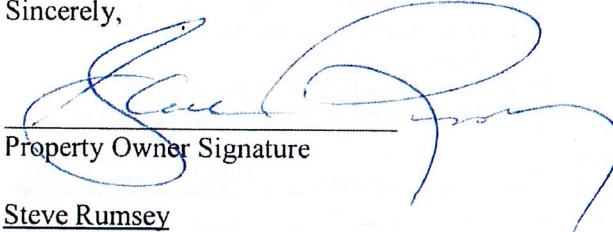
Re: Sign Variance Request  
Caliber Collision  
20955 Taft Street  
Pembroke Pines, FL

To Whom It May Concern:

I, Steve Rumsey, the Property Owner of the above referenced location hereby grant permission to Joe Adinolfe of Alternative Sign Group and/or Jennifer Ronneburger of GoPermit, Inc. to apply for a sign variance and represent us as necessary.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

  
Property Owner Signature

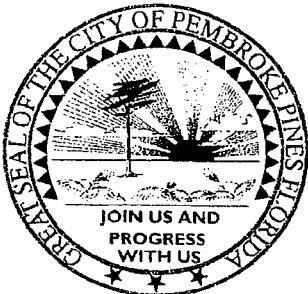
Steve Rumsey  
Property Owner Name Printed

State of TEXAS  
County of DENTON

Sworn to (or affirmed) and subscribed before me this 18 day of Dec., 2017  
by Steve Rumsey, who is personally known or who has produced  
as identification.

  
Carol Smith - Notary





**Type of Meeting**

Planning and Zoning Board

**QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON**

**INSTRUCTIONS:** This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting.

**AFFECTED PERSON:** (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

**CASE#** \_\_\_\_\_

**PROJECT NAME:** Caliber Collision

**MEETING DATE:** January 11<sup>th</sup>, 2018

**NAME:** Caliber Collision

**BUSINESS ADDRESS:** 20955 Taft Street, Pembroke Pines, FL 33029

**HOME ADDRESS:** \_\_\_\_\_

**TELEPHONE NUMBER:** ( ) \_\_\_\_\_

**QUALIFIES AS "AFFECTED PERSON":**

- Subject property owner - *Agent*
- Owns property within 500 ft.
- Resides within 500 ft.
- Operates a business within 500 ft.
- City of Pembroke Pines representative

**Signature of Affected Person** *Jennifer Ronneburger*

**Date:** 1-12-18

**EVIDENCE TO BE PRESENTED:** (Identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. \_\_\_\_\_

B. \_\_\_\_\_

C. \_\_\_\_\_

**PROPOSED WITNESS LIST:** (Use additional sheet for each witness)

**NAME:** *Jennifer Ronneburger*

**ADDRESS:** *51 Meadows Dr, Bayton Bl, FL 33436*

**TELEPHONE NUMBER:** *(631) 882-4718*

**SPEAKING:**  IN FAVOR OF PETITION  AGAINST PETITION