


PLANNING & 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.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 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: 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 RepairHas 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 INFORMATIONOwner's Name: Cross DevelopmentOwner's Address: 20955 Taft Street, Pembroke Pines, FL 33029Owner's Email Address: david@crossdevelopment.netOwner's Phone: (214) 707-1352 Owner's Fax: _____Agent: Cree industrial Arts - Robert McDonald / Brandon EwingContact Person: Robert McDonaldAgent's Address: 4301 W. William Cannon Rd. Austin, TX 78749Agent's Email Address: Robert@creeindustrialarts.com / brandon.ewing@creeindustrialarts.comAgent'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: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

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.

Carol Smith 11-3-17
Signature of Owner Date

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



Fee Paid *Carol Smith* 11-02-20
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.

Phil P... _____
Signature of Agent Date

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



Fee Paid *Linda Suzanne Thompson* 6/14/2020
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 packaged attached hereto.

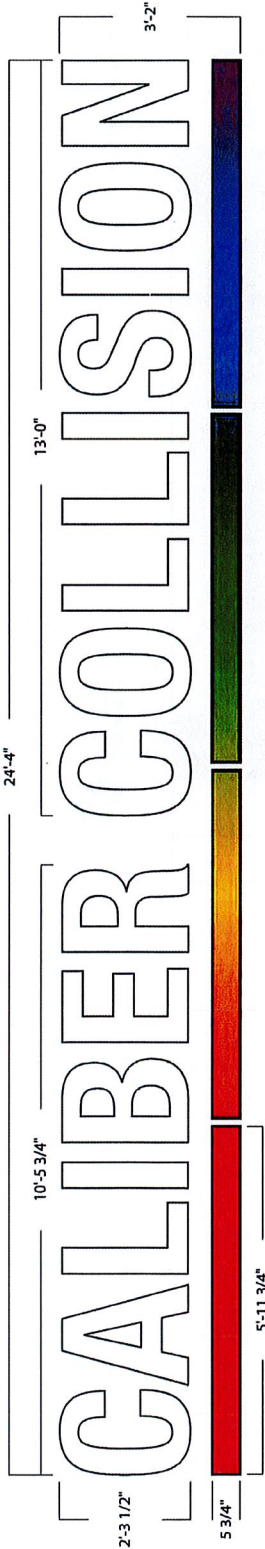
We are requesting that we be allowed to install one (1) set of front – lit channel letters and one (1) free standing monument sign. Currently, Code allows for a total of 120 sq feet of signage with no more than 50% of that being the wall sign.

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 as 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.

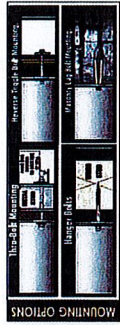
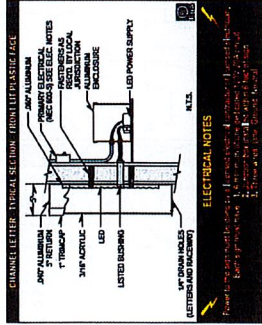


CHANNEL LETTERS
B 1/2" = 1'-0"

- Quantity: ONE (1)
- Total Sq Ft: 77 sq/ft
- Returns: 5" Black
- Trimcap: 1" Black
- Face: 7328 White Plex
- First-surface translucent vinyl:
- Digital Print for rainbow strip
- Illumination: White LED's
- NOTES:
- Individually Mounted Letters
 - White interiors for increased illumination
 - All paint two-stage automotive acrylic



CHANNEL LETTERS
B 3/32" = 1'-0"



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

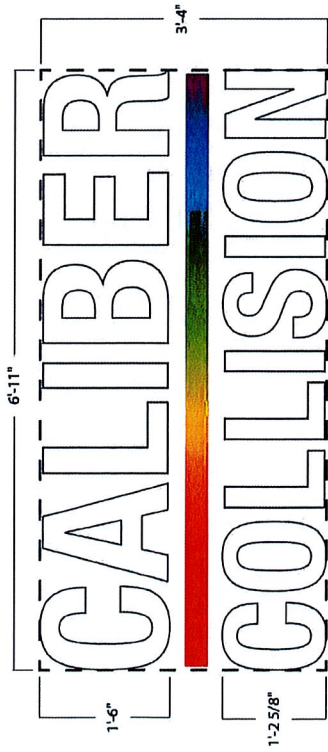


Account Rep: Robert
Project Manager: Brandon

Drawn by: Ian
Date: April 9th 2016

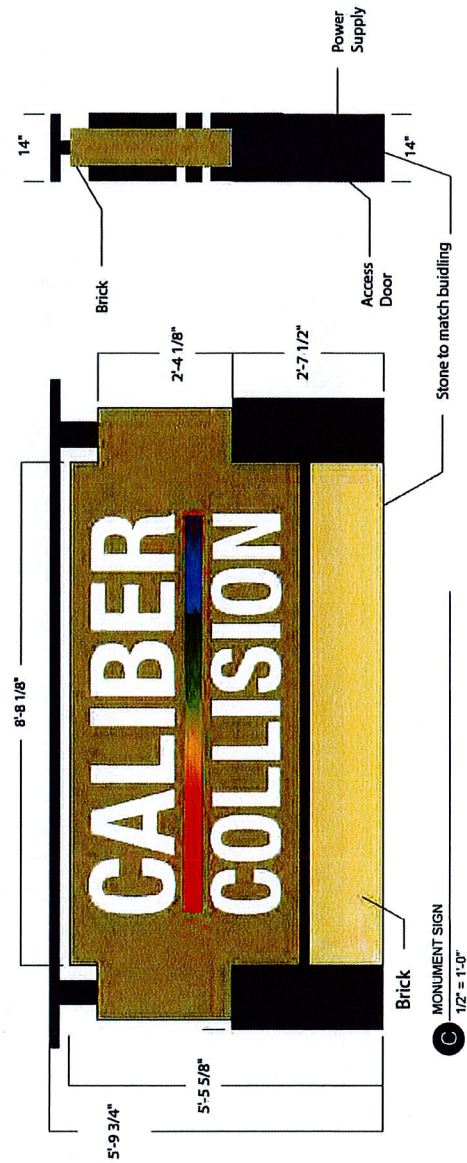
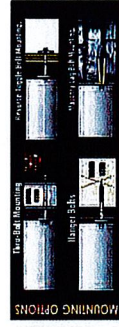
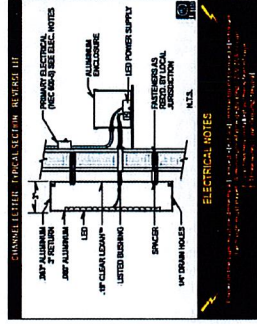
Job #: 20368
Drawing #: 20368-bv3s1-cc-pembroke
pines.fl

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



C MONUMENT SIGN
3/4" = 1'-0"

Only Copy illuminates / Total 23 sq/ft



- | | | |
|---|-----------------|---|
| Quantity: | ONE (1) | NOTES: |
| Total Sq.Ft: | 23 ft | • Individually Mounted Letters |
| Returns: | 5' Black | • White interiors for increased illumination |
| Trimeap: | 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 |
| • Digital Print for rainbow strip illumination: | White LED's | • Brick veneer / Hanson Century Plus V224 Veneer |

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

Job #: 70368

Drawing #: 20368_cv1s1_cc pembroke
pines_fl

Drawn by: Robert

Date: Jan. 24th 2017

Account Rep: Robert

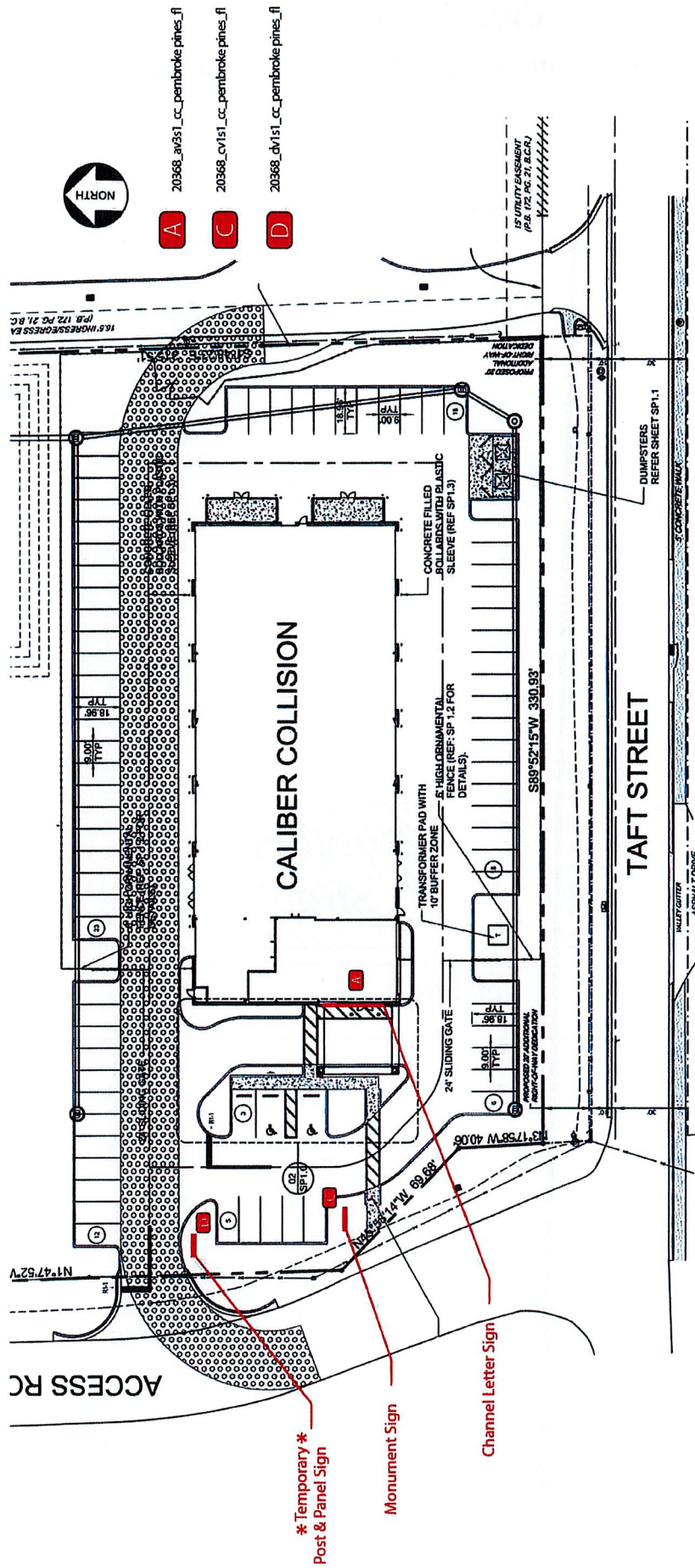
Project Manager: Brandon



Project/ Location:

CALIBER COLLISION

20955 Taft Street
Pembroke Pines, FL 33029



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



Account Rep: Robert
Project Manager: Brandon

Drawn by: Robert
Date: Jan. 24th 2017

Job #: 20368
Drawing #: 20368-sp-cc_pembroke
pines_fl

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

Vicinity Map

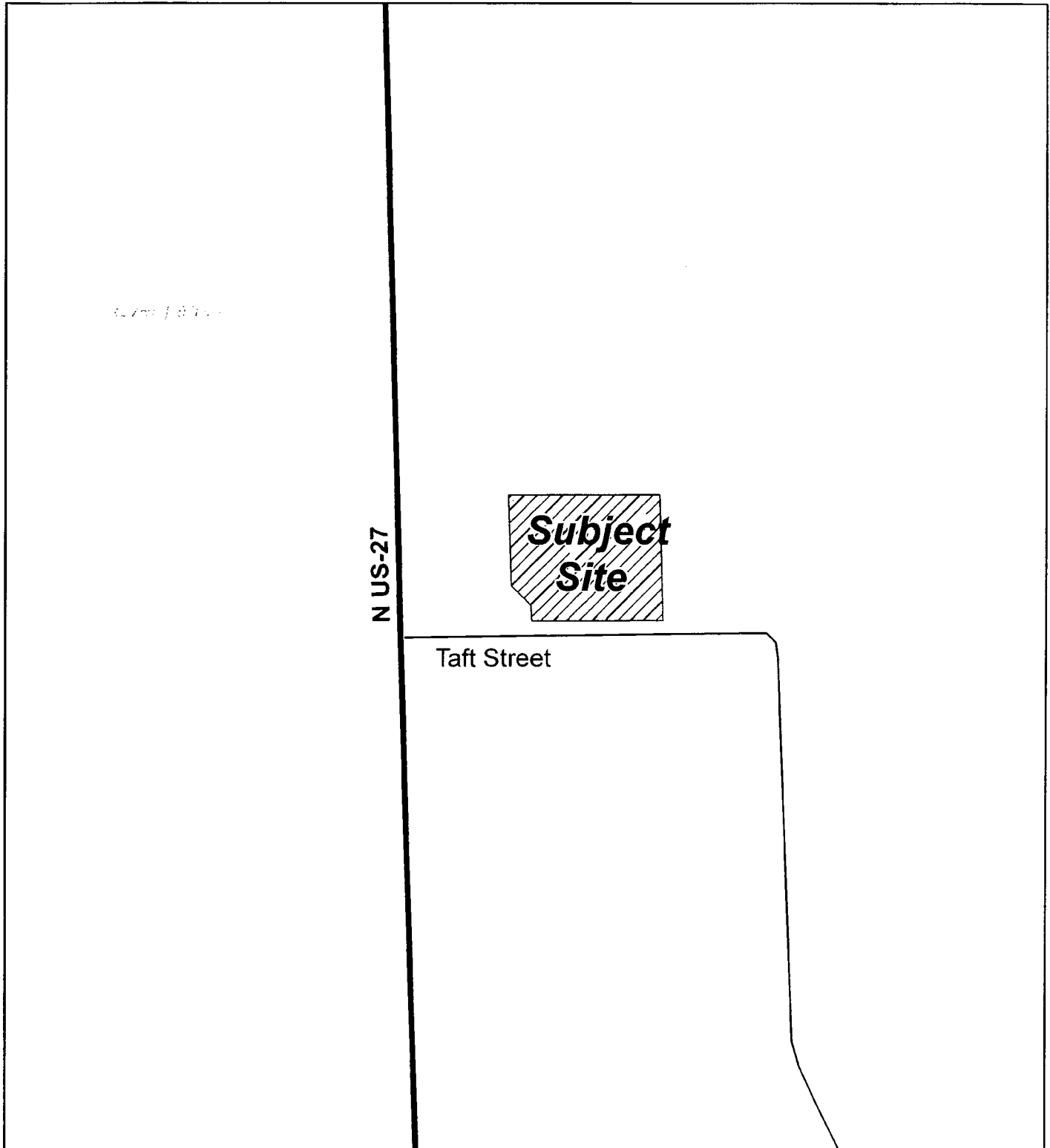
City Of Pembroke Pines . Planning and Economic Development Department

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,

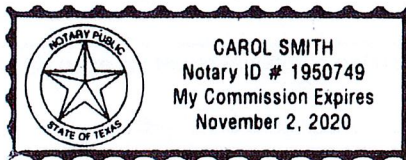
Property Owner Signature

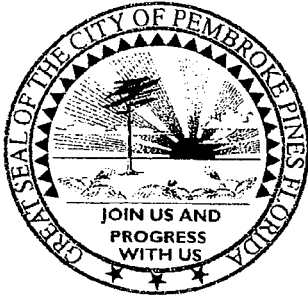
Steve Rumsey
Property Owner Name Printed

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
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 11th, 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 Romberger*

Date: 1-10-18

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 Romberger

ADDRESS: 51 Meadows Dr, Bayton Bch, FL 33436

TELEPHONE NUMBER: 631-882-4718

SPEAKING: ☒ IN FAVOR OF PETITION

☐ AGAINST PETITION