





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

Summary

Agenda Date:	February 13, 2025	Application ID:	MSC 2024-0027
Project:	Hi- Line Enterprises	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	University Pines LLC	Agent:	Jorge Gonzalez
Location:	7825 Pines Boulevard	Commission District:	1
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 2007-24, MSC 2023-0017		
Applicant Request:	Overhead Roll-Up Door in the rear of existing commercial bay.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u>	Assistant Director:	<u></u>

Project Description / Background

Jorge Gonzalez, agent, is requesting approval for an Overhead Roll-Up Door in the rear of existing commercial bay, Hi-Line Enterprises, located at 7825 Pines Boulevard.

University Pines Shops was approved and built in the 1970s. In 2007, a uniform sign plan was approved for the shopping center. In 2023, modifications to the existing Monument Sign were approved through MSC 2023-0017.

The applicant was cited by the Code Compliance division for changes without approval. The following citations are on record with the Code Compliance division:

- Case #250200391 – 7825 Pines Boulevard - Overhead Roll- Up door at the rear of the property done without permit/ approvals.

BUILDINGS / STRUCTURES:

The following architectural changes are proposed for the existing building and associated structures:

- Installation of overhead door with steel white powder coating in the rear of an existing commercial bay.

Due to the changes being proposed, the University Pines Shops will lose one parking space. There are currently 47 parking spaces on site. Based on the current uses in the center, 44.75 parking spaces are required. There will be 46 parking spaces provided.

Should this item be approved, the applicant is aware that they will need to apply for building permits.

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 Planning Division (02/03/25)
Memo from Planning Division (01/14/25)
Memo from Engineering Division (12/31/25)
Memo from Fire Division (12/24/25)
Memo from Planning Division (12/24/25)
Miscellaneous 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.opines.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 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:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:

Project Name: HI-LINE ENTERPRISES

Project Address: 7825 PINES BLVD

Location / Shopping Center: UNIVERSITY PINES SHOPS

Acreage of Property: .78 Building Square Feet: 3459 SQ FEET

Flexibility Zone: _____ Folio Number(s): 514115050012

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: PEMBROKE VILLAGE 77-14 B TR B LESS W 76 OF S 150

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
11/14/2024	CU2024-0565	CERTIFICATE O	SUBMITTED		

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: UNIVERSITY PINES LLC

Owner's Address: 7215 NW 7 ST MIAMI, FL 33126-2902

Owner's Email Address: JORGE@ABCCOMMERCIAL.NET

Owner's Phone: 305-6630322 Owner's Fax: 305-267-2403

Agent: N/A

Contact Person: JORGE GONZALEZ

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ 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

PROPOSED

Zoning: B-3

Zoning: B-3

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

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: _____

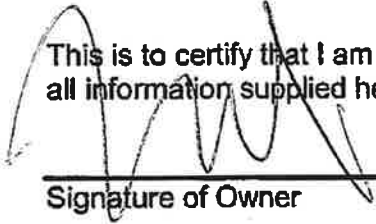
Existing County Land Use: _____

Requested County Land Use: _____

SECTION 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.

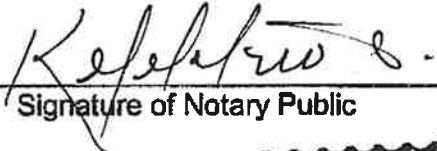


12/16/2024

Signature of Owner

Date

Sworn and Subscribed before me this 16th day
of December, 20 2024



5/5/25

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.

Signature of Agent

Date

Sworn and Subscribed before me this _____ day
of _____, 20 _____

Fee Paid

Signature of Notary Public

My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: HILINE ENTERPRISES RE: 7825 PINES BLVD


Authorized Representative: WAYNE HEMMING

Application Number: PRE2024-0136

Application Request: CERTIFICATE OF USE

I, WAYNE HEMMING (print Applicant/Authorized Representative name), on behalf of HILINE ENTERPRISES LLC (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

 12/17/2024
Signature of Applicant or Applicant's Date
Authorized Representative

WAYNE HEMMING

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 3, 2025

To: MSC 2024-0027

From: Julia Aldridge, Planner / Zoning Technician

Re: University Pines Village Plaza Roll Up Door

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 14, 2025
To: MSC 2024-0027
From: Julia Aldridge, Planner / Zoning Technician
Re: University Pines Village Plaza Roll Up Door

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

- ~~1. Provide color names, finishes, materials, etc. on elevations.~~
2. Will any parking be affected? If yes, show that the remaining spaces are still meeting parking requirements for the center. **1/14/2024- Update parking analysis to reflect required parking based on breakdown of current uses in the plaza.** For required parking based on use, see Code section 155.605 MINIMUM OFF STREET PARKING REQUIREMENTS: <https://www.ppines.com/DocumentCenter/View/21816/City-of-Pembroke-Pines-Land-Development-Code--June-18-2024?bidId=>).
3. Resubmittal must include an itemized response to all comments made by DRC members.
4. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

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

DRC REVIEW FORM



December 31, 2024

Project: *HI-LINE ENTERPRISES – REAR OVERHEAD ROLL-UP DOOR*
City Reference Number: *MSC2024-0027*

To: Julia Aldridge, Planner / Zoning Technician
Planning and Economic Development Department

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

RECOMMENDATION:

The Engineering Division takes 'No Exception' to the installation of the proposed Overhead Roll-Up Door in the rear of the commercial tenant space/bay at 7825 Pines Boulevard and the proposed Overhead Roll-Up Door installation is hereby recommended for 'Consideration' by the Planning and Zoning Board.



DRC REVIEW FORM

FIRE PLANS EXAMINER Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME: Hi-Line Enterprises
REFERENCE #: MSC 2024 - 27
DATE REVIEWED: 12/24/2024

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

PLANNING DIVISION STAFF COMMENTS

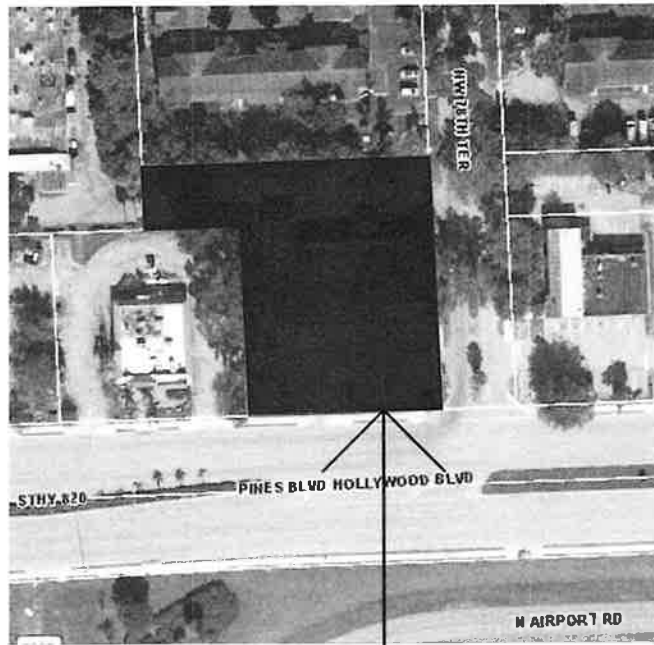
Memorandum:

Date: December 24, 2024
To: MSC 2024-0027
From: Julia Aldridge, Planner / Zoning Technician
Re: University Pines Village Plaza Roll Up Door

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

1. Provide color names, finishes, materials, etc. on elevations.
2. Will any parking be affected? If yes, show that the remaining spaces are still meeting parking requirements for the center.
3. Resubmittal must include an itemized response to all comments made by DRC members.
4. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.



LEGAL DESCRIPTION:
 PEMBROKE VILLAGE 77-14 B TR B LESS
 W 76 OF S 150

ADDRESS:
 7817 - 7825 HOLLYWOOD BOULEVARD
 PEMBROKE PINES, 33024

FDUC:
 5141-15-05-0020

SITE LOCATION MAP
 SCALE: N.T.S.

SCOPE OF WORK

LEGALIZE THE INTERIOR REMODELING:

- ATF LEGALIZATION OF OVERHEAD DOOR IN A COMMERCIAL BAY

PROPOSED OCCUPANCY CLASSIFICATION

OCCUPANCY CLASSIFICATION AS PER F.B.C. CHAPTER 5, SECTION 304 IS BUSINESS GROUP B

CLASSIFICATION OF WORK

LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 FOR LEVEL 1 ALTERATIONS AS WELL AS THE PROVISIONS OF CHAPTER 8.

CODE NOTES:

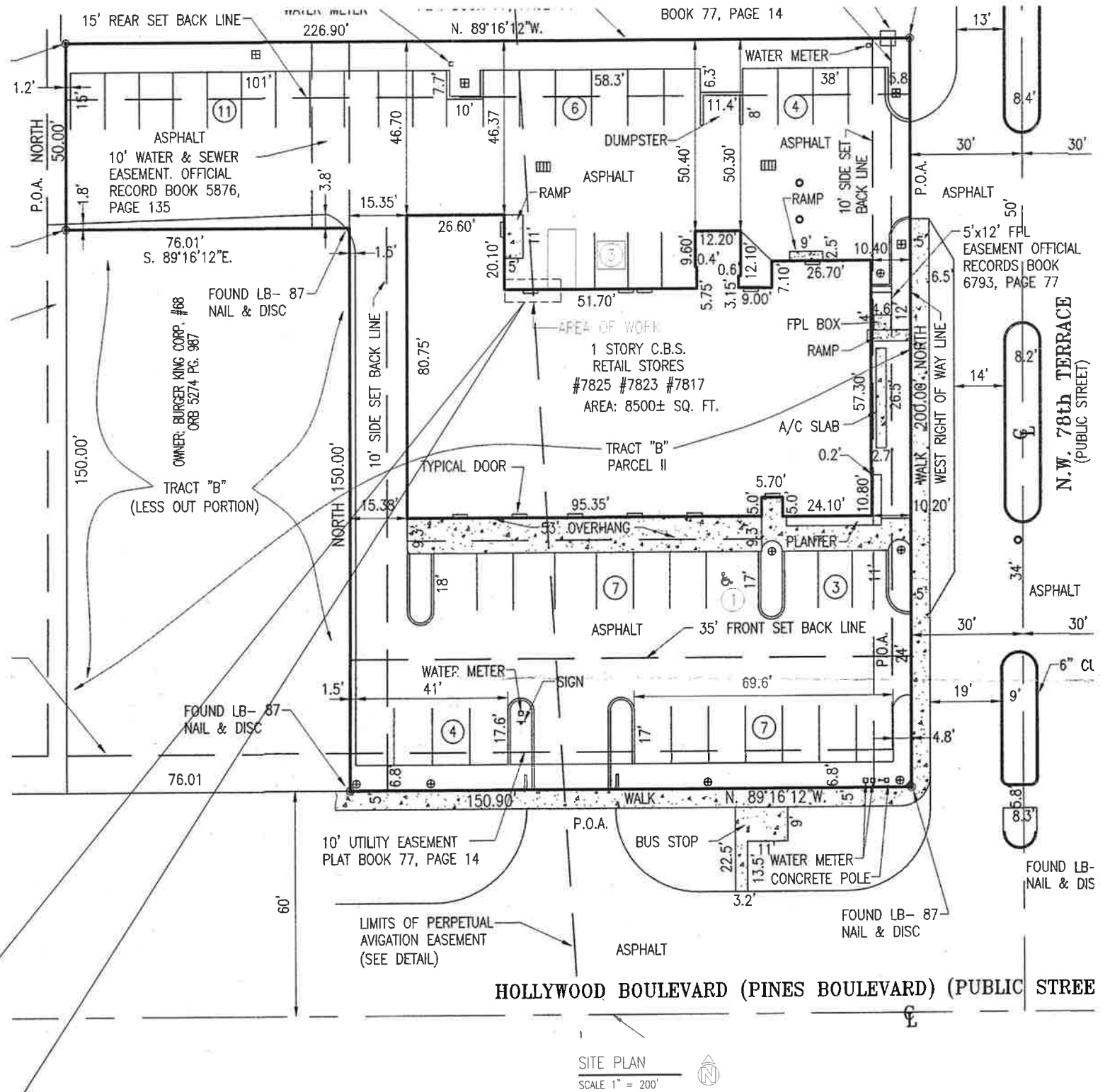
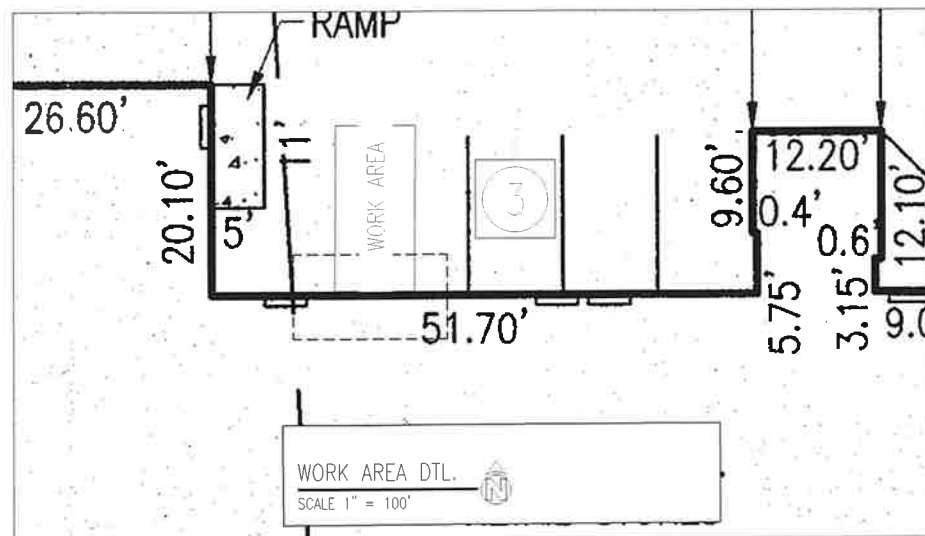
THE EXISTING STRUCTURE COMPLIES WITH THE CURRENT F.B.C., 2023 8TH EDITION INCLUDING ALL APPLICABLE CHAPTERS, SECTIONS AND SUBSECTIONS.
 ALL NEW PROPOSED WORK SHALL COMPLY WITH FLORIDA BUILDING CODE 2023 8TH EDITION, & FLORIDA BUILDING CODE, EXISTING BUILDING 2023 8TH EDITION; NEC 2020, FFPC 2023 8TH EDITION

LIST OF DRAWINGS

- COVER SHEET
- SP1 SITE PLAN, BUILDING DATA, ZONING INFORMATION, SITE DATA
- ARCHITECTURAL
- A1 AFT EXISTING FLOOR PLAN AND DETAILS

ZONING INFORMATION	
ADDRESS	7817-7825 HOLLYWOOD BOULEVARD, PEMBROKE PINES, FL 33024
MUNICIPALITY	CITY OF PEMBROKE PINES
ZONING DISTRICT	B-3 - GENERAL BUSINESS
CURRENT STRUCTURE	BUILDING
BUILDING SIZE	8470 SF
NET LAND AREA	34164 SF = 0.78 ACRES
FLOOD ZONE	X

PARKING SCHEDULE							
NAME	BAY N°	SQ. FT.	PARKING CALCULATION	OCCUPANCY CLASS	REQUIRED PARKING STALLS	EXISTING PARKING STALLS	PROPOSED PARKING STALLS
PURITAS RESTAURANT	7817	2600	SF/1000=X*10	A-2*	26	26	26
COSMIC CHARLIE	7821	940	SF/1000=X*3.5	B-3**	3.29	4	4
CRICKET CELLULAR	7823	957	SF/1000=X*3.5	B-3**	3.35	4	4
HI-LINE	7825	3459	SF/1000=X*3.5	B-3**	12.11	13	12
TOTAL PARKING STALLS					44.75	47	46



REVISIONS BY

CITY COMMENTS	TA
12/24/2024	
CITY COMMENTS	TA
1/30/2025	

MANUEL E. SIQUES
 CIVIL STRUCTURAL - PE No.20233
 8331 SW 12 TERRACE
 MIAMI, FL. 33144
 (786) 804-1003

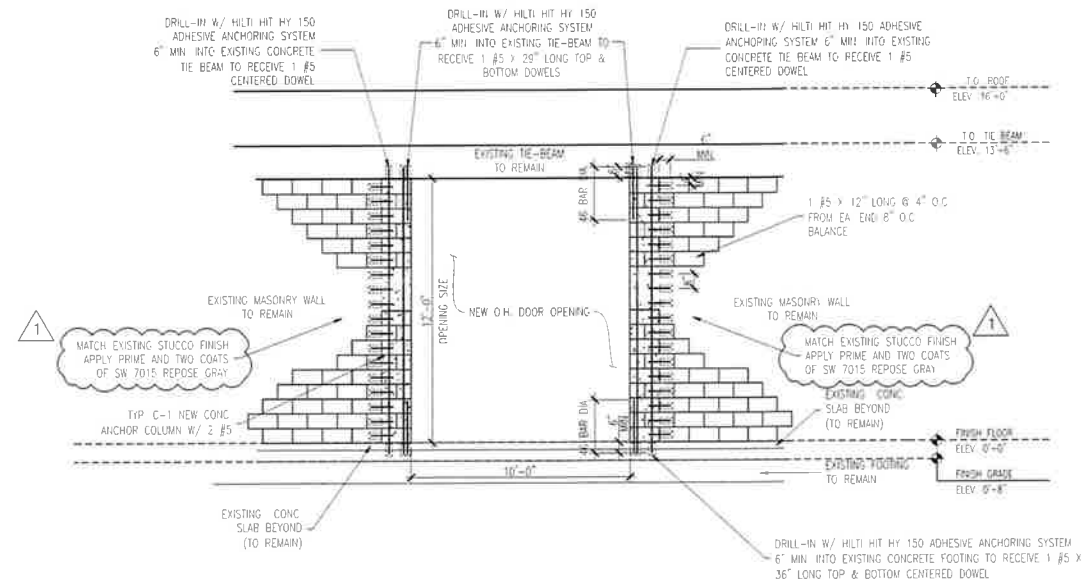
HI-LINE ENTERPRISES, INC.
 FOR
 7825 HOLLYWOOD BOULEVARD
 PEMBROKE PINES, FL 33024

DATE:	12.13.24
DRAWN BY:	T.A
CHECKED:	M.S.
SCALE:	AS NOTED
SHEET:	

SP1

GENERAL NOTES

- THIS IS AN EXISTING BUILDING THAT COMPLIES WITH THE FLORIDA FIRE PREVENTION CODE 8TH EDITION (2021-FFPC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION FIRE CODE, LIFE SAFETY CODE (NFPA 1 AND 101, RESPECTIVELY), IBC 2017, ASHRAE AND SMACNA INCLUDING ALL APPLICABLE CHAPTERS, SECTIONS, AND SUBSECTIONS.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2023 EIGHT EDITION, F.B.C. EXISTING BUILDING, 2023 EIGHT EDITION, FFPC 8TH EDITION, NFPA 101 LATEST EDITION AND ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
- ALL EXTERIOR AND/OR INTERIOR WINDOWS ARE EXISTING U.O.N.
- ALL EXTERIOR DOORS ARE EXISTING U.O.N.
- ALL EXISTING EXTERIOR DOORS SHALL HAVE KEYS ACCESS FROM EXTERIOR.
- THESE DRAWINGS AND SPECIFICATIONS COMPLY, TO THE BEST OF MY KNOWLEDGE WITH THE 2023 FLORIDA BUILDING CODE, EIGHT EDITION.
- ALL EXTERIOR AND INTERIOR WALLS ARE EXISTING.
- ALL INTERIOR WALLS ARE AT LEAST 1HP FIRE RATED.
- ALL PARTY WALLS ARE AT LEAST 1HP EA-SIDE FIRE RATED.
- ALL EMERGENCY DOORS ARE EXISTING.
- ALL EXTERIOR AND INTERIOR WINDOWS ARE EXISTING.
- ALL BATHROOM DOORS ARE EXISTING, UNLESS OTHERWISE NOTED, THEY ARE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.
- THIS IS AN EXISTING BUILDING THAT COMPLIES WITH CURRENT F.B.C., 2020 7TH EDITION INCLUDING ALL APPLICABLE CHAPTERS, SECTIONS, AND SUBSECTIONS.
- THE NATURE OF THIS CONTRACT INVOLVES WORK IN EXISTING FACILITIES. THE CONTRACTOR/SUBCONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOTIFY THIS EOP OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. ALL CORRECTIONS OF THESE DISCREPANCIES ARE TO BE INCLUDED IN THE WORK AND IN THE PROPOSAL.
- THE CONTRACTOR/SUBCONTRACTORS SHALL OBTAIN LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE STARTING CONSTRUCTION.
- NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- DRAWINGS ARE TO BE ISSUED TO THE EACH SUBCONTRACTORS IN COMPLETE SETS SO THAT ALL ARCHITECTURAL DETAILS AFFECTING THEIR WORK ARE INCLUDED.
- ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND SUB-CONTRACTORS IN THE FIELD. ANY MAJOR DISCREPANCIES SHALL BE MENTIONED TO THE EOR.
- DO NOT SCALE DRAWINGS.
- ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYP. AND APPLY FOR SIMILAR SITUATIONS THROUGHOUT THE PROJECT, UNLESS OTHERWISE SPECIFICALLY NOTED.
- ALL AIR CONDITIONING DEVICES ARE PRE-EXISTING AND NO WORK IS BEING PERFORMED WHATSOEVER.
- ALL EXHAUST DUCT WORK IS CODED GAGE GALV. SHEET METAL.
- EXISTING MEP CONNECTIONS TO BE USE AS THE IN CONNECTION.
- DOORS ARE TO INSPECT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH THE JOB CONDITIONS AND REQUIREMENTS PRIOR TO BIDDING, FOR ALL PHASES OF THE WORK.
- INSURANCE SHALL BE PROVIDED BY EACH SUBCONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE.
- EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT AND APPEARANCE OF HIS EMPLOYEES FOR THE WORK, DRESS AND CLEAN-UP AROUND THIS JOB. THIS JOB IS TO BE PERFORMED DURING NORMAL BUSINESS HOURS, AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AGAINST DAMAGE TO THE JOBS MATERIALS, EQUIPMENT, AND SURROUNDING PROPERTY.



TYP. DETAIL NEW OPENING FOR OVERHEAD DOOR WITH ANCHOR COLUMN

SCALE 1/4" = 1'-0"

GENERAL NOTES

- ALL PLUMBING, MECHANICAL AND ELECTRICAL LAYOUTS ARE PRE-EXISTING EXCEPT WHEN OTHERWISE SPECIFICALLY NOTED.
- THIS OFFICE DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE INTERPRETATION OF THESE PLANS BY OTHERS, UNLESS REQUESTED IN WRITING, AND IT IS GIVEN THE AUTHORITY TO CHECK AND APPROVE SHOP DRAWINGS.
- ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR SIMILAR SITUATIONS THROUGHOUT THE RENOVATION PROJECT, UNLESS OTHERWISE SPECIFICALLY NOTED.

CODE COMPLIANCE

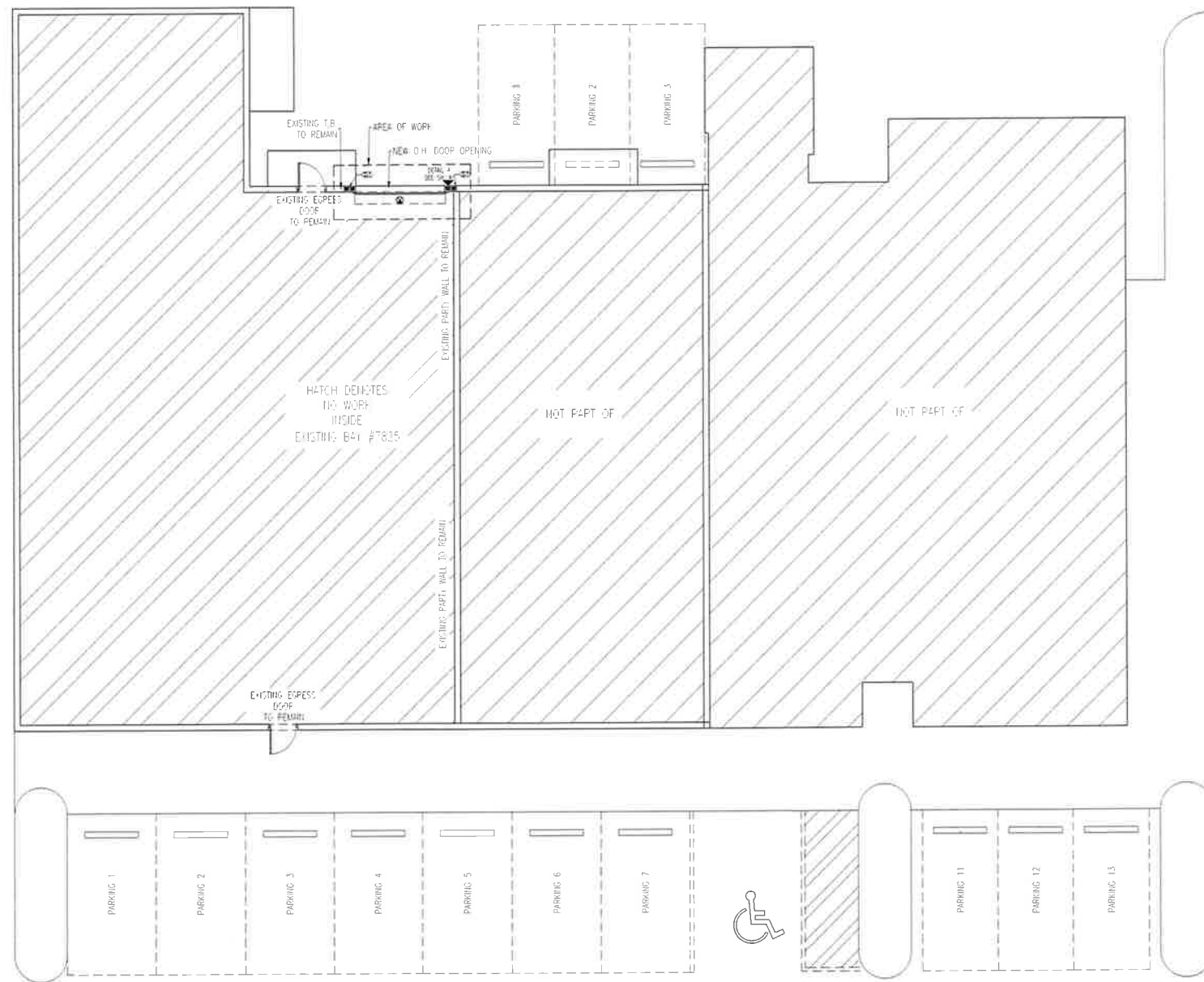
THIS WORK HAS BEEN PREPARED TO THE BEST OF OUR KNOWLEDGE TO COMPLY WITH THE FLORIDA BUILDING CODE 2023 - 8TH EDITION & ALL APPLICABLE LOCAL REGULATIONS.

NOTES

- PROVIDE #9 GA LADDER TYPE HORIZON REINFT AT 16" O.C MAX LAP AT WALL INTERSECTION WITH "I" AND "L" CORNER SECTIONS.
- 8" CONC. MASONRY BLOCK WALLS W/ REINFORCING AS PER STRUCT. DWG'S
- FOR ADDITIONAL APPLICABLE REINFORCED MASONRY NOTES SEE SHEET S.0
- LEGEND: LOAD BEARING REINFORCED MASONRY BLOCK WALL

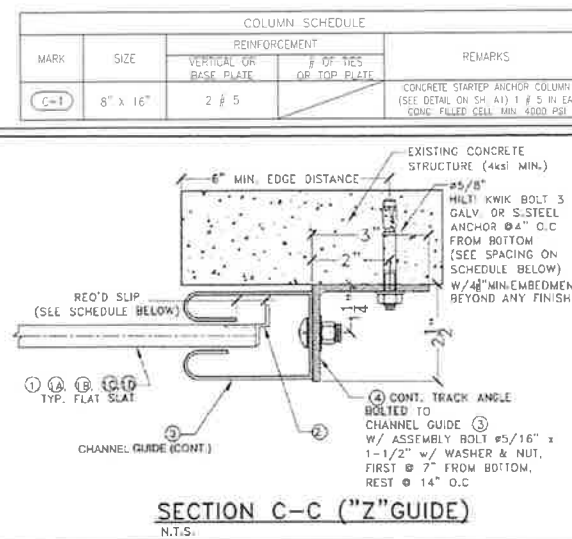
TYPICAL REINFORCED MASONRY DETAIL "A"

SCALE 1/4" = 1'-0"

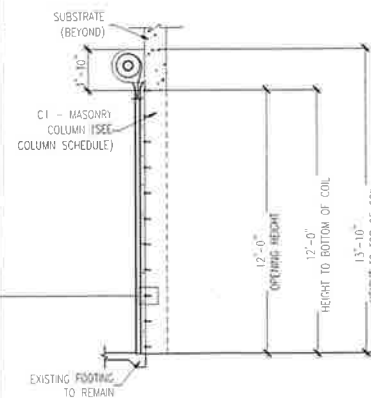


AS BUILT FLOOR PLAN

SCALE 1/8" = 1'-0"



SECTION C-C ("Z"GUIDE)
N.T.S.

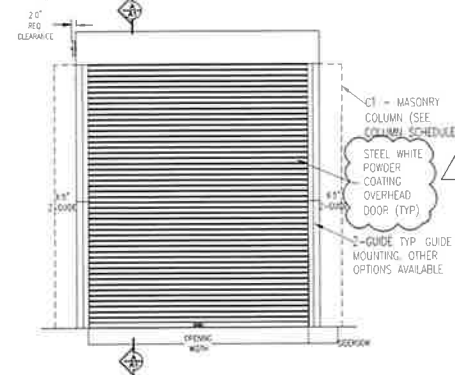


SECTION A-A

NOTE:
COIL TO BE INSIDE OR OUTSIDE MOUNTED, PENDING SPECIFIC PROJECT CONDITIONS.

BEST BOLLING MANUFACTURE

TYPE: SLAT ROOL-UP DOOR
SIZE: 10x12
FL#37280



ELEVATION

NOTE:
THIS DRAWING IS FOR REFERENCE ONLY. PLEASE CONSULT FACTORY WITH DIMENSIONS OF OPENING AND A SHOP DRAWINGS WILL BE PROVIDED WITH YOUR SPECIFIC PROJECT CONDITIONS.

REVISIONS

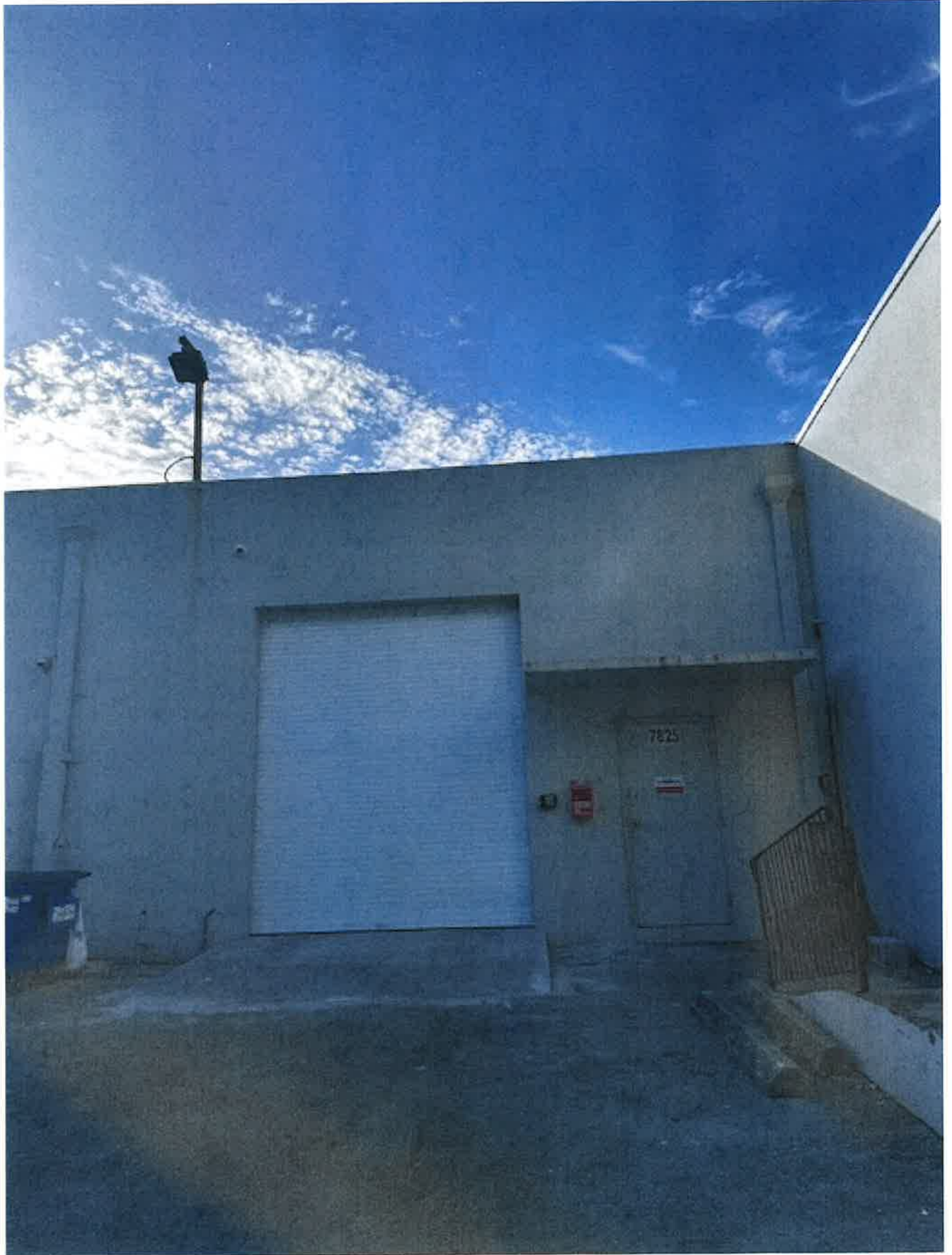
NO.	DATE	BY
1	12/24/2024	TA
2	1/30/2025	TA

MANUEL E. SIQUES
CIVIL STRUCTURAL - PE No.20233
8331 SW 12 TERRACE
MIAMI, FL. 33144
(786) 804-1003

FOR
HI-LINE ENTERPRISES, INC.
7825 HOLLYWOOD BOULEVARD
PEMBROKE PINES, FL 33024

DATE:	12.13.24
DRAWN BY:	T.A
CHECKED:	M.S.
SCALE:	AS NOTED
SHEET:	

A1



SUBJECT SITE AERIAL PHOTO

University Pines Village Plaza Roll Up Door (MSC2024-0027)

