





**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>	November 14, 2024	<b>Application ID:</b>	MSC 2022-0021
<b>Project:</b>	Bell's Funeral Home	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Laura Arcila Bonet, Planner / Zoning Technician		
<b>Owner:</b>	M & E 1 ENTERPRISES LLC	<b>Agent:</b>	Stephen Bragalla
<b>Location:</b>	8390 Pines Blvd	<b>Commission District:</b>	1
<b>Existing Zoning:</b>	B-3 (General Business)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	SP 2017-06, SP 2015-26, SP 2015-23, ZV 2015-25, ZV 2015-26, ZV 2015-27, MSC 2014-28, ZV 2011-20, ZV 2011-21, ZV 2011-22, MSC 2010-16, MSC 2008-46, MSC 2004-57, MSC 2004-56, SP 2004-05, SP 2003-40, SP 2001-15, SP 2002-38, ZI 2000-01, SP 97-41, SN 94-10, SP 93-51, SP 90-13, SP 86-30, SP 86-05, SN 86-03, SP 84-37		
<b>Applicant Request:</b>	Architectural and signage modifications to an existing free-standing building		
<b>Staff Recommendation:</b>	<b>Approval</b>		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> City Commission
<b>Reviewed for the Agenda:</b>	Director: <u></u>		Assistant Director: <u></u>

## Project Description / Background

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Stephen Brasgalla, agent is requesting approval for façade and signage modifications to the Bell's Funeral Home (formerly Metro Diner), generally located in the southwest corner of Pines Boulevard and University Drive. Bell's Funeral Home is a free-standing building next to the University Marketplace Shopping center.

University Marketplace approved through SP 84-37. The former business located on the free-standing building (Metro Diner) was approved through SP 2017-06.

The architectural modifications as well as the signage were completed without the required approvals. The property owner was cited on 2/14/2023 for the work done without permits (code case 230200737). Should the Planning and Zoning Board approve the architectural and signage modifications tonight, the applicant is still responsible for obtaining all applicable building permits prior to the code case being resolved.

This application was deferred at the September 12, 2024 Planning and Zoning Board meeting to tonight's meeting.

This application was scheduled for the October 10, 2024 Planning and Zoning Board meeting which was canceled due to Hurricane Milton.

### **BUILDINGS / STRUCTURES:**

The applicant is proposing the following colors and materials for the storefront building:

- Façade:
  - Dover white (SW 6385)
  - Bear Creek (Benjamin Moore 1470)
  - Willow Creek (Benjamin Moore 1468)
  - Fashionable Gray (SW 6275)
- Canopy: Sunbrella Marine (Captain Navy blue 4646)

### **SIGNAGE:**

The following signage is proposed for the tenant bay:

- One, 60 square foot cabinet illuminated sign with pan faces letter wall sign reading, "BELL'S FUNERAL HOME & CREMATION SERVICES" in White copy and a cursive B (logo) in yellow copy at the top on a blue background.

City code permits freestanding buildings a maximum of 120 square feet of wall signage and monument sign copy. No monument sign is 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 Engineering Division (9/3/24)  
Memo from Planning Division (8/27/24)  
Memo from Zoning Division (8/27/24)  
Memo from Engineering Division (3/20/23)  
Memo from Planning Division (3/13/23)  
Memo from Zoning Division (3/7/23)  
Memo from Engineering Division (1/12/23)  
Memo from Planning Division (1/10/23)  
Memo from Landscape Division (1/10/23)  
Memo from Zoning Division (1/10/23)  
Memo from Fire Prevention (1/4/23)  
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.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 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: \_\_\_\_\_ Project #: PRJ 20\_\_\_\_ - \_\_\_\_ Application #: \_\_\_\_\_

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

**SECTION 1-PROJECT INFORMATION:**

Project Name: Elijah Bell's Funeral Services

Project Address: 8390 Pines Boulevard, Pembroke Pines, FL. 33024

Location / Shopping Center: Freestanding Building

Acreage of Property: .7278 Building Square Feet: 3799

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5141 16 15 0041

Plat Name: RICHWAY AT PEM. PINES Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: A portion of Parcel "B", RICHWAY AT PEMBROKE PINES,

As recorded in Plat Book 121 at Page 14 of the  
Public Records of Broward County, Florida,

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
11-14-22	Site Plan	Signage change out	TBD	TBD	

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: Elijah Bell

Owner's Address: 3750 North State Road 7, Lauderdale Lakes, FL. 33319

Owner's Email Address: eebell4@hotmail.com

Owner's Phone: 954-868-9183 Owner's Fax: \_\_\_\_\_

Agent: Stephen Brasgalla, Architect

Contact Person: Stephen Brasgalla

Agent's Address: 6991 West Broward Blvd. Suite 100, Plantation, FL. 33317

Agent's Email Address: architect@design23.net

Agent's Phone: 954-614-3801 Agent's Fax: 954-208-0600

*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: \_\_\_\_\_

Zoning: \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
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**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 6 - DESCRIPTION OF PROJECT** (attach additional pages if necessary)

Existing restaurant occupancy (Metro Diner) converted to Funeral Home Use,

Elijah Bell's Funeral Services. Permit obtained and nearing full completion.

Existing signs for Metro Diner existed on the building.

Owner retained a sign company to change the graphic panels within the existing

lighted sign boxes, no change in number of signs, nor change of sign area.

Building colors were modified, including replacement awnings.



**Waiver of Florida Statutes Section 166.033, Development Permits and Orders**

Applicant: Elijah Bell

Authorized Representative: \_\_\_\_\_

Application Number: Myc 2022 - 0021

Application Request: site / signage Changeout

I, Elijah Bell (print Applicant/Authorized Representative name), on behalf of Elijah Bell's Funeral Services (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.

Elijah E. Bell 2/28/2023  
Signature of Applicant or Applicant's Date  
Authorized Representative

Elijah E. Bell  
Print Name of Applicant/Authorized Representative



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

# **DRC REVIEW FORM**



**September 3, 2024**

**Project: *ELIJAH BELL'S FUNERAL HOME – BUILDING SIGNAGE & PAINT COLORS***  
**City Reference Number: *MSC2022-0021***

**To: Laura Bonet Arcila, 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:**

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The Engineering Division takes 'No Exception' to the proposed changes in building signage, exterior paint colors and awnings and the proposed changes in the building signage, exterior paint colors and awnings are hereby recommended for 'Consideration' by the Planning and Zoning Board.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

Date: August 27, 2024  
To: MSC 2022-0018  
From: Laura Arcila Bonet, Planner / Zoning Technician  
Re: Bells Funeral Home

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

**ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED**

MEMORANDUM

August 27, 2024

To: Laura Arcila Bonet  
Planner / Zoning Technician

From: Julia Aldridge  
Planner / Zoning Technician

Re: MSC 2022-0021 (Bells Funeral Home – 8390 Pines Blvd.)

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

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

# **DRC REVIEW FORM**



**March 20, 2023**

***PROJECT: BELL'S FUNERAL HOME (MSC2022-0021)***

**To: Laura Castano Arcila  
Planner/Zoning Technician**

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

**COMMENTS:**

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1. General Comment - The concrete ramp section of the existing Sidewalk Curb Ramp with the attached Yellow Detectable Warning Surface for the two (2) Sidewalk Curb Ramps on the north side of the building (on each side of the Accessible/Pedestrian Crossing leading to the Accessible Parking Spaces and public sidewalk on Pines Boulevard) are required to be removed and replaced with the Detectable Warning Surface "recessed" down into the concrete to be flush with the surface of the Sidewalk Curb Ramp per current Engineering Standards. The purposed of recessing the Detectable Warning Surface into the concrete of the ramp is to eliminate the potential "tripping hazards" associated with the surface of the Detectable Warning Surface being above the finished surface of the Sidewalk Curb Ramp and becoming loose over time.

***3/20/23 - Please provide a written Response and Plan reflecting the required changes to Detectable Warning Surface by way of replacement of the applicable concrete section of the ramp and noted installation of the Detectable Warning Surface by recessing it into the concrete so that its surface is flush with the finished surface of the concrete ramp.***

***NOTE that this Comment can be deferred to the Engineering Permit Phase if acknowledged by way of the Response to this Comment that the developer/owner agrees to address this requirement under a separate Engineering Permit submittal.***

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: March 13, 2023  
To: MSC 2022-0021  
From: Laura Arcila Bonet, Planner / Zoning Technician  
Re: Bells Funeral Home

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

1. ~~Provide material board with samples of all paint chips and materials to be used.~~
2. ~~Label all colors and materials on the elevations.~~
3. Label elevations using directions. **Not addressed.**
4. Cabinet sign must be pan framed or routed, vinyl on plexiglass is not allowed. **Sign details must be submitted with this application.**
5. ~~Provide letter describing operations.~~
6. ~~Where are the hearses parked.~~
7. ~~Provide rear elevation.~~
8. Please provide details of all signs, including size and illumination. The total square footage of all signs on the site cannot exceed 120 sq ft. please reference table 155.699 in the Land Development Code for further information. **Sign details must be submitted with this application.**
9. Further comments may apply.

MEMORANDUM

March 7, 2023

To: Laura Castano Arcila  
Planner / Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2022-0021 (Bells Funeral Home – 8390 Pines Blvd.)

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The following are my comments regarding the above Miscellaneous Plan:

1. Provide description of operations, parking of hearses, coordination of parking in spaces located south of access drive and travel to building, motorcade egress during services, etc.
2. Proposed signage exceeds code. 120 square feet total allowed on site. Per dimensions shown on Sheet AP-2:
  - 2 Wall signs @ 60 sq. ft. each = 120 sq. ft.
  - 4 Logos @ 2.86 sq. ft. each = 11.44 sq. ft.
  - Total signage proposed = 131.44 sq. ft.
3. Correct all dimensions, square footage of signage, etc. on all sheets so they are consistent. Square footages on elevation sheet (Sheet AP-1) do not match square footage/dimensions on Sheet AP-2.
4. Clarify construction of wall signs as vinyl on flat plexiglass is not permitted. Signs faces can be pan formed, routed out, push through, printed directly onto backing, etc.
5. Provide all paint color names and numbers, materials, finishes, etc. on elevations of building and indicate where each one is located.
6. Are any other changes being considered (e.g. parking lot lighting upgrade, new canopy covers, etc.) If so, provide all details and include in scope of work.
7. After review of responses, additional comments may be made.

Please contact me with any questions.



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

# **DRC REVIEW FORM**



**January 12, 2023**

***PROJECT: BELL'S FUNERAL HOME (SP2022-0021)***

**To: Laura Castano Arcila  
Planner/Zoning Technician**

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

**COMMENTS/RECOMMENDATIONS:**

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1. General Comment - The concrete ramp section of the existing Sidewalk Curb Ramp with the attached Yellow Detectable Warning Surface for the two (2) Sidewalk Curb Ramps on the north side of the building (on each side of the Accessible/Pedestrian Crossing leading to the Accessible Parking Spaces and public sidewalk on Pines Boulevard) are required to be removed and replaced with the Detectable Warning Surface "recessed" down into the concrete to be flush with the surface of the Sidewalk Curb Ramp per current Engineering Standards. The purposed of recessing the Detectable Warning Surface into the concrete of the ramp is to eliminate the potential "tripping hazards" associated with the surface of the Detectable Warning Surface being above the finished surface of the Sidewalk Curb Ramp and becoming loose over time.
2. General Comment – Existing Accessible and Pedestrian Crosswalk markings on the north and south sides of the existing building are missing the required 24" White Thermoplastic Longitudinals spaced at a maximum of 5.0' O.C. between the two (2) existing 12" White Thermoplastic Edge Lines as required for 'Mid-Block' Crossings. Depict and denote/label the 24" White Thermoplastic Longitudinals to be installed within the two (2) existing Crosswalk marking areas.

**NOTE:** All resubmittals must include 'Responses' to all 'Comments' in letter format. Based upon the 'Responses' and/or 'Plan Revisions', additional 'Comments' may be forthcoming prior to Engineering DRC approval/sign-off of the proposed project.

**NOTE** that an Engineering Permit is required for construction/installation of the required site related work/improvements. Submittal of one (1) set of signed and sealed plans/details sheets, a PDF copy of the plans set, Plans Review Fee and an accompanying Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the required site work/improvements for initiation of the plans review for Engineering Permit.

## PLANNING DIVISION STAFF COMMENTS

### **Memorandum:**

Date: January 10, 2023  
To: MSC 2022-0021  
From: Laura Arcila Bonet, Planner / Zoning Technician  
Re: Bells Funeral Home

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

1. Provide material board with samples of all paint chips and materials to be used.
2. Label all colors and materials on the elevations.
3. Label elevations using directions.
4. Cabinet sign must be pan framed or routed, vinyl on plexiglass is not allowed.
5. Provide letter describing operations.
6. Where are the hearses parked.
7. Provide rear elevation.
8. Please provide details of all signs, including size and illumination. The total square footage of all signs on the site cannot exceed 120 sq ft. please reference table 155.699 in the Land Development Code for further information.
9. Further comments may apply.

MEMORANDUM

January 10, 2023

From: Yelena Hall  
Landscape Planner/ Inspector

Re: (MSC2022-0021) Elijah Bell's Funeral Services

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The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above referenced property. The following items need to be addressed prior to this project being approved.

**Landscape Inspection Comments:**

1. As part of DRC review a courtesy landscape inspection was performed for the above referenced project. As per previously approved landscape plans it seems as though a lot of landscaping is missing on site. See marked up plans attached and contact landscape planner to bring site back into compliance. Should no one contact Landscape team, a code violation will be issued.

*Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.*

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL  
LIAF Certified Landscape Inspector #21-259  
Planning and Economic Development Department  
City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, FL 33025  
954.392.2100 (Office) • [yhall@ppines.com](mailto:yhall@ppines.com)  
City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday  
Online Access: [Pines Web Services](#)  
Consider the environment before printing this email.

MEMORANDUM

January 10, 2023

To: Laura Castano Arcila  
Planner / Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2022-0021 (Bells Funeral Home – 8390 Pines Blvd.)

---

The following are my comments regarding the above Miscellaneous Plan:

1. Provide description of operations, parking of hearses, coordination of parking in spaces located south of access drive and travel to building, motorcade egress during services, etc.
2. Proposed signage exceeds code. 120 square feet total allowed on site. Per dimensions shown on Sheet AP-2:
  - 2 Wall signs @ 60 sq. ft. each = 120 sq. ft.
  - 4 Logos @ 2.86 sq. ft. each = 11.44 sq. ft.
  - Total signage proposed = 131.44 sq. ft.
3. Correct all dimensions, square footage of signage, etc. on all sheets so they are consistent. Square footages on elevation sheet (Sheet AP-1) do not match square footage/dimensions on Sheet AP-2.
4. Clarify construction of wall signs as vinyl on flat plexiglass is not permitted. Signs faces can be pan formed, routed out, push through, printed directly onto backing, etc.
5. Provide all paint color names and numbers, materials, finishes, etc. on elevations of building and indicate where each one is located.
6. Are any other changes being considered (e.g. parking lot lighting upgrade, new canopy covers, etc.) If so, provide all details and include in scope of work.
7. After review of responses, additional comments may be made.

Please contact me with any questions.



## DRC REVIEW FORM

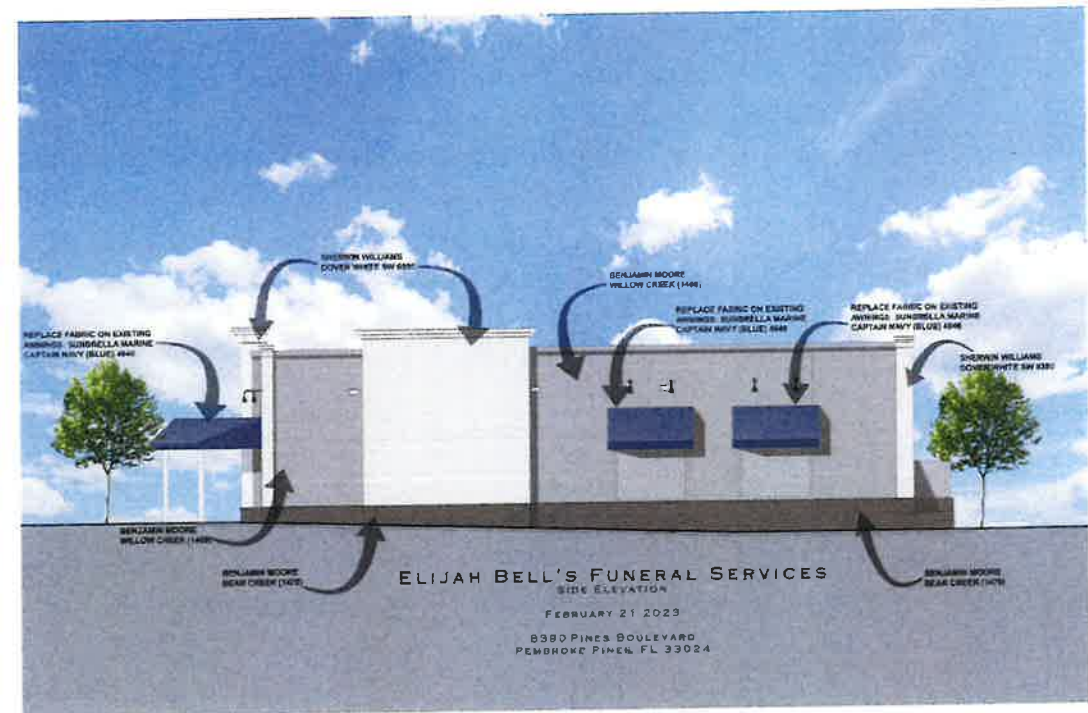
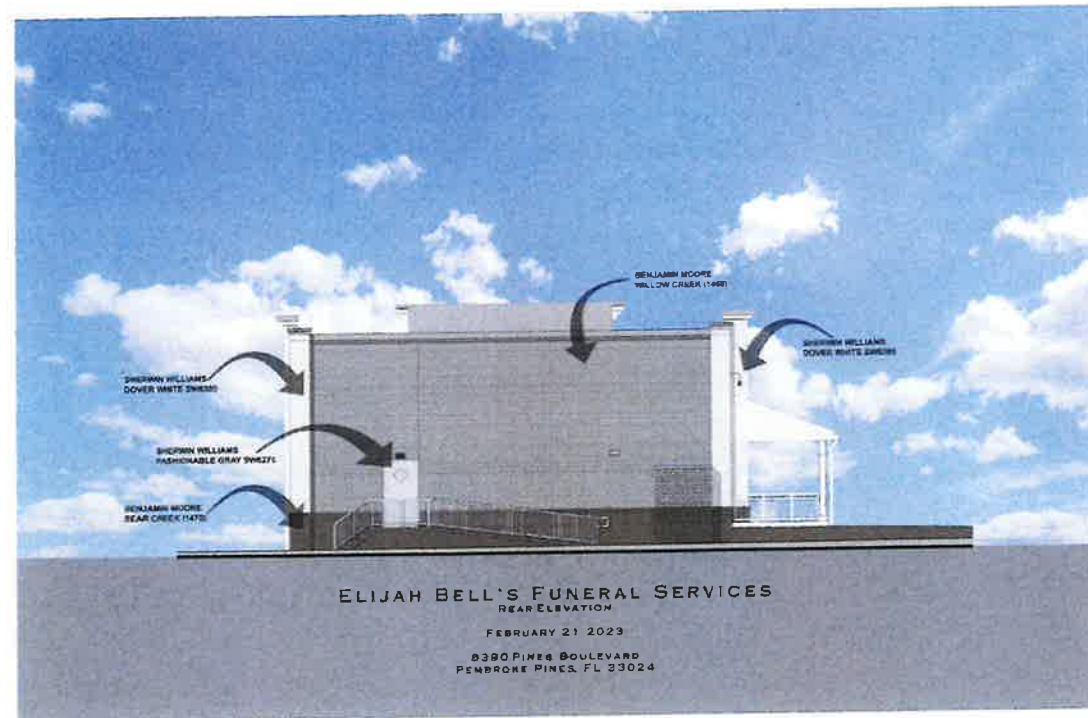
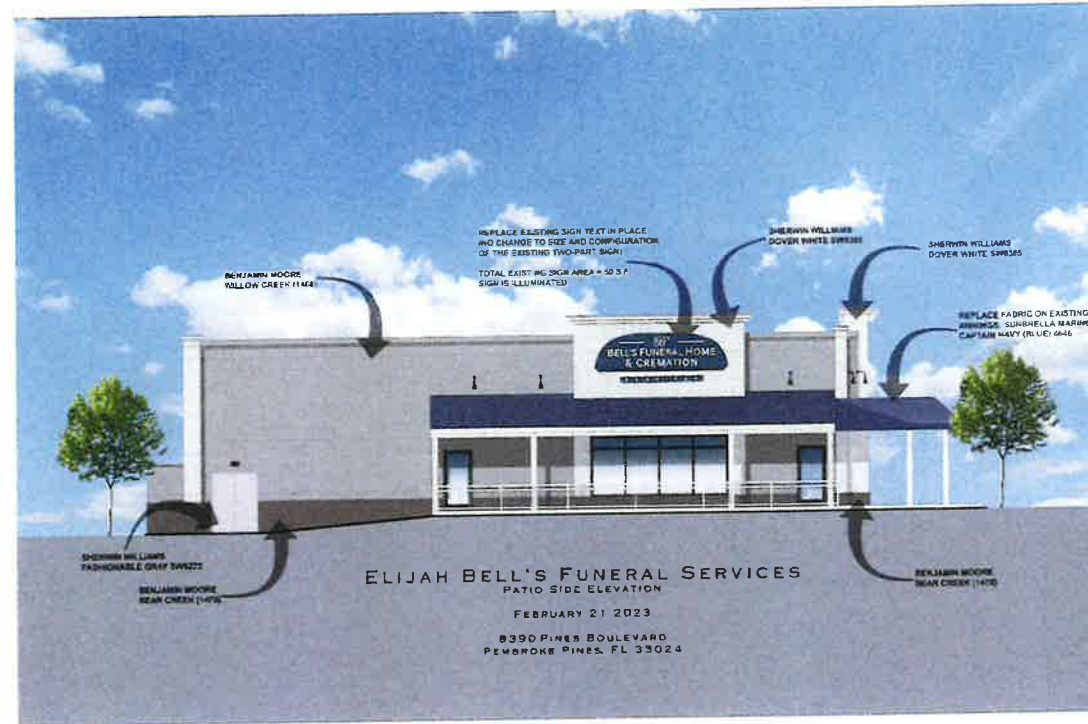
**FIRE PLANS EXAMINER** Brian Nettina, Asst. Fire Marshal  
[Bnettina@ppines.com](mailto:Bnettina@ppines.com)  
954.499.9566

**PROJECT NAME:** Elijah Bell - Sign  
**REFERENCE #:** MSC 2022 - 21  
**DATE REVIEWED:** 1/4/2023

**CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS**

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



**EXTERIOR PAINT COLORS**

SHERWIN WILLIAMS  
DOVER WHITE SW  
6385



BENJAMIN MOORE  
BEAR CREEK  
1470



BENJAMIN MOORE  
WILLOW CREEK  
1468



SHERWIN WILLIAMS  
FASHIONABLE GRAY  
SW 6275

**SUNBRELLA SAMPLE**

SUNBRELLA MARINE  
CAPTAIN NAVY (BLUE) 4646



Revisions:

- 1
- 2
- 3
- 4
- 5

Project Name  
**200612**

**ELIJAH BELL'S FUNERAL SERVICES  
BUILDING RENOVATION**  
8390 PINES BOULEVARD  
PEMBROKE PINES, FLORIDA 33024

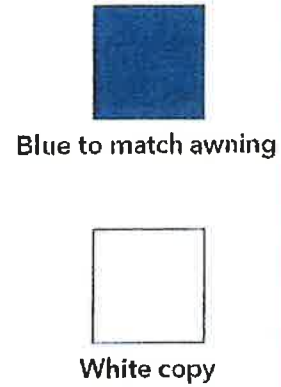
Project Name  
**INTERIOR  
RENOVATION**

**STEPHEN  
BRASGALLA,  
ARCHITECT**  
STATE OF FLORIDA  
REGISTRATION NO. AR12259  
6621 WEST BROWARD BOULEVARD  
SUITE 100  
PLANTATION, FLORIDA 33317  
TELEPHONE 954. 614. 3801  
TELEFAX 954. 208. 0800  
ARCHITECT @ DESIGN23.NET

Drawn By DAB	Checked By STB
Scale: SHOWN	Date: 11-30-20
Project Number <b>200612</b>	

Sheet:  
**A-1**

# Pan Faces with Vinyl Copy for Existing Sign Frames



Face: Blue to match awning  
 LEDs: White  
 Letter Style: Avenir  
 Capsule cabinet depth: 6"  
 Cabinets depth: 6" + 2" pan face = 8" total

Scale: 3/8" = 1'-0"



NORTH ELEVATION Scale: 1/8" = 1'-0"

**ART SIGN CO INC**  
 835 NW 6TH AVE  
 FT. LAUDERDALE, FL 33311  
 954 763 4410 | artsignfl.com

**CLIENT:** Bell's Funeral Home & Cremation Services  
**FILE:** Bell's Funeral Home V6  
**ADDRESS:** 8390 Pines Blvd., Pembroke Pines, FL

REVISION V2: 07/10/2024 | EDIT COPY  
 REVISION V3: 07/19/2024 | Added square footage and dimensions EDIT COPY  
 REVISION V4:  
 REVISION V5: 08/09/2024 | Edited specs  
 REVISION V6: 08/12/2024 | Added dimension to capsule and removed logos from awning  
 REVISION V7:

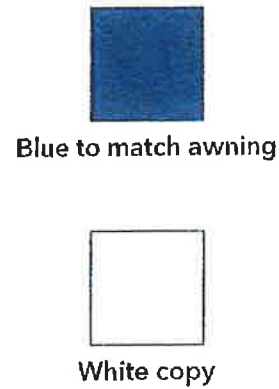
**CLIENT APPROVAL:**

**DATE:** 08/12/2024    **SALES REP:** Jack    **ARTIST:** Carlos

Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting. Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others without the written consent of Art Sign Company, Inc. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.



# Pan Faces with Vinyl Copy for Existing Sign Frames



Face: Blue to match awning  
 LEDs: White  
 Letter Style: Avenir  
 Capsule cabinet depth: 6"  
 Cabinets depth: 6" + 2" pan face = 8" total



Scale: 3/8" = 1'-0"



EAST ELEVATION Scale: 1/8" = 1'-0"



**CLIENT:** Bell's Funeral Home & Cremation Services  
**FILE:** Bell's Funeral Home V6  
**ADDRESS:** 8390 Pines Blvd., Pembroke Pines, FL

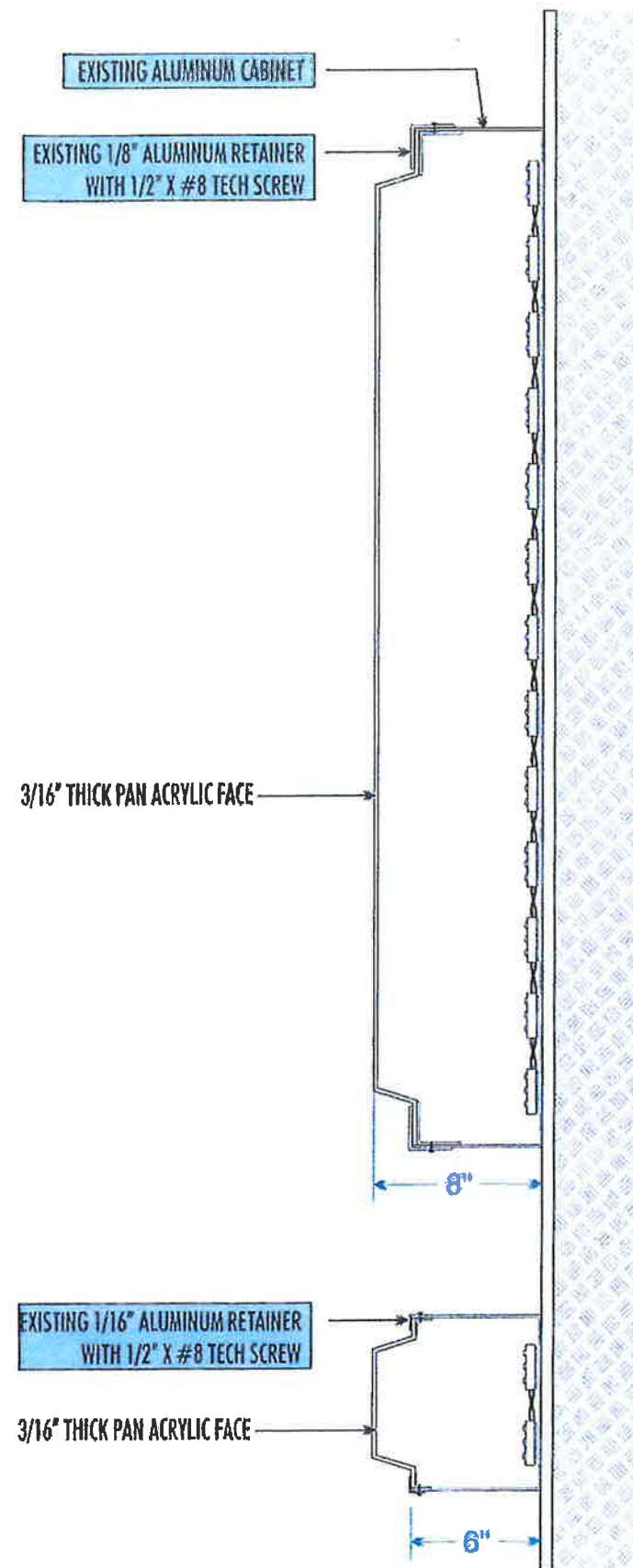
**REVISION V2:** 07/10/2024 | EDIT COPY  
**REVISION V3:** 07/19/2024 | Added square footage and dimensions EDIT COPY  
**REVISION V4:**  
**REVISION V5:** 08/09/2024 | Edited specs  
**REVISION V6:** 08/12/2024 | Added dimension to capsule and removed logos from awning  
**REVISION V7:**

**CLIENT APPROVAL:**

**DATE:** 08/12/2024 **SALES REP:** Jack **ARTIST:** Carlos

Colors shown on drawing are for presentation purposes. All colors must be confirmed initiated by project manager before painting. Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others without the written consent of Art Sign Company, Inc. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.

# PAN FACES ON EXISTING CABINET



## Broward & North Wall Sign

1. Design, fabrication and construction to the following codes and specifications:

- A. The Florida Building Code (2023) 8th edition
- B. American Welding Society AWS D1.1-04 & D1.2
- C. Specifications for aluminum structures by the Aluminum Association (Current Edition)

2. Structural requirements:

- A. All bolted connections shall be made with ASTM A307 bolt or equal
- B. All anchors bolts shall be ASTM A307 or equal ( flat washers at nut)
- C. All welds shall be made with E70XX electrodes or equal
- D. The electrical installation shall be in compliance with the National Electric Code (NEC 2020) grounding and bonding as per NEC 250 600.7
- E. H.V.H.Z., section 1620 F.B.C., ASCE 7-22 170 MPH, exposure C, Category 2, Chapter 16

**ART**  
SIGN CO INC

835 NW 6TH AVE.  
FT. LAUDERDALE, FL 33311  
954.763.4470 | artsignfl.com

CLIENT: Bell's Funeral Home & Cremation Services

FILE: Bell's Funeral Home - STRUCTURAL V2

ADDRESS: 8390 Pines Blvd., Pembroke Pines, FL

REVISION V2:  
REVISION V3:  
REVISION V4:  
REVISION V5:  
REVISION V6:  
REVISION V7:

CLIENT APPROVAL:

DATE: 08/12/2024

SALES REP: Jack

ARTIST: Carlos

**SUBJECT SITE AREIAL PHOTO**

**Bell's Funeral Home (MSC2022-0021)**

