





**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 2025-0003
Project:	Johnson Square Plaza	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Briami Group LLC	Agent:	Sergio Arias
Location:	7743-7759 Johnson Street	District:	2
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	N/A		
Applicant Request:	Architectural and color changes, and Uniform Sign Plan for an existing shopping plaza.		
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

Sergio Arias, agent, is requesting approval for exterior architectural and color modifications, and to establish a Uniform Sign Plan for the Johnson Square Plaza located at the northeast corner of Johnson Street and NW 77th Way. Johnson Square Plaza was built in the mid-1970s. No changes have been made to the site.

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 #250200400 – 7743 Johnson Street - Paint and other changes at the property done without approvals.

BUILDINGS / STRUCTURES:

- The following architectural changes are proposed for the existing building and associated structures:
 - Installation of Polymer Wall Panel sign band in Brazilian Lumber For Us 2X6 Grid Cladding.
- The following colors are proposed:
 - Building Main Body: SW 6231 (Rock Candy)
 - Accent Lines on Columns: SW 6258 (Tricorn Black)
 - Playground Fence: SW 6958 (Dynamic Blue)
 - Playground Walkway: SW 6251 (Outerspace)

SIGNAGE:

The applicant proposes the following sign standards for the shopping center:

- Font: Arial
- Face Color: White
- Trim Cap/ Return: Black
- Type: Individual Channel Letters on Wireway

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 (01/23/25)
Memo from Planning Division (01/28/25)
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.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:

- 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 foot 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: Commercial signs

Project Address: 7743-7759 Johnson Street, Pembroke Pines. FL 33024

Location / Shopping Center: _____

Acreage of Property: 0.43 Building Square Feet: 6,137

Flexibility Zone: _____ Folio Number(s): 514110030014

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

Legal Description:

The west 120 feet of Tract A, Block 28, BOULEVARD HEIGHTS SECTION 8, according to the Plat thereof, as recorded in Plat Book 57, Page 9, 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

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Briami Group LLC

Owner's Address: 7751 Johnson Street, Pembroke Pines FL 33024

Owner's Email Address: drarias@gmail.com

Owner's Phone: 646-281-2330 Owner's Fax: _____

Agent: Sergio Arias

Contact Person: Sergio Arias

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: _____

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:

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)

Commercial Sign Criteria for Plaza

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] / Grupo Brian LLC 1/11/2025
Signature of Owner Date

Sworn and Subscribed before me this 11th day
of January, 20 25



Yaile Perez Hernandez
Comm.: HH 192573
Expires: Oct. 31, 2025
Notary Public - State of Florida

\$10.00 [Signature] OCT 31, 2025
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] 1/11/2025
Signature of Agent Date

Sworn and Subscribed before me this 11th day
of January, 20 25



Yaile Perez Hernandez
Comm.: HH 192573
Expires: Oct. 31, 2025
Notary Public - State of Florida

\$10.00 [Signature] OCT 31, 2025
Fee Paid Signature of Notary Public My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 23, 2025
To: MSC 2025-0003
From: Julia Aldridge, Planner / Zoning Technician
Re: Johnson Square Plaza Uniform Sign Plan

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

1. Under Sign Specifications section 1 it calls for both channel letters on a raceway and individual letters attached directly to center's fascia. Please update conflicting information.
2. After review of resubmittal, additional comments may be made.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 28, 2025

To: MSC 2025-0003

From: Julia Aldridge, Planner / Zoning Technician

Re: Johnson Square Plaza Uniform Sign Plan

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.

SIGN CRITERIA/UNIFORM SIGN PLAN

**RETAIL/COMMERCIAL PROPERTY
JOHNSON SQUARE PLAZA LOCATED AT**

7743-7759 JOHNSON STREET PEMBROKE PINES, FL 33024

Landlord Information: Grupo Briami LLC

Owners: Sergio R. Arias/Vanessa M. Arias

Contact: 954-983-4032

Address: 7751 Johnson Street, Pembroke Pines FL 33024



USP Summary

Font: ARIAL

Face Color: WHITE FACE/ WHITE LEDS

Trim Cap/Return: BLACK TRIM/ BLACK RETURN

Type: Individual Channel Letters on Wireway

Submitted: 11/20/2024

JOHNSON SQUARE PLAZA
7743-7759 JOHNSON STREET PEMBROKE PINES, FL 33024

GENERAL

This exhibit outlines the sign criteria for the mall uses. Owners will be required to submit detailed and dimensioned drawings indicating graphic content, colors, letter style, construction methods, fastening details, and electrical requirements to: LANDLORD. These documents must be reviewed and approved by LANDLORD and the City of Pembroke Pines prior to fabrication and installation of any sign.

1. "Signs" shall be defined as any message that can be read from the exterior as a building wall sign.
2. The location(s), character, design, color, and layout of all signs shall be subject to approval of LANDLORD and shall be centered, both, horizontally and vertically, on the sign band above the demised premises.
3. FABRICATION: All signs are to be fabricated by a licensed sign contractor, approved by LANDLORD, according to the requirements of local, state and national codes. All signs are to be fabricated to Underwriters Laboratories Specifications.
4. INSTALLATION: All signs are to be installed by a state and/or local certified sign contractor, approved by LANDLORD and according to local, state and national codes.
5. Signs on rear service doors: User may install one identification sign on service doors with a maximum of 3 inch high, Black, Helvetica Medium, all capital characters indicating the use as on the sign band. All other signs on rear or service side of leased areas are prohibited. Total area limited to 3 square feet.
6. Signs are to be continuously illuminated from sunset (operated by photoelectric cell) until 11:00 p.m. or store closing whichever is later or as otherwise defined by LANDLORD and required by the lease. Signs shall have a 24-hour time clock.
7. All materials used in sign fabrication are to be new.

STOREFRONT SIGN STANDARDS

1. Height: All letters are to be a maximum of 48" in height on storefronts.
2. Length: Length (sign structure and sign copy). Sign copy shall be limited to a maximum of seventy-five (75) percent of leased frontage.
3. Sign Area: Signs area based on 1.5 square feet per linear foot of tenant bay length. Sign area not to exceed 120 square feet.
4. Brightness: Illuminated and other lighting effects shall not create a nuisance to adjacent property or create a traffic hazard.
5. Number of Signs: Users are allowed one sign on each bay primary frontage. Tenants occupying a corner bay within a shopping center shall be allowed an additional sign on the store's secondary frontage-which shall not exceed the size of the sign allowed on the primary frontage. Sign area for both signs shall not exceed a maximum area of 120 square feet.
6. Location: Signs shall not extend closer than 3" from the top of the center's painted fascia band. Signs shall be centered horizontally and vertically within the sign band of demised premises.

SIGN SPECIFICATIONS

1. All signs are to be in the form of individual channel letters on a raceway, illuminated by interior mounted white LEDs. Letters shall have a translucent Acrylic faces. These faces shall be secured to the letter with a trim molding.

Faces of the channel letters shall be WHITE COLOR. Trim cap and returns BLACK COLOR.

2. Materials: (All materials must be new.)
 - a. 0.40 aluminum
 - b. 3/16 acrylic
 - c. 5000k Leds

- Signs utilizing legally registered and recognized logos, trademarks, or letter style shall be considered and may be permitted with approval of both LANDLORD and the City of Pembroke Pines.

WINDOW SIGNAGE

Any window signage shall comply with the City of Pembroke Pines ordinance and must be approved by LANDLORD.

ILLUSTRATIONS

- Typical Store Front Elevations

ELEVATION: WEST ELEVATION

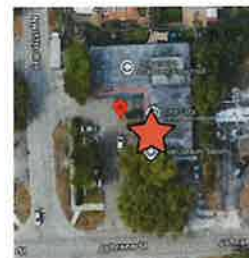


CHANNEL LETTERS
(on wireway)

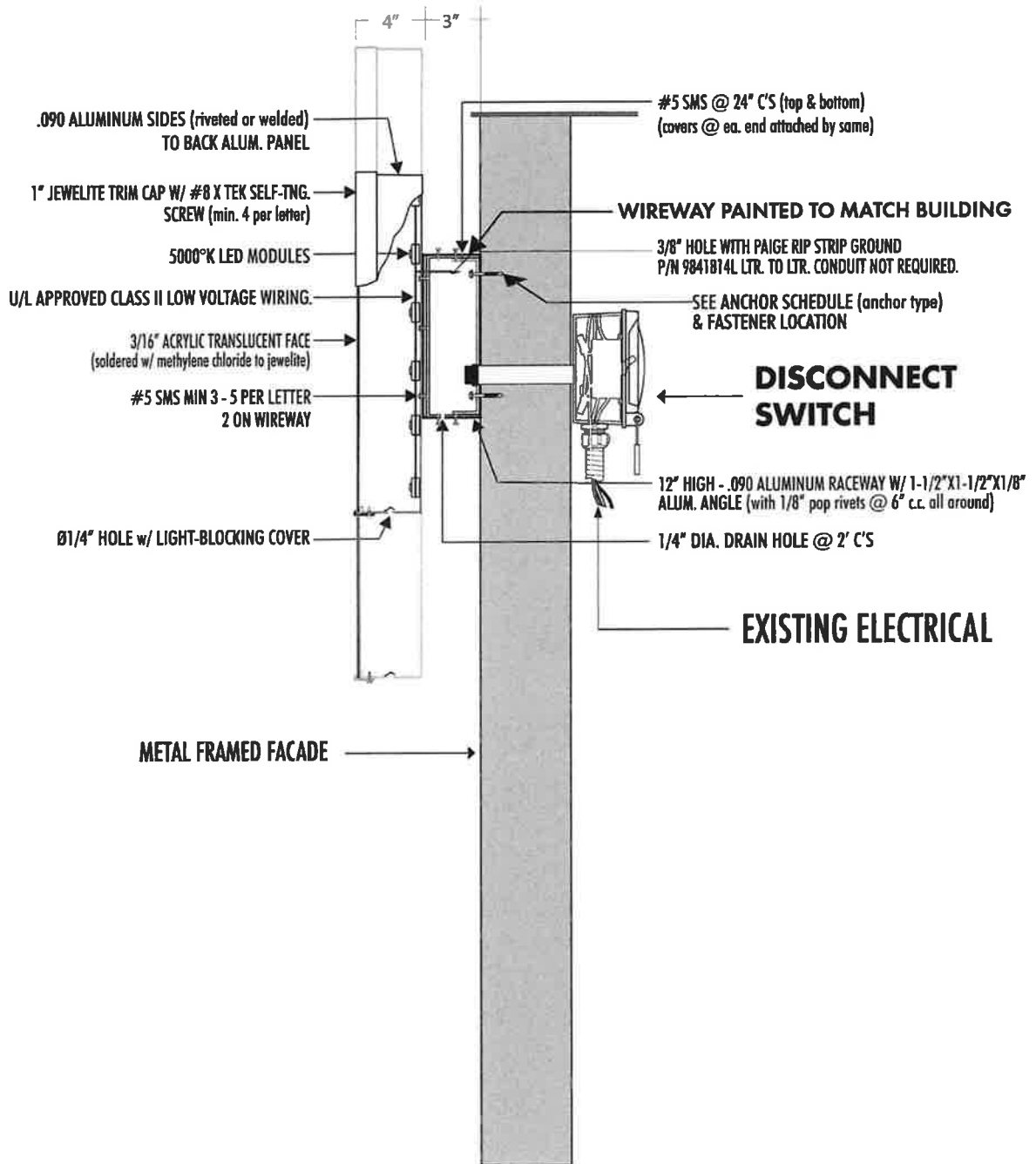


TOTAL SIGN 6 SQFT

- WHITE FACE
 - BLACK RETURN
 - BLACK TRIM
 - WHITE LEDS
- FONT: Arial



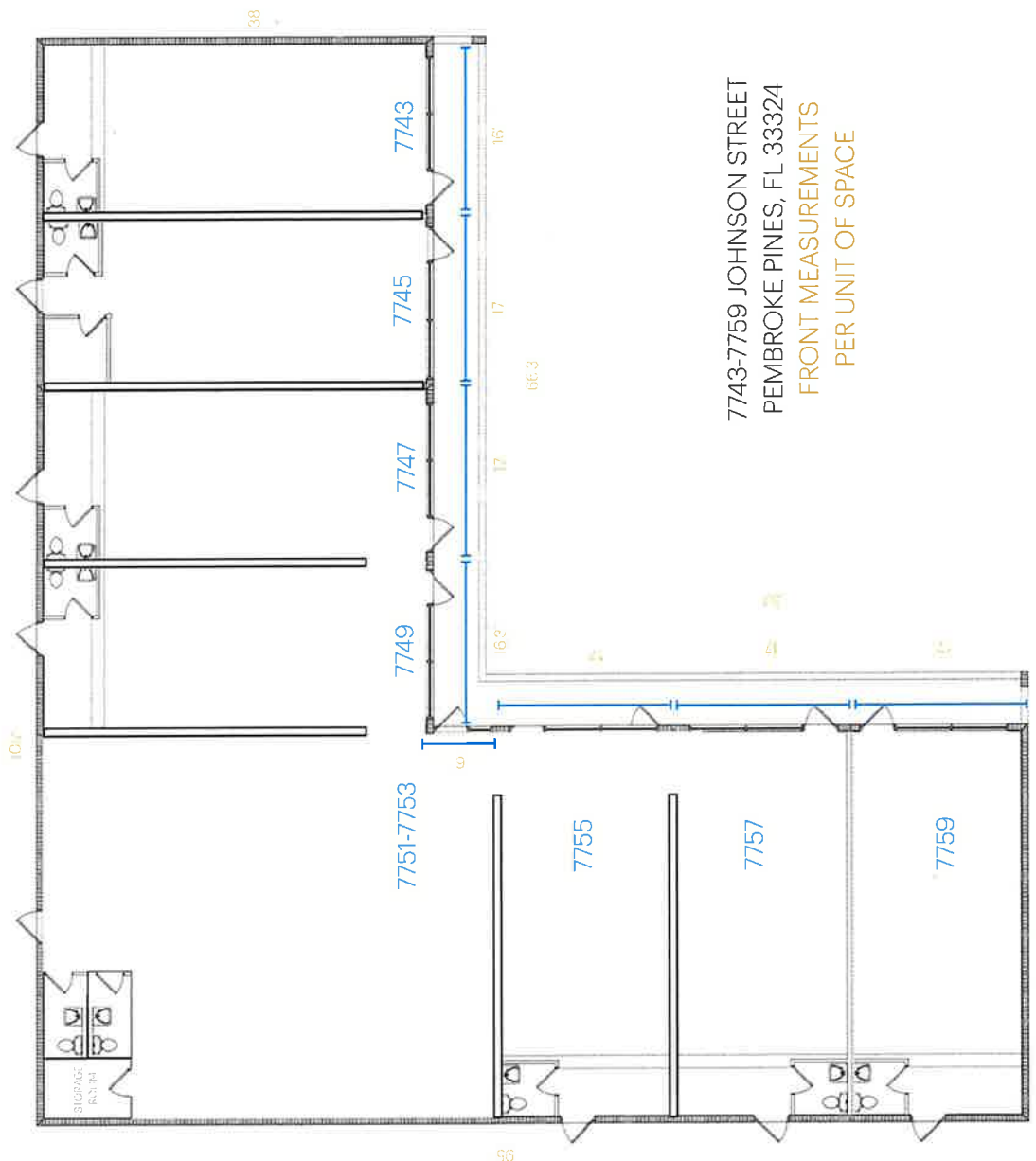
CHANNEL LETTERS (on wireway)



B. Letter Sample

FONT/COLOR

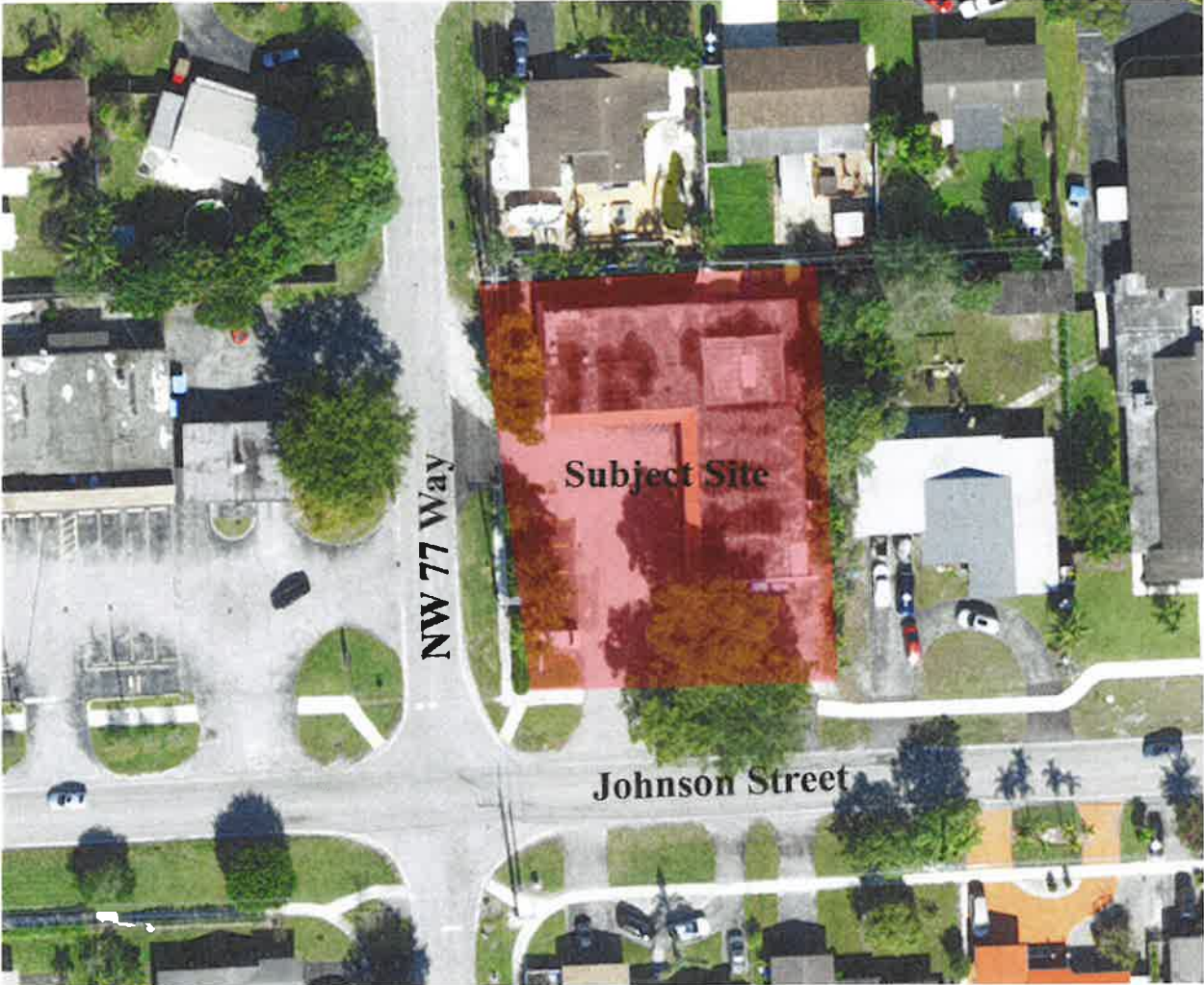
ABCDEFGHIJKLMN
OPQRSTUVWXYZÀ
ÅÉÎÕabcdefghijklmn
opqrstuvwxyzàåéîõ&
1234567890(\$£.,!?)



7743-7759 JOHNSON STREET
PEMBROKE PINES, FL 33324
FRONT MEASUREMENTS
PER UNIT OF SPACE

SUBJECT SITE AERIAL PHOTO

Johnson Square Plaza (MSC2025-0003)





PROPERTY AT 7743-7759 JOHNSON STREET, PEMBROKE PINE FL 333024
FRONTAL EXTERIOR PHOTO OF THE PROPERTY

1. PAINT

The color of the plaza before improvement was a beige type color (Unknown)

The front of the plaza was re-painted with Sherwin Williams super paint:

Walls **Rock Candy SW 6231**

Lines on columns **Tricorn Black SW 6258**

2. WOOD LIKE SIGN BAND

The material is a Polymer Wall Panel for Exterior.



PROPERTY AT 7743-7759 JOHNSON STREET, PEMBROKE PINE FL 333024
FRONTAL EXTERIOR PHOTO OF THE PROPERTY

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PROPERTY AT 7743-7759 JOHNSON STREET,
PEMBROKE PINE FL 333024

REAR EXTERIOR PHOTOS OF THE PROPERTY

1. The back of the property has it's original Beige type color (Unknown). We did a color match for retouching the wall as needed (photo attached).
2. The Playground walkway color is **Outerspace SW 6251**
3. The playground fence is **Dynamic Blue SW 6958**

SHERWIN WILLIAMS 702385	04/09/22
305-866-6253	Order# 0223284
EXTERIOR SUPER PAINT FLAT	ARCHITECTURAL LATEX COROB D600
MANUAL CUSTOM MANUAL MATCH	
CCE+COLORANT	07 22 64 128
B1-Black	- 50 - -
G2-New Green	- 7 1 -
Y3-Deep Gold	2 12 - 1
FIVE GALLON A80W02151	EXTRA WHITE 651149502