





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

Summary

Agenda Date:	October 10, 2024	Application ID:	MSC 2022-0021
Project:	Bell's Funeral Home	Project Number:	N/A
Project Planner:	Laura Arcila Bonet, Planner / Zoning Technician		
Owner:	M & E 1 ENTERPRISES LLC	Agent:	Stephen Braggalla
Location:	8390 Pines Blvd	Commission District:	1
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	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		
Applicant Request:	Architectural and signage modifications to an existing free-standing building		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> City Commission
Reviewed for the Agenda:	Director: 		Assistant Director: 

Project Description / Background

Stephen Bragalla, 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.

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
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:

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

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.)

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:

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

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.)

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:

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

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

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9. Further comments may apply.

MEMORANDUM

January 10, 2023

From: Yelena Hall
Landscape Planner/ Inspector

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

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
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.
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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.



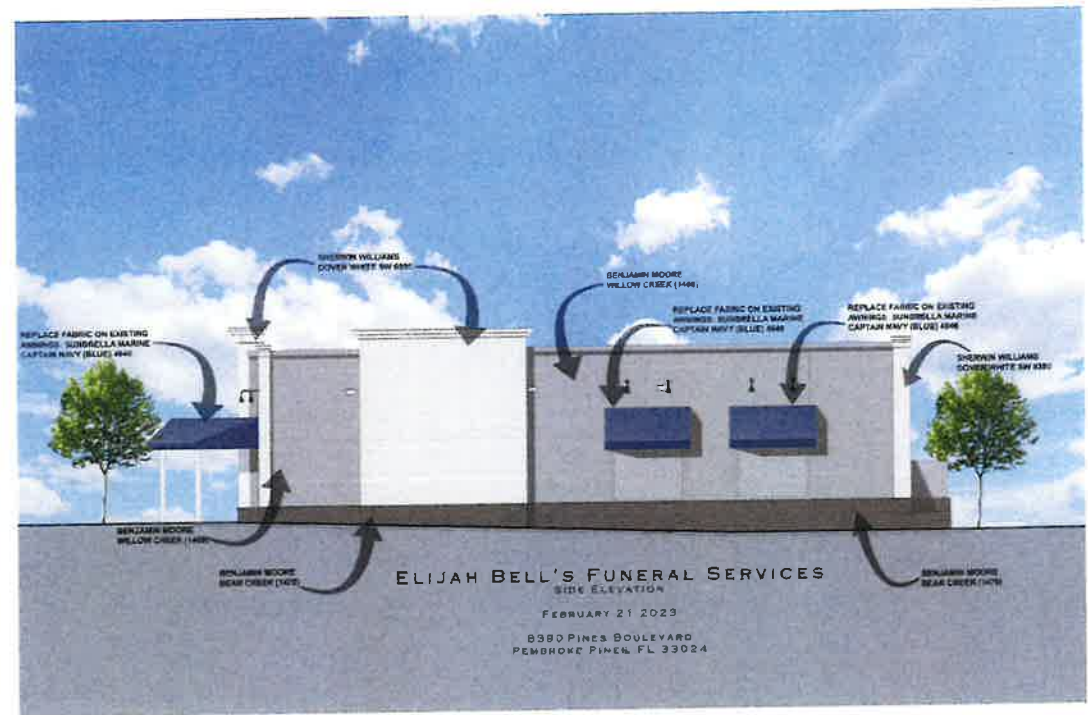
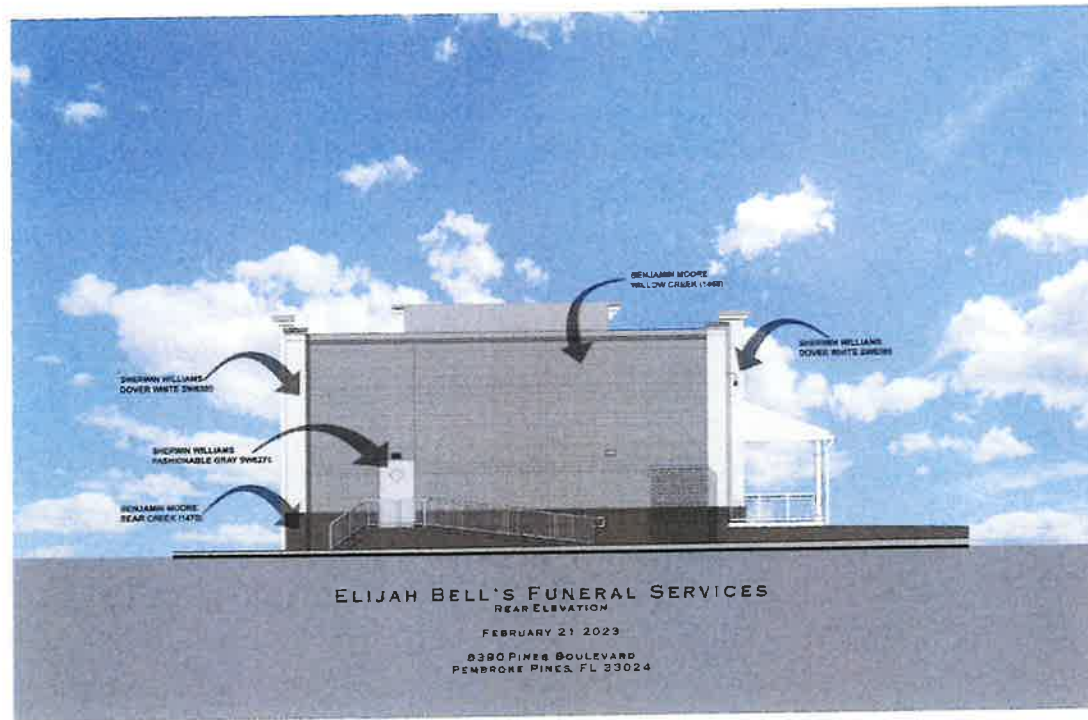
DRC REVIEW FORM

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

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

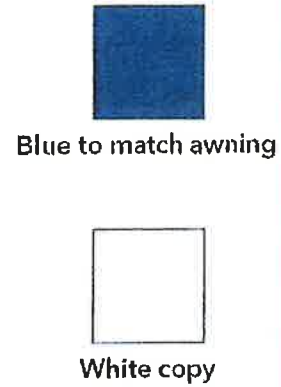
Date:
11-30-20

Project Number
200612

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"



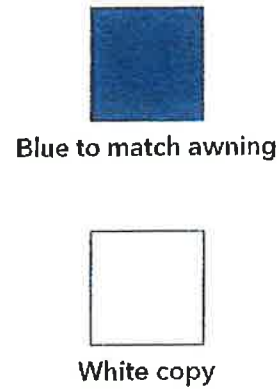
CLIENT: Bell's Funeral Home & Cremation Services
FILE: Bell's Funeral Home V6
ADDRESS: 8390 Pines Blvd., Pembroke Pines, FL

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:

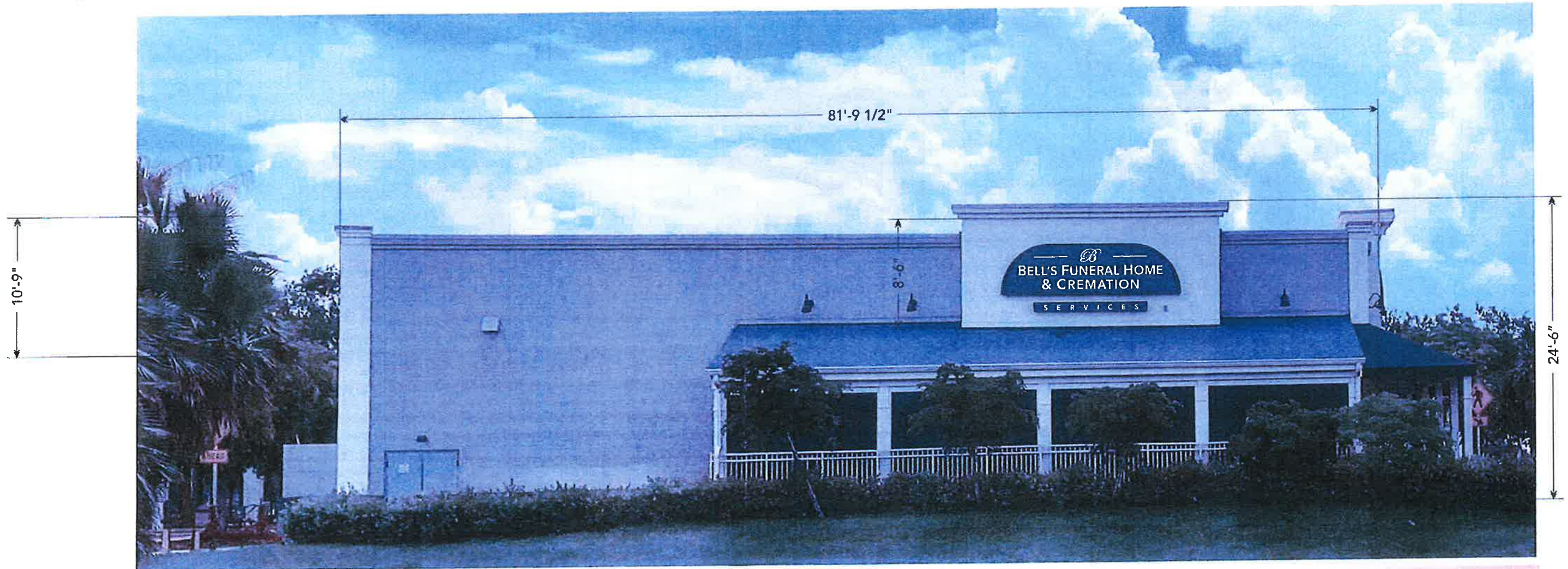
CLIENT APPROVAL:

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

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



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

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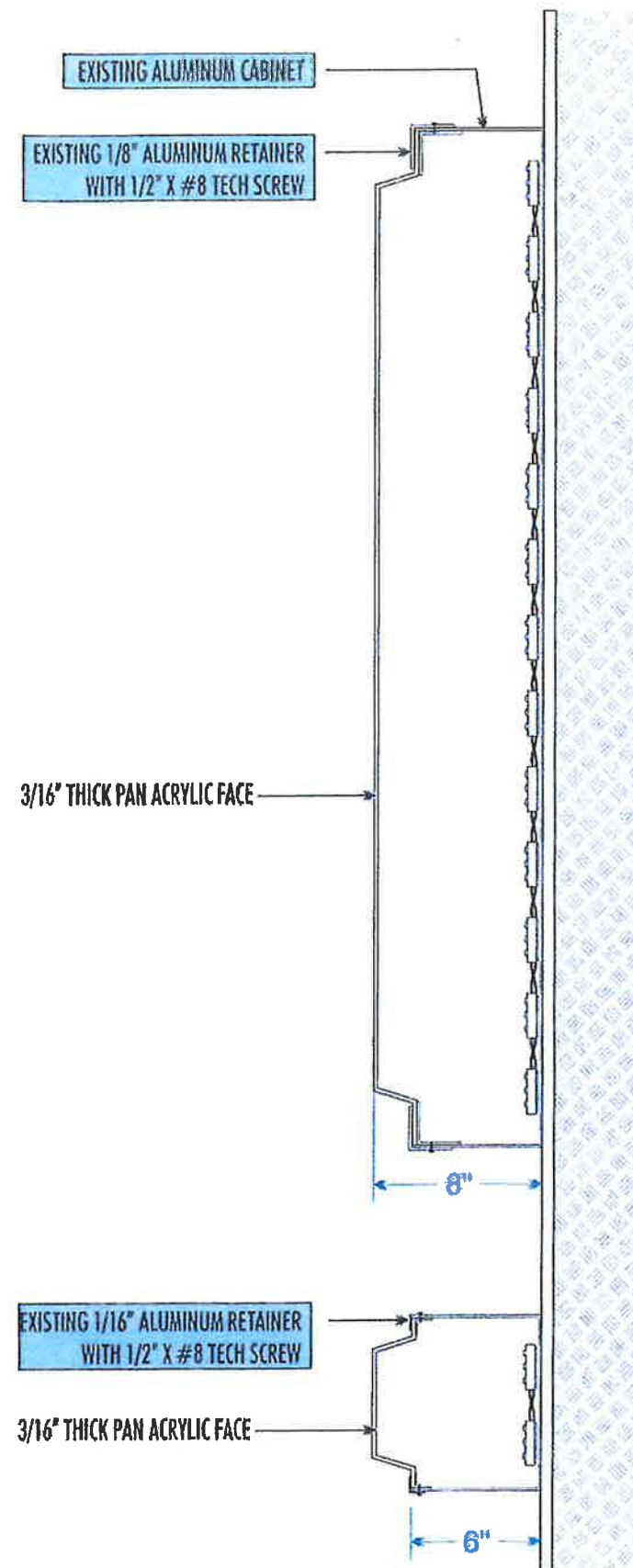
CLIENT APPROVAL:

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



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

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SUBJECT SITE AREIAL PHOTO

Bell's Funeral Home (MSC2022-0021)

