



**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 2024-0016
Project:	La Brasa Grill	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	University Pines LLC	Agent:	Ingrid Cajiao
Location:	295 N University Drive	Commission District:	1
Existing Zoning:	General Business (B-3)	Existing Land Use:	Commercial
Reference Applications:	SP 78-32, MSC 2010-22, MSC 2011-30		
Applicant Request:	Color and signage modifications to an existing building.		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director: <u>MS</u> Assistant Director: <u>JM</u>		

Project Description / Background

Ingrid Cajiao, agent, is requesting approval for exterior color and signage modifications to the existing restaurant, La Brasa Grill, generally located north of Pines Boulevard and east of University Drive.

- In 1978, the original Arby's building was approved through SP 78-32.
- In 2010, the Planning and Zoning Board approved exterior color change and signage for Joe's Burger and Fries through MSC 2010-22.
- In 2011, La Brasa Rotisserie and Grill took over the space. Color change, installation of an awning and signage was approved through MSC 2011-30.

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 #240300872 – 295 N University Drive - Changes without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

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

- Building Main Body: B3700 (Satin)
- Building accent: MS 5GALIM110SG (Industrial IMC Semi-Gloss Black)
- Dumpster Enclosure: MS 5GALIM110SG (Industrial IMC Semi-Gloss Black)

SIGNAGE:

The following signs are proposed:

- One 44.6 square foot internally illuminated channel letter sign flush mounted on the western façade to read "La Brasa Grill". The sign will have red letters and a multicolored logo.
- A face change on the existing illuminated monument sign, displaying the La Brasa multicolored logo as shown in the attached plans, and white acrylic letters to read "Drive Thru".

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 (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:

- | | |
|---|---|
| ☐ Appeal* | ☒ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ 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: LA BRASAProject Address: 295 N. University Dr. Pembroke Pines, FL. 33027Location / Shopping Center: STANALONE BUILDINGAcreage of Property: _____ Building Square Feet: 2470Flexibility Zone: _____ Folio Number(s): 514115050040

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

Legal Description:

PEMBROKE VILLAGE 77-14 BPT OF TR D DESC AS, BEG AT INTERSEC OF E R/W
UNIVERSITY DR& S R/W/L NW 3 ST, ELY 297.75, SLY 114.33, WLY 122.75, SLY 8, WLY
175, NLY 122.33 TO POB

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 INFORMATIONOwner's Name: UNIVERSITY PINES LLCOwner's Address: 7215 NW 7 ST MIAMI, FL 33126-2902Owner's Email Address: Jonge@ABCcommercial.NetOwner's Phone: 305-796-4865 Owner's Fax: NAAgent: NAContact Person: INGRID CAJIAOAgent's Address: 1607 NW 79 AVE. Miami, FL 33126Agent's Email Address: mspermitex@gmail.comAgent's Phone: 305-316-4685 Agent's Fax: NA

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: (B-3) - GENERAL BUSINESS

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSEDZoning: (B-3) - GENERAL BUSINESS

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONINGNorth: (B-3) - GENERAL BUSINESSSouth: (B-3) - GENERAL BUSINESSEast: (R-MF)West: (B-3) - GENERAL BUSINESS**ADJACENT LAND USE PLAN**North: Parcel Id: 514115050052South: Parcel Id: 514115050034East: Parcel Id: 514115050060West: Parcel Id: 514116010071

-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: CX24-01537 & PRE2024-0024

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)

La Brasa - Illuminated wall sign installation

EXTERIOR PAINT CHANGE PROPOSAL

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 of Owner

Date

7/15/2024

Sworn and Subscribed before me this 15th day

of July, 2024

Fee Paid

Signature of Notary Public

My Commission Expires

5/5/25



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: LA BRASA GRILL

Authorized Representative: INGRID CAJIAO

Application Number: MSC2024-0016

Application Request: Illum. wall sign installation & Exterior paint change

I, INGRID CAJIAO (print Applicant/Authorized Representative name), on behalf of LA BRASA GRILL (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.



7/17/2024

Signature of Applicant or Applicant's
Authorized Representative

Date

INGRID CAJIAO

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 28, 2025
To: MSC
From: Julia Aldridge, Planner / Zoning Technician
Re: MSC 2024-0016 (La Brasa Grill Paint Signage)

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

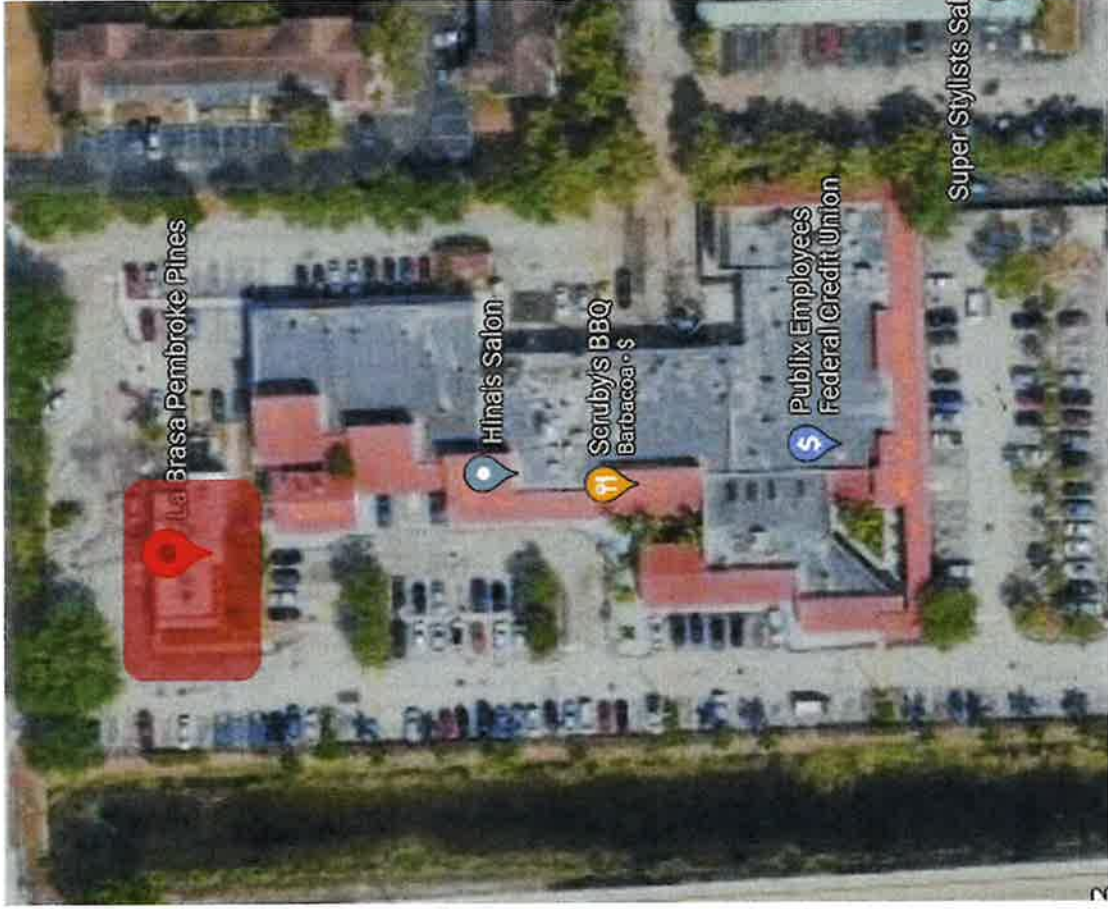
PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

EXTERIOR COLOR PROPOSAL FOR BRASA GRILL PEMBROKE PINE RESTAURANT



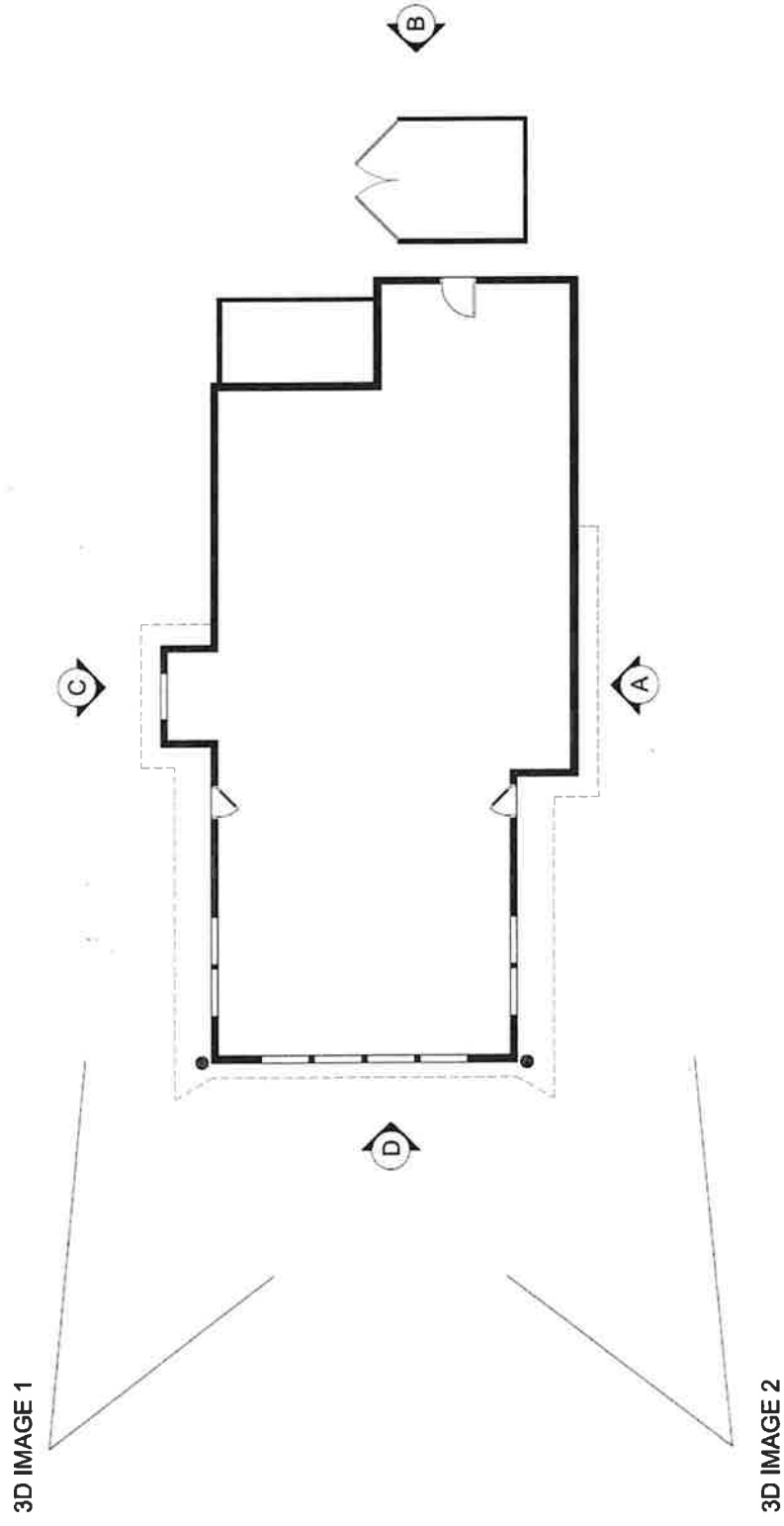


LOCATION MAP

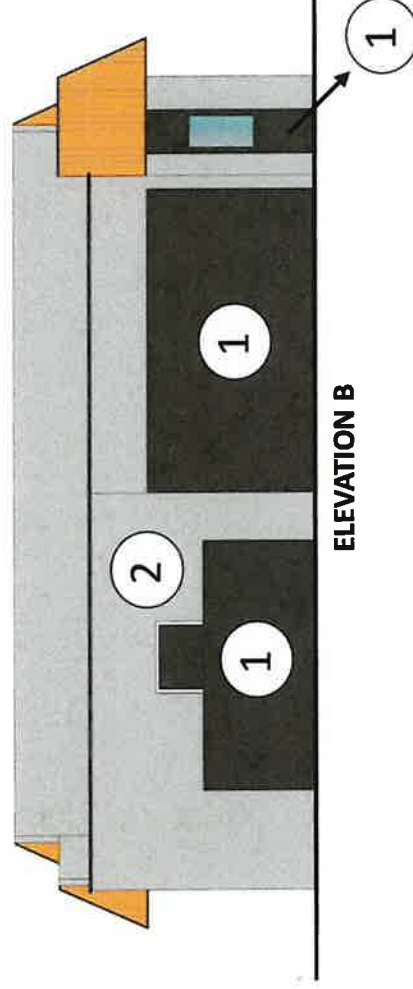
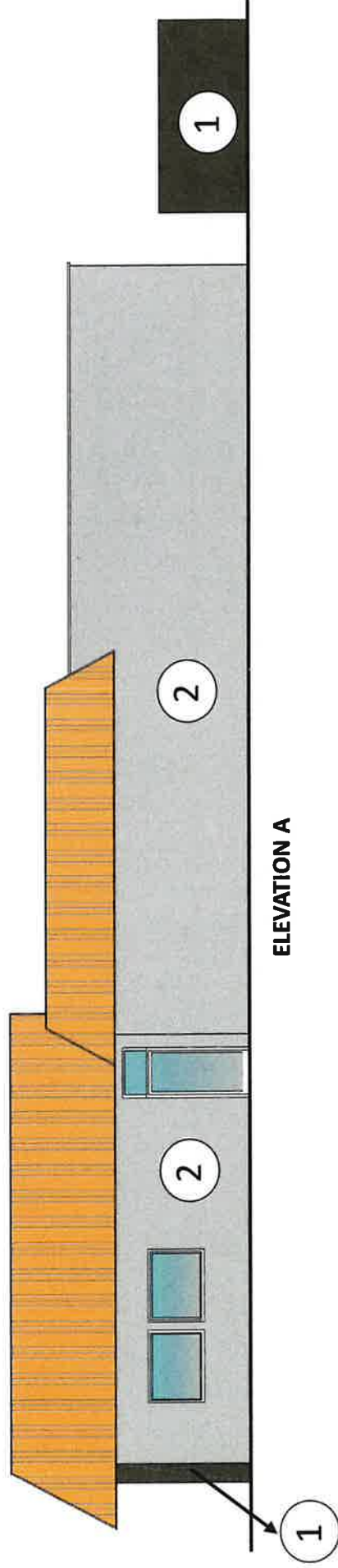


PROJECT INFORMATION		
FLOOR AREA		2,504.00 SQ/FT
LEGAL DESCRIPTION		PEMBROKE VILLAGE 77-14 B PT OF TR D DESC AS, BEG AT INTERSEC OF E R/W UNIVERSITY DR& S R/W/L NW 3 ST, ELY 297.75, SLY 114.33, WLY 122.75, SLY 8, WLY 175, NLY 122.33 TO POB
PROPERTY ADDRESS		295 N UNIVERSITY DRIVE PEMBROKE PINES, 33024
SCOPE OF WORK		EXTERIOR PAINT CHANGE PROPOSAL

INDICATIVE PLAN



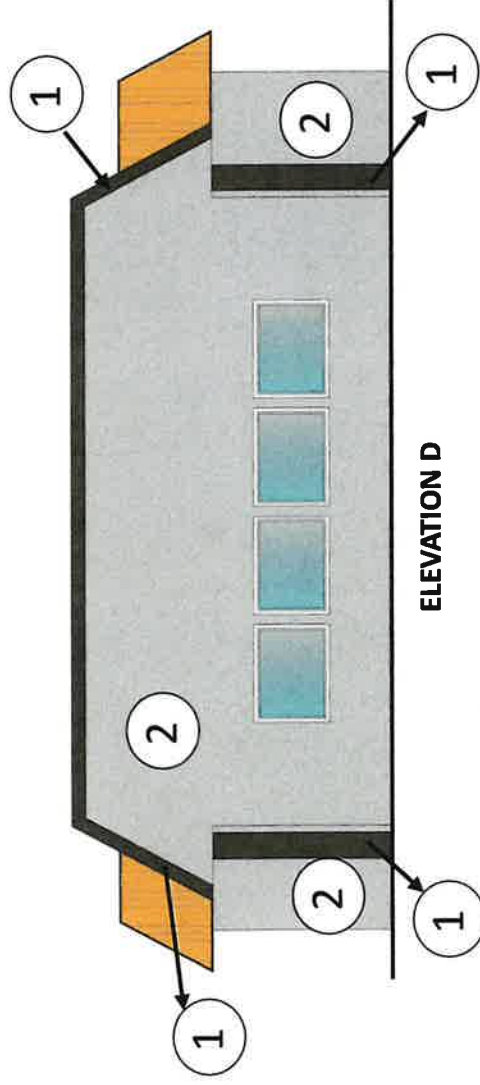
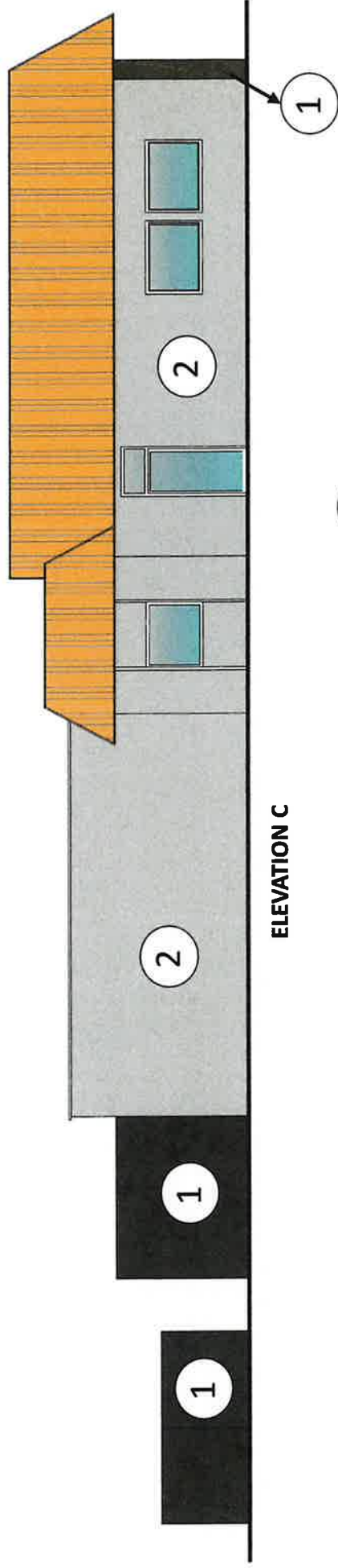
ELEVATIONS. COLOR PROPOSAL



BEHR COLOR SAMPLE/SATIN
BASE: B3700
CODE: 637824890629

Industrial IMC Semi Gloss Black
Part #: MS 5GALIM110SG
Line: Martin Senour

ELEVATIONS. COLOR PROPOSAL



BEHR COLOR SAMPLE/SATIN
 BASE: B3700
 CODE: 637824890629

Industrial IMC Semi Gloss Black
 Part #: MS 5GALIM110SG
 Line: Martin Senour

1

2



COLOR PROPOSAL

3D IMAGE 1

Industrial IMC Semi Gloss Black
 Part #: MS 5GALIM110SG
 Line: Martin Senour

BEHR COLOR SAMPLE/SATIN
 BASE: B3700
 CODE: 637824890629

1

2



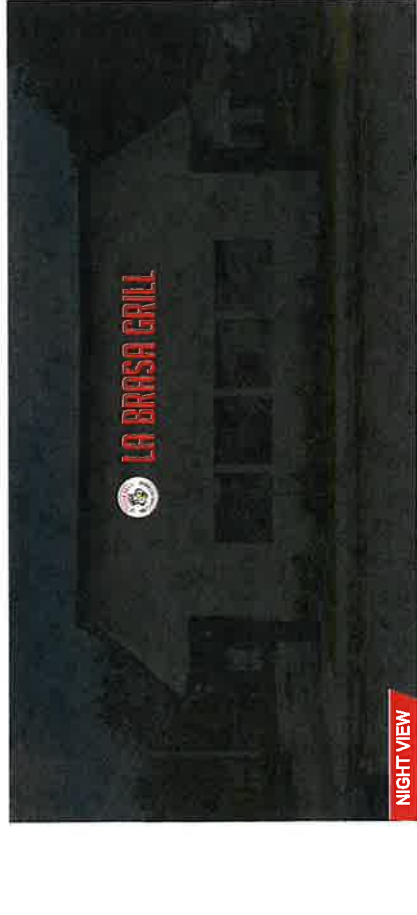
1 Industrial IMC Semi Gloss Black
Part #: MS 5GALIM110SG
Line: Martin Senour

2 BEHR COLOR SAMPLE/SATIN
BASE: B3700
CODE: 637824890629

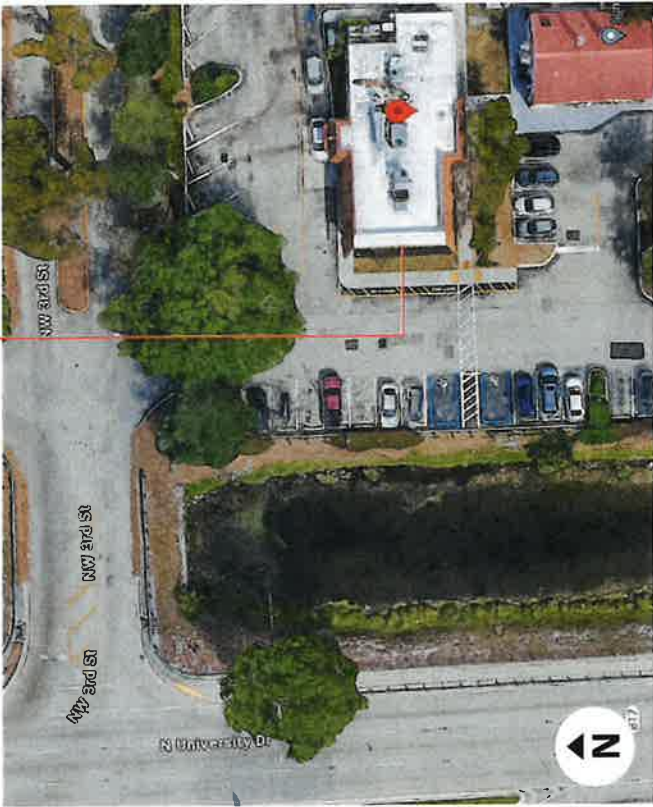
COLOR PROPOSAL

3D IMAGE 1

1 UNIT WEST ELEV EXTERIOR SIGN



Proposed Sign location



DATE: 4/15/2024

UL
Underwriters
Laboratories, Inc.

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

[illegible]

This item has been digitally signed and sealed by Christian Langley PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Serial: 44-09-05-58-22-18-30-22-90-9487

Digitally signed by
Christian Langley
Date: 2024.04.17
10:33:21 -04'00'

TORNADO LOADS:
Design for Tornado
Loads is NOT Required

- Risk Category 2 Struct. • Sign Height = 30 ft max
- Wall components & cladding:
 - ASD Load Coeff = 0.6 • $K_z=1.0$, $K_d=0.85$, $G=0.85$ • Zone 4: ± 40.7 psf • Zone 5: ± 51.8 psf

PAGE #: 1

C ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

1 UNIT WEST ELEV EXTERIOR SIGN

WEST ELEV

☀ EXTERIOR SIGN

32.5"

26"

198"



RED FACES



BLACK TRIM

BLACK RETURN

MOUNTING METHOD
FLUSH MOUNTED

ADDRESS: 1607 NW 79th Ave, Miami, FL 33126

PROJECT: LA BRASA GRILL

DATE: 4/15/2024

PAGE #: 2

 Underwriters Laboratories Inc.

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS

General Despite its association with the requirements of the ISO 9001:2015 standard, the concept of high reliability has been widely used by other researchers as well. The term “high reliability” was first used by Rasmussen (1986) to describe the ability of a system to perform its function without failure. In his study, Rasmussen (1986) identified three levels of reliability: low, medium, and high. Low reliability is characterized by frequent failures, while high reliability is characterized by very few failures. Rasmussen (1986) also identified three types of errors: slips, lapses, and mistakes. Slips are unintentional errors that occur due to momentary lapses in attention or memory. Lapses are unintentional errors that occur due to a lack of awareness or knowledge. Mistakes are intentional errors that occur due to a flawed decision-making process. Rasmussen (1986) argued that high reliability systems are those that are designed to minimize the occurrence of slips, lapses, and mistakes. This can be achieved through a variety of measures, such as training, standardization, and redundancy. In addition, high reliability systems are those that are able to detect and respond to errors quickly and effectively. This can be achieved through the use of monitoring systems and feedback loops. Overall, the concept of high reliability is a key factor in the design and operation of many critical systems, including aircraft, medical devices, and industrial processes.

CHANGE OF COPY EXISTING MONUMENT SIGN

1 UNIT WEST ELEV

EXTERIOR SIGN



EXISTING

SCOPE OF WORK:

Install Aluminum Push Thru Face (Double Face) on existing illuminated cabinet sign

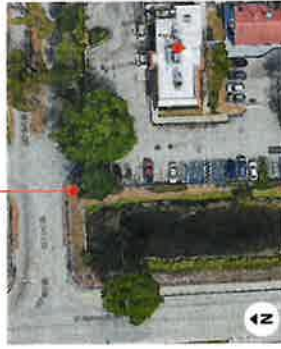


PROPOSED DAY VIEW



PROPOSED NIGHT VIEW

EXISTING MONUMENT SIGN LOCATION



CONTRACTOR / DESIGNER: Signscenter

LICENSE: ES12001900

ADDRESS: 1607 NW 79th Ave, Miami, FL 33126

PROJECT: LA BRASA GRILL

LOCATION: 295 N. University Dr. Pembroke Pines, FL 33027

DATE: 10/18/2024

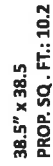
PAGE #: 1

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. - 48 AND ARTICLE 690 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

1 UNIT PROPOSED SIGN EXTERIOR SIGN

1 UNIT

PROPOSED SIGN



PROP. SQ. FT.: 3.3

CONTRACTOR / DESIGNER: Signcenter

LICENSE: ES12001900

ADDRESS: 1607 NW 79th Ave. Miami, FL 33126

PROJECT: LA BRASA GRILL

LOCATION: 295 N. University Dr. Pembroke Pines, FL 33027

DATE: 10/18/2024

PAGE #: 2

 Underwriters Laboratories Inc.



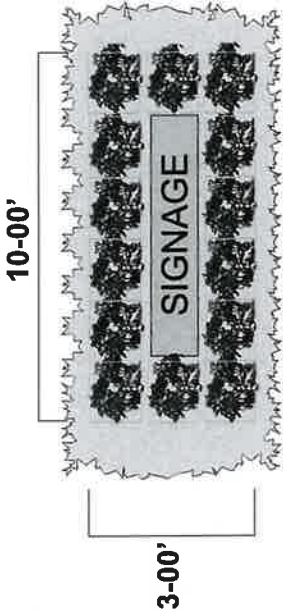


ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL WORKS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 690 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL WIRING.

CHANGE OF COPY EXISTING MONUMENT SIGN

1 UNIT LANDSCAPE PLAN EXTERIOR SIGN



Species	Height	Spread	Spacing
Dwarf bougainvilleas	12"	12"	12"
surrounding the sign on all four (4) sides			

CONTRACTOR / DESIGNER: Signscenter

LICENSE: ES12001900

ADDRESS: 1607 NW 79th Ave. Miami, FL 33126

PROJECT: LA BRASA GRILL

LOCATION: 295 N. University Dr. Pembroke Pines, FL 33027

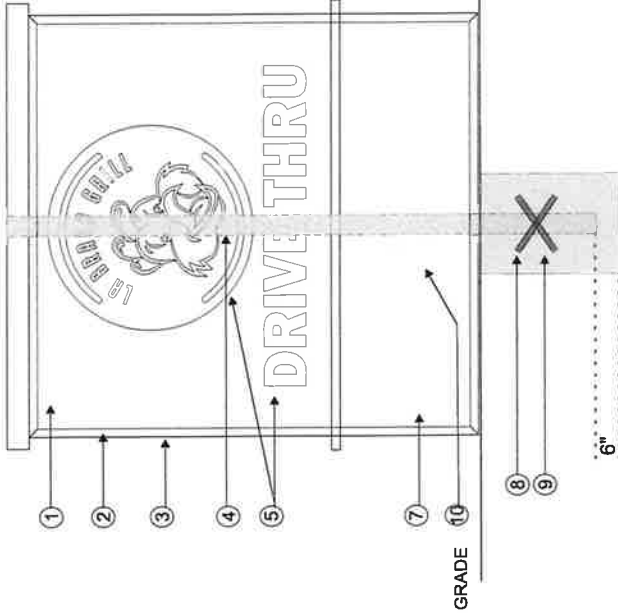
DATE: 10/18/2024

PAGE #: 3

ELECTRICAL TO U.S. ILL. LIMITED LIABILITY COMPANY
ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L.-48 AND ARTICLE 600 OF THE N.E.C. STANDARDS,
INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

CHANGE OF COPY EXISTING MONUMENT SIGN

1 UNIT EXISTING DETAILS EXTERIOR SIGN



USE BITUMINOUS COATING
FOR ANY STEEL IN CONTACT
W/ CONCRETE. OR ALUMINUM

ADDITIONAL NOTES:

ALL ELECTRICAL WIRING AND INSTALLATIONS
SHALL COMPLY WITH THE PROVISIONS OF THE
SOUTH FLORIDA BUILDING CODE CHAPTERS 42,
43, 44 & 45 ARTICLE 600.680 & ANY AND ALL ARTICLES
OF THE CURRENT NATIONAL ELECTRIC CODE.

NOTE: UNLESS OTHERWISE SPECIFIED
ALL STEEL TO BE ASTM A-36
ALL BOLTS TO BE A-307

Bill of Materials

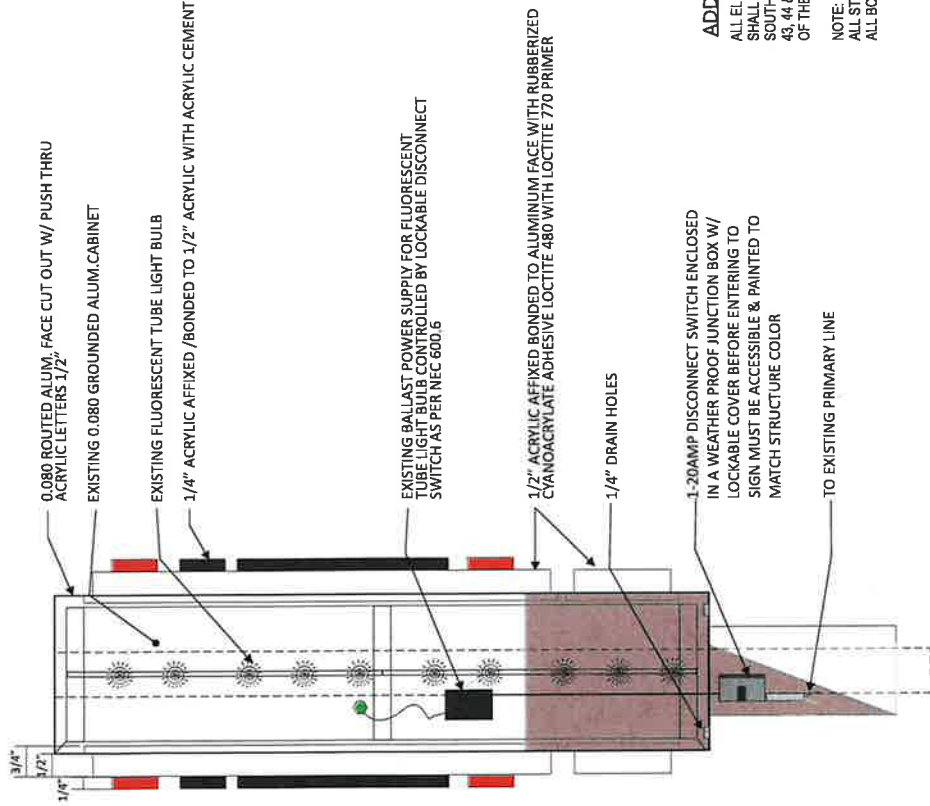
- 1 0.080 ROUTED ALUM., FACE CUTOUT W/ PUSH THRU ACRYLIC LETTERS 1/2" THICK
- 2 EXISTING 1-1/2" X 1-1/2" X 3/16" ALUMINUM ANGLE FOR INNER FRAME
- 3 ALL CONNECTIONS WITH 1/8" MIN. WELDS
- 4 EXISTING 0.080 ALUMINUM SHEET REMOVABLE SIDE PANELS PAINTED
- 5 EXISTING 8" STEEL SQUARE POST . QTY. 1.
- 6 1/2" ACRYLIC PUSH THRU LETTERS & LOGO
- 7 NOT USED
- 8 EXISTING 0.080 ALUM. ALUM. SKIRT PAINTED
- 9 EXISTING 1-1/2" X 1-1/2"X3/16" ANTI-TURN ANGLES
- 10 EXISTING CONCRETE FOOTER (2500 PSI)
- 11 EXISTING CRADLE TOP+BOTTOM

CODES IN EFFECT AT THE TIME OF THIS PLAN SUBMISSION ARE NEC 2020 & FBC 2023 8TH EDITION. Signs shall be designed, constructed and maintained in accordance with FBC 3107.1. Permit Number affix to the sign as per FBC 3107.1

CONTRACTOR / DESIGNER: Signscenter	PROJECT: LA BRASA GRILL	LOCATION: 295 N. University Dr. Pembroke Pines, FL 33027	DATE: 10/18/2024	PAGE #: 4
LICENSE: ES12001900				
ADDRESS: 1607 NW 79th Ave. Miami, FL 33126				

ELECTRICAL TO MEET ALL APPLICABLE
N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH UL-48 AND ARTICLE 600 OF THE N.E.C. STANDARDS,
INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

CHANGE OF COPY EXISTING MONUMENT SIGN
1 UNIT
EXISTING DETAILS
EXTERIOR SIGN



ADDITIONAL NOTES:
ALL ELECTRICAL WIRING AND INSTALLATIONS SHALL COMPLY WITH THE PROVISIONS OF THE SOUTH FLORIDA BUILDING CODE CHAPTERS 42, 43, 44 & 45 ARTICLE 600.690 & ANY AND ALL ARTICLES OF THE CURRENT NATIONAL ELECTRIC CODE.
NOTE: UNLESS OTHERWISE SPECIFIED ALL STEEL TO BE ASTM A-36
ALL BOLTS TO BE A-307

GENERAL NOTES:

- B)** All elect. components are U.L. Listed
C) 120 Volts w/#12 THWN wire
D) Lockable Disconnect Switch
Nec 600.6 Disconnects the disconnect must be within sight of the sign or outline lighting system it controls. If the disconnect is out of the line of sight from any section of the sign or outline lighting able to be energized, the disconnect must be lockable with provisions for locking to remain in place whether the lock is installed or not (110.25). A permanent field-applied warning label, having sufficient durability to withstand the environment involved and complying with 110.21(b) that identifies the location of the disconnect is required on the sign at a location visible during service.
E) Sign grounded & bonded according to nec 600.7/nec 250.
F) Dedicated 20 amps, circuit # on electrical panel in compliance w/nec 600.5.
G) Primary wiring in nec complaint conduit.
H) Ptg ul listed secondary wiring per nec 600-32.
I) Hereby certify that the existing service and panel have enough capacity to accommodate the new/added load".
Exception: remote parts of a sign outline lighting system only supplied by a remote, class 2 power supply shall not be required to be bonded to an equipotent grounding conductor.
Primary: exterior sign to be connected to an existing circuit, dedicate for the exterior sign.
Photocell or timer: all outdoor sign lighting shall be controlled with a photocell in addition to an automatic time-switch control, or an astronomical time-switch control.
Circuits: circuits must be identified, numbered and related to panel schedule.

