



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

Summary

Agenda Date:	January 14, 2021	Application ID:	SN 2020-10
Project:	Pasadena Estates II Monument Signs	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Pasadena Estates II HOA	Agent:	Susan Meister
Location:	Generally located north of Pines Boulevard, south of Johnson Street, west of 196 Avenue, and east of 202 Avenue		
Existing Zoning:	PUD (Planned Unit Development)	Existing Land Use:	Irregular residential (2 du/acre)
Reference Applications:	SP 88-11		
Applicant Request:	Installation of 3 new residential subdivision entry features consisting of 6 signs located at 3 subdivision entrances.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: 	Planning Administrator: 	

Project Description / Background

Sue Meister, agent for Pasadena Estates II HOA, is requesting the installation of 3 new residential subdivision entry features consisting of 6 identical signs. Pasadena Estates II HOA, generally located north of Pines Boulevard, south of Johnson Street, west of 196 Avenue, and east of 202 Avenue, was approved in 1988 (SP 88-11).

SIGNAGE:

- There will be two signs located at the entrance of the community at the following intersections:
 - 202 Avenue and Northwest 4 Street
 - Johnson Street and Northwest 200 Avenue
 - Northwest 196 Avenue and Northwest 4 Street
- All signs will be externally illuminated and feature 9.55 square feet of copy reading, "Pasadena Estate II". Additionally, the signs will feature an emblem representing the letter "P". The signage will be located on 5' tall monuments. Residential Subdivision signs are allowed up to 15' in height and 32 square feet of copy.
- The following colors are being proposed for the signs:
 - Main Body: SW 6385 (Dove White)
 - Accent: SW 6127 (Ivoire)
 - Text: Bronzestone

LANDSCAPE:

The existing landscaping within the islands will be removed and replaced with the following:

- Each sign is proposing (1) triple Spindle Palm and (67) assorted shrubs, agave, and bromeliads. Total proposed installation is 6 palm trees and 402 shrubs, accent plants, and ground covers are proposed on all six monument signs. Primary species of palm trees include Triple Spindle Palm. Primary species of shrubs, accent plants, and ground covers include Serrissa foetida, Scheffelera arboricola 'Trinette', and Cordyline fructose 'Auntie Lou'.

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 Fire Prevention (1/7/21)
Memo from Planning Division (1/7/21)
Memo from Landscape Division (1/6/21)
Memo from Engineering Division (1/6/21)
Memo from Zoning Administrator (1/4/21)
Sign Plan
Subject Site Aerial Photo

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:

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: Pasadena Estates II Monument Signs

Project Address: 3 locations/intersections: NW 4 St. & NW 196 Ave., NW 4 St. & NW 202 Ave. NW 8 St. & NW 200 Ave.

Location / Shopping Center: Chapel Trail

Acreeage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

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: Julie Rodriguez for Pasadena Estates II HOA

Owner's Address: 401 NW 200th Ave. Pembroke Pines, FL 33029

Owner's Email Address: julierod1113@gmail.com

Owner's Phone: 305-761-3733 Owner's Fax: _____

Agent: Image 360 - Landershill

Contact Person: Susan Meister

Agent's Address: 7362 W. Commercial Blvd, Landershill, FL 33319

Agent's Email Address: Smeister@image360landershill.com

Agent's Phone: 954-748-6990 Agent's Fax: 954-748-8391

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) *

3 sets of entrance Monument signs, non-illuminated.
1 set at NW 4th St. & NW 202nd Ave. - Eastern Corners
1 set at NW 8th St. & NW 200th Ave. - Southern Corners
1 set at NW 4th St. & NW 196th Ave. - Western Corners

Monument signs to be fabricated from HDU foam, with Acrylic letters & logo stud mounted to face. Background color to be SW6385 Dove White, with Accent color SW6127 Ivory. Letters & logo painted a Bronze-tone.

Existing landscaping to be removed & replaced - see landscape plan for details. Signs to be illuminated by spotlights hidden by landscaping

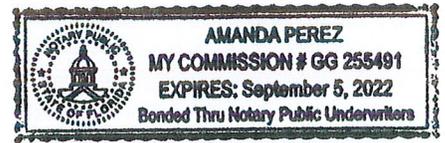
* SECTION 7- PROJECT AUTHORIZATION *

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.

Julia Rodriguez
Signature of Owner Date 5-24-2020

Sworn and Subscribed before me this 24 day
of May, 2020



N/A Signature of Notary Public 9/5/22
Fee Paid 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.

Swan Meister
Signature of Agent Date 12/21/2020

Sworn and Subscribed before me this 21st day
of December, 2020



N/A Signature of Notary Public April 27, 2021
Fee Paid My Commission Expires

DRC REVIEW FORM

**PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU**

FIRE PLANS EXAMINER BY Daniel Almaguer, Assistant Fire Marshal
Dalmaguer@ppines.com
(954) 499-9557

PROJECT NAME: Pasadena Estates II Monument Signs
REFERENCE #: SN 2020 - 1
DATE REVIEWED: 01/0622/2021

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 7, 2010
To: SN 2020-10 file
From: Cole Williams, Planner / Zoning Technician
Re: Pasadena Estates II Monument Sign

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

MEMORANDUM

January 6, 2021

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SN2020-10) Pasadena Estates II Monument Signs

The City of Pembroke Pines Planning Division has conducted a landscape review Pasadena Estates II Monument Signs. The following items need to be addressed prior to this project being found in compliance:

All landscape comments have been addressed at this time.

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

Please contact me with any questions.

Please consider the environment before printing this email.

Kristen Jensen

Landscape Planner/ Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) · kjensen@ppines.com
Please consider the environment before printing this email.

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

DRC REVIEW FORM



January 6, 2021

**PROJECT: PASADENA ESTATES II MONUMENT SIGNS
CITY REFERENCE NUMBER: SN 2020-10**

**To: Cole Williams, Planning and Zoning Technician
Planning and Economic Development Department**

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

RECOMMENDATIONS:

The Environmental Services/Engineering Division takes 'No Exception' to the proposed Monument Signs based upon each of the three (3) proposed signs being located outside City street/roadway right-of-way limits. The proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Construction Permit is required for construction of the proposed Monument Signs. Submittal of appropriate signed and sealed plans to scale and reflective of the existing site and adjacent roadway conditions (including roadway right-of-way limits) along with the Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Construction Permit.

MEMORANDUM

January 4, 2021

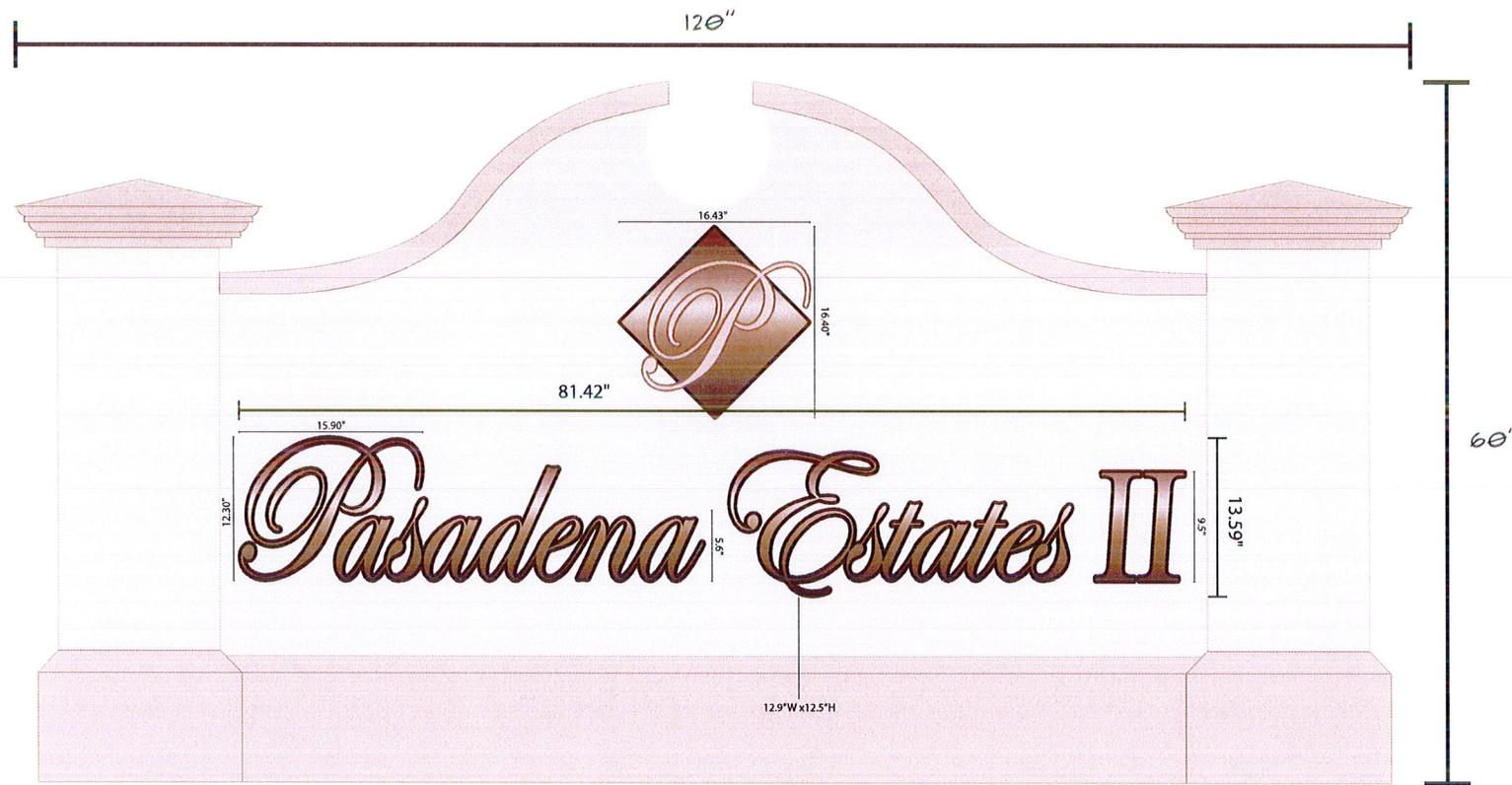
To: Cole Williams
Planner / Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2020-10 (Pasadena Estates II Monument Signs)

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



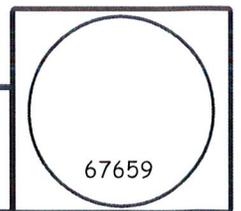


**HDU SIGN FOAM CONSTRUCTED SIGN WITH (2) 3" ALUM. MOUNTING PIPES BUILT INSIDE.
 2 1/2" GALVANIZED STEEL POST PLANTED IN 18" X 18" X 36" CONCRETE.
 MONUMENT SIGN SLIDES OVER GALVANIZED POSTS IN CONCRETE AND LOCKED IN PLACE
 WITH EXPANDING FOAM SPRAYED IN BETWEEN 3" PIPE & 2 1/2" POSTS TO LOCK SIGN
 INTO PLACE.**

Pasadena Estates II
 CITY OF PEMBROKE PINES

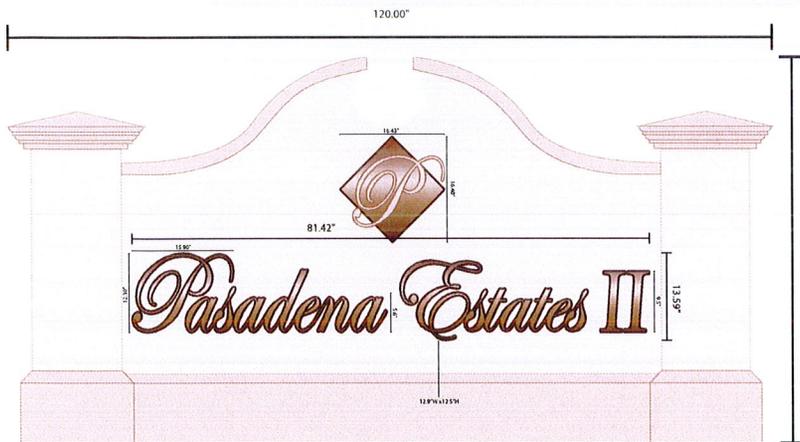
Note: Signs to withstand
 180 MPH 47 PFS EXP C
 3 SEC. GUSTS as PER ASCE 7- 10
 FBC 6th edition 2017

Marlon Sebelen (PE#67659)
 5450 Griffin Rd. Ste. A
 Davie, FL 33314





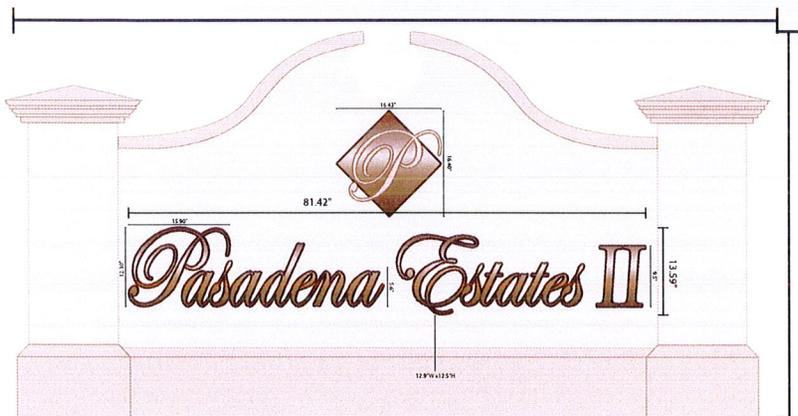
NW 4th street & NW 196th AVE.



- BACKGROUND COLOR
SW 6385 DOVE WHITE
- ACCENT COLOR
SW 6127 IVOIRE
- ACCENT COLOR
SW 6127 IVOIRE



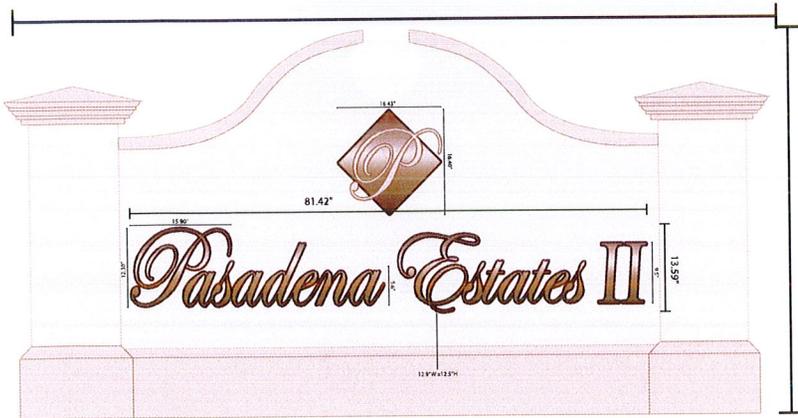
NW 200 Ave & Johnson St -



- BACKGROUND COLOR
SW 6385 DOVE WHITE
- ACCENT COLOR
SW 6127 IVOIRE
- ACCENT COLOR
SW 6127 IVOIRE



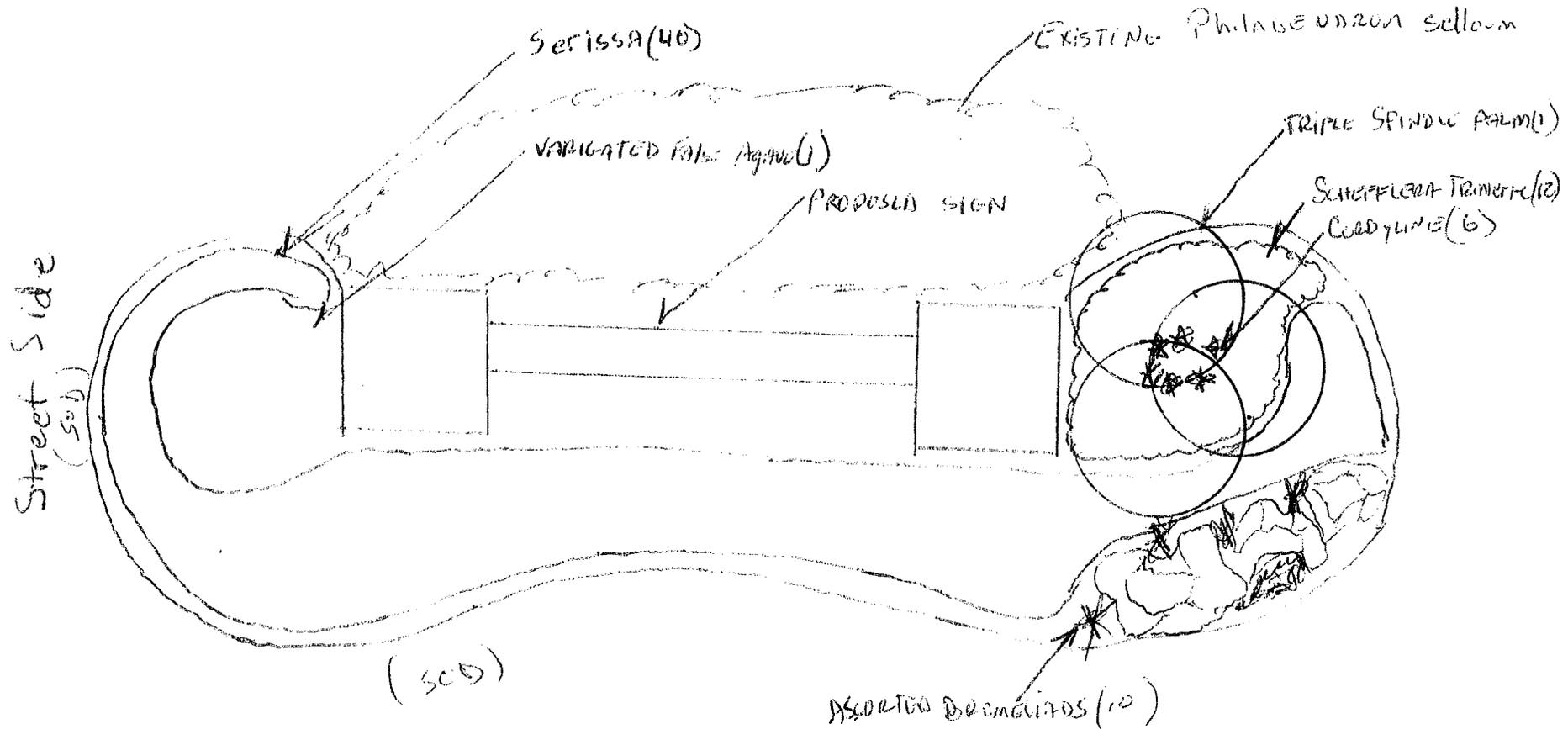
NW 4TH STREET & NW 202ND AVE,



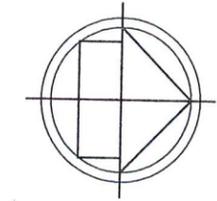
- BACKGROUND COLOR
SW 6385 DOVE WHITE
- ACCENT COLOR
SW 6127 IVOIRE
- ACCENT COLOR
SW 6127 IVOIRE



TYPICAL PLANTING PLAN

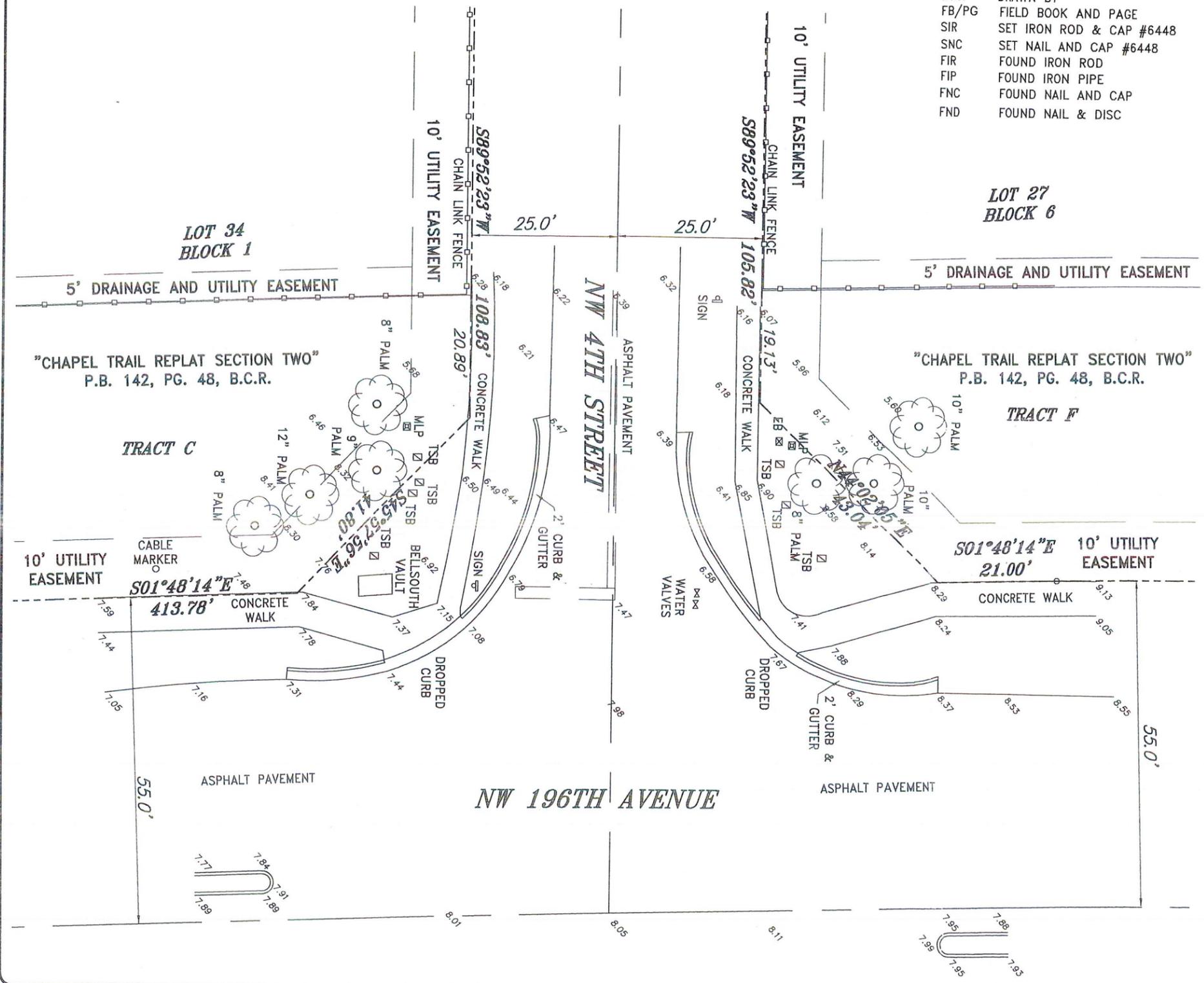


SPECIFIC PURPOSE SURVEY



LEGEND:
 CKD CHECKED BY
 CONC CONCRETE
 DWN DRAWN BY
 FB/PG FIELD BOOK AND PAGE
 SIR SET IRON ROD & CAP #6448
 SNC SET NAIL AND CAP #6448
 FIR FOUND IRON ROD
 FIP FOUND IRON PIPE
 FNC FOUND NAIL AND CAP
 FND FOUND NAIL & DISC

P.B. PLAT BOOK
 B.C.R. BROWARD COUNTY RECORDS
 -X- CHAIN LINK/ WOOD FENCE
 CBS CONCRETE BLOCK STRUCTURE
 A/C AIR CONDITIONER
 4.34 ELEVATION
 MLP METAL LIGHT POLE
 EB ELECTRIC BOX
 TSB TRAFFIC SIGNAL BOX
 -E- OVERHEAD WIRES
 R RADIUS
 Δ DELTA ANGLE
 A ARC DISTANCE



- NOTES :
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 3. THIS SURVEY WAS DONE SOLELY FOR LOCATION PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
 5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 6. BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK # 3718, ELEVATION = 7.61'(NAVD88) WAS USED FOR THE WORK AT THE INTERSECTION OF NW 4TH ST. AND NW 196TH AVE.
 7. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK # 3720, ELEVATION = 7.89'(NAVD88) WAS USED FOR THE WORK AT THE INTERSECTION OF NW 4TH ST. AND NW 202ND AVE.

I HEREBY CERTIFY THAT THE "SPECIFIC PURPOSE SURVEY" OF THE HERON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN SEPTEMBER, 2018. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188
 SURVEY DATE : 09/26/18

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 FAX (954)689-7799
 EMAIL: OFFICE@CSASURVEY.NET

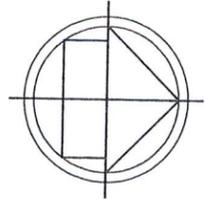
PROJECT NUMBER: 8797-18
 CLIENT :
TESTA SIGNS

REVISIONS	DATE	FB/PG	DWN	CKD
SPECIFIC PURPOSE SURVEY	09/26/18	SKETCH	AM	REC

SPECIFIC PURPOSE SURVEY

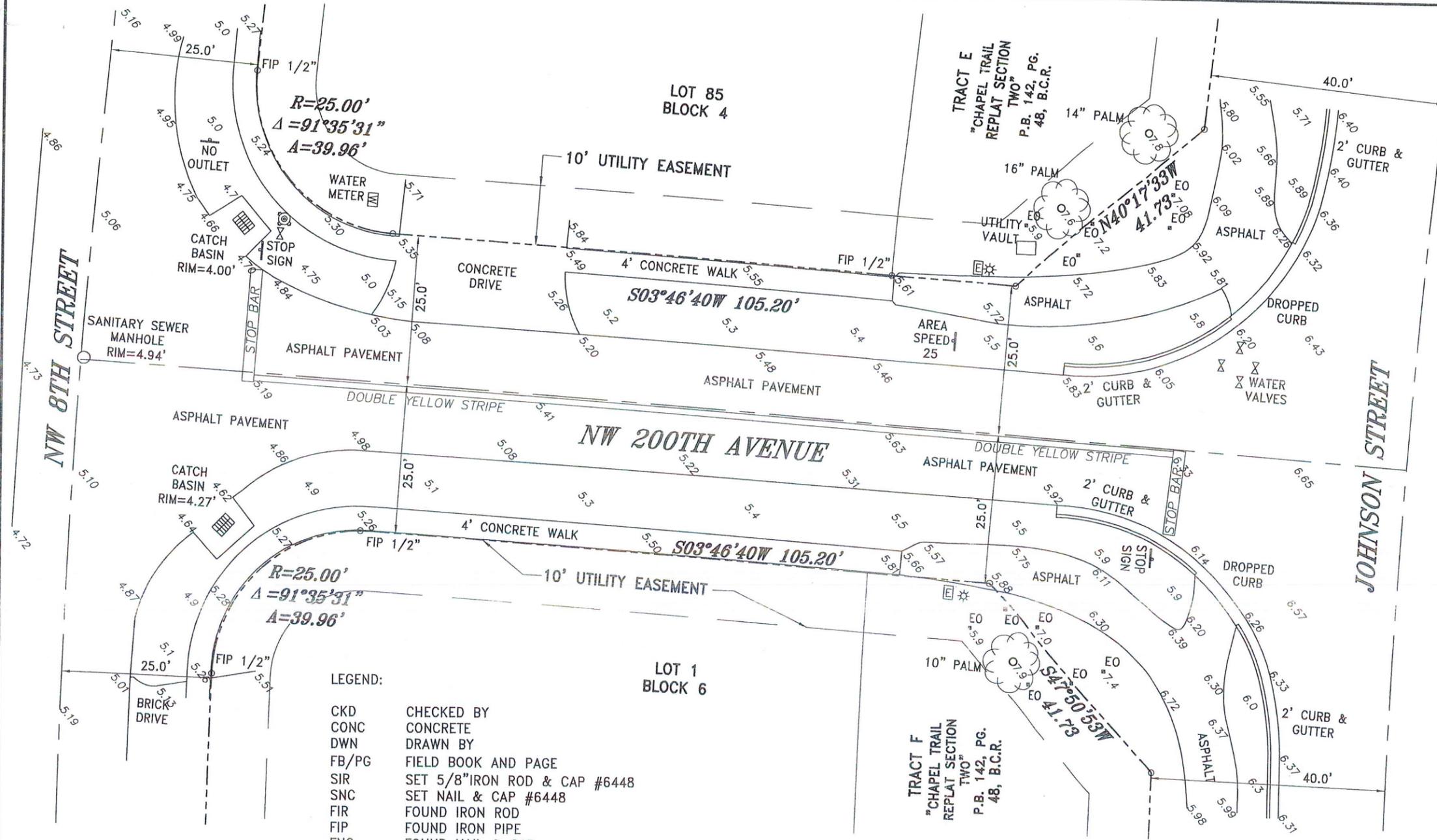
PROPERTY ADDRESS:
 NW 4TH STREET
 & NW 196TH AVENUE
 SCALE: 1" = 20'
 SHEET 1 OF 1

SPECIFIC PURPOSE SURVEY



NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #3718. ELEVATION = 7.61'(NAVD88)
8. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NW 200TH AVENUE AS SHOWN ON "CHAPEL TRAIL REPLAT SECTION TWO", P.B. 142, PG. 48, B.C.R. SAID LINE BEARS S03°46'40"W.



LEGEND:

- | | |
|--------|-------------------------------|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET 5/8" IRON ROD & CAP #6448 |
| SNC | SET NAIL & CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL & CAP |
| FND | FOUND NAIL & DISK |
| P.B. | PLAT BOOK |
| B.C.R. | BROWARD COUNTY RECORDS |
| WM | WATER METER |
| WV | WATER VALVE |
| EB | ELECTRIC BOX |
| WPP | WOOD POWER POLE |
| MLP | METAL LIGHT POLE |
| EO | ELECTRICAL OUTLET |
| 0.00 | ELEVATIONS |
| R | RADIUS |
| Δ | DELTA ANGLE |
| A | ARC DISTANCE |

I HEREBY CERTIFY THAT THE "SPECIFIC PURPOSE SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN AUGUST, 2019. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 08/27/19

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ASG

REVISIONS	DATE	FB/PG	DWN	CKD
SPECIFIC PURPOSE SURVEY	08/27/19	SKETCH	JD	REC

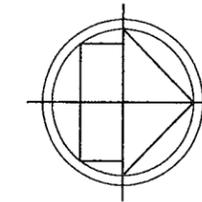
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120053
PANEL NUMBER	0520H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS:
JOHNSON ST. &
NW 200TH AVENUE

SCALE: 1" = 20'

SHEET 1 OF 1

SPECIFIC PURPOSE SURVEY



- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
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NOTES :

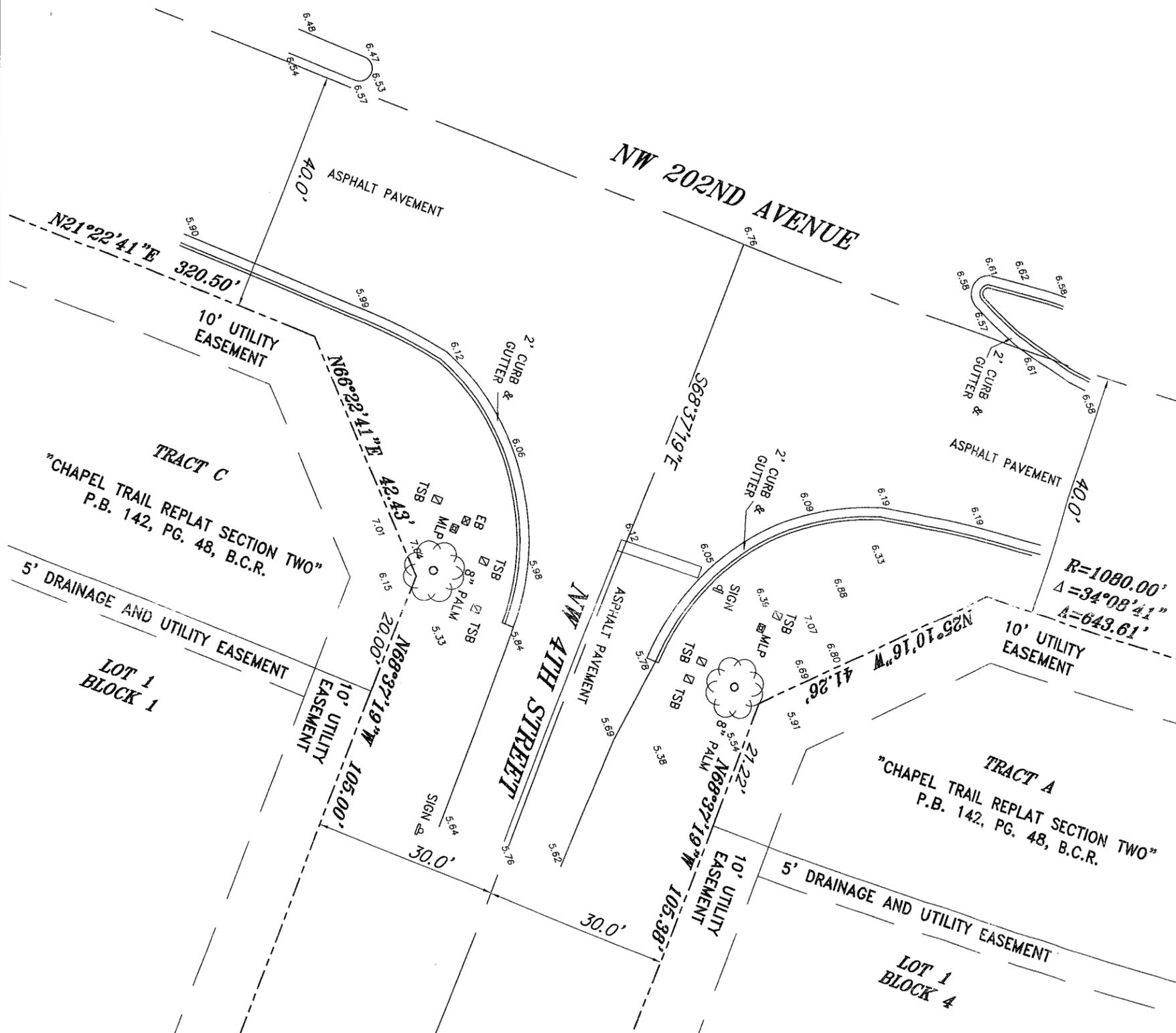
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FOR THE FIRM, BY:

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 09/26/18



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PROJECT NUMBER: 8797-18

CLIENT :
TESTA SIGNS

REVISIONS	DATE	FB/PG	DWN	CKD
SPECIFIC PURPOSE SURVEY	09/26/18	SKETCH	AM	REC

SPECIFIC
PURPOSE
SURVEY

PROPERTY ADDRESS:
NW 4TH STREET
& NW 202ND AVENUE

SCALE: 1" = 20'

SHEET 1 OF 1