




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

Summary

Agenda Date:	August 14, 2025	Application ID:	ZV2025-0011 – ZV2025-0013
Project:	Culver's Signage Variances	Project Number:	PRJ2024-0017
Project Planner:	Cole Williams, Senior Planner		
Owner:	Raintree at Pines LLC	Agent:	Michelle Diaz-Mendez
Location:	1580 South Hiatus Road	District	District 1
Existing Zoning:	C-1 (Commercial)	Existing Land Use:	Commercial (Flexibility Rule Applied)
Reference Applications:	ZV2025-0008, SP2025-0004, ZV2025-0007, ZC 2024-0003, SP2021-08, SP2020-09, ZV 2020-08, SP 2017-03, ZV 2017-02, ZV 2017-03, ZV 2017-04, ZV 2017-14, ZC 2017-02, SP 2015-01, SP 2014-22, MSC 2010-07, SP 2008-02, MSC 2007-71, SP 2006-53, ZC 2005-06, ZC 2005-07, ZC 2003-02, AM 2003-07		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV2025-0011	155.698(A)1.(f)v. / Village of Mayfair Uniform Sign Plan	Channel letters on a raceway	Changeable Copy
ZV2025-0012	155.6100(B)1.(c)	Changeable copy signage is permitted for theater tenant	To allow a changeable copy sign for a restaurant use
ZV2025-0013	155.698(A)(i) / Village of Mayfair Uniform Sign Plan	1 sign on 2 elevations	1 sign on 3 elevations
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director:  Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Michelle Diaz-Mendez, agent, is requesting three sign variances for Culver's located at 1580 South Hiatus Road. The applicant is specifically requesting the following:

- To allow a secondary sign type (Changeable copy) within the Uniform Sign Plan instead of the required channel letters on a raceway
- To allow a changeable copy sign for a restaurant use instead of the allowed theater use.
- To allow 1 sign on 3 elevations instead of the allowed 1 sign on 2 elevations.

At the June 26, 2025 Planning and Zoning Board meeting the site plan for Culver's (SP2025-0004) was approved; however, no wall signage was proposed as part of the application. Wall signage for the site is regulated by the Village of Mayfair Uniform Sign Plan and approved through the building permit process. The applicant is proposing signage that does not conform to the standards established in the uniform sign plan, thereby necessitating the requested variances. Should the variances be approved, the applicant must obtain all applicable building permits.

VARIANCE REQUEST DETAILS:

The applicant is requesting three sign variances for Culver's. The variances are intended to allow for signage that is consistent with Culver's branding, as outlined in the applicant's justification statement. The specific variance requests are the following:

- ZV2025-0011: To allow a secondary sign type (Changeable copy) within the Uniform Sign Plan instead of the required channel letters on a raceway
- ZV2025-0012: To allow a changeable copy sign for a restaurant use instead of the allowed theater use.
- ZV2025-0013: To allow 1 sign on 3 elevations instead of the allowed 1 sign on 2 elevations.

Signage for the site is regulated by Land Development Code and the Village of Mayfair Uniform Sign Plan. For reference, staff has attached all applicable sections from Article 6 of the Land Development Code and the Village of Mayfair Uniform Sign Plan.

VARIANCE DETERMINATION:

The Planning & Zoning Board shall not grant any non-single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:

- a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
- b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
- c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Variance Justification Statement
Code Section 155.698 and 155.6100
Village of Mayfair Uniform Sign Plan
Sign Package
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: 7/9/25

Plans for DRC _____ Planner: Cole Williams

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 checked="" 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 foot 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: Culver's RestaurantProject Address: 1580 S. Hiatus RoadLocation / Shopping Center: Villages of MayfairAcreage of Property: 3.58 Building Square Feet: 4620Flexibility Zone: 7 Folio Number(s): 514024020063Plat Name: Pembroke Lakes South Traffic Analysis Zone (TAZ):

Legal Description: A portion of Tract G-2 and Tract G-3 of Pembroke Lakes South,
according to the plat thereof, as recorded in Plat Book 119, Page 1 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
2/11/21	ZV 2020-08	Provide 424 sp.	Approved		
3/19/25	ZC2024-0004	Rezone to C-1		2025-04	
5/15/25	ZV2027-007	Drive-thru stack	Approved		
6/26/25	SP 2025-004	Site Plan	Approved		

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Raintree at Pines LLC

Owner's Address: 6540 East Tropical Way Plantation, FL 33317

Owner's Email Address: manny@msrein.com

Owner's Phone: 954-804-3515 Owner's Fax: _____

Agent: Mendez Engineering Design, Inc.

Contact Person: Michelle Diaz-Mendez, P.E.

Agent's Address: 9000 Sheridan Street PMB #15 Pembroke Pines, FL 33024

Agent's Email Address: michelle@mendezengdesign.com

Agent's Phone: 954-655-4572 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

Zoning: C-1

Land Use / Density: IRR (5.52)

Use: Vacant

Plat Name: Pembroke Lakes South

Plat Restrictive Note: B-2 Uses

and Gas Station

PROPOSED

Zoning: C-1

Land Use / Density: IRR (5.52)

Use: Restaurant (Fast Food)

Plat Name: Pembroke Lakes So.

Plat Restrictive Note: B-3 Uses

and Self-Storage

ADJACENT ZONING

North: PUD

South: City of Miramar

East: R-MF (Apt. R-4)

West: PUD

ADJACENT LAND USE PLAN

North: IRR 5.52

South: City of Miramar

East: Commercial (Flex to Res)

West: IRR 5.52

-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: Sign Variances

Code Section: Section 155.698(A)(i) /Village of Mayfair Uniform Sign Criteria

Required: One sign for primary frontage and additional sign on secondary frontage

Request: Third sign on secondary frontage

Details of Variance, Zoning Appeal, Interpretation Request:

The proposed Culver's restaurant is a stand alone building located within the
Village of Mayfair. The Uniform Sign Criteria for the center envisioned buildings
with several tenants where a tenant would have a primary sign and the corner tenant
could have a second sign. Since the Culver's is a stand alone building with a single
tenant, all of the building facades are exposed. Therefore, the third sign is
consistent with the intent of the Sign Criteria in that the criteria intended for the
facades to include signage to identify the tenant.

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)

The property is part of the Villages of Mayfair commercial project located at the northwest corner of Hiatus Road and Pembroke Road. The project site was previously approved for four office buildings as part of the master plan for the Villages of Mayfair. Instead of the four office buildings, the project site will now include a Self-Storage Facility (Under separate application) and a Culver's Restaurant.

The project will consist of 4,572 sf of restaurant with a 48 sf kiosk. The restaurant will utilize two drive-thru lanes with a pick-up window where patrons will make their payment and then be asked to queue until their food is brought to them.

The restaurant is a stand-alone building in the middle of the shopping center.

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] Date 7/11/2025
Signature of Owner

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

Fee Paid [Signature] Signature of Notary Public My Commission Expires



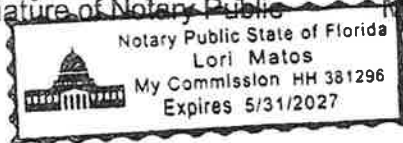
AGENT CERTIFICATION

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] Date 7/11/25
Signature of Agent

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

Fee Paid [Signature] Signature of Notary Public My Commission Expires



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Raintree at Pines LLC

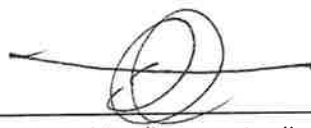
Authorized Representative: Manny Synalovski

Application Number: _____

Application Request: Variance

I, Manny Synalovski (print Applicant/Authorized Representative name), on behalf of Raintree at Pines LLC (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.



Signature of Applicant or Applicant's
Authorized Representative

7/11/2025

Date

Manny Synalovski

Print Name of Applicant/Authorized Representative

MENDEZ ENGINEERING DESIGN, INC.

July 14, 2025

Mr. Cole Williams AICP
Senior Planner,
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025

Re: Culver's Restaurant at Villages of Mayfair
Variance request to allow a sign on a third façade (Variance 1)

Dear Mr. Williams

Please accept this letter as a Variance Request from Code Section 155.698 (A) (i) and the Village of Mayfair Uniform Sign Criteria for the above-referenced project.

Specifically, the criteria states that "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." This request is to allow a third sign on the Drive-Thru façade of the Culver's building.

As you know, Culver's is a nationally recognized brand utilizing a legally registered trademark for its name. Culver's takes great pride in their restaurants and has developed signage compatible with their branding.

We feel this variance is justified because the Code and Code and Uniform Sign Criteria for the shopping center envisioned buildings with multiple tenants where the tenant at the end cap would have the advantage of a second sign on their secondary frontage. Culver's restaurant is a stand-alone, single tenant building with four façades and essentially, three frontages. The main frontage is the south façade of the building that faces Pembroke Road. Beyond that, the building essentially has two "secondary façades": one that faces east and contains the main access to the restaurant, and one that faces west and contains the drive-thru. It is this façade that is the most visible to patrons entering the shopping center from the full opening off of Pembroke Road. In addition, there is significant traffic on Pembroke Road in both directions as it provides an east/west alternative to Pines Boulevard and Miramar Parkway making both building frontages visible to passing traffic. The Uniform Sign Criteria did not account for this type of situation with a stand-alone building and therefore does not specifically address this condition.

Please note that the Uniform Sign Criteria limits the signage area to 120 sf for the two allowed signs. The total signage area for the project with the third façade signs will remain within the 120 sf.

Included with this submittal is a Unified Development Application and a sign package showing the location, design, and size of the signs. We trust you will find this information useful and will be able to proceed with the Variance process.

Should you have any questions or require additional information, please contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michelle", followed by a stylized flourish or "z" mark.

Michelle Diaz-Mendez, P.E.

No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, police alarm, traffic signal, sign, or any devices maintained by or under public authority; or ingress or egress from any public or private right-of-way, roadway, or driveway.

155.698 SIGN PLANS

(A) Uniform Sign Plan

1. Shopping center signs. A uniform sign plan shall be required by the City for all attached tenant wall signs within shopping centers. The owner or owner-designated agent of a shopping center must create or revise a uniform sign plan to reflect the requirements of this section prior to the issuance of any future sign permits by the City. Uniform sign plans shall:
 - (a) Be coordinated through and approved by the shopping center owner.
 - (b) Be presented for the whole shopping center, which shall be compatible with the architectural design of the entire center and enhance the aesthetics of the center.
 - (c) A uniform sign plan shall be approved by the Planning and Zoning Board. The process to modify an existing uniform sign plan shall be determined by the Zoning Administrator. Signs utilizing white or black faces and/or legally registered and recognized logos, trademarks, or letter style shall be considered and may be permitted with approval of both the landlord and the City. Logos, trademarks, or letter styles that are of a different color than the approved uniform sign plan color guidelines will be considered during the permitting process upon review of compatibility issues by the City's Zoning Official. State or nationally registered trademarks/logos that the Zoning Official deems to be egregious or objectionable may be denied. The decision of the Zoning Official is appealable to the Planning and Zoning Board.
 - (d) Box or cabinet signs shall be allowed when presented as part of a uniform sign plan.
 - (e) Tenant signs within a uniform sign plan shall be limited to the following:
 - i. One font;
 - ii. One text color;
 - iii. One background color;
 - iv. One sign frame color;
 - v. Uniform material type; and
 - vi. One type of interior illumination.
 - (f) Uniform sign plans shall include the following standards and specifications:
 - i. Height (sign copy). Sign copy shall have a maximum of 48 inches;
 - ii. Length (sign structure and sign copy). Sign copy shall be limited to a maximum of 75% of leased frontage.
 - iii. Tenants shall be allowed a maximum of 1.5 square feet per lineal foot of leased frontage, or 120 square feet whichever is less;
 - iv. Brightness. Illuminated and other lighting effects shall not create a nuisance to adjacent property or create a traffic hazard;
 - v. Typical sign type;
 - vi. Sign material(s);

- vii. Method of illumination
 - viii. Hours of illumination; and
 - ix. Maximum sign coverage (as a percentage of sign band).
- (g) Uniform sign plans must incorporate illustration(s) of typical tenant sign to include:
- i. Dimensions of proposed sign to show height, length and width of sign (sign structure and sign copy);
 - ii. Area of proposed sign face and logos;
 - iii. Exterior color(s) of typical sign including sign face and frame;
 - iv. Font on sign face; and
 - v. Elevation(s) of a typical tenant storefront(s) with the proposed sign location. Tenant sign must be centered both vertically and horizontally on the sign band.
- (h) Tenants are allowed one sign on each shopping center bay primary frontage.
- (i) 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 on the primary frontage. Sign area for both signs shall not exceed a maximum area of 120 square feet.

(B) Master Sign Plan

1. Master sign plan. Signs for regional malls, as defined in Article 2, hospitals or licensed facilities, as defined in F.S. § 395.002, may be established through a master sign plan. Sign standards as to type, number, size, height, or other design provisions established in addition to or in lieu of the restrictions placed on signs by this section are to be incorporated into the master sign plan.
 - (a) Requirements.
 - i. Master sign plans shall illustrate all proposed signs in sufficient detail so as to provide knowledgeable review and design specificity. Master sign plans shall show, describe or illustrate all signs proposed to be located on a lot and the buildings and structures therein, whether existing or new, and whether permitted by right or as additional signage under these regulations.
 - ii. Regional mall, hospital or licensed facility use must be the primary use of the property for which the master sign plan is created.
 - iii. Minimum lot size of five acres is required to develop a master sign plan for hospitals or licensed facilities.
 - iv. Master sign plans shall not be exempt from 155.699 and 155.6100.
 - v. Upon approval, the master sign plan shall supersede any conflicting restrictions and regulations of the sign code unless specifically listed within.
 - (b) Master sign plan application. An application for a master sign plan shall include the following information:
 - i. Accurate site plan, including location of building(s), parking lot(s), driveway(s), and landscaped area(s);
 - ii. A drawing showing details of construction and foundation of proposed sign(s);
 - iii. An accurate indication of the location of each present and proposed future sign of any type, whether requiring a permit or not;

Table 155.699: Permanent Signs				
Sign Type	Maximum Square Footage	Maximum Number of Signs	Maximum Height	Additional Regulations
Service Station Wall Sign	Up to 120 square feet for the site (including monument sign)	N/A	N/A	. No more than 60 square feet of signage shall be placed on the primary façade. Secondary Sign area (including canopy) shall be equal to or less than the sign on the primary façade.
Shopping Center Monument Sign	48 square feet	1 per shopping center, plus one additional if the shopping center fronts on two main thoroughfares of at least secondary arterial designation (80 feet right-of-way) , or the shopping center has a minimum 1,500 lineal feet of frontage along a single thoroughfare.	9 feet	A third monument sign shall be permitted if the shopping center meets both of the aforementioned standards.
Supergraphics	25% of the area of the primary building face.	N/A	N/A	N/A
Tenant Bay Wall Sign	Master or Uniform Sign Plan	Master or Uniform Sign Plan	Master or Uniform Sign Plan	Master or Uniform Sign Plan
[1] The sign copy is limited to 15 feet above grade, the structure may extend past 15 feet from grade.				
All electrical wiring, conduit, connections and the like shall be internally routed, so they are not exposed to view . Electrical boxes shall be painted to match the façade or concealed where feasible.				

155.6100 PERMANENT SIGNS – SUPPLEMENTAL REGULATIONS

(A) Bus bench advertising signs. Bus bench advertising signs must be located on bona fide bus stops, one bench per stop. Signs shall conform to the conditions of the City's contract entered into with a qualified bus bench provider.

(B) Changeable Copy Signs

1. The following uses may be permitted an additional 50 square feet of sign area to display changeable copy

(a) Changeable copy wall signage may be permitted for outparcels and freestanding buildings which are occupied by:

i. Theaters

- (b) Changeable copy monument signage may be permitted for outparcels and free standing buildings which are occupied by
 - i. Community facilities
 - ii. Schools
 - iii. Religious institutions
- (c) Changeable copy signage may also be permitted for inline tenant bays which are occupied by multi-screen theater tenants.
- 2. Theaters may be permitted additional sign area to display changeable copy, not to exceed 25 square feet per additional screen with a maximum of 175 square feet of total sign area, if the theater contains eight or more screens.

(C) Directory signs.

- 1. Directory signage may be permitted with shopping centers, office and/or industrial parks upon satisfying the following design criteria and gaining the approval of the Planning and Zoning Board.
 - (a) Directory signs shall be designed, built and maintained by the center owner.
 - (b) Individual tenant identification lettering shall not be less than two inches in height.
 - (c) Location. Entry areas where vehicular pull- off zones are provided. Within pedestrian zones as part of an information kiosk or as a map- board. The placement of directory signs shall in no manner impede traffic flow or visibility or cause any parking reductions.
 - (d) Colors/materials. Compatible with the center's approved colors and principal signage features identified in the uniform sign plan.

(D) Outparcels and freestanding buildings.

- 1. The maximum allowable sign area for an outparcel or freestanding building shall be 120 square feet or 1.5 square feet per foot of frontage, whichever is less.
- 2. The maximum allowable letter height on a sign for an outparcel or freestanding building shall be 48 inches.
- 3. Signs on outparcels and freestanding buildings may be placed on any elevation.

(E) Regional mall outparcels.

- 1. Materials used for freestanding signs must be compatible with materials used in the building.
- 2. Wall signage: letters shall not exceed 48 inches in height.
- 3. There shall be no advertising flags, pennants, streamers or the like displayed on any building or on the property, except for grand opening or special promotional displays which shall be limited to no more than 30 days.

(F) Service stations.

- 1. Signage on structures and canopies shall have a maximum letter height of 36 inches.
- 2. Monument signs. Monument sign displays must include price panels. The monument sign may be internally illuminated.

SIGN CRITERIA

COMMERCIAL DEVELOPMENT

Village of Mayfair

Hiatus Road & Pembroke Road

Pembroke Pines, Florida

LANDLORD: V & H Development Corp.

Owner: V & H Development Corp.

Contact: Stefan Hoyer

111 SW 3rd Street, PH

Miami, FL 33130

Phone: (786) 271-9039



USP Summary

Font:	HELVETICA
Face Color:	DARK GREEN
Trim Cap/Return:	DARK BRONZE/ DARK BRONZE
Type:	Channel letters on a raceway.
Submitted:	December 7, 2011
Approved:	Administrative

Village of Mayfair

Hiatus Road & Pembroke Road – Pembroke Pines, FL.

GENERAL

This exhibit outlines the sign criteria for the auto 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: V & H Development Corp, 111 SW 3rd Street, PH Miami, FL 33130, Attention: Stefan Hoyer. These documents must be reviewed and approved by V & H Development Corp 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 V & H Development Corp 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 (Pattison Group), approved by V & H Development Corp, 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 V & H Development Corp 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 AutoNation 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 one hundred 120 square feet.
6. Location: Signs shall not extend closer than 6" 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 tenant signs are to be HELVETICA channel letters on a raceway. The color of the raceway shall match the building.

Opaque metal sides and backs with external surfaces will be primed and painted Dark Bronze. Letters are to be 5" deep. Faces are to be Dark Green and internally lighted with White Neon with a sufficient number of tubes to insure even illumination showing neither dark nor hot spots with illumination pursuant to sign standards Paragraph E above. All letters are to be internally lighted with neon and have no exposed neon. Transformers are to be 30 MA and be concealed in each letter or concealed behind the sign band wall above the ceiling in the tenant space.

2. Materials: (All materials must be new.)
 - a. Plastic faces are to be acrylic a minimum of .125 inches. No transparent letter faces are permitted.

- b. Metals (minimum thickness).
 - (I). Stainless Steel – 24 gauge
 - (II). Paint Grip Steel – 24 gauge
 - (III). Aluminum - .060 inches
 - c. Hardware for fabrication and installation shall be of non-corrosive type or plated.
 - d. Paint finishes are to be a minimum of polyurethane and are to match the white faces on the exterior sides and backs, with a white interior for good light diffusion.
 - e. Face retainers are to be metal or plastic such as “Trim Cap” and encompass the entire perimeter of each letter. No tab mounted letter faces will be permitted
3. Signs utilizing legally registered and recognized logos, trademarks, or letter style shall be considered and may be permitted with approval of both V & H Development Corp and the City of Pembroke Pines. Logos, trademarks, or letter styles that are of a different color than the approved uniform sign plan color guidelines will be considered upon review of compatibility issues by the Planning and Zoning Board.

WINDOW SIGNAGE

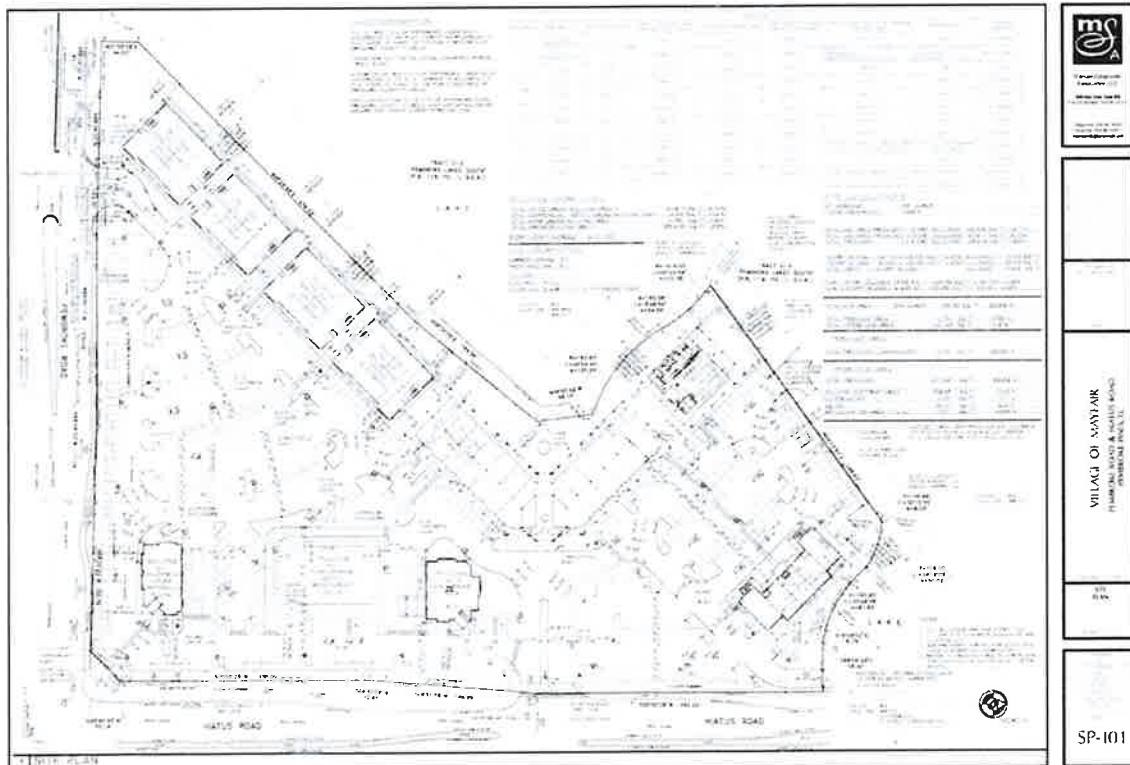
Any window signage shall comply with the City of Pembroke Pines ordinance and must be approved by V & H Development Corp.

ILLUSTRATIONS

A. Typical Store Front Elevations



B. Site Plan





SIGN PACKAGE PROPOSAL

NEW BUILD

PRESENTED TO:

Culver's
NE Corner of Pembroke Rd and S Hiatus Rd
Pembroke Pines, FL

DATE PREPARED:

4/25/25 - Preliminary
4/30/25 - Wall sign edit
5/9/25 - Elevations update
6/4/25 - Directional & Menu board edit
6/5/25 - Directional edit
7/10/25 - Wall sign, Menu board, exterior edits
7/14/25 - Wall sign edit

ELEVATION WALL SIGNS

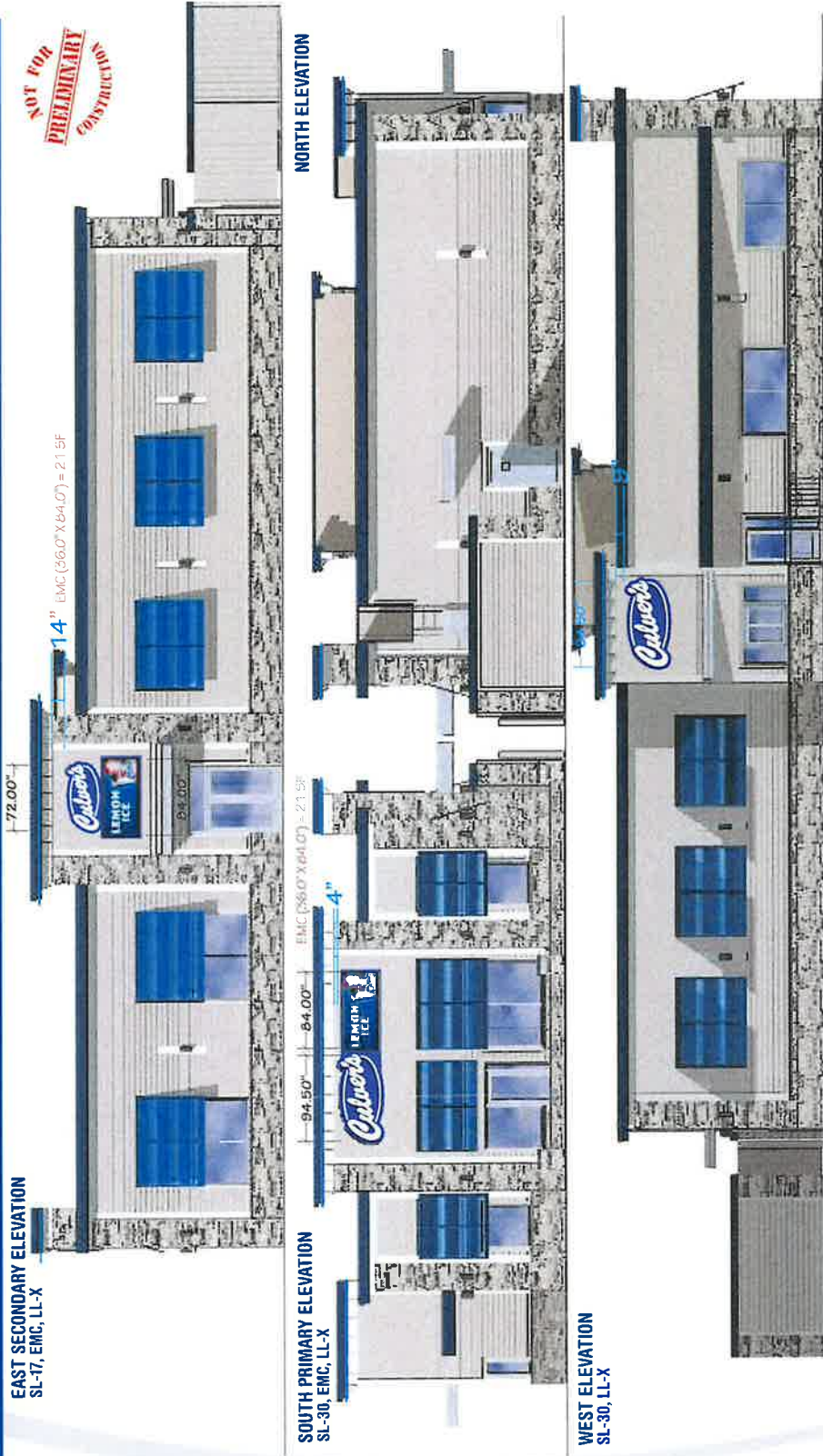
PEMBROKE PINES, FL

SL-30 & SL-17 Illuminated White Script Channel Letters & EMC

SL-SERIES

- Channel letter construction
- One piece (saddle capped sections)
- LED internal illumination
- Typical application for new construction
- Embedded power supplies
- UL marked product
- No install pattern needed, level line scribed in back of sign

Culver's



SCALE: 1/16" = 1'

SIGN SQUARE FOOTAGE

EAST ELEVATION: QTY-1 SL-17 (33.0" X 72.00") = 16.91 SF
SOUTH ELEVATION: QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
REAR ELEVATION: QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
DRIVE THRU ELEVATION: QTY-1 SL-30 (44.37" X 94.50") = 29.12 SF
TOTAL SF: 75.15 SF

NOTES

LL-X LED accent strip lighting typical placements:
MAIN: (2) places - FRONT; (3) Places - REAR. 2.
DRIVE THRU: (2) places

MFG: TBD
STYLE: TBD
COLOR: TBD

DATE CREATED / REVISION HISTORY

4/25/25 - NEW
7/14/25 - Wall sign edit
4/30/25 - Wall sign edit
5/9/25 - Elevations update
7/10/25 - Wall sign update

SALES PERSON: MARK WESSELL
DESIGNED BY: J KROEGER
A0: 61534

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE

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SPRINGFIELD SIGN
www.springfieldsign.com

