



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

Summary

Agenda Date:	December 11, 2025	Application ID:	ZV2025-0018 – ZV2025-0022
Project:	Memorial Manor & FSER Signage	Project Number:	PRJ2025-0012
Project Planner:	Cole Williams, Senior Planner		
Owner:	South Broward Hospital District	Agent:	Ferrin Signs
Location:	801 South Douglas Road	District	District 1
Existing Zoning:	A (Agriculture)	Existing Land Use:	CF (Community Facility)
Reference Applications:	SP 2023-0003, SUBDR2023-0001, SN2017-02, ZV2017-10, SP2007-30, SP2007-23, SP2004-32, MSC2004-12, SP94-13, SN93-21, SP88-12, SP75-06		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV2025-0018	Table 155.699: Permanent Signs Outparcels and Freestanding Building Monument Sign	24 Square Feet of Signage	60.5 Square Feet of Signage
ZV2025-0019	Table 155.699: Permanent Signs Outparcels and Freestanding Building Monument Sign	24 Square Feet of Signage	60.5 Square Feet of Signage
ZV2025-0020	Table 155.699: Permanent Signs Outparcels and Freestanding Building Wall Signs	120 Square Feet of Signage	180 Square Feet of Signage
ZV2025-0021	Table 155.699: Permanent Signs Outparcels and Freestanding Building Wall Signs	60 Square Feet of Signage on the Primary Façade	88 Square Feet of Signage on the Primary Facade
ZV2025-0022	Table 155.699: Permanent Signs Directional and Informational Signs	1.5 Square Feet of Signage Per Panel	2 Square Feet of Signage Per Panel
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> Board of Adjustment		
Reviewed for the Agenda:	Director: <u></u> Assistant Director: <u></u>		

PROJECT DESCRIPTION / BACKGROUND:

Ferrin Signs, agent, is requesting five sign variances for Memorial Manor & FSER located at 801 South Douglas Road and 777 South Douglas Road. The applicant is specifically requesting the following:

- To allow a maximum 60.5 square foot monument sign instead of the required maximum of 24 square feet for outparcel and freestanding building monument signs for both buildings
- To allow a maximum of 180 total square feet of signage instead of the required maximum 120 total square feet of signage.
- To allow 88 square feet of signage on the primary façade instead of the required maximum of 60 square feet of signage on the primary façade.
- To allow a maximum of 2 square feet per directional and informational sign panel instead of the required maximum of 1.5 square feet for directional and informational sign panels.

Memorial Manor was approved in 1988 through site plan SP88-12. In 2024, the Planning and Zoning Board approved the new Memorial FSER through site plan SP2023-0003. One (1) monument, 5 directional and 3 wall signs meeting code requirements were approved as part of the application. The current proposal reflects an update to the previously approved plan.

Should the variances be approved, the applicant must obtain all applicable building permits.

VARIANCE REQUEST DETAILS:

The applicant is requesting five sign variances for Memorial Manor & FSER. The applicant has submitted a justification statement that outlines the need for signage variances to ensure visibility and safe wayfinding for emergency responders, patients, and visitors. The specific variance requests are as follows:

- ZV2025-0018: To allow a maximum 60.5 square foot monument sign instead of the required maximum of 24 square feet for outparcel and freestanding building monument signs.
- ZV2025-0019: To allow a maximum 60.5 square foot monument sign instead of the required maximum of 24 square feet for outparcel and freestanding building monument signs.
- ZV2025-0020: To allow a maximum of 180 total square feet of signage instead of the required maximum 120 total square footage signage.
- ZV2025-0021: To allow 88 square feet of signage on the primary façade instead of the required maximum of 60 square feet of signage on the primary façade.
- ZV2025-0022: To allow a maximum of 2 square feet per directional and informational sign panel instead of the required maximum of 1.5 square feet for directional and informational sign panels.

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

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 155.699
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: _____

Plans for DRC _____ Planner: _____

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: Memorial Healthcare SystemProject Address: 801 S. Douglas Rd.Location / Shopping Center: N/AAcreage of Property: 857,565 Building Square Feet: 138,784Flexibility Zone: _____ Folio Number(s): 514116190010

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

Legal Description: SOUTH BROWARD HOSPITAL DISTRICT ANCILLARY FACILITY 1Has 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: SOUTH BROWARD HOSPITAL DISTRICT ATTN:PROPERTY MANAG

Owner's Address: 3111 STIRLING RD FORT LAUDERDALE, FL 33312-6566

Owner's Email Address: MAcherman@mhs.net

Owner's Phone: _____ Owner's Fax: _____

Agent: Ferrin Signs

Contact Person: Patty Ybarra

Agent's Address: 945 26th St.

Agent's Email Address: patty.ybarra@ferrinsigns.com

Agent's Phone: 561-802-4242 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: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

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:

- Exceeding monument sign square footage for Memorial Manor
- Exceed monument sign square footage for Memorial FSER
- Total Square footage for Memorial FSER
- More than 60 square feet of signage on the primary façade.
- Directional Signage exceeding 1.5 square feet.

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)

Additional signage for Memorial Healthcare Systems

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

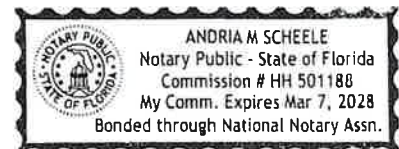
SECTION 7- PROJECT AUTHORIZATION

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] 10/10/25
Signature of Owner Date

Sworn and Subscribed before me this 10th day
of October, 2025



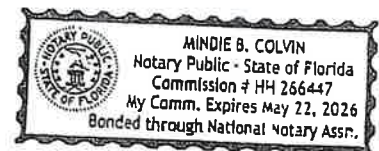
[Signature] 3/7/28
Fee Paid Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 10/10/25
Signature of Agent Date

Sworn and Subscribed before me this 10th day
of October, 2025



Mindie B. Colvin 5.22.2026
Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Ferrin Signs


Authorized Representative: Ralph W Lashell

Application Number: _____

Application Request: _____

I, Ralph W Lashell (print Applicant/Authorized Representative name), on behalf
of Ferrin Signs (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.

 10/10/25
Signature of Applicant or Applicant's Date
Authorized Representative

RALPH W LASHELL
Print Name of Applicant/Authorized Representative

Justification Statement – Memorial Healthcare System

The requested sign variances are necessary to ensure safe, clear identification of the hospital campus. As a critical care facility, the hospital must provide highly visible signage so emergency responders, patients, and visitors can quickly locate entrances and services. The site's setbacks, roadway conditions, and campus layout require signage that exceeds standard code limits to maintain adequate visibility and effective wayfinding.

The proposed signs enhance public safety, reduce confusion, and support timely emergency response. They are appropriately scaled for a hospital setting, do not create visual clutter, and remain consistent with the overall intent of the sign code. The requested variances represent the minimum adjustments needed for safe and efficient access to this essential community facility.

- (c) Master sign plan review. An application for a master sign plan shall be reviewed by Planning and Zoning Board and be determined consistent with 155.695.
- (d) Individual sign permits. Individual sign building permits are required for all signs contained within an approved master sign plan.

155.699 PERMANENT SIGNS

Only such permanent signs as are detailed herein below shall be permitted to be erected or maintained upon any building lot, lot, or parcel of land:

Table 155.699: Permanent Signs				
Sign Type	Maximum Square Footage	Maximum Number of Signs	Maximum Height	Additional Regulations
Directional and Informational Signs	1.5 square feet	To be determined by staff based on shopping center design and circulation	Shall be in conformance with engineering standards in code 52.	Allowed where there are two or more buildings; a building has a drive thru; or a building is not visible from primary frontage.
Directory Sign	32 square feet	1 per ingress to the site	8 feet	Not to exceed 3 signs per shopping center
Menu Board	32 square feet	1 per drive thru lane	N/A	Illuminated sign shall not be visible from adjacent right-of-way.
Model Home Signs	3 square feet	1 per model	N/A	N/A
Nameplate / Identification Sign	3 square feet	1 in the front and the rear of the building / tenant bay	3 inches	N/A
Outparcels and Freestanding Building Monument Sign	24 square feet	1	7.5 feet	Shall count towards the maximum allowed sign area for the site (120 square feet)
Outparcels and Freestanding Building Wall Signs	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 shall be equal to or less than the sign on the primary façade.
Parking Identification Signs	1.5 square feet	1 per designated parking space	8.5 feet	N/A

Table 155.699: Permanent Signs

Sign Type	Maximum Square Footage	Maximum Number of Signs	Maximum Height	Additional Regulations
Regional Mall Outparcel Monument Sign	24 square feet facing Pines Boulevard or other arterial roadway and 16 square feet facing the ring road or interior of the site	2, one facing Pines Boulevard or other arterial roadway, and the second facing the ring road or interior of the site	7.5 feet	N/A
Regional Mall Outparcel Wall Sign	80 square feet	N/A	N/A	No more than 40 square feet of signage shall be placed on the primary façade. Secondary Sign area shall be equal to or less than the sign on the primary façade.
Residential Subdivision Sign	32 square feet	1 per subdivision entrance. Signs located on either side of the entrance shall be counted as 1 sign	15 feet above grade[1]	N/A
Service Station Monument Sign	36 square feet total	1	7.5 feet	Price panels shall not exceed 24 square feet
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.

Table 155.699: Permanent Signs				
Sign Type	Maximum Square Footage	Maximum Number of Signs	Maximum Height	Additional Regulations
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
<p>[1] The sign copy is limited to 15 feet above grade, the structure may extend past 15 feet from grade.</p> <p>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.</p>				

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.

SUBJECT SITE AERIAL PHOTO
0018 – ZV2025-0022)

Memorial Manor & FSR Signage Variances (PRJ2025-0012, ZV2025-



MEMORIAL EMERGENCY CARE - 801 S. Douglas Rd., Pembroke Pines, FL.

Signage Site Plan Symbols

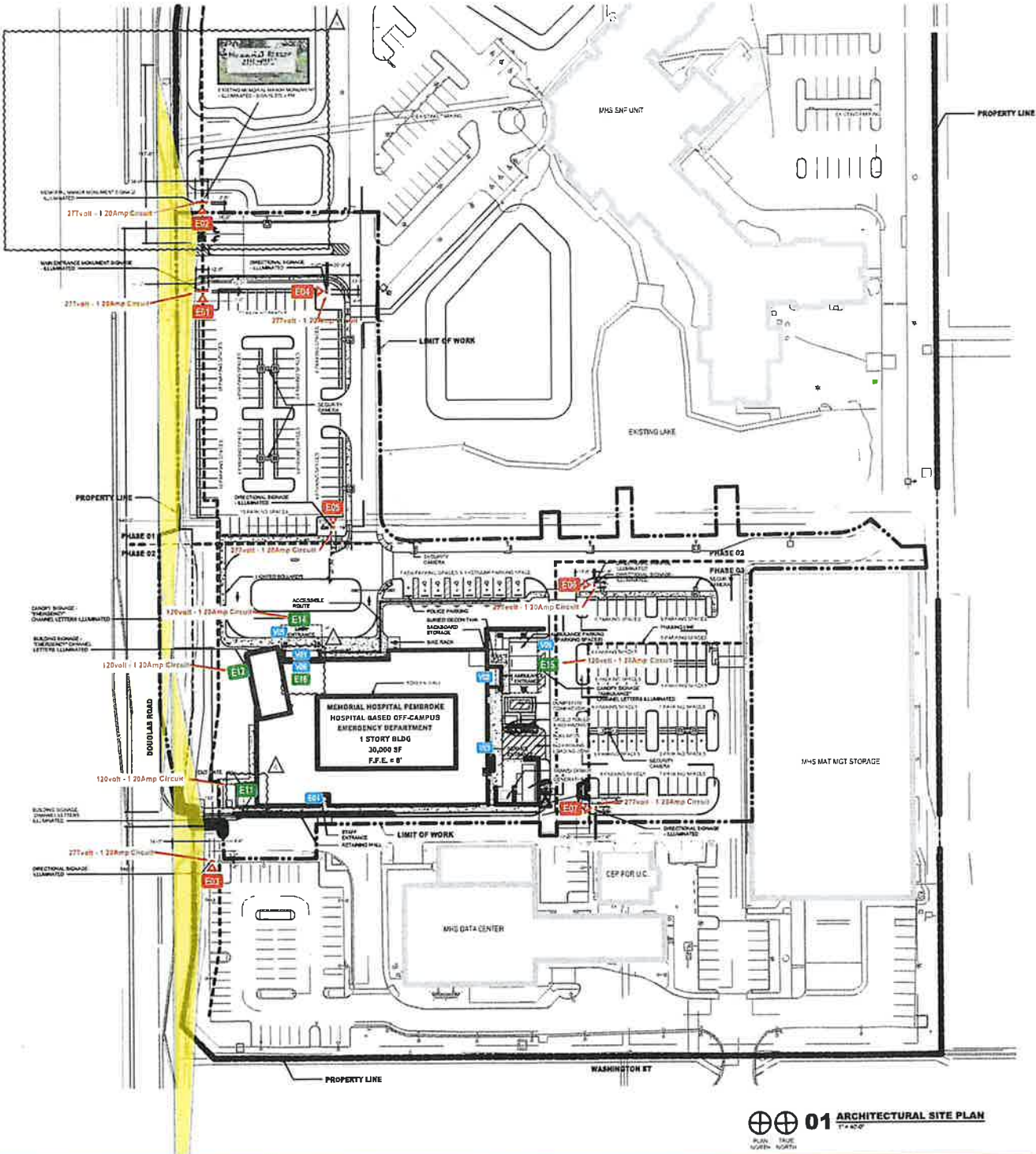


Exterior Ground Signage

Sign #	sq.ft.	Sign Type
E01	60.50	Main Entrance Monument - Illuminated (Permit Variance)
E02	60.50	Memorial Manor Monument - Illuminated (Permit Variance)
E03	16.66	Directional - Illuminated (Permit Variance)
E04	16.66	Directional - Illuminated (Permit Variance)
E05	16.66	Directional - Illuminated (Permit Variance)
E06	16.66	Directional - Illuminated (Permit Variance)
E07	16.66	Directional - Illuminated (Permit Variance)
Total: 204.30 sq.ft.		

Exterior Building Signage

Sign #	sq.ft.	Sign Type
E12	43.54	EMERGENCY w/ M Glove Channel Letters - Illuminated
E11	44.14	Memorial Emergency Care Channel Letters - Illuminated
E14	21.84	EMERGENCY Canopy Channel Letters - Illuminated
E15	9.91	AMBULANCE Canopy Channel Letters - Illuminated
Total: 119.43 sq.ft.		



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945 26th St.
West Palm Beach, FL 33407
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FLORIDA
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Stuart, FL 34997
772.220.7377

MICHIGAN
1087 Naughton Dr
Troy, MI 48063
248.689.9100

OHIO
3600 Airport Hwy
Toledo, OH 43615
419.305.6669

www.ferrinsigns.com

JOB INFORMATION		DESIGN INFORMATION	
CLIENT:	MEMORIAL EMERGENCY CARE	SCALE:	AS NOTED
PROJECT:	FACILIT CHANNEL LETTERS	DESIGNER:	C. COOPER
LOCATION:	801 S. DOUGLAS RD., PEMBROKE PINES, FL	DATE:	7/8/25
COUNTY:		REVISIONS:	
SALESPERSON:	J. PRYMAS	FILE:	#0725007 MEMORIAL EMERGENCY CARE PEMBROKE
SIGNED BY:		DATE:	
CLIENT AUTHORIZATION			

IMAGE
RESOURCE
BRINGING DESIGN TO REALITY

Sign # Main Monument Signage

E01 Face Illuminated Monument D/F

The monument sign is fabricated aluminum over aluminum angle frame cabinet internally illuminated w/ Principal Qwik mod3 7100k white led strip modules.

"Memorial" w/ logo graphic to be routed & backed w/ 3/4" white push thru acrylic. Red "Emergency Adult & Pediatric" panel to be routed & backed w/ 3/16" white acrylic. All remaining secondary copy & address to be routed & backed w/ 3/16" white acrylic.

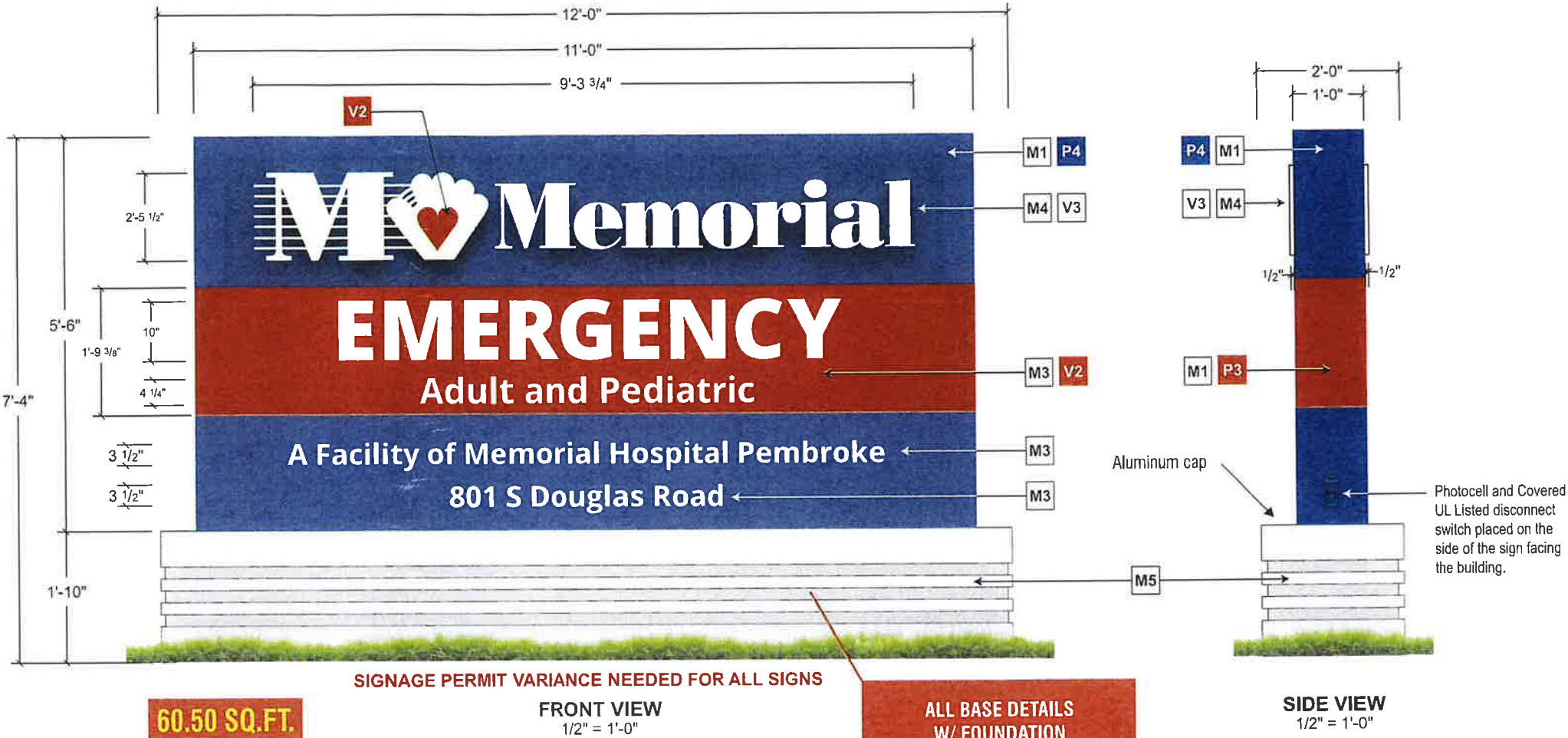
Cabinet to be painted Blue & Red. Matthews Paint Mp41755 LRV 7.1 "Bally Blue Metallic", semi gloss finish. Matthews Paint Mp12565 lrv 16.5 "Pepsi Red", satin finish.

Sign base to match Building material (PC-01) Architectural Precast. Precise dimensions of material to be verified.

Photocell and Covered UL Listed Disconnect switch to be placed on side of sign facing the building.

Legend: Materials / Paint

M1	.125" Aluminum	L2	GE White LEDs 7100K Tetra PowerStrip Part # GEDS71-2
M4	3/4" White Acrylic	V2	3M Translucent Vinyl "Light Tomato Red" 3730-43L
M3	3/16" White Acrylic #7328	P4	Matthews Paint MP41755 LRV 7.1 "Bally Blue Metallic", Semi Gloss Finish.
M5	(PC-01) Architectural Precast Concrete Cladding Units To Match SW7016 "Mindful Gray"	P3	Matthews Paint MP12565 LRV 16.5 "Pepsi Red", Satin Finish



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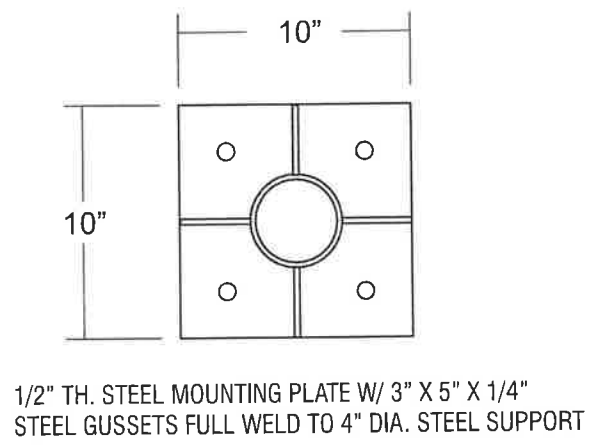
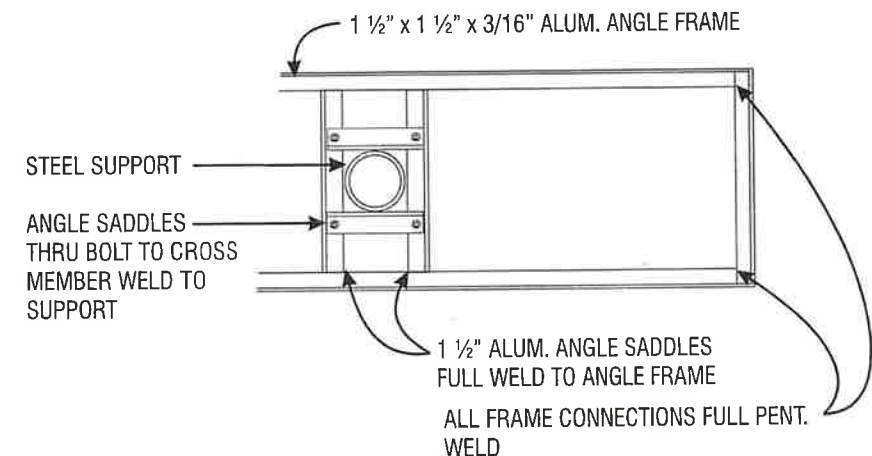
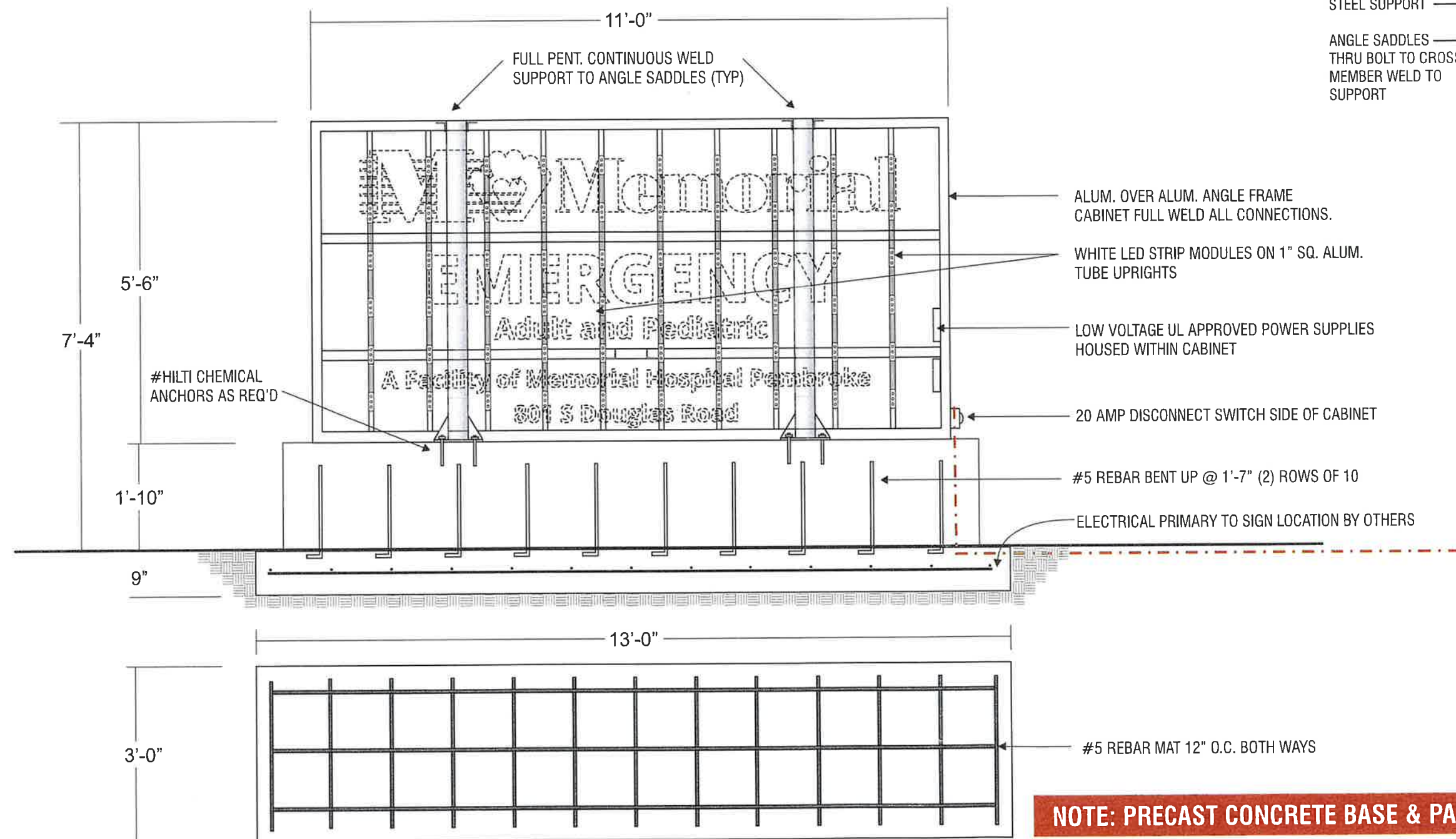
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249.689.9100

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8800 Airport Hwy
Tolado, OH 43615
419.365.6669

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JOB INFORMATION		DESIGN INFORMATION	
CLIENT:	MEMORIAL EMERGENCY CARE	SCALE:	AS NOTED
PROJECT:	D/F MONUMENT SIGN	DESIGNER:	C. COOPER
LOCATION:	801 S. DOUGLAS RD., PEMBROKE PINES, FL	DATE:	7/8/25
COUNTY:		REVISIONS:	
SALESPERSON:	J. PRYMAS	FILE:	#0725007 D MEMORIAL EMERGENCY CARE PEMBROKE
CLIENT AUTHORIZATION			
SIGNED BY:		DATE:	

MEMORIAL EMERGENCY CARE - 801 S. Douglas Rd., Pembroke Pines, FL.



NOTE: PRECAST CONCRETE BASE & PAD BY OTHERS



CONCRETE PAD PLAN VIEW

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3800 Airport Hwy
Toledo, OH 43615
419.365.6669

www.ferrinsigns.com

JOB INFORMATION		DESIGN INFORMATION	
CLIENT:	MEMORIAL EMERGENCY CARE	SCALE:	AS NOTED
PROJECT:	MONUMENT SIGN ENGINEERING	DESIGNER:	C. COOPER
LOCATION:	801 S. DOUGLAS RD., PEMBROKE PINES, FL	DATE:	7/8/25
COUNTY:		REVISIONS:	
SALESPERSON:	J. PRYMAS	FILE:	#0725007 E MEMORIAL EMERGENCY CARE PEMBROKE
SIGNED BY:		DATE:	
CLIENT AUTHORIZATION			

Sign # Memorial Manor Monument 60.50 sq.ft.

E02 Face Illuminated Monument D/F

The monument sign is a fabricated aluminum cabinet with "Memorial Manor" to illuminate white at night. Sign to be illuminated with Principal Qwik Mod3 7100k white led strip modules

"Memorial Manor" to be 3/4" routed out and push through white acrylic. All other copy "Skilled Nursing... & Address" to be routed out and backed up with 3/16" white acrylic.

Cabinet to be painted Blue and Red. Matthews Paint MP41755 LRV 7.1 "Bally Blue Metallic", Semi Gloss Finish.

Sign Base to match Building Material (PC-01) Architectural Precast Spread Concrete Foundation w/ Vertical and Horizontal Rebar. Size of Foundation TBD Per Engineering.

Photocell and Covered UL Listed disconnect switch placed on the side of the sign facing the building.

Legend: Materials / Paint

- M1

.125" Aluminum
- M4

3/4" Clear Acrylic
- M3

3/16" White Acrylic #7328
- M5

(PC-01) Architectural Precast Concrete Cladding Units To Match SW7016 "Mindful Gray"
- P4

Matthews Paint MP41755 LRV 7.1 "Bally Blue Metallic", Semi Gloss Finish.
- V3

3M Translucent Vinyl "White" 3630-20
- L2

GE White LEDs 7100K Tetra PowerStrip Part # GEDS71-2



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945 26th St,
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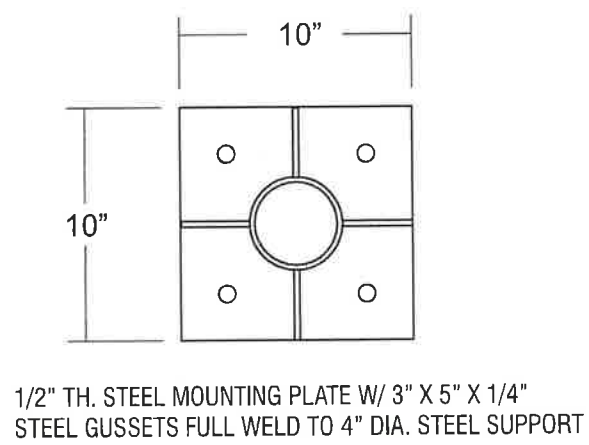
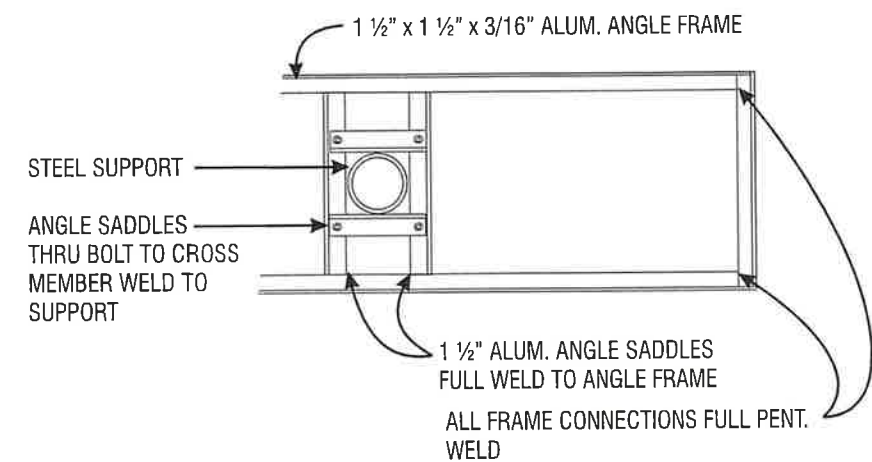
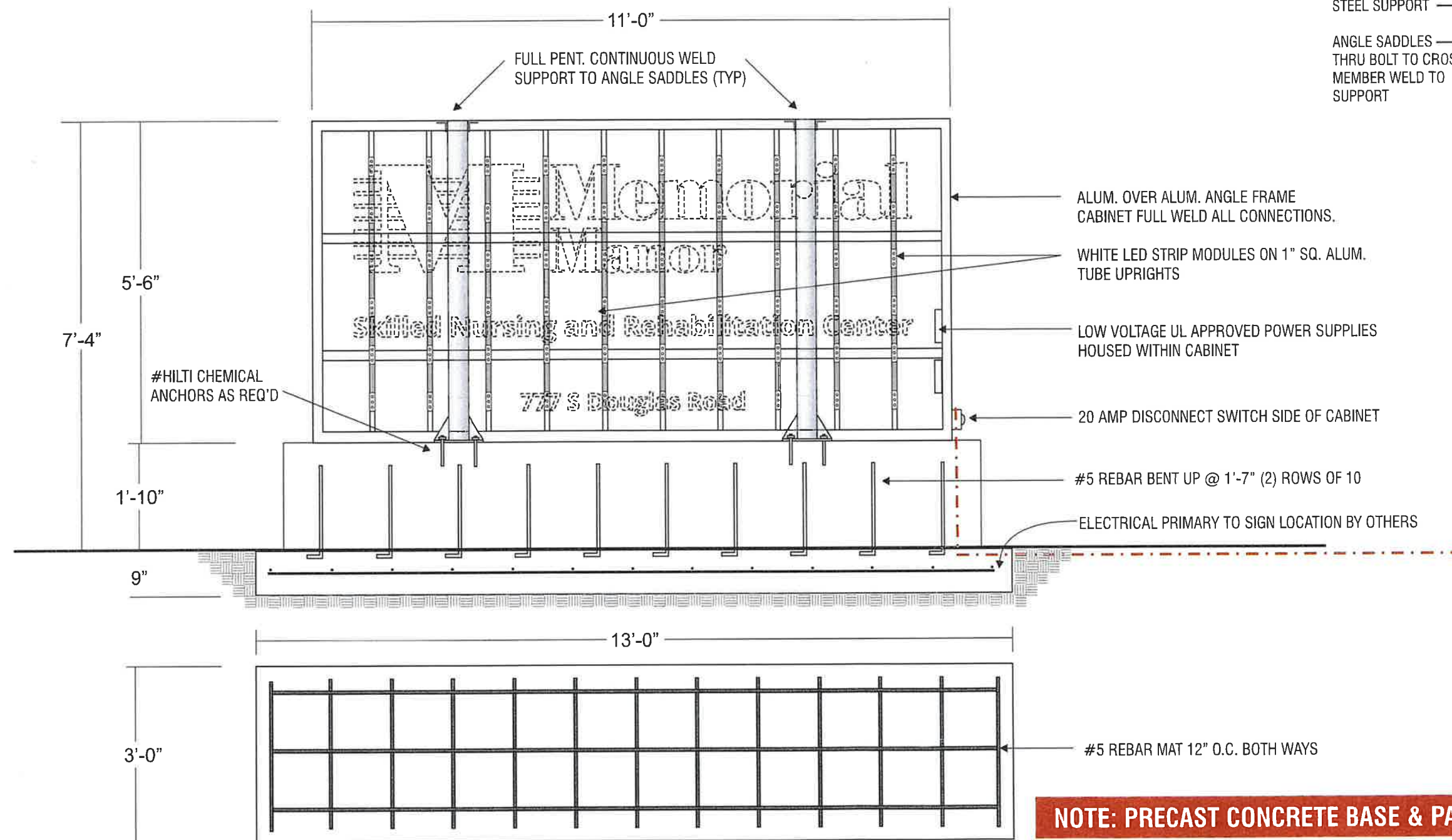
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Troy, MI 48063
248.689.9100

OHIO
3850 Airport Hwy
Toledo, OH 43615
419.385.6663

www.ferrinsigns.com

JOB INFORMATION		DESIGN INFORMATION	
CLIENT:	MEMORIAL EMERGENCY CARE	SCALE:	AS NOTED
PROJECT:	D/F MONUMENT SIGN	DESIGNER:	C. COOPER
LOCATION:	801 S. DOUGLAS RD., PEMBROKE PINES, FL	DATE:	7/8/25
COUNTY:		REVISIONS:	
SALESPERSON:	J. PRYMAS	FILE:	#0725007 F MEMORIAL EMERGENCY CARE PEMBROKE
CLIENT AUTHORIZATION			
SIGNED BY:		DATE:	



CONCRETE PAD PLAN VIEW

NOTE: PRECAST CONCRETE BASE & PAD BY OTHERS



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**Gardner
signs**

945 26th St,
West Palm Beach, FL 33407
561.802.4242

FLORIDA
4444 SE Commerce
Stuart, FL 34997
772.220.7377

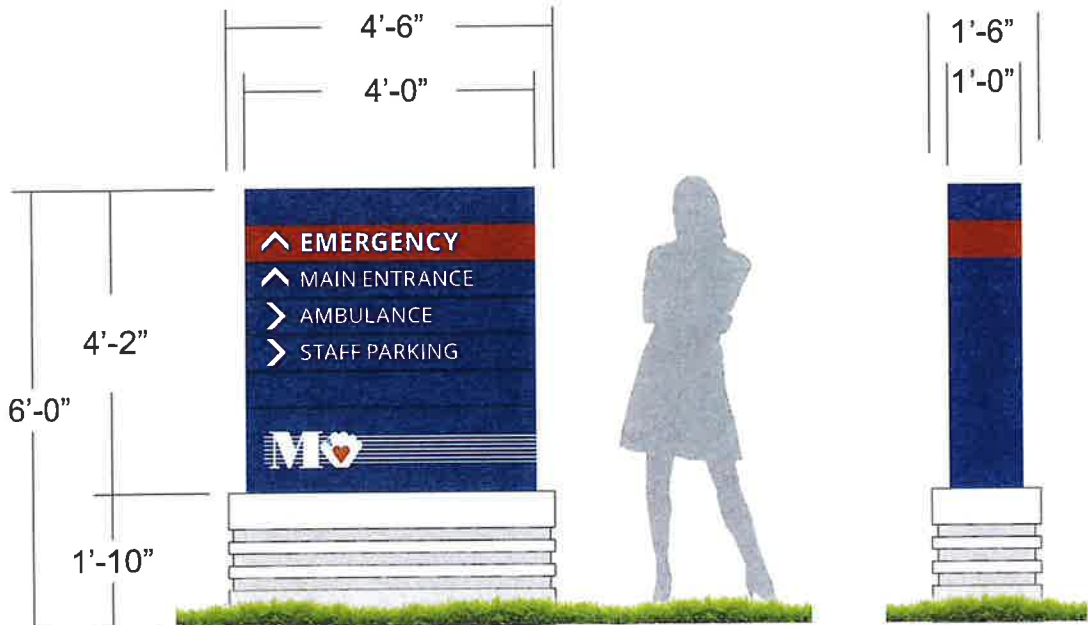
MICHIGAN
1087 Naughten Dr
Troy, MI 48063
248.689.9100

OHIO
3800 Airport Hwy
Toledo, OH 43618
419.395.6669

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JOB INFORMATION		DESIGN INFORMATION	
CLIENT:	MEMORIAL EMERGENCY CARE	SCALE:	AS NOTED
PROJECT:	D/F MONUMENT SIGN	DESIGNER:	C. COOPER
LOCATION:	801 S. DOUGLAS RD., PEMBROKE PINES, FL	DATE:	7/8/25
COUNTY:		REVISIONS:	
SALESPERSON:	J. PRYMAS	FILE:	#0725007 G MEMORIAL EMERGENCY CARE PEMBROKE
SIGNED BY:		DATE:	
CLIENT AUTHORIZATION			

MEMORIAL EMERGENCY CARE - 801 S. Douglas Rd., Pembroke Pines, FL.



SIDE A

SIGN E03

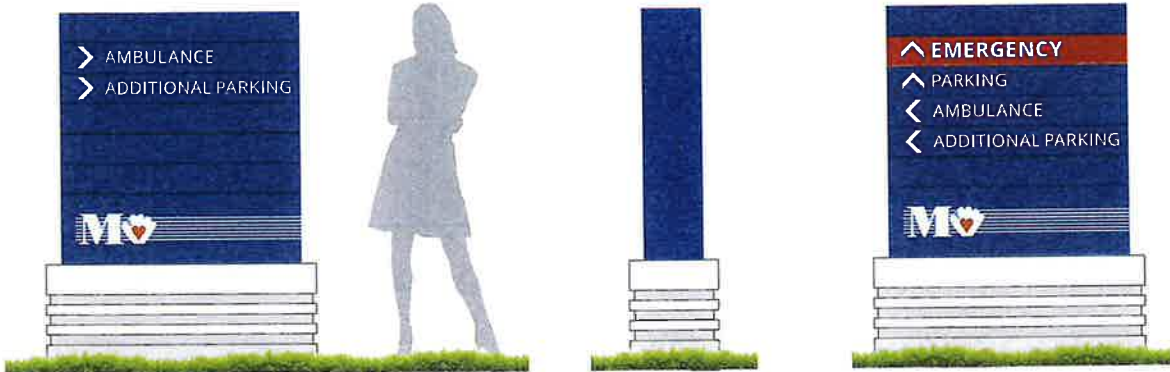
SIDE B



SIDE A

SIGN E05

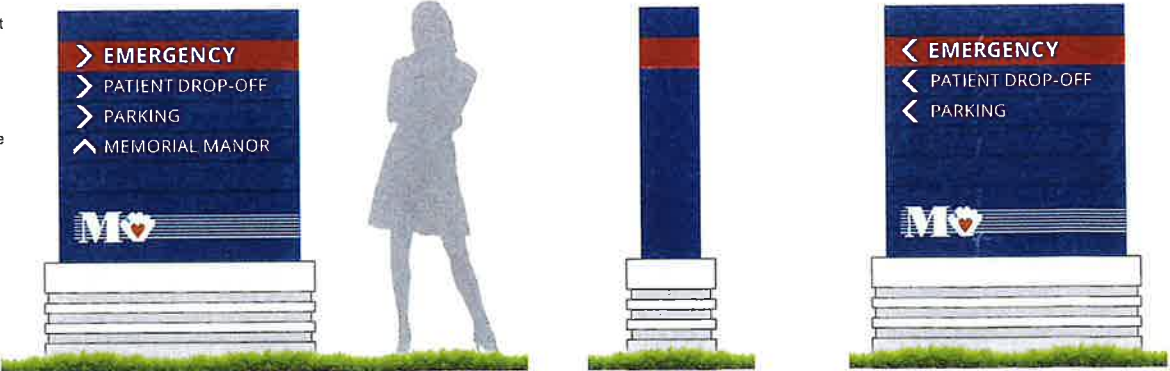
SIDE B



SIDE A

SIGN E06

SIDE B



SIDE A

SIGN E04

SIDE B



SIDE A

SIGN E07

SIDE B

Sign #	Directional Signage 16.7 SQ FT EACH
E03	Face Illuminated Directional D/F
E04	The directional sign is a fabricated aluminum cabinet with "Emergency" to illuminate red and white at night. Sign to be illuminated w/ Principal Qwik Mod white LED'S
E05	Directional Copy and Arrows to be routed out and backed up with translucent white acrylic.
E06	Cabinet to be painted Blue and Red, Matthews Paint MP41755 LRV 7.1 "Bally Blue Metallic", Semi Gloss Finish. Matthews Paint MP12565 LRV 16.5 "Pepsi Red", Satin Finish
E07	Sign Base to be Stone Masonry ST-01 to match the building. Size of Foundation TBD Per Engineering. Photocell and Covered UL Listed disconnect switch placed on the side of the sign facing the building. NOTE: Secondary logo w/ accent striping to be Engineers grade reflective vinyl



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10872 Naughton Dr.
Troy, MI 48063
248.689.9100

OHIO
3800 Airport Hwy
Toledo, OH 43615
419.385.6009

JOB INFORMATION		DESIGN INFORMATION	
CLIENT:	MEMORIAL EMERGENCY CARE	SCALE:	AS NOTED
PROJECT:	D/F DIRECTIONALS	DESIGNER:	C. COOPER
LOCATION:	801 S. DOUGLAS RD., PEMBROKE PINES, FL	DATE:	7/8/25
		REVISIONS:	
COUNTY:		FILE:	#0725007 H MEMORIAL EMERGENCY CARE PEMBROKE
SALESPERSON:	J. PRYMAS	CLIENT AUTHORIZATION	
SIGNED BY:		DATE:	

Legend: Materials / Paint / Vinyl

M1	125" Aluminum	V2	3M Translucent Vinyl "Light Tomato Red" 3730-43L
M3	3/16" White Acrylic #7328	V9	3M Engineer Grade Reflective Vinyl "Red" 3272
M5	Stone Masonry ST-01 to match the Building	V10	3M Engineer Grade Reflective Vinyl "White" 3290
P4	Matthews Paint MP41755 LRV 7.1 "Bally Blue Metallic", Semi Gloss Finish.	L2	GE White LEDs 7100K Tetra PowerStrip Part # GED571-2
P5	Matthews Paint MP12565 LRV 16.5 "Pepsi Red", Satin Finish		

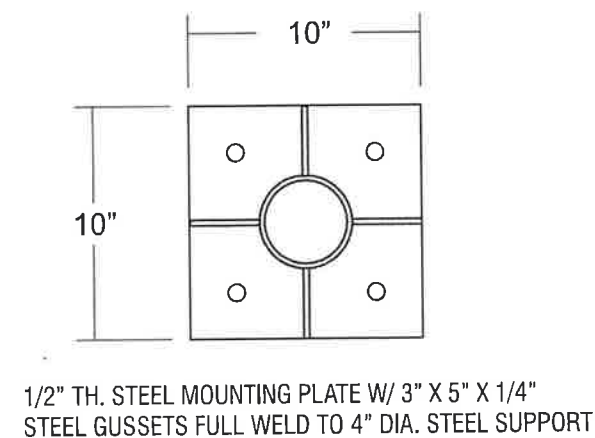
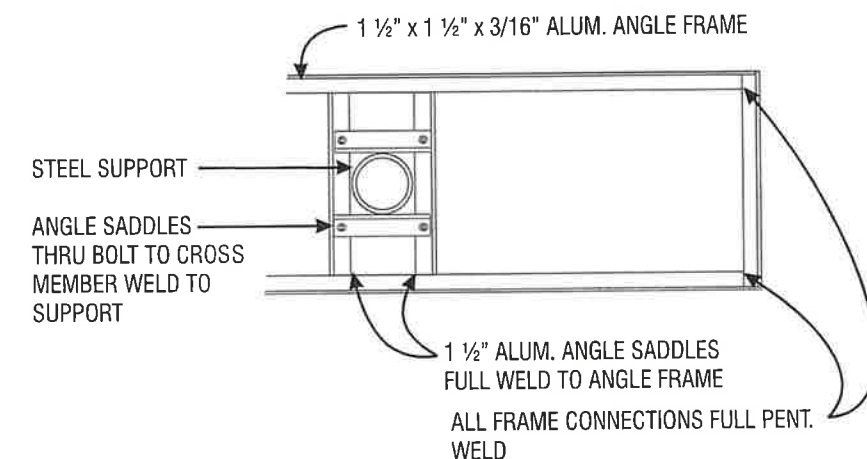
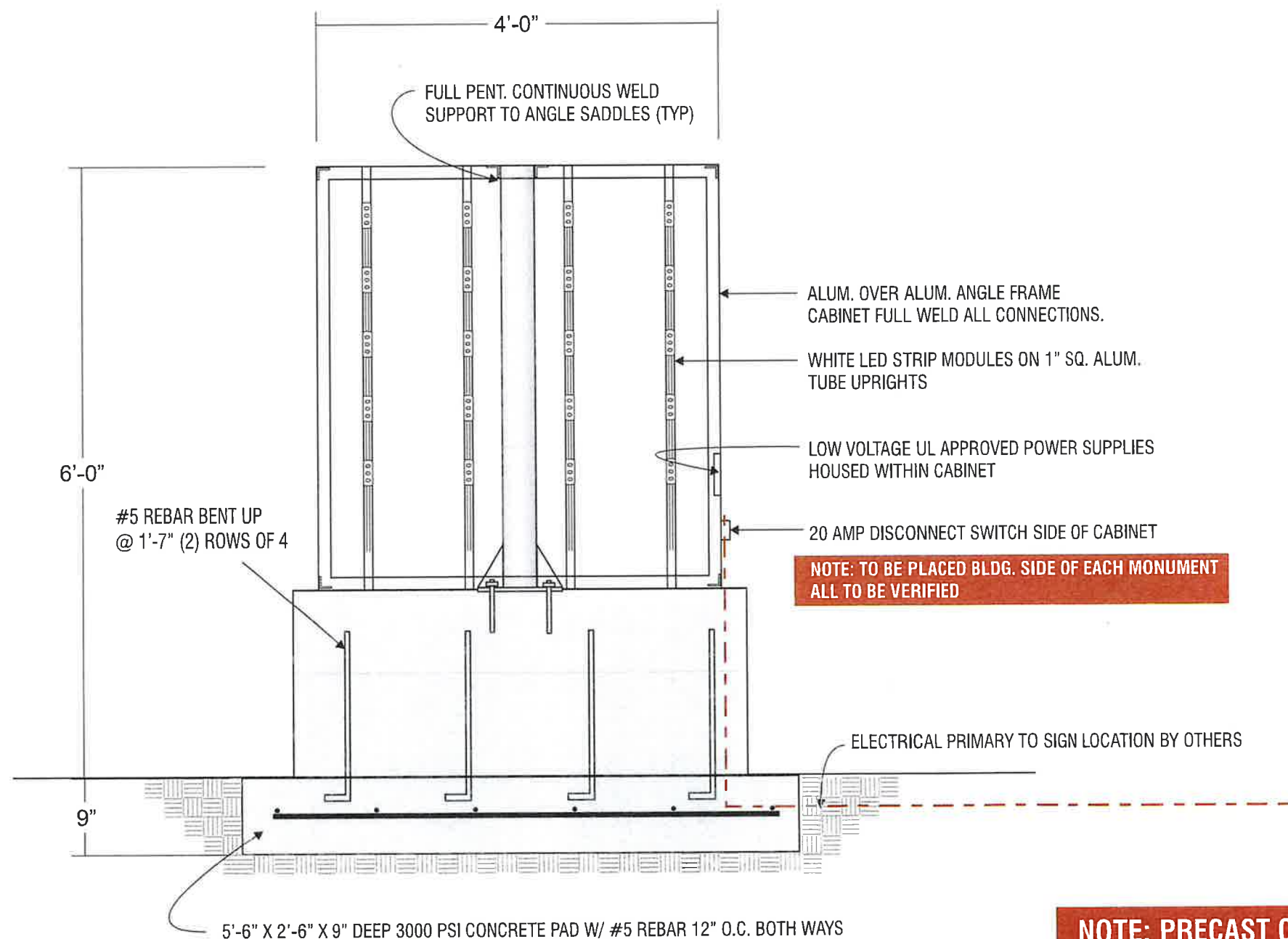
E03

E04

E05

E06

E07



NOTE: PRECAST CONCRETE BASE & PAD BY OTHERS



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1087 Naughton Dr
Troy, MI 48065
248.692.9100

OHIO
3200 Airport Hwy
Toledo, OH 43615
419.305.6669

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JOB INFORMATION		DESIGN INFORMATION	
CLIENT:	MEMORIAL EMERGENCY CARE	SCALE:	AS NOTED
PROJECT:	D/F DIRECTIONALS	DESIGNER:	C. COOPER
LOCATION:	801 S. DOUGLAS RD., PEMBROKE PINES, FL	DATE:	7/8/25
COUNTY:		REVISIONS:	
SALESPERSON:	J. PRYMAS	FILE:	#0725007 I MEMORIAL EMERGENCY CARE PEMBROKE
SIGNED BY:		DATE:	
CLIENT AUTHORIZATION			

MEMORIAL EMERGENCY CARE - 801 S. Douglas Rd., Pembroke Pines, FL.

Sign # Channel Letters

E11 LED Face Illuminated Channel Letters

"Memorial Emergency Care" Letters to illuminate white at night using perforated 3M Dual-Color Black vinyl on white acrylic faces. .050" Aluminum Returns painted Matthews Paint MP59647 LRV 4.4 "Black is Back", Satin Finish

Logomark to illuminate blue at night with 3M Translucent Vinyl "European Blue" 3730-137L on white acrylic Faces. .050" Aluminum Returns painted Matthews Paint MP13750 LRV 6.7 "Toray Blue", Satin Finish

"EMERGENCY" Letters to illuminate red at night with 3M Translucent Vinyl "Light Tomato Red" 3730-43 vinyl on white acrylic faces. .050" Aluminum Returns painted Matthews Paint MP12565 LRV 16.5 "Pepsi Red", Satin Finish

Letters and Logo mark to be illuminated w/ Principal Qwik Mod white LED'S

Letters and Logomark to use Jewellite Trim caps color to match.

Letterset flush mounted to building with 3/8" spacers.

Electrical Specification

Power Supply: (TBD) 60W Power Supply
AMPS: (TBD) AMPS
Circuit: (1) 20 Amp Circuit per Sign
Volts: 120 Volts

Legend: Materials / Paint / Vinyl

- M1

.050" Aluminum Returns
.090" Aluminum Backs
- M3

3/16" White Acrylic #7328
- P1

Matthews Paint MP13750 LRV 6.7
"Toray Blue", Satin Finish
- P2

Matthews Paint MP59647 LRV 4.4
"Black is Back", Satin Finish
- P3

Matthews Paint MP12565 LRV 16.5
"Pepsi Red", Satin Finish
- V1

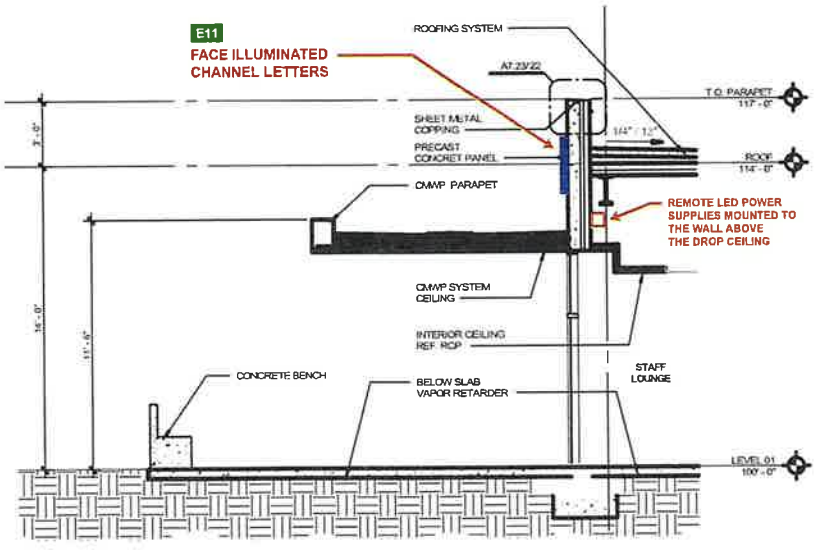
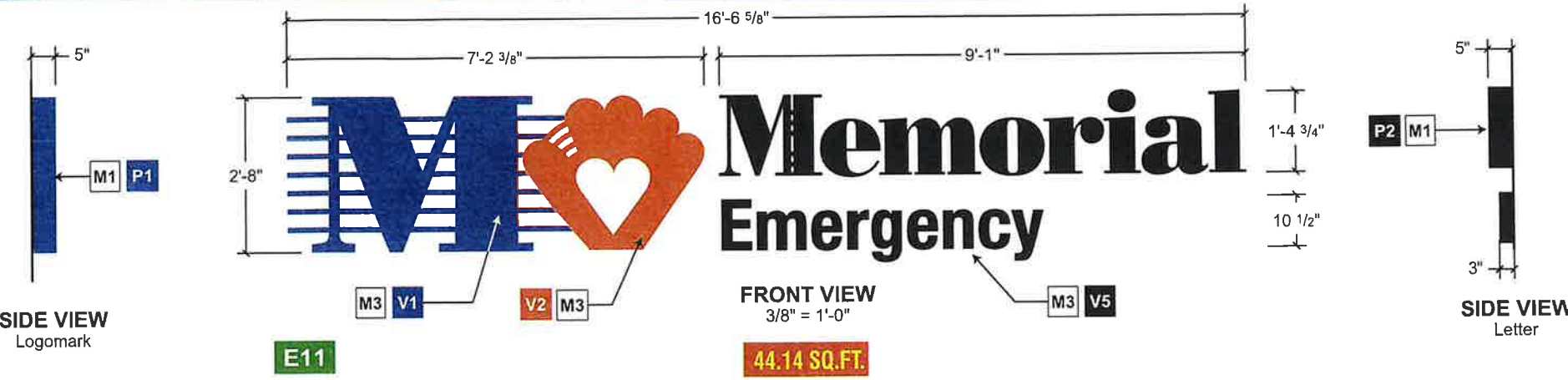
3M Translucent Vinyl
"European Blue" 3730-137L
- V2

3M Translucent Vinyl
"Light Tomato Red" 3730-43L
- V5

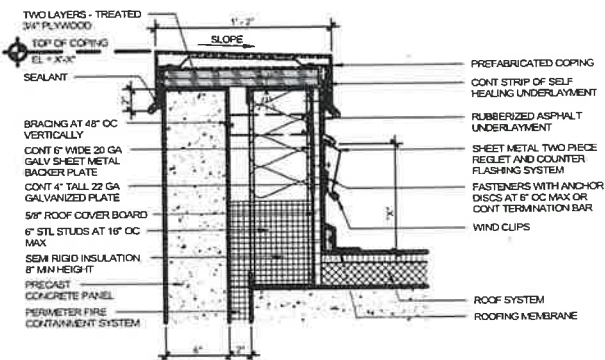
3M Dual-Color Film
"Black" 3635-222
- L1

Principal Qwik mod2 white
led strip modules

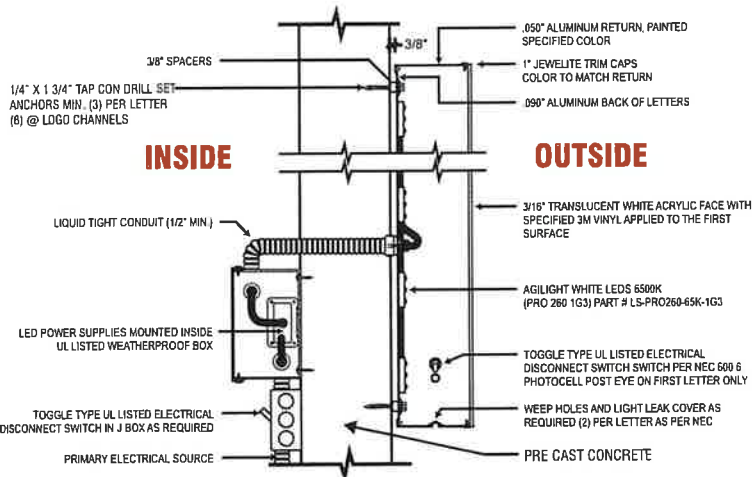
All electrical components are U.L. Listed. Sign grounding & bonding as per NEC 2020 - 600.7 Min. 20 Amp disconnect switch per NEC 600.7 Min. 1/2" conduit, Astronomical Time Clock per FBC 405.2.2.1 & Conforms to the requirements of the 8th Edition of FBC 2023 Section 1620 HVHZ & 3107 Ultimate Design Wind = 180 MPH Risk Category = III Exposure



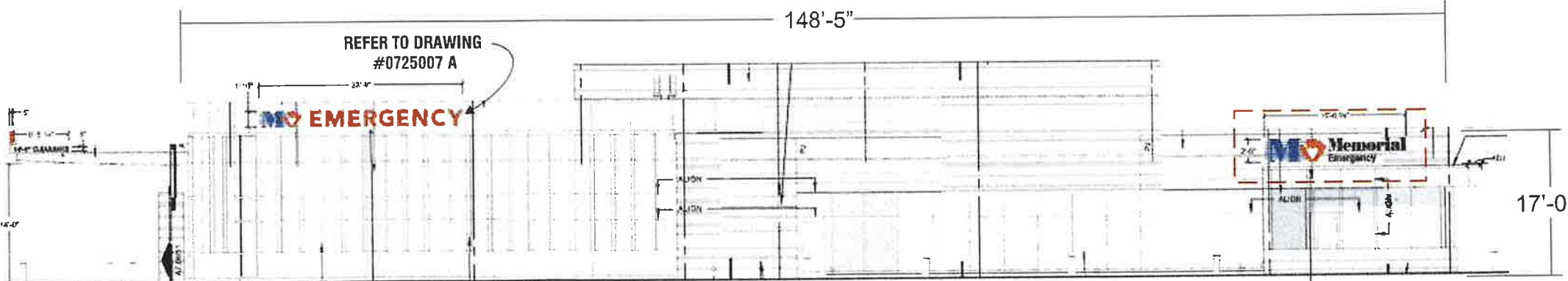
03 WALL SECTION AT STAFF LOUNGE (SHEET A6.01/09)



04 PRECAST CONCRETE DETAIL (SHEET A7.23/22)



FACE ILLUMINATED LETTER: TYPICAL DETAIL



WEST ELEVATION SCALE: 1/16" = 1'-0"

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1087 Naughton Dr
Troy, MI 48063
248.609.9100

OHIO
3500 Airport Hwy
Toledo, OH 43615
419.395.6669

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JOB INFORMATION		DESIGN INFORMATION	
CLIENT:	MEMORIAL EMERGENCY CARE	SCALE:	AS NOTED
PROJECT:	FACELIT CHANNEL LETTERS	DESIGNER:	C. COOPER
LOCATION:	801 S. DOUGLAS RD., PEMBROKE PINES, FL	DATE:	7/8/25
		REVISIONS:	
COUNTY:		FILE:	#0725007 MEMORIAL EMERGENCY CARE PEMBROKE
SALESPERSON:	J. PRYMAS	CLIENT AUTHORIZATION	
SIGNED BY:		DATE:	

IMAGE RESOURCE
BRINGING DESIGN TO REALITY

Channel Letters

E12 LED Face Illuminated Channel Letters

Memorial Emergency Care Letters to illuminate white at night using section 3M Dual Color Back vinyl on white acrylic face. 0.02" Aluminum Return painted Matthews Paint #12561. 4" Back in Back - Satin Finish.

Logomark to illuminate due at night with 3M Translucent vinyl. Translucent vinyl 3M 3331, on white acrylic face. 0.02" Aluminum Return painted Matthews Paint #12561. 4" Back in Back - Satin Finish.

Letters and Logomark to be illuminated with 3M 3331 LED. 6000K (P-R-0 250 1G3) Part # LS-PRO280-60K-1G3.

Letters and Logomark to use J-boxes. Trim caps color to match. Letter size may require Aluminum Trim Caps for the Logomark.

Electrical Specification

Power Supply: (720) 60W Power Supply
Amperage: (720) 1.0Amps
Circuit: (1) 20 Amp Circuit Breaker
Voltage: 120 VAC

Legend: Materials / Paint / Vinyl

M1	0.02" Aluminum Back	M4	3M Translucent Vinyl
M2	0.02" Aluminum Back	M5	3M Dual Color Vinyl
M3	3M 3331 LED	M6	3M Dual Color Vinyl
M7	Matthews Paint #12561	M8	3M Dual Color Vinyl
M9	Matthews Paint #12561	M10	3M Dual Color Vinyl
M11	Matthews Paint #12561	M12	3M Dual Color Vinyl
M13	Matthews Paint #12561	M14	3M Dual Color Vinyl
M15	Matthews Paint #12561	M16	3M Dual Color Vinyl
M17	Matthews Paint #12561	M18	3M Dual Color Vinyl
M19	Matthews Paint #12561	M20	3M Dual Color Vinyl
M21	Matthews Paint #12561	M22	3M Dual Color Vinyl
M23	Matthews Paint #12561	M24	3M Dual Color Vinyl
M25	Matthews Paint #12561	M26	3M Dual Color Vinyl
M27	Matthews Paint #12561	M28	3M Dual Color Vinyl
M29	Matthews Paint #12561	M30	3M Dual Color Vinyl
M31	Matthews Paint #12561	M32	3M Dual Color Vinyl
M33	Matthews Paint #12561	M34	3M Dual Color Vinyl
M35	Matthews Paint #12561	M36	3M Dual Color Vinyl
M37	Matthews Paint #12561	M38	3M Dual Color Vinyl
M39	Matthews Paint #12561	M40	3M Dual Color Vinyl
M41	Matthews Paint #12561	M42	3M Dual Color Vinyl
M43	Matthews Paint #12561	M44	3M Dual Color Vinyl
M45	Matthews Paint #12561	M46	3M Dual Color Vinyl
M47	Matthews Paint #12561	M48	3M Dual Color Vinyl
M49	Matthews Paint #12561	M50	3M Dual Color Vinyl
M51	Matthews Paint #12561	M52	3M Dual Color Vinyl
M53	Matthews Paint #12561	M54	3M Dual Color Vinyl
M55	Matthews Paint #12561	M56	3M Dual Color Vinyl
M57	Matthews Paint #12561	M58	3M Dual Color Vinyl
M59	Matthews Paint #12561	M60	3M Dual Color Vinyl
M61	Matthews Paint #12561	M62	3M Dual Color Vinyl
M63	Matthews Paint #12561	M64	3M Dual Color Vinyl
M65	Matthews Paint #12561	M66	3M Dual Color Vinyl
M67	Matthews Paint #12561	M68	3M Dual Color Vinyl
M69	Matthews Paint #12561	M70	3M Dual Color Vinyl
M71	Matthews Paint #12561	M72	3M Dual Color Vinyl
M73	Matthews Paint #12561	M74	3M Dual Color Vinyl
M75	Matthews Paint #12561	M76	3M Dual Color Vinyl
M77	Matthews Paint #12561	M78	3M Dual Color Vinyl
M79	Matthews Paint #12561	M80	3M Dual Color Vinyl
M81	Matthews Paint #12561	M82	3M Dual Color Vinyl
M83	Matthews Paint #12561	M84	3M Dual Color Vinyl
M85	Matthews Paint #12561	M86	3M Dual Color Vinyl
M87	Matthews Paint #12561	M88	3M Dual Color Vinyl
M89	Matthews Paint #12561	M90	3M Dual Color Vinyl
M91	Matthews Paint #12561	M92	3M Dual Color Vinyl
M93	Matthews Paint #12561	M94	3M Dual Color Vinyl
M95	Matthews Paint #12561	M96	3M Dual Color Vinyl
M97	Matthews Paint #12561	M98	3M Dual Color Vinyl
M99	Matthews Paint #12561	M100	3M Dual Color Vinyl

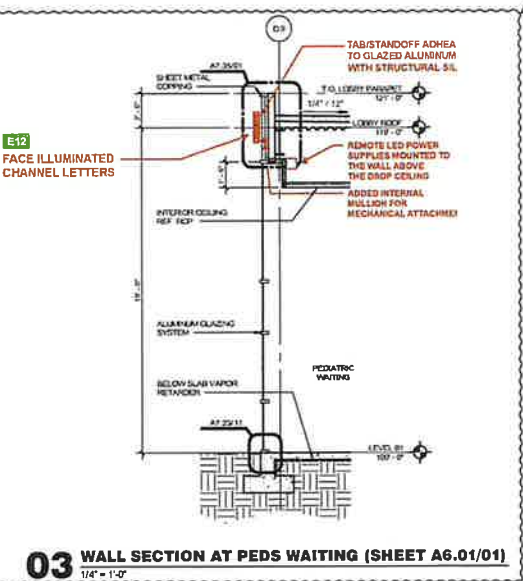
NOTE: The drawing is a design only. Fabrication is responsible for fabrication and engineering details not included. These drawings are for informational purposes only. Final fabrication details must be approved by the client before final fabrication.

Wind Design Data

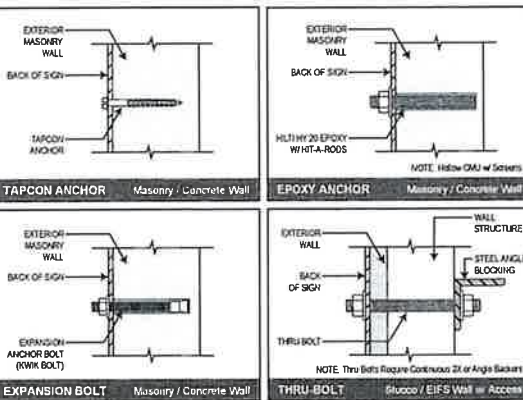
Design in accordance with 2015 Florida Building Code, Wind Edition.
Minimum Design Wind Speed (1 second gust) = 115 mph
Minimum Design Wind Speed (3 second gust) = 115 mph
Wind Category: B
Wind Exposure: B

01 CHANNEL LETTERS - MEMORIAL EMERGENCY CARE AND EMERGENCY

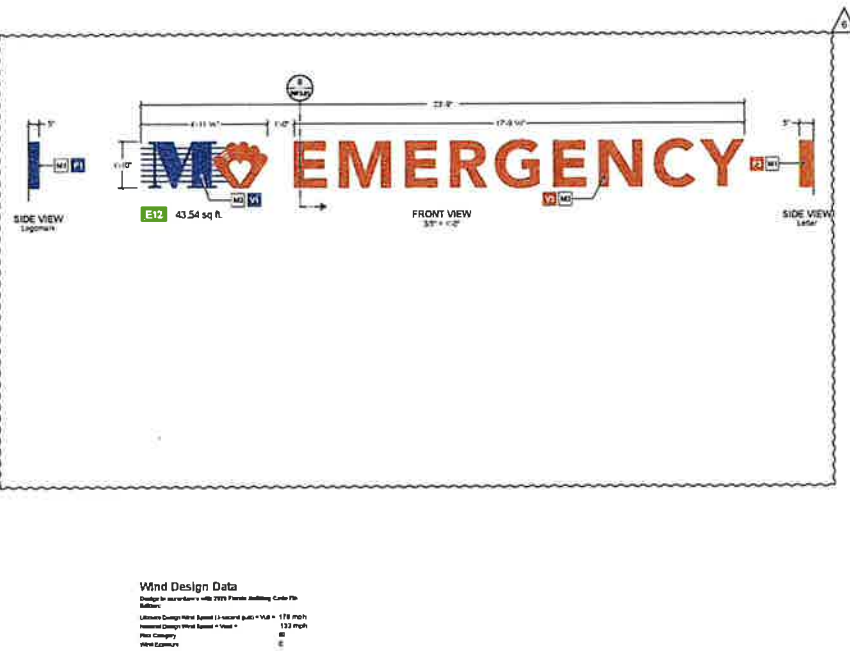
SCALE LISTED UNDER SECTIONS



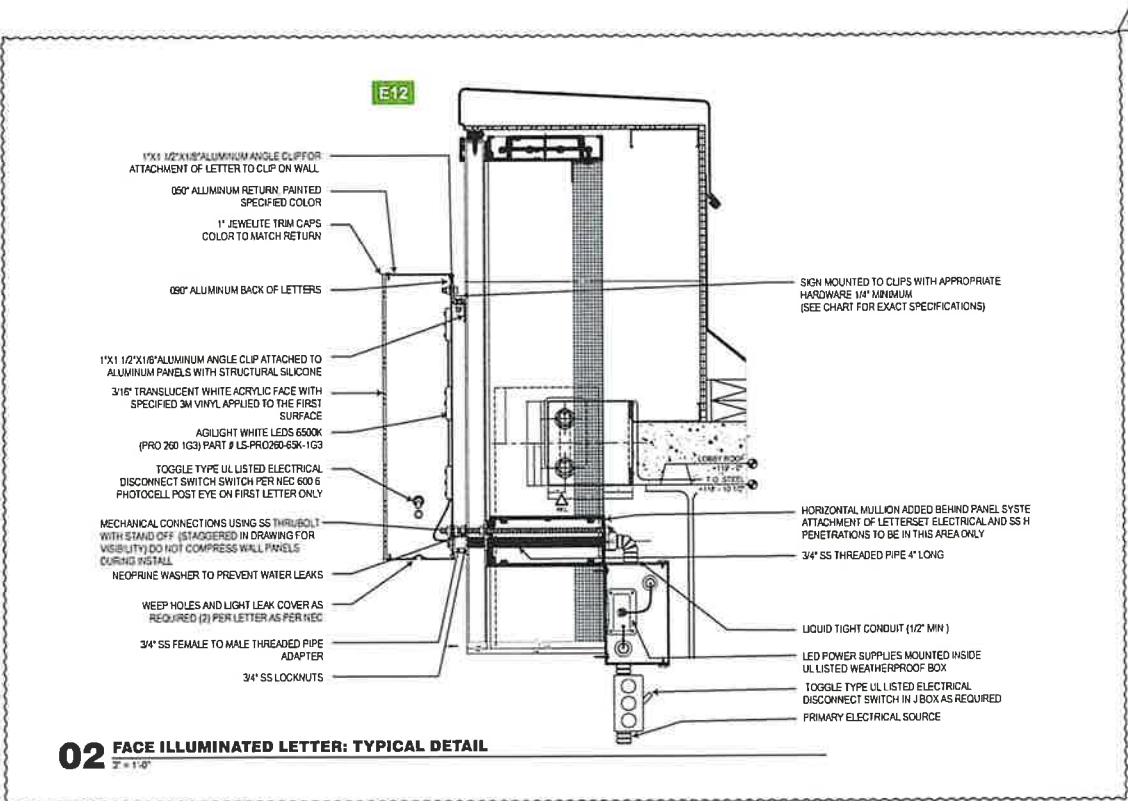
03 WALL SECTION AT PEDS WAITING (SHEET A6.01/01)
1/4" = 1'-0"



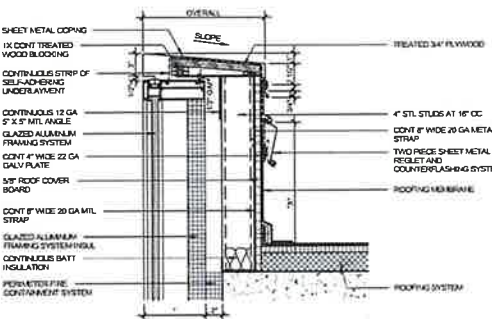
06 TYPICAL SIGN CONNECTION DETAILS
NTS



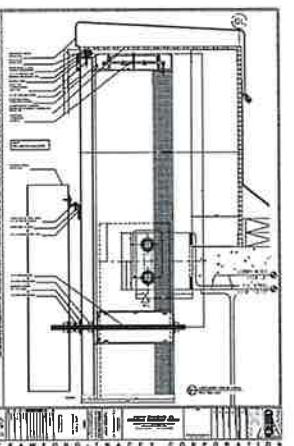
02 FACE ILLUMINATED LETTER: TYPICAL DETAIL
2\"/>



02 FACE ILLUMINATED LETTER: TYPICAL DETAIL
2\"/>



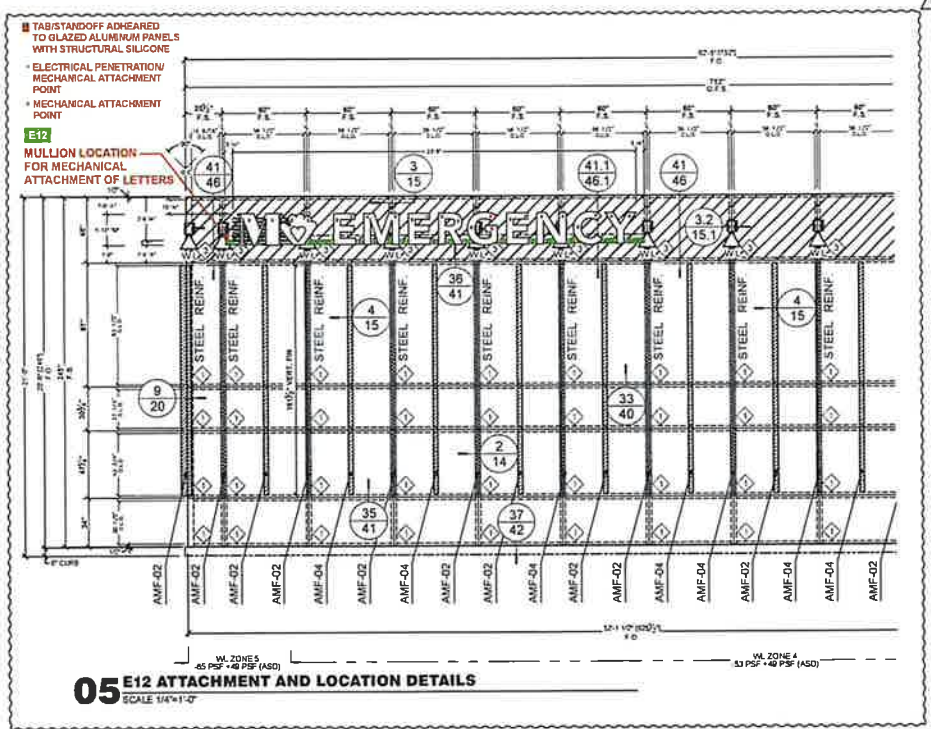
04 GLAZED ALUMINUM DETAIL (SHEET A7.35/01)
1/2\"/>



02-A E12 ATTACHMENT AND LOCATION DETAILS CT DETAIL
SCALE NTS

Connection Specifications:
Attach Sign to Wall with Evenly Spaced Connectors. See Engineered sealed drawings for Complete Specifications.
Do Not Over-tighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors.

	TAPCONS	EPOXY ANCHORS	EXPANSION BOLT	THRU-BOLT
Bolt Diameter				
Qty Per Letter				
Min Embed				



05 E12 ATTACHMENT AND LOCATION DETAILS
SCALE 1/4\"/>



07 E12 POWER AND ATTACHMENT DETAILS
3/4\"/>

HKS

OWNER
MEMORIAL HEALTHCARE SYSTEM
3501 JOHNSON STREET
HOLLYWOOD, FL 33021

ARCHITECT
HKS ARCHITECTS, INC.
2000 BALDWIN STREET, 4TH FLOOR
CORAL GABLES, FL 33134

INTERIOR DESIGN
HKS ARCHITECTS, INC.
2000 BALDWIN STREET, 4TH FLOOR
CORAL GABLES, FL 33134

STRUCTURAL ENGINEER
HKS ARCHITECTS, INC.
2000 BALDWIN STREET, 4TH FLOOR
CORAL GABLES, FL 33134

MEP ENGINEER
HKS ARCHITECTS, INC.
2000 BALDWIN STREET, 4TH FLOOR
CORAL GABLES, FL 33134

LOW VOLTAGE
HKS ARCHITECTS, INC.
2000 BALDWIN STREET, 4TH FLOOR
CORAL GABLES, FL 33134

MEDICAL EQUIPMENT
HKS ARCHITECTS, INC.
2000 BALDWIN STREET, 4TH FLOOR
CORAL GABLES, FL 33134

CIVIL/LANDSCAPE ENGINEER
HKS ARCHITECTS, INC.
2000 BALDWIN STREET, 4TH FLOOR
CORAL GABLES, FL 33134

MEMORIAL HEALTHCARE SYSTEM
HOSPITAL-BASED OFF-CAMPUS
EMERGENCY DEPARTMENT

STATE OF FLORIDA
REGISTERED ARCHITECT
ARCHITECT
AUGUST 2017

CONTRACT NO. 111AAM
SHEET 03.03

REVISION
NO. DESCRIPTION DATE
1. REVISED FOR CONSTRUCTION 08.15.2023
2. REVISED FOR CONSTRUCTION 08.15.2023
3. REVISED FOR CONSTRUCTION 08.15.2023
4. REVISED FOR CONSTRUCTION 08.15.2023
5. REVISED FOR CONSTRUCTION 08.15.2023
6. REVISED FOR CONSTRUCTION 08.15.2023
7. REVISED FOR CONSTRUCTION 08.15.2023
8. REVISED FOR CONSTRUCTION 08.15.2023
9. REVISED FOR CONSTRUCTION 08.15.2023
10. REVISED FOR CONSTRUCTION 08.15.2023

CLIENT CODE/FILE NUMBER
23/100230-14430

HKS PROJECT NUMBER
25566.000

DATE
DECEMBER 1, 2023

ISSUE
ISSUED FOR CONSTRUCTION

SHEET TITLE
SIGNAGE - BUILDING LETTERSETS

SHEET NO.
WF3.03

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