



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

Summary

Agenda Date:	September 12, 2019	Application ID:	ZV 2019-07
Project:	Somerset Academy Elementary	Project Number:	PRJ 2019-15
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Pines Blvd. School Development LLC	Agent:	Dwayne Dickerson
Location:	19620 Pines Blvd., Pembroke Pines, Florida 33029		
Existing Zoning:	General Business (B-3) Districts	Existing Land Use:	Commercial
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2019-07	155.324 (C)(2)(b)	120 sq. ft. total signage for site	144 sq. ft. total signage for site
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustments
Reviewed for the Agenda:	Director: <u></u> Zoning Administrator: <u></u>		

Project Description / Background

Dwayne Dickerson, as agent for the owner, is requesting a variance to allow 144 square feet of total signage for Somerset Academy South Campus instead of the allowed 120 square feet of total signage for the site. The Somerset Academy building is considered a freestanding building which is allowed a combined 120 square feet of signage. The previously approved Somerset Academy South Campus Site Plan (SP 2017-14) included 120 square feet of wall signs on the north and southern elevations of the building.

The applicant is requesting a variance, to allow an additional 24 square feet of signage so they can install a monument sign for the campus. The proposed variance would increase the total square feet of signage for the campus to 144 square feet.

VARIANCE REQUEST DETAILS:

ZV 2019-07) Allow 144 square feet of total signage instead of the allowed maximum of 120 square feet of signage for the site.

Code Reference: §155.324 PERMANENT SIGNS

(C) Business Zoning Districts.

(2) Outparcels and freestanding buildings. Unless otherwise provided for herein, signs for all outparcels and freestanding buildings shall be subject to the same provisions of § [155.326](#)(C)(6) for shopping center tenants.

(b) The maximum allowable sign area for an outparcel or freestanding building shall be 120 square feet.

VARIANCE DETERMINATION

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

1. 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.
2. In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:
 - A) That 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) That 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) That 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
 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: Dean Project #: PRJ 20 19 - 15 Application #: 2V 2019-07

Date Submitted: 07/30/19 Posted Signs Required: () Fees: \$ 2,210

SECTION 1-PROJECT INFORMATION:Project Name: Somerset Academy ElementaryProject Address: 19620 Pines Blvd., Pembroke Pines FloridaLocation / Shopping Center: Southwest corner of Pines Blvd and NW 196th AvenueAcreage of Property: 4.72 ac Building Square Feet: 57,530 sfFlexibility Zone: _____ Folio Number(s): 5139 14 07 0010Plat Name: 196 Pines Plaza 1ST Addition Traffic Analysis Zone (TAZ): _____**Legal Description:**See legal description attached hereto as Exhibit A

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: PINES BLVD SCHOOL DEVELOPMENT LLC

Owner's Address: 6475 Sunset Drive, Miami, FL 33143

Owner's Email Address: _____

Owner's Phone: _____

Owner's Fax: _____

Agent: Dwayne Dickerson, Esq.

Contact Person: Dwayne Dickerson, Esq.

Agent's Address: 14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432

Agent's Email Address: ddickerson@dmbblaw.com

Agent's Phone: 561-405-3300

Agent's Fax: 561-409-2341

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: B-3

Land Use / Density: Estate

Use: Commercial Building - Charter School

Plat Name: 196 Pines Plaza 1ST Addition

Plat Restrictive Note: _____

Plat is restricted to 93,000 SF Commercial

PROPOSED

Zoning: N/A

Land Use / Density: N/A

Use: Charter school

Plat Name: 196 Pines Plaza 1ST Addition

Plat Restrictive Note: No change

Plat is restricted to 93,000 SF Commercial

ADJACENT ZONING

North: PUD- Planned Unit Development

South: CF - Community Facilities

East: B-3 General Business and RS-7 Single Family District

West: CF - Community Facilities

ADJACENT LAND USE PLAN

Irregular (du/acre as noted on plan)

North: (IRR)

South: Recreation and Open Space (ROS)

East: Agriculture (A) and Low 2 (L-2)

West: Recreation and Open Space (ROS)

-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: N/A

Code Section: Section 155.324(C)(2)(b)

Required: Sign face area limited to a total of 120 SF for site

Request: Total sign face area of 144 SF for site

Details of Variance, Zoning Appeal, Interpretation Request:

Please see Variance Criteria Statement attached hereto as Exhibit B.

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 Petitioner proposes to install permanent signage in the form of two (2) wall signs and one (1) ground box sign for a total sign face area of one hundred forty-four (144) square feet to provide adequate signage on the Property. Whereas Land Development Code Section 155.324 (C)(2)(b), limits sign area to a maximum of one hundred twenty (120) square feet. As such, the Petitioner is now requesting approval of one (1) sign variance to provide for improved visibility from adjacent rights-of-way. Please refer to the Variance Criteria Statement attached hereto as Exhibit B

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

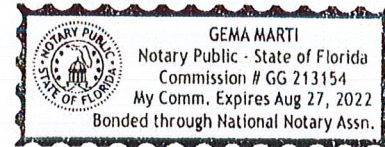
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Owner

7/18/19
Date

Sworn and Subscribed before me this 18th day

of July, 2019



Fee Paid

[Signature]
Signature of Notary Public

8/27/22
My Commission Expires

AGENT CERTIFICATION

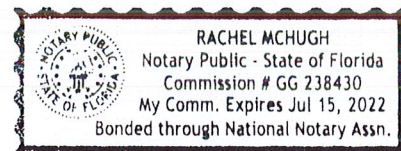
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Agent

7/18/2019
Date

Sworn and Subscribed before me this 18th day

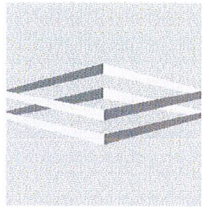
of July, 2019



Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay

Bonnie Miskel

Scott Backman

Hope Calhoun

Dwayne Dickerson

Ele Zachariades

Matthew H. Scott

Christina Bilenki

Heather Jo Allen

Lauren G. Odom

Zach Davis-Walker

Exhibit B

19620 Pines Boulevard Variance Criteria Statement

Pines Blvd School Development, LLC ("Petitioner") is the owner of the +/- 4.72 acre parcel located at 19620 Pines Boulevard, which is generally located on the southwest corner Pines Boulevard and SW 196th Avenue ("Property") in the City of Pembroke Pines ("City") as identified by folio number 513914070010. The Property has a land use designation of Agriculture and is zoned B-3, General Business. The Property is the current site of Somerset Academy ("School"). The Petitioner proposes to install permanent signage in the form of two (2) wall signs and one (1) ground box sign to provide adequate signage on the Property. As provided in Section 155.324(C)(2)(b), outparcels and freestanding buildings are limited to a maximum sign area of one hundred twenty (120) square feet. As such, the Petitioner is now requesting approval of one (1) sign variance to provide for improved visibility from adjacent rights-of-way.

The two (2) wall signs proposed by the Petitioner each have a sign face area of sixty (60) square feet and the ground box sign has a sign face area of twenty four (24) square feet equaling one hundred forty four (144) square feet of sign face area on the Property. The Petitioner requests this variance as it is necessary to ensure adequate signage for the School.

Variance from Section 155.324(C)(2)(b) to allow for a total of one hundred forty-four (144) square feet of sign area in lieu of the one hundred twenty (120) square feet permitted

In support of the proposed variances, Petitioner will demonstrate that: (1) 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; (2) the 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; and (3) 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.

(1) 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.

There are special conditions that are peculiar to the Property which do not generally apply to buildings in the same district. The School is not situated close to the Pines Blvd or SW 196th Avenue rights-of-way and the School's parking lot area spans a distance of +/- 365' creating the same distance of separation between the School and Pines Blvd right-of-way. The speed limit on Pines Blvd is forty-five (45) miles per hour and vehicles passing at that rate of speed can easily miss the school or may recognize it too late and decelerate too quickly or make other dangerous maneuvers to turn into the Property. The proposed signage is therefore necessary on the School's north elevation as it is helpful, not only by way of improved visibility, but the existence of a School alerts motorist that students may be present in the area. Additionally, the School is situated behind an existing fuel station located to its east which is separated from the school by a dense wooded area further obstructing the view of motorist traveling on SW 196th Avenue. Affording the School with adequate signage and visibility on both the School's north and south elevations and in the form of a ground box sign ensures people traveling to the School on Pines Blvd or SW 196th Avenue can adequately identify their location and safely travel to their destination. Strict application of Section 155.324(C)(2)(b) prohibiting wall signage on both the north and south elevations of the School building could create dangerous conditions and it is in the interest of the public welfare that members of the public can safely reach their destination.

(2) The 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.

The alleged hardship is not self-created. According to the Broward County Property Appraiser, the Property was built in 2002 and purchased by the Petitioner in May of 2018. As such the building orientation and the previously mentioned distance from the rights-of-way and associated visibility obstructions not only create a hardship for the Petitioner but it creates unsafe conditions for motorist traveling to the School.

(3) 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.

The purpose of this chapter of the City's Code is to regulate the type, location, size and character of signs permitted within the City and to allow for overall improvements of the visual environment of the City through sign regulation in order to promote the environmental, social and economic well-being of the community. Granting the variance is compatible with public policy and the general purpose of this chapter as it promotes public safety by creating adequate visibility for customers traveling to the Property. By allowing an additional twenty-four (24) square feet of sign face area by way of two wall signs on the south and north elevations, and a ground box sign along Pines Boulevard, motorist traveling to the Property will easily identify the School and travel to their destination safely. This will help eliminate any confusion associated with motorist in vehicles searching for the School causing traffic delays or recognizing the location too late and attempting

unsafe maneuvers to access the Property. As such, granting the variance is not incompatible with public policy and will not affect any adjacent property owners.

Exhibit A

All of 196 Pines Plaza 1ST ADDITION, according to the plat thereof recorded in Plat Book 155, Page 21, of the Public Records of Broward County, Florida; said and lying and being in Broward County, FL;

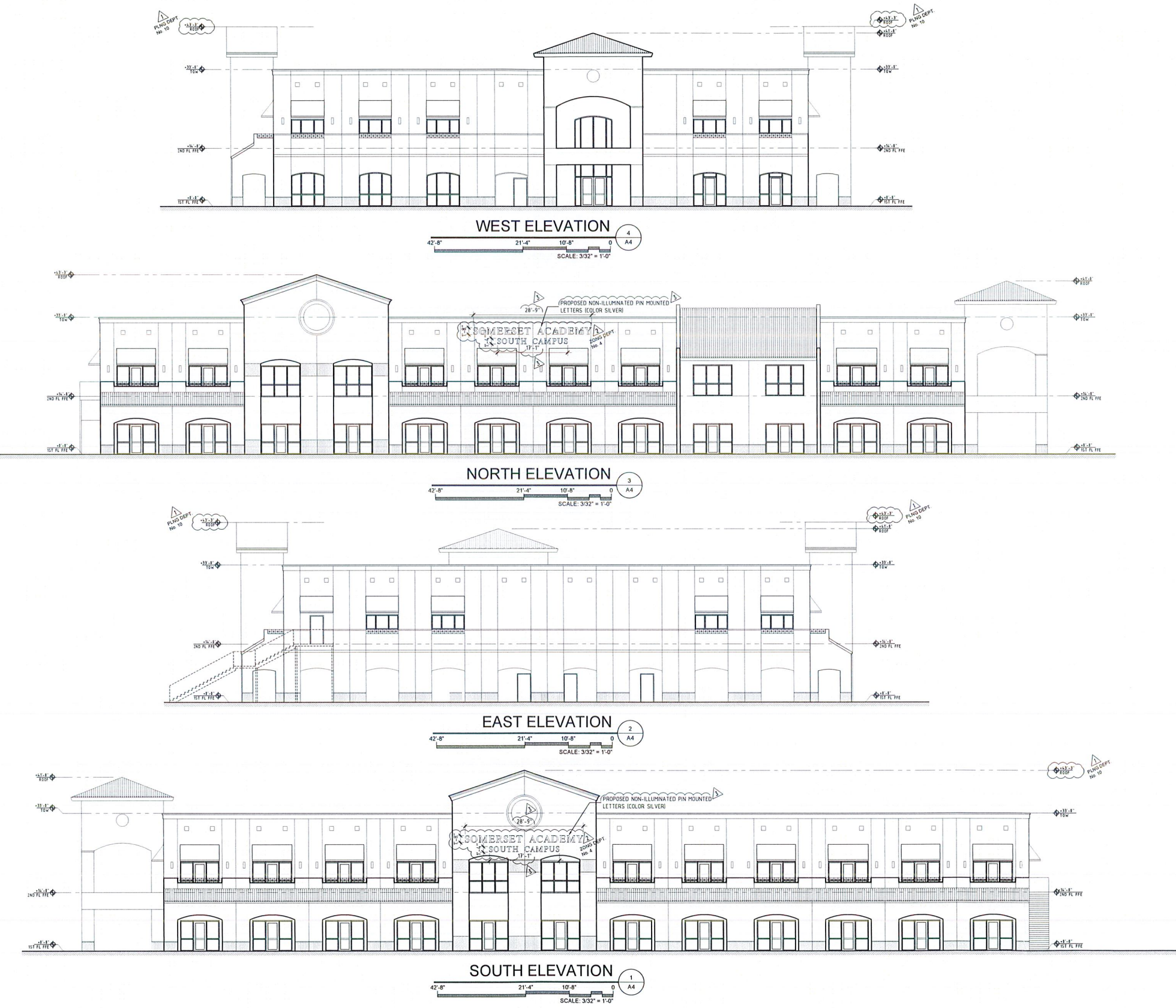
-and-

The south 20 feet of the North 720 feet of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the S/E $\frac{1}{4}$ of Section 14, Township 51 South, Range 39 East, subject to a road right-of-way for SW 196th Avenue over the East 100 feet thereof, and subject to a drainage easement of the South Broward Drainage District over the said South 20 feet as recorded in Official Records Book 21470, Page 168, of the Public Records of Broward County, Florida;

-and-

The South 30 feet of the North 750 feet of the East 380 feet of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 14, Township 51 South, Range 39 East, subject to a road right-of-way for SW 196th Avenue, over the East 100 feet thereof.

City of Pembroke Pines
Received
JUL 30 2019
Planning & Economic Development



CIVICA
ARCHITECTURE & URBAN DESIGN
8323 NW 12th St. Suite 106
Doral, FL 33126
tel: 305.593.9959
www.civicagroup.com
AA #26001093

PROJECT:
SOMERSET ACADEMY
CHAPEL TRAIL -
SOUTH CAMPUS
19620 PINES BOULEVARD
PEMBROKE PINES, FL 33024

APPLICANT:
SOMERSET ACADEMY
CHAPEL TRAIL



CIVICA PROJECT No:
170109

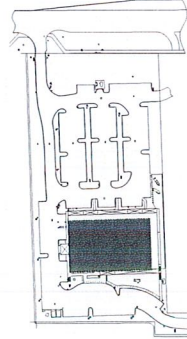
ISSUED FOR:
SITE PLAN
APPROVAL

No.	DATE	REVISION	BY
06.20.17	06.20.17	DRG COMMENTS	CP
07.24.17	07.24.17	DRG COMMENTS	CP
08.16.17	08.16.17	DRG COMMENTS	CP

DRAWN BY: CP
APPROVED BY: RL

DATE: 2017-04-15
SCALE: As Shown

KEYPLAN



SEAL/SIGNATURE

ROLANDO LLANES
AR - 0013160

This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

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SHEET TITLE

EXISTING
ELEVATIONS

SHEET NUMBER

A4

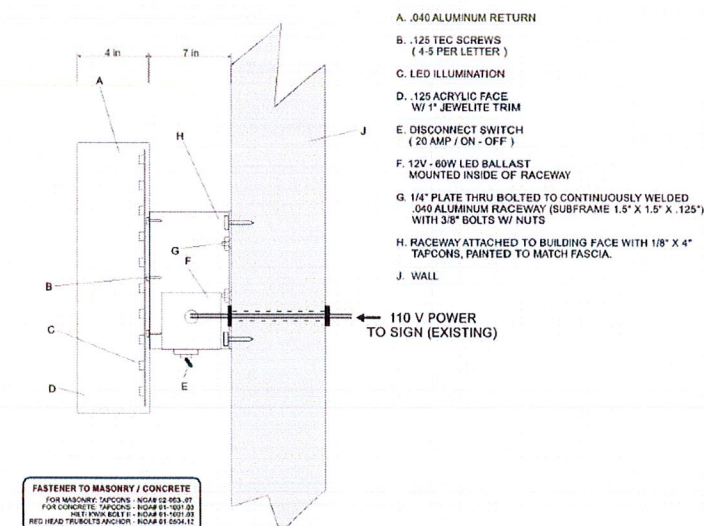
19 in 454.5 in 840 in

SOMERSET ACADEMY ELEMENTARY



EXISTING CONDITIONS

Signage: Channel Letters
Illumination: LED
Illumination Color: White
Size: 19"
Total Sq. Footage: 59.97 sq ft
Frontage:
Face Color: Blue
Trim Color: Blue
Return Color: Blue
Install: Yes



CONTRACTOR OF RECORD

Signarama

DEERFIELD BEACH

STATE LICENSED & INSURED

ES12001572

customerservice@signaramadeerfield.cc

4716 North Powerline Road
Deerfield Beach, FL 33073

(954) 428-SIGN (7446)

(954) 428-2634 (FAX)

CUSTOMER

Civica, LLC

LOCATION

19620 Pines Blvd
Pembroke Pines

DATE

3-26-19

DRAWN BY

GB

SCALE

VARIES

STRUCTURAL NOTES:

ASSEMBLY PER NEC 600-3

Design is in accordance with the requirements of the Fla Bldg Code 6th Ed (2017) or use within & outside the High Velocity Hurricane Zone (HVHZ). This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. Aluminum extrusions shall be 6063-T6, unless noted otherwise.

ANCHORS: TO BE ITW BUILDDEX, ELCO TAPCON, POWERS, RAWL, OR MFR. RATED EQUAL. 10X ANCHOR DIAMETER SPACING IS REQUIRED BETWEEN ANCHORS AND EDGE OF CONC. MIN. IF UNSPECIFIED, A 24" MAX O.C. SPACING OF ANCHORS SHALL BE USED + EACH CORNER. WOOD ANCHORS TO BE NON-CORROSIVE GRADE 2 OR GRADE 5 LAG BOLTS OR EQ. 3/4" MIN. ED. #2 SOUTHERN YELLOW PINE MINIMUM USED IN ALL WOOD CALCULATIONS. THROUGH BOLTS SHALL BE FITTED WITH A 1" MIN. WASHER & DOUBLE NUT U.N.O. MINIMUM EMBEDMENT DEPTH DOES NOT INCLUDE STUCCO, FINISHES, OR SHIM SPACING. STRUCTURAL BOLTS TO BE A325, GRADE 5, A 2" MAX EXPOSED SHANK IS TO BE USED U.N.O. HOST STRUCTURE IS BY OTHERS AND SHALL BE DESIGNED TO CARRY LOADS BY PROPOSED SIGN. THIS ENGINEER HAS NOT VISITED THE JOBSITE. DESIGN IS BASED ON CONTRACTOR SUPPLIED DATA. IF ANY FIELD CONDITIONS THEN SPECIFIED HEREIN, THIS ENGINEER SHALL BE NOTIFIED.



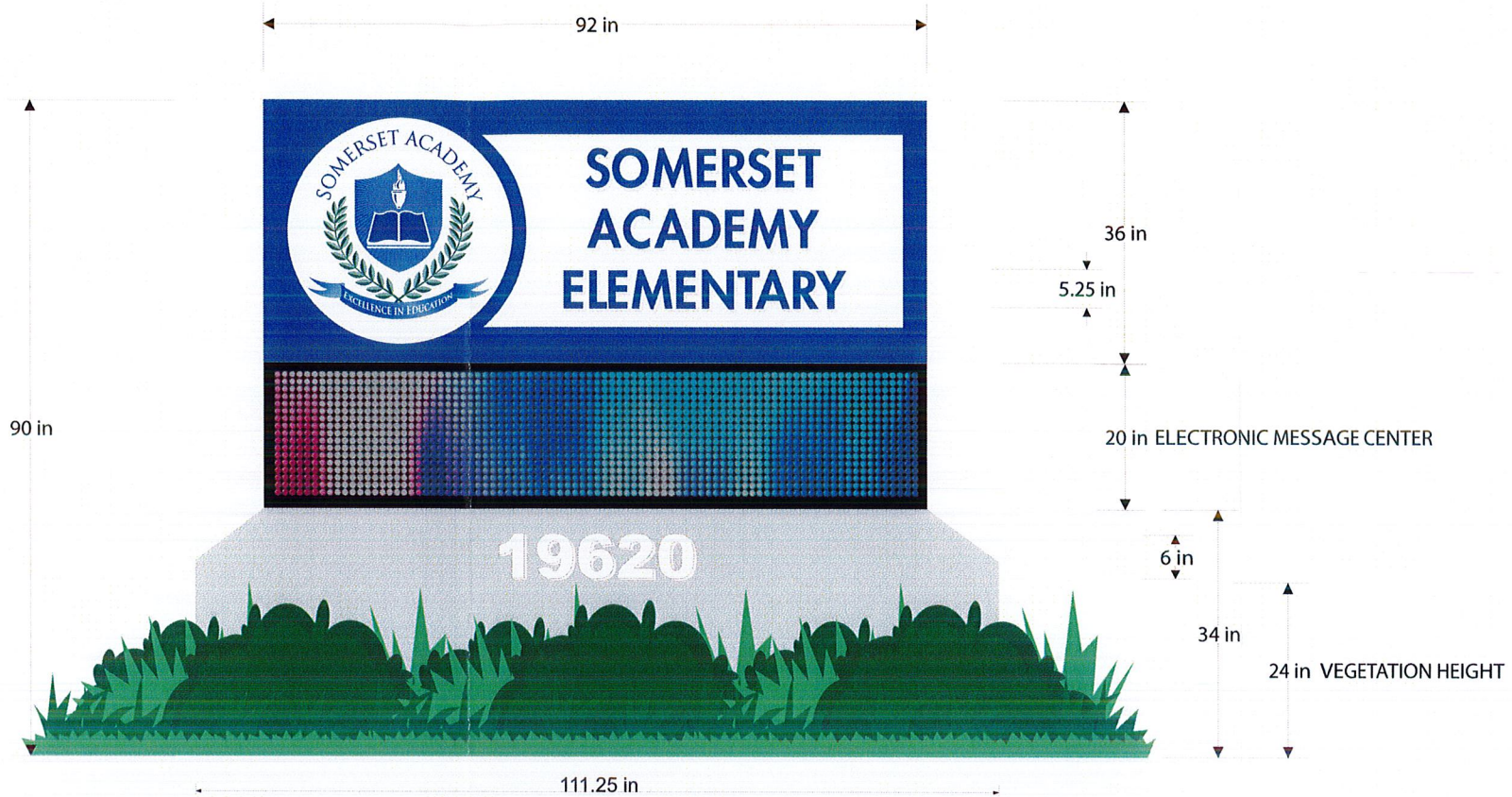
LISTED
E121535

ELECTRICAL NOTES:

ALL ELECTRICAL DESIGN AND EXISTING PRIMARY ELECTRICAL IS BY OTHERS AND IS NOTED FOR REFERENCE ONLY AND NOT PART OF CERTIFICATION. WORK SHALL BE APPROVED AND INSTALLED BY A LICENSED PROFESSIONAL. ALL ELECTRICAL COMPONENTS SHALL BE U/L LISTED AND SHALL COMPLY WITH THE GOVERNING EDITION OF THE NATIONAL ELECTRIC CODE IN EFFECT AT THE TIME OF PERMIT APPLICATION. SIGN SHALL BE GROUNDED IN ACCORDANCE WITH GOVERNING CODES. ALL BREAKER AND TIMING DEVICES SHALL BE IDENTIFIED AT TIME OF INSTALLATION.

PROPOSED CONDITIONS

All Designs Are The Property Of Sign A Rama Deerfield Beach, And May Not Be Duplicated Without Permission.



Signage: Monument
Illumination: LED
Illumination Color: White
Size: 92" x 36"
Total Sq. Footage: 23 sq ft
Color: As Shown
Install: Yes

STRUCTURAL NOTES: ASSEMBLY PER NEC 600-3

Design is in accordance with the requirements of the Fla Bldg Code 5th Ed (2014) for use within & outside the High Velocity Hurricane Zone (HVHZ). This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. Aluminum extrusions shall be 6063-T6, unless noted otherwise.

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CONTRACTOR OF RECORD

Signarama

DEERFIELD BEACH

STATE LICENSED & INSURED

ES12001472

customerservice@signaramadeerfield.com

4716 North Powerline Road
Deerfield Beach, FL

(954) 428-SIGN (7446)
(954) 428-2634 (FAX)

CUSTOMER

Pines School Dev., LL

LOCATION

19620 Pines Blvd.,
Pembroke Pines, FL

DATE

12-21-18

DRAWN BY

BB

SCALE

VARIES

YOUR APPROVAL IS REQUIRED FOR YOUR SIGN TO BE PRODUCED

All Designs Are The Property Of Signarama Deerfield Beach, And May Not Be Duplicated Without Permission.

CONTRACTOR OF RECORD

Signarama

DEERFIELD BEACH

STATE LICENSED & INSURED

ES12001472

customerservice@signaramadeerfield.com

4716 North Powerline Road
Deerfield Beach, FL

(954) 428-SIGN (7446)

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CUSTOMER

Civica, LLC

LOCATION

19620 Pines Blvd
Pembroke Pines

DATE

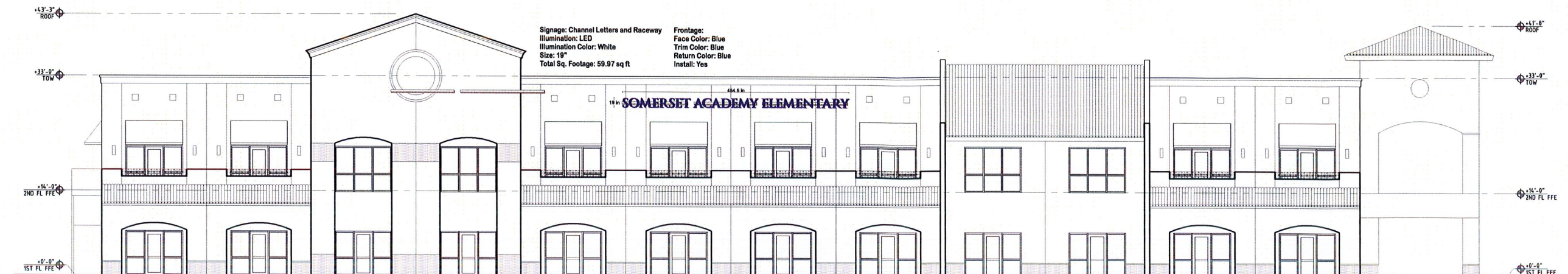
8-01-19

DRAWN BY

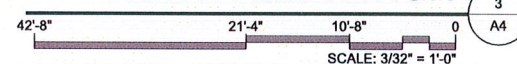
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SCALE

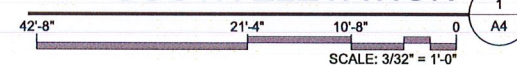
VARIES



NORTH ELEVATION



SOUTH ELEVATION



STRUCTURAL NOTES:

ASSEMBLY PER NEC 600-3

Design is in accordance with the requirements of the Fla Bldg Code 5th Ed (2014) for use within & outside the High Velocity Hurricane Zone (HVHZ). This engineering certifies only the structural integrity of those systems, components, and/or other construction explicitly specified herein. Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. Aluminum extrusions shall be 6063-T6, unless noted otherwise.

ANCHORS: TO BE ITW BUILDEX, ELCO TAPCON, POWERS, RAWL, OR MFR, RATED EQUAL. 10x ANCHOR DIAMETER SPACING IS REQUIRED BETWEEN ANCHORS AND EDGE OF CONC. MIN. IF UNSPECIFIED, A 24" MAX O.C. SPACING OF ANCHORS SHALL BE USED + EACH CORNER. WOOD ANCHORS TO BE NON-CORROSIVE GRADE 2 OR GRADE 5 LAG BOLTS OR EQ, 3/4" MIN. ED. #2 SOUTHERN YELLOW PINE MINIMUM USED IN ALL WOOD CALCULATIONS. THROUGH BOLTS SHALL BE FITTED WITH A 1" MIN. WASHER & DOUBLE NUT U.N.O. MINIMUM EMBEDMENT DEPTH DOES NOT INCLUDE STUCCO, FINISHES, OR SHIM SPACING. STRUCTURAL BOLTS TO BE A-325, GRADE 5. A 2" MAX EXPOSED SHANK IS TO BE USED U.N.O. HOST STRUCTURE IS BY OTHERS AND SHALL BE DESIGNED TO CARRY LOADS BY PROPOSED SIGN. THIS ENGINEER HAS NOT VISITED THE JOBSITE. DESIGN IS BASED ON CONTRACTOR SUPPLIED DATA. IF ANY FIELD CONDITIONS THEN SPECIFIED HEREIN, THIS ENGINEER SHALL BE NOTIFIED



ELECTRICAL NOTES:

ALL ELECTRICAL DESIGN AND EXISTING PRIMARY ELECTRICAL IS BY OTHERS AND IS NOTED FOR REFERENCE ONLY AND NOT PART OF CERTIFICATION. WORK SHALL BE APPROVED AND INSTALLED BY A LICENSED PROFESSIONAL. ALL ELECTRICAL COMPONENTS SHALL BE U/L LISTED AND SHALL COMPLY WITH THE GOVERNING EDITION OF THE NATIONAL ELECTRIC CODE IN EFFECT AT THE TIME OF PERMIT APPLICATION. SIGN SHALL BE GROUNDED IN ACCORDANCE WITH GOVERNING CODES. ALL BREAKER AND TIMING DEVICES SHALL BE IDENTIFIED AT TIME OF INSTALLATION.

YOUR APPROVAL IS REQUIRED FOR YOUR SIGN TO BE PRODUCED

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SUBJECT SITE AERIAL PHOTO

Somerset Academy Elementary zoning variance

(ZV 2019 - 07)

