



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

Summary

Agenda Date:	February 13, 2020	Application ID:	SN 2020-01
Project:	Pines Home Center	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	RAND INDUSTRIES LLC	Agent:	GM Signs
Location:	Generally located north of Pines Boulevard and east of 86 Avenue		
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2015-37, MSC 2012-05, SP 2006-51, SP 2005-15, SP 2004-43, SN 93-20, SN 91-11, SP 87-13, SN 87-07, SP 86-13		
Applicant Request:	Installation of one shopping center monument sign		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

GM Signs, agent, is requesting to remove and install a shopping center monument sign for Pines Home Center, generally located north of Pines Boulevard and east of 86 Avenue.

Pines Home Center (FKA ABC Plaza or Scotty's Plaza) was approved in 1986 (SP 86-13). Façade and color modifications were in 2015, 2012 and 2005.

The City Code Compliance Department cited the property owner for modifications to the existing monument sign without proper approval (code case #1902006). If this application is approved, building permits are still required for the structure to fully resolve the case.

SIGNAGE:

The applicant proposes the following signage located at the easternmost entrance of the shopping center:

A 48 square foot (8' x 6') double sided monument sign with 4 tenant panels. The sign will be internally illuminated with push-thru letters. The following colors are proposed for the signs:

- Main Body: SW 6120 (Believable Buff)
- Tenant Panels: SW 7741 (Willow Tree)
- Shopping Center Name and Address: SW 6207 (Retreat)

Mondo Grass and Loriapae will be planted around the base of the sign.

No other site modifications are being proposed at this time

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed:

- Unified Development Application
- Memo from Planning Division (1/29/20)
- Memo from Landscape Division (1/29/20)
- Memo from Landscape Division (1/28/20)
- Memo from Engineering Division (1/28/20)
- Memo from Zoning Administrator (1/28/20)
- Memo from Fire Prevention Bureau (1/27/20)
- Memo from Planning Division (1/27/20)
- Sign Plan
- Notice of Violation Case #19020067
- 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 checked="" type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Cole Project #: PRJ 20 n/a Application #: SN 2020-01

Date Submitted: 6/1/2020 Posted Signs Required: (n/a) Fees: \$ 757⁰⁰

SECTION 1-PROJECT INFORMATION:Project Name: ILLUMINATED MONUMENT SIGN - PROCESS #213955Project Address: 8329 PINES BLVD.Location / Shopping Center: 8333-8411 Pines Blvd, Pembroke Pines, Fla.Acreage of Property: 0.12093 acres Building Square Feet: 119,664Flexibility Zone: _____ Folio Number(s): 514116-16-0030

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

Legal Description:

Public Report Legal Description	PINES 86 128-21 B POR TR A DESC AS BEG NE COR TR A WLY ALG N/L 903.03,SLY 275.9, WLY 203.23,SLY 153.2,WLY 3.0, SLY 26.3,ELY 3.0,SLY 73.3 M/L, ELY 25.24,SLY 31.3,ELY ALG S/L TR A 1082.0 TO SE COR,NLY ALG E/L 560.0 TO POB,TOGETHER WITH POR DESC IN OR 22118/997
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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: RAND INDUSTRIES LLC

Owner's Address: 3325 S UNIVERSITY DR #210 DAVIE FL 33328-2007

Owner's Email Address: MRoye@Ross-Realty.com

Owner's Phone: 954- 452-5000 Ext. 201 Owner's Fax: _____

Agent: GM SIGNS

Contact Person: NICOLE SULLIVAN

Agent's Address: 5991 SW 44TH STREET, DAVIE, FL 33314

Agent's Email Address: GMSIGNINC@AOL.COM

Agent's Phone: 954-275-6364 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:

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)

Installation of new monument sign

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

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

Signature of Owner

Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid

Signature of Notary Public

My Commission Expires

AGENT CERTIFICATION

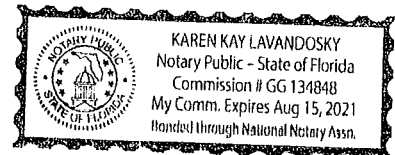
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Agent

1/14/2020
Date

Sworn and Subscribed before me this 14th day

of January, 2020



Fee Paid

Karen Kay Lavandosky
Signature of Notary Public

8/15/21
My Commission Expires

CERTIFICATE AND AUTHORIZATION BY OWNER

The undersigned hereby certifies that the undersigned is the Owner of that certain real property located at 8329-8411 Pines Boulevard, Pembroke Pines, Florida 33025, County of Broward, State of Florida, Property Identification Number 4841 24 10 0010.

By execution of this Certificate, the undersigned hereby authorizes and empowers Hal Cohen, for and on behalf of and in the name of the Owner, to submit, execute and act as contact person on behalf of Owner on any and all governmental and quasi-governmental permit applications and/or instruments within the State of Florida, the City of Pembroke Pines, the County of Broward or otherwise related thereto in the name of the Owner.

Dated the 30 day of April, 2018

RAND INDUSTRIES LLC
A Florida limited liability company

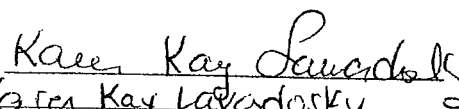
By: Rand-Bial LLC
Its Manager

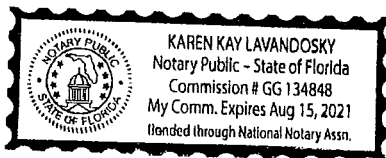
By: 
Louis Bial, Manager

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 30 day of April, 2018 by Louis Bial, who is personally known to me. Given under my hand and official seal this 30 day of April, 2018.

(Notary Seal)

Notary Public: 
Print Name: Karen Kay Lavadosky



PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 29, 2020
To: SN 2020-01 file
From: Cole Williams, Planner / Zoning Technician
Re: Pines Home Center

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

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED.

MEMORANDUM

January 29, 2020

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner

Re: (SN2020-01) Pines Home Center

The City of Pembroke Pines Planning Division has conducted a landscape review for Pines Home Center. The following items need to be addressed prior to this project being found in compliance:

All landscape comments have been addressed at this time.

Note: A courtesy landscape inspection will take place and if any landscape material is missing these items will need to be addressed.

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

Please contact me with any questions.

Please consider the environment before printing this email.

Kristen Jensen

Landscape Planner/Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • kjensen@ppines.com

Please consider the environment before printing this email.

MEMORANDUM

January 28, 2020

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner

Re: (SN2020-01) Pines Home Center

The City of Pembroke Pines Planning Division has conducted a landscape review for Pines Home Center. The following items need to be addressed prior to this project being found in compliance:

1. As per landscape ordinance, please assure there is shrubs surrounding the base of the sign on all 4 sides. As per photo provided it appears there is existing landscape on 3 sides of the sign. Please provide plant material details on what will be proposed. Recommend planting a low ground cover in front of the management information. Species such as; dune sunflower, dwarf mondo grass, powderpuff mimosa, etc.
2. Irrigation will be checked at the time of final inspection.

Note: A courtesy landscape inspection will take place and if any landscape material is missing these items will need to be addressed.

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

Please contact me with any questions.

Please consider the environment before printing this email.

Kristen Jensen

Landscape Planner, Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) • kjensen@ppines.com

Please consider the environment before printing this email.

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

DRC REVIEW FORM



January 28, 2020

PROJECT: *PINES HOME CENTER MONUMENT SIGN REPLACEMENT*
CITY REFERENCE NUMBER: *SN 2020-01*

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

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

RECOMMENDATIONS:

The Environmental Services/Engineering Division takes 'No Exception' to the proposed Monument Sign Replacement at the existing facility and the project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans and the Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Construction Permit.

MEMORANDUM

January 28, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2020-01 (Pines Home Improvement Center Monument Sign)

Zoning has no comments regarding the above Sign Plan.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Daniel Almaguer, Assistant Fire Marshal
(954) 499-9557

PROJECT NAME: Pines Home Center

REFERENCE #: SN 2020 - 01

DATE REVIEWED: 01/27/2020

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

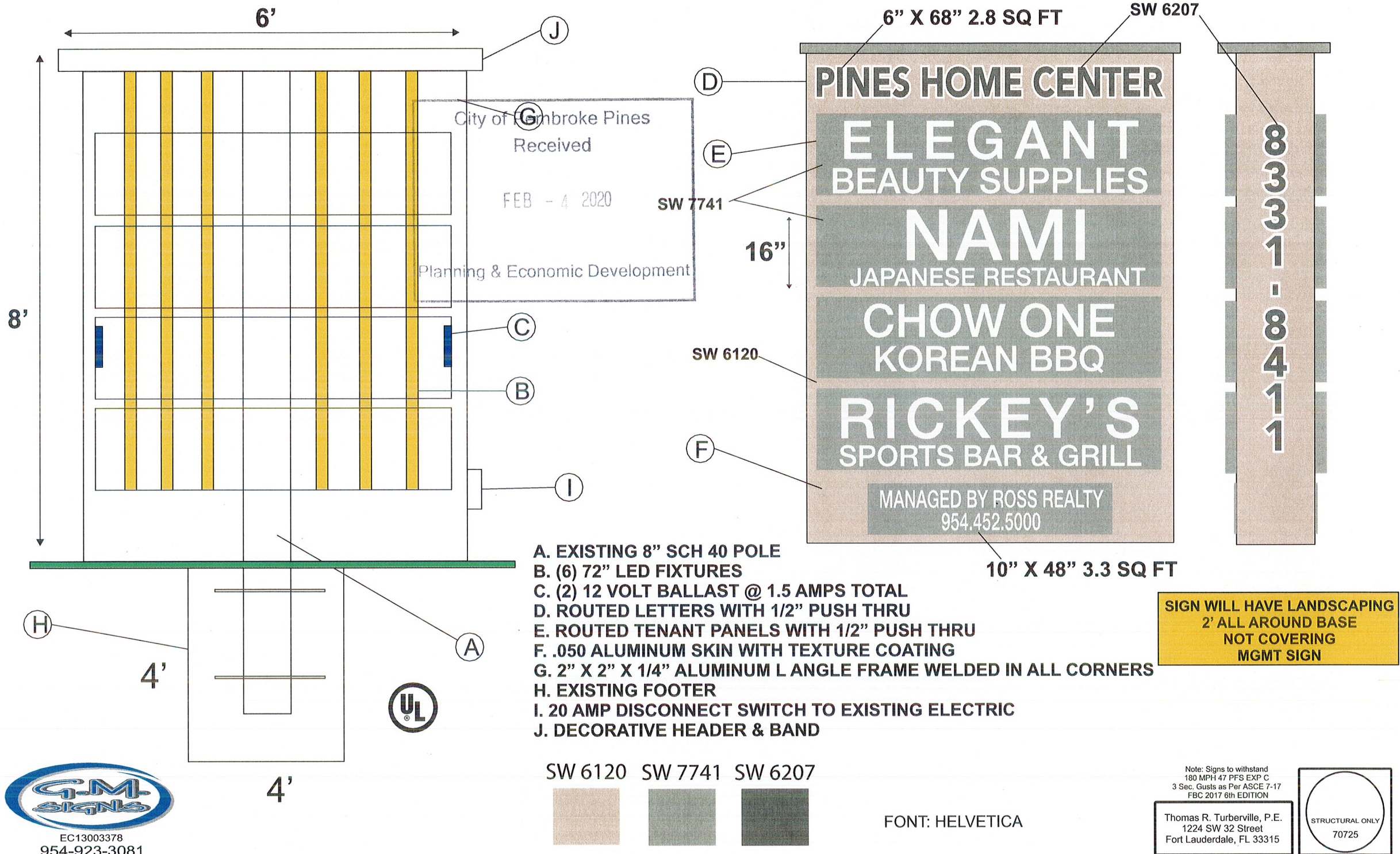
PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 27, 2020
To: SN 2020-01 file
From: Cole Williams, Planner / Zoning Technician
Re: Pines Home Center

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

1. Clarify that the font for the shopping center name and the management company is Helvetica.
2. Additionally at time of permit the tenant panels must be either an approved trademark or Helvetica font



- A. EXISTING 8" SCH 40 POLE
- B. (6) 72" LED FIXTURES
- C. (2) 12 VOLT BALLAST @ 1.5 AMPS TOTAL
- D. ROUTED LETTERS WITH 1/2" PUSH THRU
- E. ROUTED TENANT PANELS WITH 1/2" PUSH THRU
- F. .050 ALUMINUM SKIN WITH TEXTURE COATING
- G. 2" X 2" X 1/4" ALUMINUM L ANGLE FRAME WELDED IN ALL CORNERS
- H. EXISTING FOOTER
- I. 20 AMP DISCONNECT SWITCH TO EXISTING ELECTRIC
- J. DECORATIVE HEADER & BAND

SW 6120 SW 7741 SW 6207

FONT: HELVETICA

SIGN WILL HAVE LANDSCAPING
2' ALL AROUND BASE
NOT COVERING
MGMT SIGN

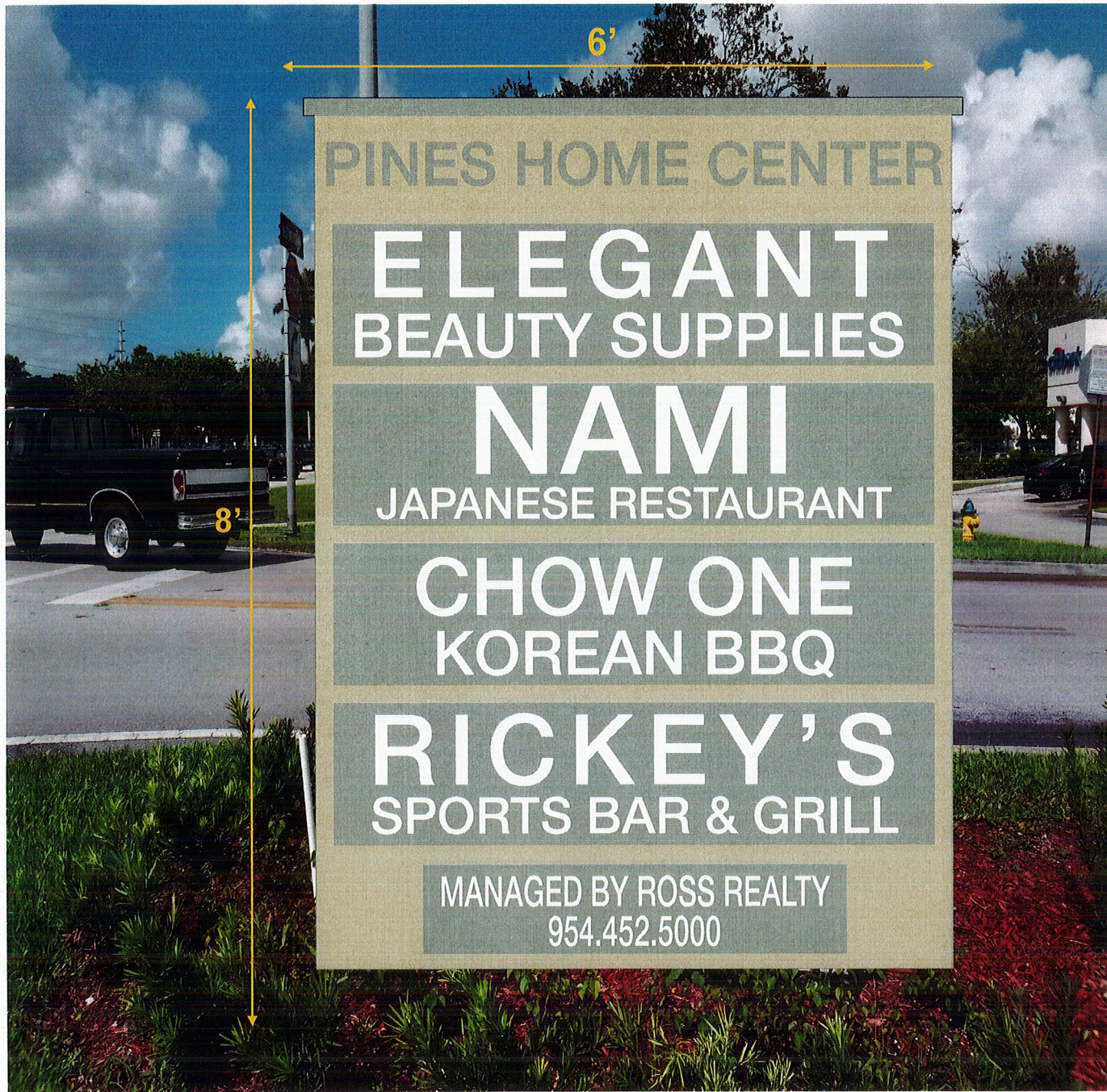
EC13003378
954-923-3081

Note: Signs to withstand
180 MPH 47 PFS EXP C
3 Sec. Gusts as Per ASCE 7-17
FBC 2017 6th EDITION

Thomas R. Turberville, P.E.
1224 SW 32 Street
Fort Lauderdale, FL 33315

STRUCTURAL ONLY

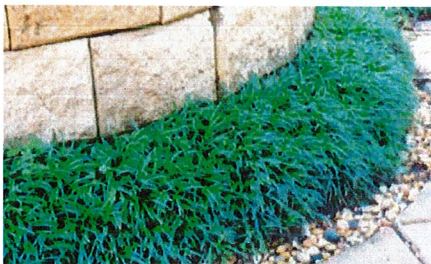
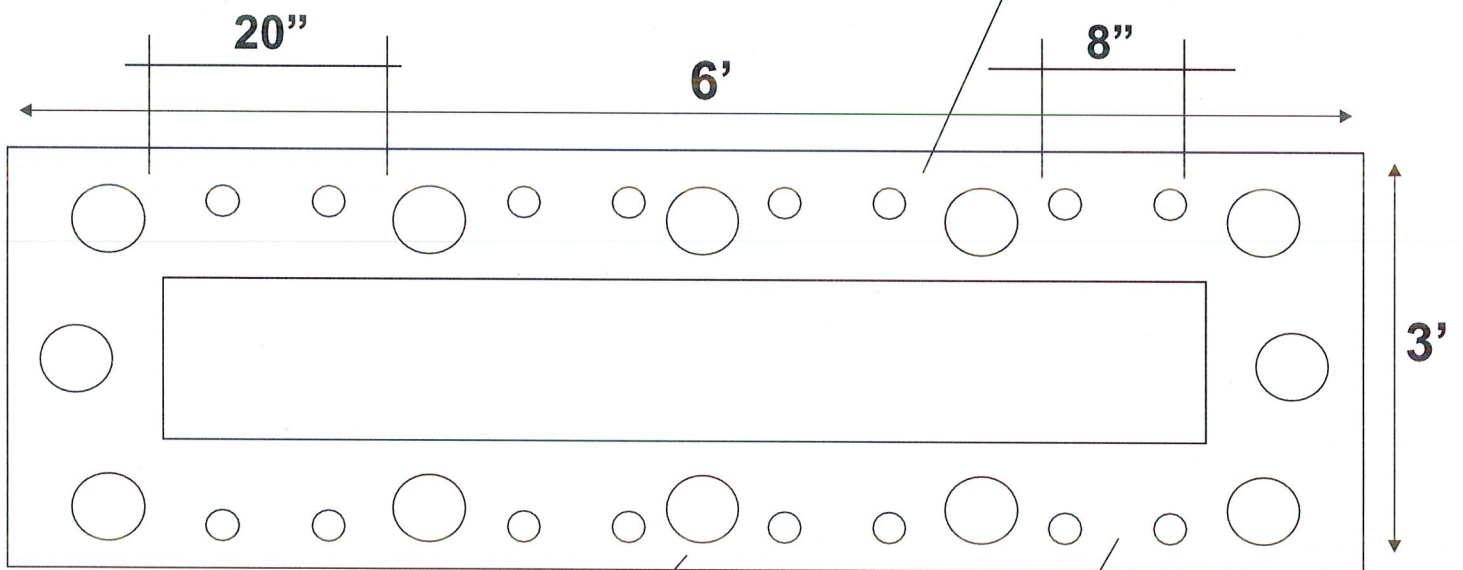
70725



EXISTING SIGN TO BE REMOVED.
WILL UTILIZE EXISTING POLE AND LANDSCAPE.

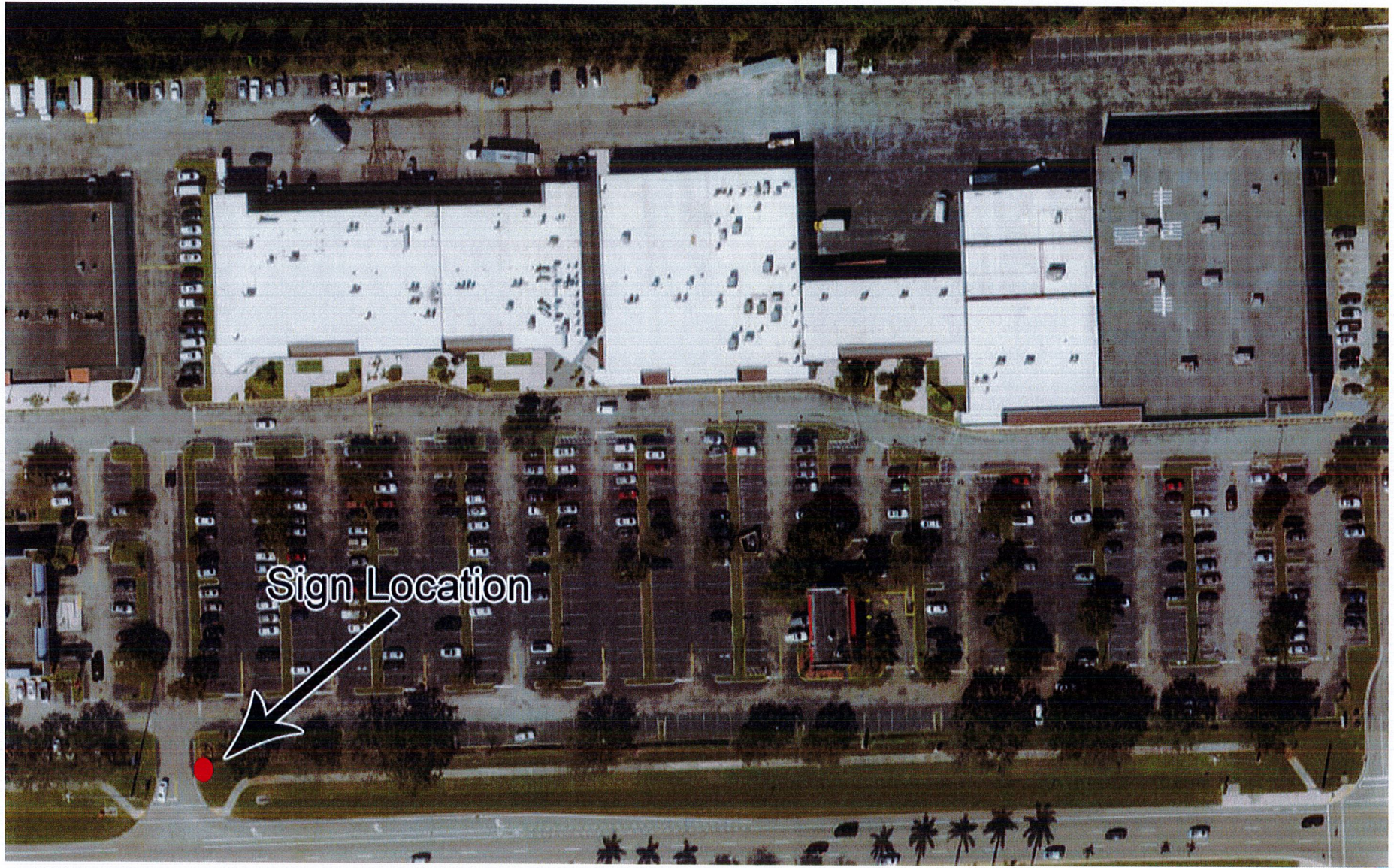


LORIAPE X 16



MONDO GRASS X 12

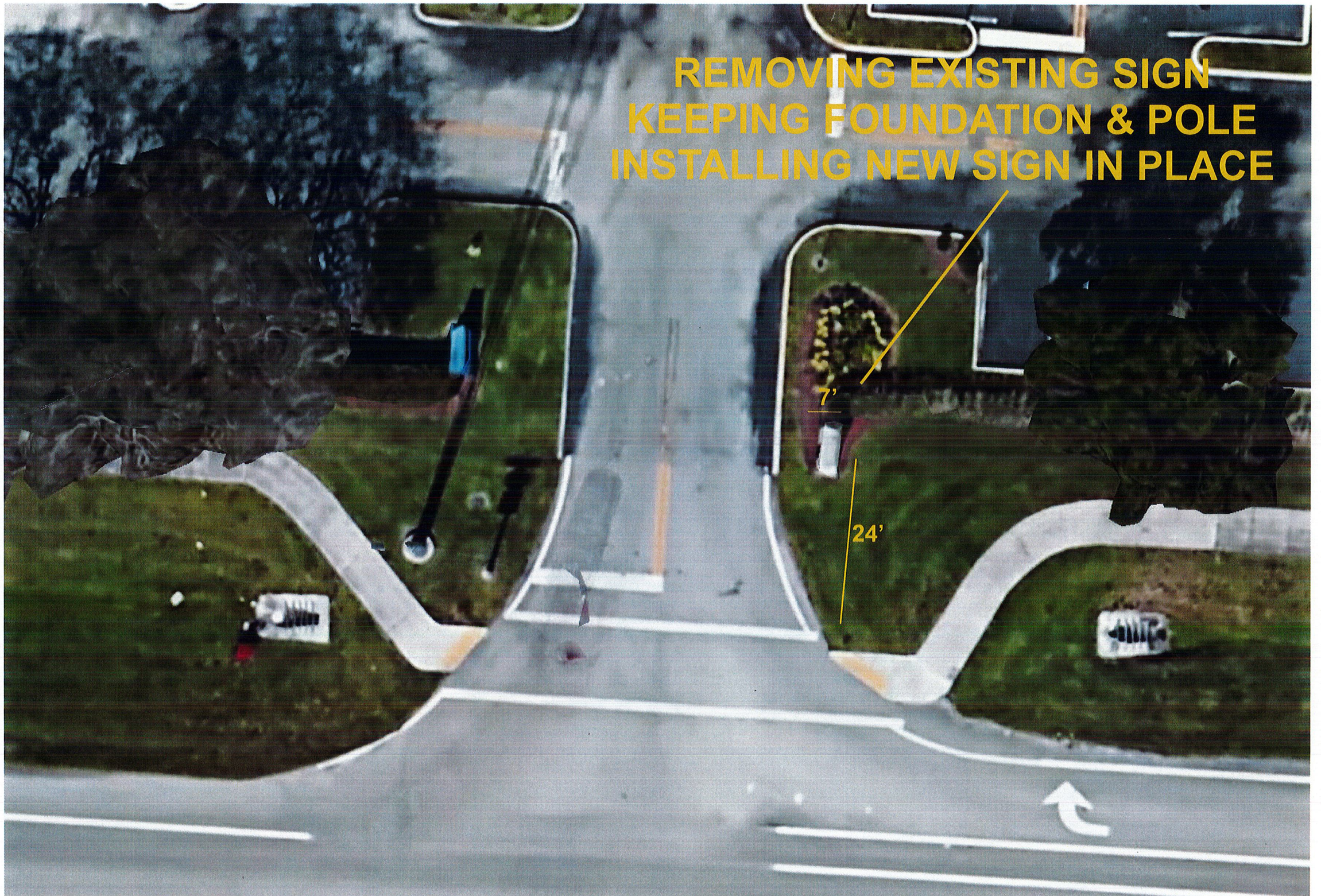
COLORED MULCH



REMOVING EXISTING SIGN
KEEPING FOUNDATION & POLE
INSTALLING NEW SIGN IN PLACE

7'

24'



SUBJECT SITE AERIAL PHOTO

Pines Home Center (SN 2020-01)






City of Pembroke Pines
Police Department, Code Compliance Division
18400 Johnson Street, Pembroke Pines, FL 33029
954-431-4466

AFFIDAVIT OF SERVICE

CASE #: 19020067
DOCUMENT DELIVERED: NOTICE OF VIOLATION
DELIVERY METHOD: Posted to Property
PROPERTY OWNER: RAND INDUSTRIES LLC
PROPERTY ADDRESS: 8329 PINES BLVD, PEMBROKE PINES, FL 33025 #BDP

 Thomas George Code Compliance Officer City of Pembroke Pines	HAND DELIVERY TO: Nov Posted posted to front door 2/20/2019 11:00:00 AM
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*** REQUIRED OF PROPERTY POSTED ***

STATE OF FLORIDA
COUNTY OF BROWARD

Before me this day personally appeared Officer Thomas George who, deposes and says of his/her own personal knowledge that the document described above was POSTED at the above property on the above date.



CODE COMPLIANCE OFFICER

Sworn to (or affirmed) and subscribed before me this ____ day of _____, 2020, by the Officer _____ Personally known _____.

Notary Public



City of Pembroke Pines
Police Department, Code Compliance Division
18400 Johnson Street, Pembroke Pines, FL 33029
954-431-4466

NOTICE OF VIOLATION

Case #:	19020067
Date:	02/20/2019
Folio:	514116160030
Recipient:	RAND INDUSTRIES LLC
Address:	3325 S UNIVERSITY DR #210 DAVIE, FL 33328

A physical inspection at 8329 PINES BLVD, PEMBROKE PINES, FL 33025 #BDP disclosed the following violation(s) of the City of Pembroke Pines Code:

Chapter	Section	Description	Days Comply
CHAPTER 155: ZONING CODE	155.388 WHEN BUILDING PERMIT REQUIRED; ISSUANCE	Changes done without permits on monument sign.	33

Notes/Mean of Correction:

Obtain a permit for non-permitted changes to monument sign. Contact the Building Department at (954) 435-6502 to answer any questions regarding building permits.

**YOU ARE HEREBY NOTIFIED TO REMEDY THE CONDITIONS AS STATED ABOVE WITHIN
33 DAYS**

**FROM THE DATE OF SERVICE OF THIS NOTICE OR SHOW CAUSE WHY YOU SHOULD NOT
BE REQUIRED TO DO SO. IF, AT THE EXPIRATION OF THIS TIME THE VIOLATION REMAINS,
A CITATION FOR SPECIAL MAGISTRATE APPEARANCE WILL BE ISSUED AND YOU MAY BE
LIABLE FOR A FINE AND ADMINISTRATIVE HEARING COST.**

 Thomas George Code Compliance Officer	HAND DELIVERY TO: Nov Posted posted to front door 2/20/2019 11:00:00 AM signature is not an admission of guilt but verification of receipt of this notice.
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