



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

## Summary

<b>Agenda Date:</b>	February 13, 2020	<b>Application ID:</b>	SN 2020-01
<b>Project:</b>	Pines Home Center	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	RAND INDUSTRIES LLC	<b>Agent:</b>	GM Signs
<b>Location:</b>	Generally located north of Pines Boulevard and east of 86 Avenue		
<b>Existing Zoning:</b>	B-2 (Community Business)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	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		
<b>Applicant Request:</b>	Installation of one shopping center monument sign		
<b>Staff Recommendation:</b>	Approval		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	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 Loriape 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.ppinies.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:

- Appeal\*
- Comprehensive Plan Amendment
- Delegation Request
- DRI\*
- DRI Amendment (NOPC)\*
- Flexibility Allocation
- Interpretation\*
- Land Use Plan Map Amendment\*
- Miscellaneous
- Plat\*
- Sign Plan
- Site Plan\*
- Site Plan Amendment\*
- Special Exception\*
- Variance (Homeowner Residential)
- Variance (Multifamily, Non-residential)\*
- Zoning Change (Map or PUD)\*
- Zoning Change (Text)
- Zoning Exception\*
- 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 2020-0

Date Submitted: 01/16/2020 Posted Signs Required: (n/a) Fees: \$ 757<sup>00</sup>

## SECTION 1-PROJECT INFORMATION:

Project Name: ILLUMINATED MONUMENT SIGN - PROCESS #213955

Project Address: 8329 PINES BLVD.

Location / Shopping Center: 8333-8411 Pines Blvd, Pembroke Pines, Fla.

Acreage of Property: 0.12.93 acres Building Square Feet: 119,664

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514116-16-0030

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

### Legal Description:

*Address: 8329 Pines Blvd, Pembroke Pines, Fla.*  
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

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



*-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:

**Required:** *Identify the three main types of organizational communication and explain how each type is used to support the organization's goals.*

**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 manument 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.

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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.

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Signature of Agent

Date

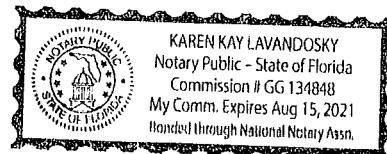
1/14/2020

Sworn and Subscribed before me this 15<sup>th</sup> day  
of January, 2020

Fee Paid

Signature of Notary Public

My Commission Expires



8/15/21

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

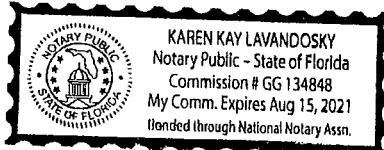
By: Louis C Bial  
Louis Bial, Manager

STATE OF FLORIDA )  
 )  
COUNTY OF BROWARD ) SS

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: Karen Kay Lavadosky  
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

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**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

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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](mailto:kjensen@ppines.com)  
Please consider the environment before printing this email.

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MEMORANDUM

January 28, 2020

To: Cole Williams  
Planner & Zoning Specialist

From: Kristen Jensen  
Landscape Planner

Re: (SN2020-01) Pines Home Center

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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](mailto: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: 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 not 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**

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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

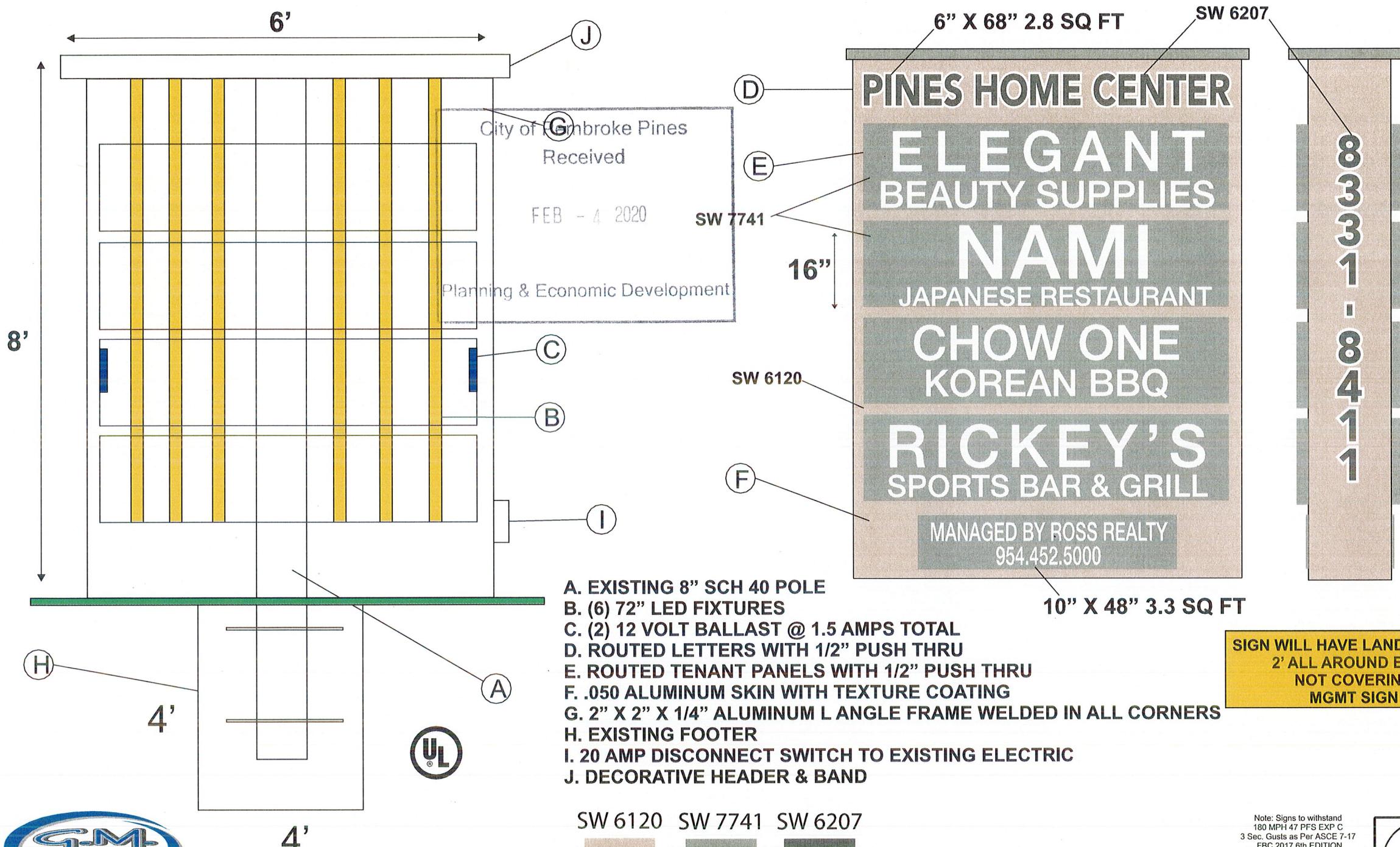
**From:** Cole Williams, Planner / Zoning Technician

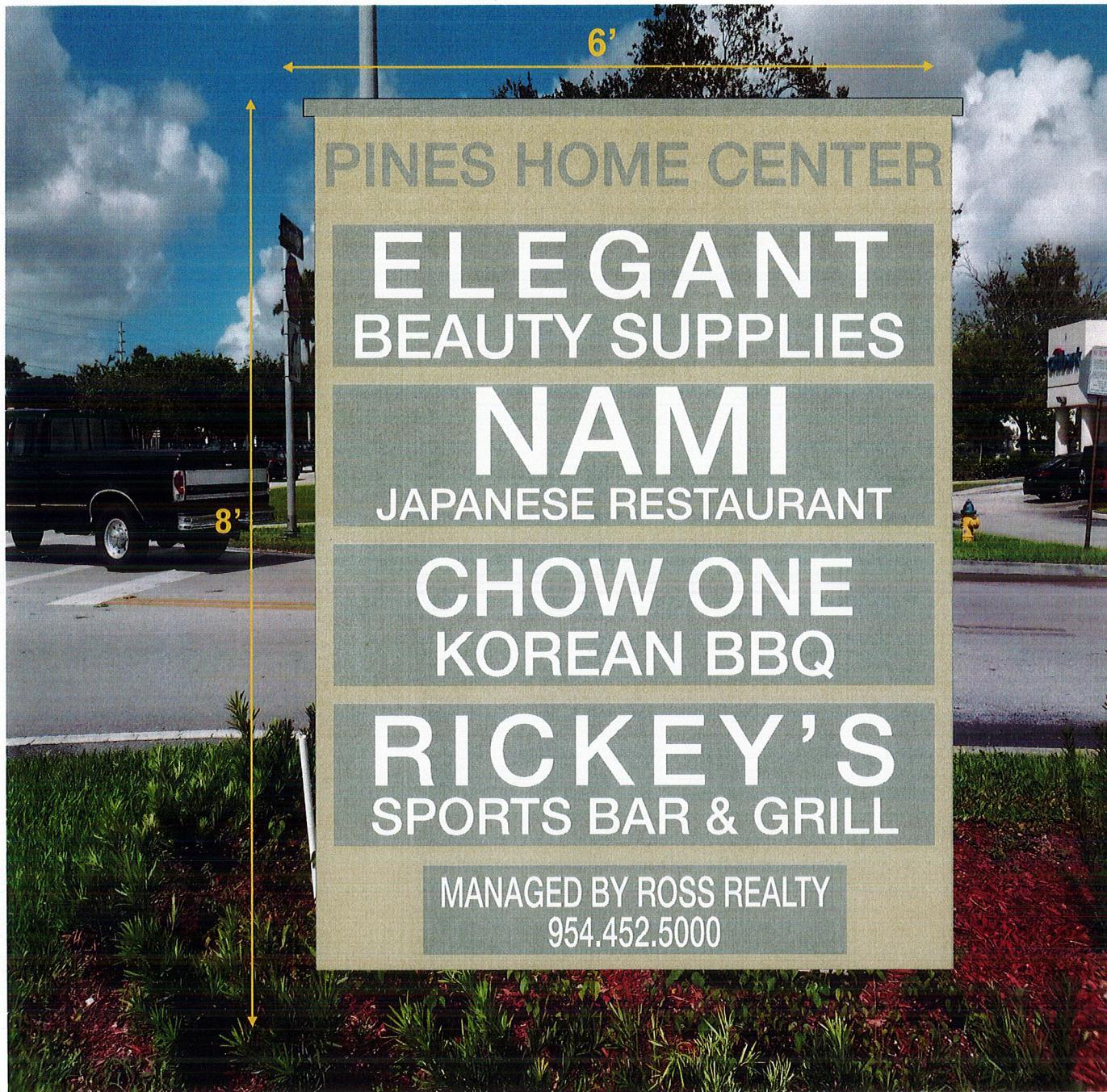
**Re:** Pines Home Center

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

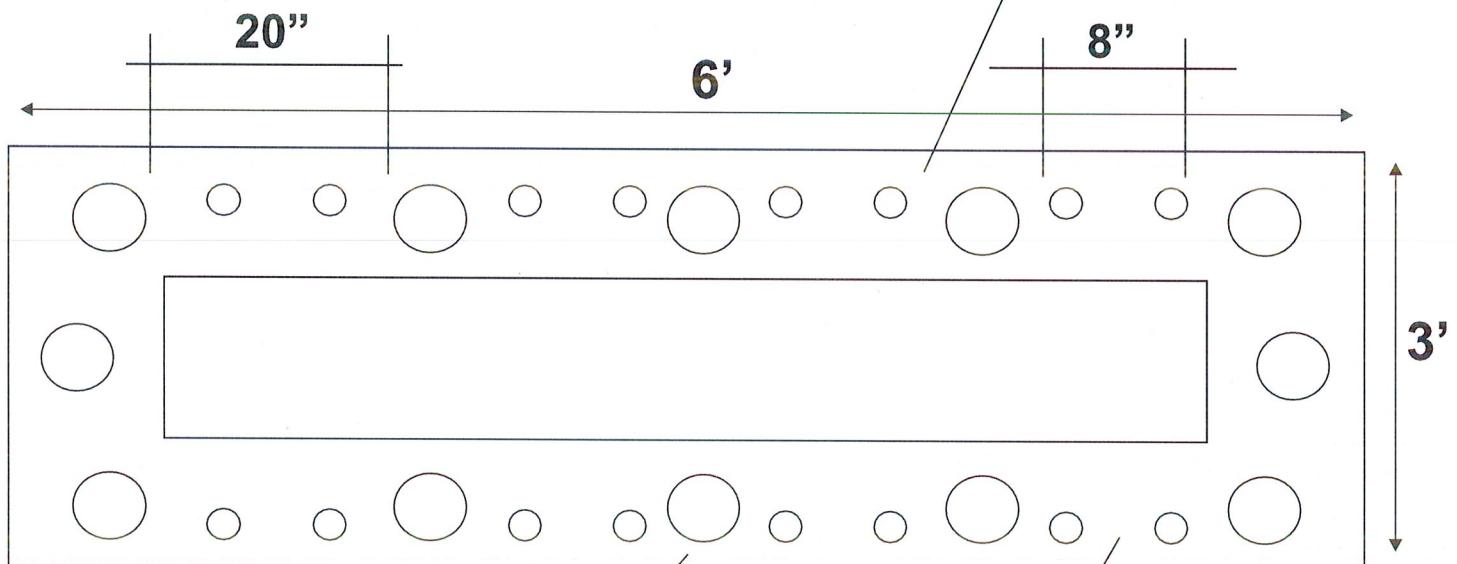
1. Clarify that the font for the shopping center name and the management company is Helvetica.
2. Additionally at time of permit the tenant panels must be either an approved trademark or Helvetica font







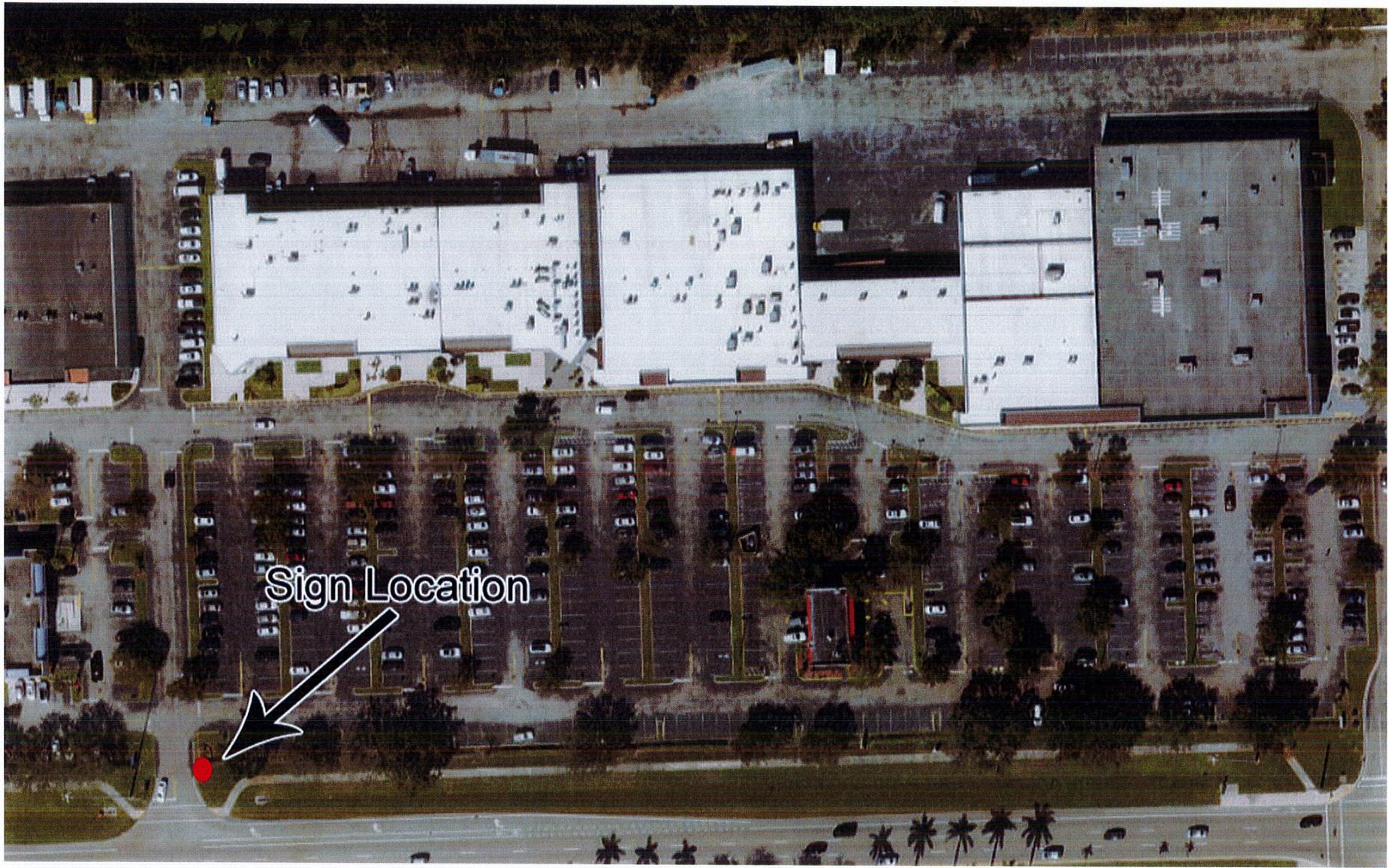
LORIAPE X 16



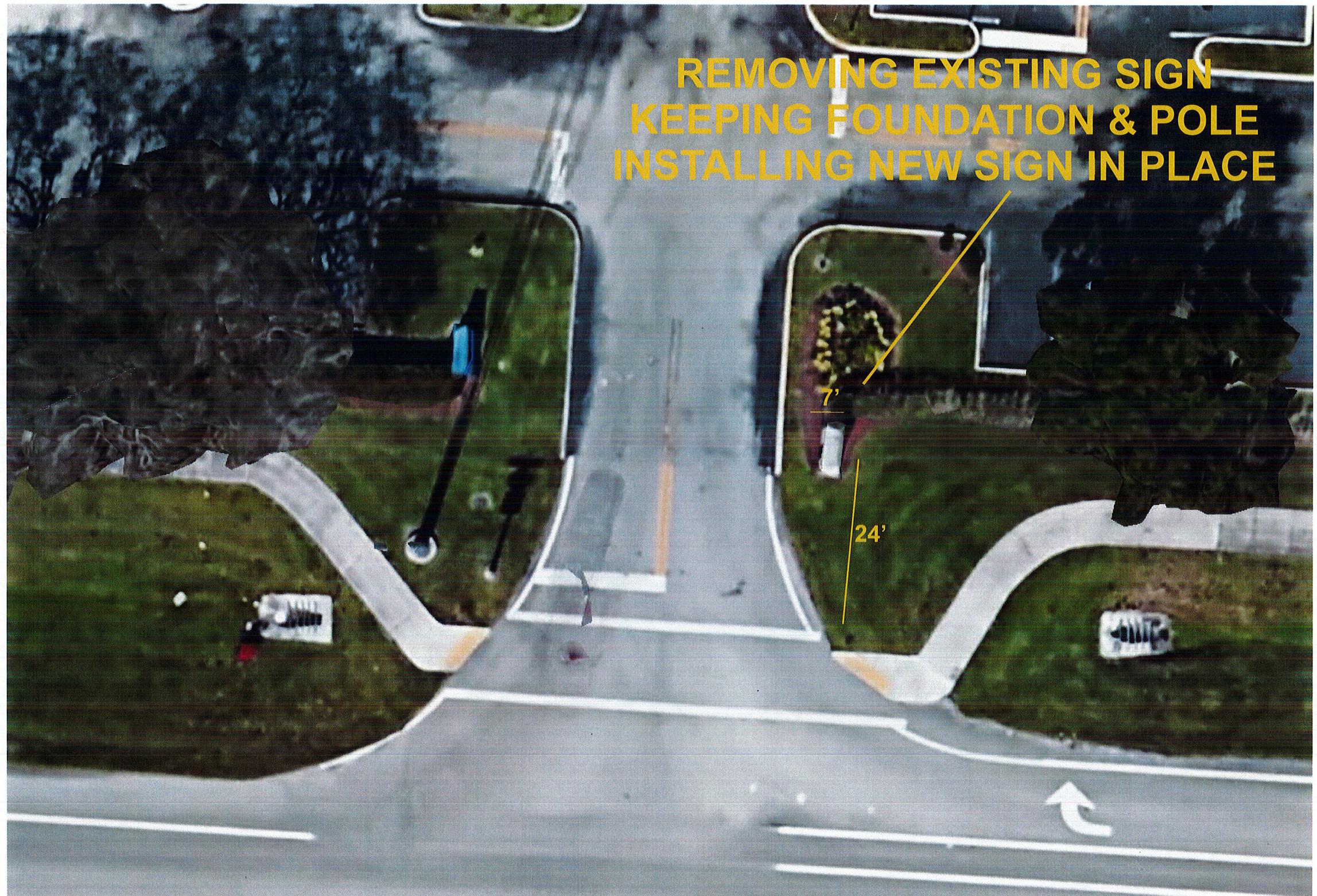
COLORED MULCH



MONDO GRASS X 12



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



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	<b>HAND DELIVERY TO:</b>  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**

<b>Case #:</b>	19020067
<b>Date:</b>	02/20/2019
<b>Folio:</b>	514116160030
<b>Recipient:</b>	RAND INDUSTRIES LLC
<b>Address:</b>	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/Means 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.

YOUR 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	<b>HAND DELIVERY TO:</b>  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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