



**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:	AM 2019-02
Project:	Crematoriums Zoning Code Text Amendment		
Project Planner:	Dean Piper, Zoning Administrator		
Agent:	Dennis Mele, Greenspoon Marder		
Reference Applications:	N/A		
Applicant Request:	Amend Zoning Code to allow crematoriums as accessory to funeral homes.		
Staff Recommendation:	Direct staff to work with the City Attorney to draft an Ordinance for transmittal to the City Commission for their review.		
Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u>	Planning Administrator: <u></u>	

PROJECT DESCRIPTION / BACKGROUND:

DMJ Funeral Properties LLC (the "Applicant") is requesting approval of an amendment to the General Business (B-3) Districts (Section 155.149(B)) of the City of Pembroke Pines' Code of Ordinances to establish crematory uses as an accessory use to primary funeral home uses located within B-3 zoning districts throughout the City.

EXISTING CODE:

Presently, funeral homes are first permitted in the Community Business (B-2) Districts and crematoriums are allowed in Limited Agricultural (A-1) and Medium Industrial (M-2) Districts. See existing Code Sections below:

§ 155.146 COMMUNITY BUSINESS (B-2) DISTRICTS.

(B) Uses permitted. No building, structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than one or more of the following specified uses, provided, however, no more than one of the specified uses will be permitted on a single parcel of property except as permitted by subsection (H) "Out Parcels":

(8) The following miscellaneous uses: art, charm, dancing, dramatic, or music schools; business or commercial school; artist studio, auction of art goods, jewelry, rugs, and the like; costumer; dental laboratory; interior decorator; lawn furniture sale; photographic studio; radio and television studios; day nursery or nursery school; **mortuary or funeral home, not including ambulance service, except for transportation of human remains.**

§ 155.090 LIMITED AGRICULTURAL (A-1) DISTRICTS; GENERAL AGRICULTURAL (A-2) DISTRICTS.

(B) Uses permitted. No building, structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

(1) In an A-1 Limited Agricultural District:

(o) Cemetery, **crematory**, columbarium, mausoleum.

§ 155.168 MEDIUM INDUSTRIAL (M-2) DISTRICTS.

(B) Uses Permitted. No building, structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

(3) Any of the following:

(l) Cemetery, columbarium, mausoleum, or **crematory**.

PROPOSED CODE:

The proposed code amendment would create a new subsection (18), as part of Section 155.149(B), with the following language:

“(18) Crematory as an accessory use to a mortuary or funeral home. To be considered as an accessory use the following criteria must be met:

- (a) The crematory must be accessory to a principal mortuary or funeral home use of at least 2,500 square feet that is located in the same standalone structure as the principal use and shall not exceed more than 20% of the floor area of the structure. The accessory crematory can serve any funeral home owned by the same entity as the principal use.
- (b) The crematory must be owned and operated by the same Florida Licensed Funeral Establishment operating the principal use.
- (c) The crematory must meet all state and county regulations, as may be amended from time to time.

Pursuant to the reporting requirements delineated in state and county regulations, as may be amended from time to time, the licensed funeral home operator will provide an annual environmental report to all required agencies and will send a copy of the report to the Director of the Planning & Economic Development Department.”

CURRENT CONDITIONS:

The following are the existing funeral homes in Pembroke Pines along with their address, zoning category they are located in and their square footages:

1. Bells Funeral Home – 1826 N University Dr. (B-3); 3,976 sq. ft.
2. Boyd-Pancieria Funeral Home – 6400 Pines Blvd. (B-2A); 7,300 sq. ft.
3. Boyd-Pancieria Funeral Home – 1600 N University Dr. (B-2); 6,461 sq. ft.

4. Joseph A. Scarano Funeral Home – 9000 Pines Blvd. (B-3); 3,784 sq. ft.
5. Nakia Ingraham Funeral Home – 6691 Pembroke Rd. (B-2); 5,460 sq. ft.
6. Plenitude Funeral Home – 7351 Pines Blvd. (B-2); 3,622 sq. ft.

Currently there are no crematory facilities located within the City of Pembroke Pines as the location of these existing funeral homes are all east of Palm Avenue and vacant properties that are currently zoned to allow crematoriums are generally located west of 196th Avenue. Because of this, after the funeral services, residents must have their loved ones remains transported outside the City for this services.

STAFF RECOMMENDATION:

Direct staff to work with the City Attorney to draft an Ordinance for transmittal to the City Commission for their review.

Enclosures:

1. Planning and Economic Development Department Application
2. Code Text Amendment Narrative



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: Dean

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal*
<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Delegation Request
<input type="checkbox"/> DRI*
<input type="checkbox"/> DRI Amendment (NOPC)*
<input type="checkbox"/> Flexibility Allocation
<input type="checkbox"/> Interpretation*
<input type="checkbox"/> Land Use Plan Map Amendment*
<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan
<input type="checkbox"/> Site Plan*
<input type="checkbox"/> Site Plan Amendment*
<input type="checkbox"/> Special Exception*
<input type="checkbox"/> Variance (Homeowner Residential)
<input type="checkbox"/> Variance (Multifamily, Non-residential)*
<input type="checkbox"/> Zoning Change (Map or PUD)*
<input checked="" type="checkbox"/> Zoning Change (Text)
<input type="checkbox"/> Zoning Exception*
<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: Dean Project #: PRJ 20____ - ____ Application #: AM 2019-02

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:

Project Name: Boyd Panciera Crematory

Project Address: 6400 Hollywood Boulevard, Pembroke Pines, FL 33024

Location / Shopping Center: Located off of Hollywood Blvd. near the FL Turnpike

Acreage of Property: .79 acres Building Square Feet: 7,975 sq ft

Flexibility Zone: N/A Folio Number(s): 514114107831

Plat Name: Boulevard Heights Section Ten Traffic Analysis Zone (TAZ):

Legal Description: Boulevard Heights Sec Ten 51-15 B TR B Less W 150

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
June 7, 1978	Site plan application 277-66	Site plan approval for funeral home use.	Approved.		See attached.
December 22, 2005	MSC 2006-01	Exterior and color modifications.	Approved.		See attached.

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: DMJ Funeral Properties LLC

Owner's Address: 6400 Hollywood Boulevard, Pembroke Pines, FL 33024

Owner's Email Address: mark@bpfamilycare.com

Owner's Phone: 954-989-9900 Owner's Fax: N/A

Agent: Dennis D. Mele, Esq.

Contact Person: Tyler Woolsey; tyler.woolsey@gmlaw.com

Agent's Address: 200 E. Broward Boulevard, Suite 1800, Ft. Lauderdale, FL 33301

Agent's Email Address: dennis.mele@gmlaw.com

Agent's Phone: 954-527-2409 Agent's Fax: 954-333-4176

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-2A

Land Use / Density: Commercial (C)

Use: Funeral home

Plat Name: Boulevard Heights Section Ten

Plat Restrictive Note: See attached plat.

PROPOSED

Zoning: B-3

Land Use / Density: Commercial (C)

Use: Funeral home with accessory crematory

Plat Name: Boulevard Heights Section Ten

Plat Restrictive Note: See attached plat.

ADJACENT ZONING

North: GU (Government Use; City of Hollywood)

South: R-1C

East: R-1C

West: B-2A

ADJACENT LAND USE PLAN

North: COMFAC (Community Facility; City of Hollywood)

South: Low 5 (L-5)

East: Low 5 (L-5)

West: Commercial (C)

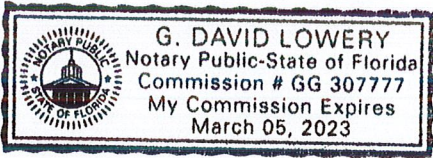
SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

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

[Signature] _____ Date 12/17/19

Sworn and Subscribed before me this 17th day
of December, 2019



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] _____ Date 12/18/19

Sworn and Subscribed before me this 18 day
of December, 2019



Fee Paid Signature of Notary Public My Commission Expires

Section 6- Code Text Amendment Narrative

Section 6

Code Text Amendment Narrative: Boyd-Pancieria Crematory

Introduction

DMJ Funeral Properties LLC (the “Applicant”) is requesting approval of an amendment to Section 155.149(B) of the City of Pembroke Pines’ (the “City”) Code of Ordinances (the “Code”) to establish crematory uses as an accessory use to primary funeral home uses located within B-3 zoning districts throughout the City. The Applicant owns and operates Boyd-Pancieria Funeral Homes, with locations at 6400 Pines Boulevard and 1600 N University Drive in the City.

Presently, the processing of human remains must be accomplished outside of the City due to the lack of facilities within the City that allow for such processing. This requires grieving families to transport their loved ones’ remains outside of City limits, adding further logistical stresses for mourning families. The proposed Code amendment would allow for licensed funeral home operators within the City to perform the full scope of funeral services, including cremations, thereby reducing traffic associated with the transportation of human remains to funeral home services outside of the City and allowing families to complete the burial process in a less stressful fashion.

Proposed Code Amendment Language

The proposed text amendment would allow for an accessory crematory use to be included as part of Section 155.149(B) of the Code, which pertains to permitted uses in the B-3 District. Currently, the Code states the following pertaining to funeral homes and mortuaries generally in Section 155.146(B), pertaining to permitted uses in B-2 districts:

*“(8) The following miscellaneous uses: art, charm, dancing, dramatic, or music schools; business or commercial school; artist studio, auction of art goods, jewelry, rugs, and the like; customer; dental laboratory; interior decorator; lawn furniture sale; photographic studio; radio and television studios; day nursery or night school; **mortuary or funeral home, not including ambulance service, except for transportation of human remains.**”*

The Applicant’s proposed text amendment would encompass the newly created subsection (18), as part of Section 155.149(B). The Applicant’s proposed Code amendment language reads as follows:

“(18) Crematory as an accessory use to a mortuary or funeral home. To be considered as an accessory use the following criteria must be met:

- (a) The crematory must be accessory to a principal mortuary or funeral home use of at least 2,500 square feet that is located in the same standalone structure as the principal use and shall not exceed more than 20% of the floor area of the structure. The accessory crematory can serve any funeral home owned by the same entity as the principal use.
- (b) The crematory must be owned and operated by the same Florida Licensed Funeral Establishment operating the principal use.

- (c) The crematory must meet all state and county regulations, as may be amended from time to time.
- (d) Pursuant to the reporting requirements delineated in state and county regulations, as may be amended from time to time, the licensed funeral home operator will provide an annual environmental report to all required agencies and will send a copy of the report to the Director of the Planning & Economic Development Department.”

Proposed Code Amendment Language Justification

Many funeral home uses in the City were established prior to the modernization of crematory technology, which has allowed for a process that significantly reduces the odors and smoke that were generally associated with the crematoriums of old. Chapter 497 of the Florida Statutes provides for stringent baseline regulations for crematories, particularly with respect to the inspections that are necessary for operating a crematory facility. Chapter 62-210.310(5)(c) of the Florida Administrative Code, which regulates the emissions of several business categories throughout the State, requires all crematories to apply for an Air General Permit. Additionally, the Human Crematory Air General Permit Rule takes into account particularized emission standards as they pertain to crematories to ensure that any registered crematory within the state is operating safely per state standards. The Human Crematories Informational Handout from the Florida Department of Environmental Protection is provided as **Exhibit “A”** to illustrate a simplified explanation of the Human Crematory Air General Permit Rule. Finally, Chapter 69k of the Florida Administrative Code provides for additional detailed compliance procedures and inspection reports to bolster the guidelines set forth in Chapter 497 of the Florida Statutes. These three pieces of regulatory text have all been incorporated as part of the Applicant’s proposed Code language to reinforce the gravity of maintaining these stringent statewide standards. The proposed Code language also includes a provision requiring any of the environmental reports that are prepared with respect to the operation of the accessory crematory use be sent to the City’s Director of the Economic Development Department to ensure that the City is also kept abreast of these reports.

Further, in addition to the incorporation of the Florida Statutes and Florida Administrative Code regulations pertaining to crematory uses and reporting to the Director of the Economic Development Department, the Applicant has requested that the crematory use be permitted only as an *accessory use* to the funeral home- not a primary use in and of itself. Section 155.006 of the Code defines an accessory use as such: “A use naturally and customarily **incidental to, subordinate to, and subservient to the main use** on the premises.” (Emphasis added) The proposed Code amendment will allow for an accessory crematory use in the B-3 district and must be incidental to, subordinate to, and subservient to a primary funeral home use. The proposed language also requires that crematories be an accessory use to licensed funeral homes of at least 2,500 square feet and not to exceed more than 20% of the floor area of the structure and that crematories be included in the same standalone structure as the primary funeral home use, thus limiting the number of funeral homes in the City that would be eligible to apply for an accessory crematory use and limiting the crematory use within the funeral home itself.

Conclusion

The Applicant respectfully requests approval of its proposed Code amendment language based on the nature of the language proposed and the strict standards that will be incorporated therein. The proposed Code language is as restrictive as possible so as to limit the number of funeral homes within the City that would be eligible to apply for an accessory crematory use while still allowing for mourning families the ability to obtain any necessary crematory services in a safe and effective manner within the City. Further, by incorporating the regulations imposed by the Florida Statutes and Florida Administrative Code, the proposed Code amendment will include stringent standards and reporting requirements that the accessory crematory must adhere to for operation.

Exhibit "A"

Human Crematories Informational Handout



Human Crematories **Informational Handout**

❖ What is the Purpose of the Air General Permit Registration Program?

- The Department of Environmental Protection (DEP) has established an Air General Permit (AGP) under Rule 62-210.310(5)(c), Florida Administrative Code, (F.A.C.), for Human Crematories. By simply registering to “use” the AGP, the owner or operator of an eligible facility is allowed to construct and operate the facility under the terms and conditions of the AGP rule. There is no need for the owner or operator to incur the additional time and expense of applying for an individual air construction or air operation permit.

❖ Who is Eligible to use a Human Crematory AGP?

- Eligible facilities must contain no other emission units other than human and animal crematories that require an AG permit. The owner/operator or authorized representative may use a human crematory AG permit and an animal crematory AG permit at the same facility provided all human crematory units operate under a single human crematory AG permit and all animal crematory units operate under a single animal crematory permit.
- Eligible facilities must not emit ten (10) tons per year or more of any listed hazardous air pollutant (HAP), twenty-five (25) tons per year or more of any combination of HAPs, or 100 tons per year or more of any other regulated air pollutant.
- Existing facilities with an AO permit may renew that permit or apply for the AG permit at least thirty (30) days prior to the expiration date of the existing permit.

❖ How Do I Register or Re-register for a Human Crematory AGP?

- To register, the owner/operator of an existing or new human crematory may:
 - Use the Department’s online Air General Permit Electronic Registration System (AGPERS) found at:

<http://www.dep.state.fl.us/air/permitting-compliance/content/air-general-permits>; or

- Download and complete the human crematory registration worksheet found at the web page below and mail it to the Department at the address indicated in the worksheet instructions along with a \$100 registration processing fee.

<http://www.dep.state.fl.us/air/permitting-compliance/content/human-crematories>

- The registration and associated processing fee must be submitted to the Department at least thirty (30) days prior to the expiration date of an existing facility's authorization.
- For a new facility, the registration must be submitted at least thirty (30) days before intending to use the AGP rule authority.
- If certain changes occur at an existing human crematory facility, the owner/operator must re-register for use of the AGP. Re-registration of the AGP is required for the following changes:
 - Change of ownership
 - The new owner/operator must submit a registration along with a fee of \$100.00, at least thirty (30) days before intending to use the AGP rule authority.
 - The current owner operator is encouraged to notify the Department prior to the sale of the facility.
 - Physical change in location
 - Proposed new construction
 - Modifications to equipment (installation of new process or air pollution equipment; alteration of existing process or control equipment; or replacement of existing process or control equipment with equipment substantially different in terms of capacity, method of operation, material processed, or intended use than that noted in the most recent registration form)

❖ What is required by the Human Crematory AGP Rule?

☑ General Requirements

- Particulate matter emissions shall not exceed 0.080 grains per dry standard cubic foot of flue gas corrected to 7% oxygen.
- Carbon monoxide emissions shall not exceed 100 parts per million by volume, dry basis, corrected to 7% oxygen on an hourly average basis.
- Visible emissions are limited to 5% opacity, six-minute average, with an exception for visible emissions not exceeding 15% opacity for up to six minutes in any one-hour period.

- Human crematories shall cremate only human or fetal remains with appropriate containers. The remains may be clothed.
- Human crematories shall only cremate with containers having no more than 0.5%, by weight, chlorinated plastics which should be demonstrated by the manufacturer's data sheet. If containers are incinerated, documentation from the manufacturer certifying that they meet this requirement must be kept on file while in use and for at least two (2) years after their use.
- No other material, including biomedical waste shall be incinerated.
- This AG permit is valid only for the specific activity indicated. Any deviation from the specified activity and the conditions for undertaking that activity shall constitute a violation of the permit.
- A facility must not emit objectionable odors.

Initial Compliance Demonstration and Testing

- The facility shall have a performance test conducted for visible emissions no later than thirty (30) days after the unit commences operation and **once every calendar year thereafter**.
- The owner/operator or authorized representative of any human crematory shall not be required to have performance tests for **carbon monoxide** or **particulate matter**, except when the Department, after investigation has good reason to require a special compliance test pursuant to Rule 62-297.310(5)(c), F.A.C.

Test Methods and Procedures

All emissions tests performed shall comply with the following requirements:

1. The reference test method for visible emissions shall be EPA Method 9.
2. The reference test method for carbon monoxide shall be EPA Method 10.
3. The reference test method for oxygen shall be EPA Method 3.
4. The reference test method for particulate emissions shall be EPA Method 5. The minimum sample shall be 30 dscf.
5. Operation During Compliance Test. Testing of emissions shall be conducted with the source operating at the manufacturer's recommended capacity. Testing of emissions shall be conducted with the unit operating at a capacity one (1) adult-sized cadaver.

Operating Requirements

Operating requirements for crematory units depend upon the date of original construction.

Crematory units for which a complete application to construct a new unit was received by the Department prior to August 30, 1989, the following operating parameters apply:

- Maintain the actual operating temperature of the secondary chamber combustion zone at no less than **1400°F** throughout the combustion process in the primary chamber; and
- Cremation in the primary chamber shall not begin unless the secondary chamber combustion zone temperature is equal to or greater than **1400° F**.

Operating requirements for crematory units for which a complete application to construct a new unit or a new registration was received by the Department on or after August 30, 1989 the following parameters apply:

- Human crematory units shall have design calculations to confirm sufficient volume in the secondary chamber combustion zone to provide at least a 1.0 second gas residence time at **1800° F**. This information must be provided to the Department with the AG permit registration worksheet for the proposed new unit;
- The actual operating temperature of the secondary chamber combustion zone shall be no less than **1600° F** throughout the combustion process in the primary chamber; and
- Cremation in the primary chamber and stack volumes shall not begin unless the secondary chamber combustion zone temperature is equal to or greater than **1600° F**.

Continuous Monitoring Requirements

- Each crematory unit must be equipped and operated with a continuous monitor to record temperature at the point or beyond where 1.0 second gas residence time is obtained in the secondary chamber combustion zone according to the manufacturer's instructions.
- Each crematory unit installed after **February 1, 2007**, must be equipped and operated with a pollutant monitoring system to automatically control combustion based on continuous in-stack opacity measurement. The pollutant monitoring system shall be calibrated to restrict combustion in the primary chamber whenever any opacity exceeding 15 percent is occurring.
 - A complete file of all temperature measurements, all continuous monitoring system, monitoring device, and performance testing measurements; all continuous monitoring system performance evaluations; all continuous monitoring system or

monitoring device calibration checks; and all adjustments, preventive maintenance, and corrective maintenance performed on these systems or devices, shall be recorded in a permanent legible form available for inspection.

- Continuous temperature monitoring documentation shall include operator name, operator indication of when cremation in the primary chamber begun, date, time, and temperature markings.

- Pollutant monitoring system documentation shall include indication of when the opacity measurement system was cleaned and checked for proper operation in accordance with the manufacturer's recommended maintenance schedule. The file shall be retained for at least two (2) years.

Record-keeping

The owner/operator or authorized representative of the unit shall maintain records for:

- Particulate matter and carbon monoxide compliance demonstration – life of the equipment
- Visible emissions compliance demonstration – life of the equipment
- Continuous monitoring data - two (2) years
- Crematory container composition - two (2) years
- Repair records on all crematory units - two (2) years

Equipment Maintenance

- All human crematory units shall be maintained in proper working order in accordance with the manufacturer's specifications to ensure the integrity and efficiency of the equipment.
- If a crematory unit contains a defect that affects the integrity or efficiency of the unit, the unit shall be taken out of service. The unit shall not be permitted until it has been repaired or adjusted.
- Repair records on all crematory units shall be maintained onsite for at least 2 years.
- A written plan containing operating procedures for startup, shutdown and malfunction shall be maintained and followed during those events.
- Each unit's burners shall be operated with the proper air-to-fuel ration. The burner's flame characteristics shall be checked visually at least once during each operating shift and adjusted if necessary.

❖ **Who do I contact regarding questions about AGPs and/or registration procedures?**

- Please contact the Department's Small Business Environmental Assistance Program by phone at 1-800-722-7457 or by email at Small.Business@dep.state.fl.us.

DISCLAIMER: This handout is for guidance purposes only. It is not official rule language and does not include a comprehensive listing of all environmental regulations that may be applicable to Human Crematories. Please refer to Rule 62-210.310(5)(c) for complete and up-to-date rule language.


Site Plan Approval (SP 78-7)

June 23, 1978

MEMORANDUM TO: File

RE: Boyd's Funeral Home

The site plan for Boyd's Funeral Home was reviewed by the Staff Review Committee on May 22, 1978. Particular attention was paid to the entrances and exits of the site plan, and it was the recommendation of the Committee to keep the 30 foot driveway widths. In addition, when it was reviewed by the Planning and Zoning Board, it was their decision to accept the recommendation of the Staff Review Committee. At that meeting, it was the concensus of the Planning and Zoning Board to accept the recommendation of the City Staff in rearranging the utilization of the alley so it will not be fully paved.


Michael Scott
City Planner

MS/mms

Pembroke Pines

10211 TAFT STREET PEMBROKE PINES, FLA. 33026

June 12, 1978

Mr. Don Boyd
Boyd's Funeral Home
6100 Hollywood Boulevard
Hollywood, Florida

Dear Mr. Boyd:

At the regular meeting of the Planning and Zoning Board held Wednesday, June 7, 1978, the Board approved Site Plan 277-66, as amended June 7, 1978. The sign plan for the funeral home was also approved.

Should you have any questions, please contact this office at 431-7277.

Sincerely,

CITY OF PEMBROKE PINES

Martha M. Skiles

Martha M. Skiles, Secretary
Planning and Zoning Board

mms/

Pembroke Pines

10211 TAFT STREET PEMBROKE PINES, FLA. 33026

PLANNING AND ZONING BOARD

REGULAR MEETING

JUNE 7, 1978

ELECTION OF OFFICERS AND ADOPTION OF RULES AND PROCEDURES

- 7:30 P.M. Public Hearing - To consider a zoning change from Planned Business Center B-2A to R-1C Residential. Said parcel of property is approximately 2.55 acres in size.
- 8:00 P.M. Continuation of Public Hearing - To consider amendment to the code, Sections 35.5, 35.6 (1), 35.7 (2), New Section 35.7 (3) and (4) and 35.9, relating to B-3 Standards.
- 8:30 P.M. Public Hearing - To consider an amendment to Ordinance 218, Article 33, Community Business B-2 Districts Use #4 by eliminating service stations and utility trailer display at service stations as uses permitted.

REGULAR MEETING

ROLL CALL

CORRESPONDENCE

APPROVAL OF MINUTES:

- May 17, 1978 - Public Hearing - 7:40 P.M.
- May 17, 1978 - Public Hearing - 8:55 P.M.
- May 17, 1978 - Regular Meeting

NEW BUSINESS:

1. Boyd's Funeral Home - Site Plan - Boyd
2. Chinelly Real Estate - Site Plan - Volpe

ADJOURN

NEXT REGULAR MEETING - June 21, 1978

Pembroke Pines

10211 TAFT STREET PEMBROKE PINES, FLA. 33026

June 2, 1978

NOTICE OF CONTINUATION OF PUBLIC HEARING

Notice is hereby given that the Planning and Zoning Board of the City of Pembroke Pines, Florida, will hold a Public Hearing at their regular meeting of June 7, 1978, in the Conference Room, City Hall, 10211 Taft Street, Pembroke Pines, Florida.

PUBLIC HEARING - 8:00 P.M.

To consider amendment to the code, Sections 35.5, 35.6 (1), 35.7 (2), New Section 35.7 (3) and (4) and 35.9, relating to B-3 Standards.

All interested parties may appear and are welcome to be heard at said place and time or may enter their views or objections in writing with the Secretary of the Board before the date and time of the hearing.

CITY OF PEMBROKE PINES
PLANNING AND ZONING BOARD

Martha M. Skiles
Martha M. Skiles
Secretary

/mms

Pembroke Pines

10211 TAFT STREET PEMBROKE PINES, FLA. 33026

May 27, 1978

NOTICE OF PUBLIC HEARING

The Planning and Zoning Board of the City of Pembroke Pines, Florida, hereby gives notice:

PUBLIC HEARING: 8:30 P. M. June 7, 1978, in the Conference Room, City Hall, 10211 Taft Street, Pembroke Pines, Florida.

PETITIONER: Planning and Zoning Board

SUBJECT OF HEARING: To consider an amendment to Ordinance 218, Article 33, Community Business B-2 Districts Use #4 by eliminating service stations and utility trailer display at service stations as uses permitted.

FROM (4): The following services: bath and massage parlors, commercial gymnasiums, service stations, fur storage, health institutions, radio, television and phonograph repair incidental to sales, reducing studio, quick service laundry, utility trailer display and storage incidental to a service station with not more than five (5) such trailers for rental purposes.

TO (4): The following services: bath and massage parlors, commercial gymnasiums, fur storage, health institutions, radio, television and phonograph repair incidental to sales, reducing studio, and quick service laundry.

Said proposed information is on file in the City Planners Office, 10211 Taft Street, Pembroke Pines, Florida, and open for inspection.

All interested parties may be heard at said place and time or may enter their views or objections in writing with the Secretary of the Board before the date and time of the hearing.

CITY OF PEMBROKE PINES, FLORIDA

Martha M. Skiles

MARTHA M. SKILES, SECRETARY
PLANNING AND ZONING BOARD

May 30, 1978

MEMORANDUM TO: Planning and Zoning Board

RE: Staff Review Committee
Recommendations for
BOYD'S FUNERAL HOME

The Staff Review Committee met May 22, 1978, to review the site plan for Boyd's Funeral Home. Mr. Don Boyd and a representative from Mr. Sam Engel's office, Architect, were in attendance. The following recommendations were made:

ZONING OFFICIAL: The parking aisle adjacent to the funeral home should be 18' rather than 17'6". The use of the unpaved alley for parking was also questioned.

FIRE DEPARTMENT: Stated there was an existing fire hydrant and would be acceptable. The height of the 8' canopy was in question as it should allow for emergency vehicles to pass under it.

POLICE DEPARTMENT: Discussed the traffic circulation of the general area and requested no left turn lanes at the east curb cut. It was also suggested that the 20' alley be paved to 64th Way thus providing another means of ingress.

UTILITY DEPARTMENT: Water and sewer are adjacent to the site and pose no problem.

PUBLIC WORKS: Stated that the landscaping was acceptable; however, questioned whether the Petitioner should provide the district boundary yard as required by Code. Mr. Boyd responded that the letter of interpretation was drafted by the City Attorney stating that a district boundary yard would not be required. He will supply the City Planner with a copy of the letter.

CITY PLANNER: Stated that the alleyway if utilized should be one way. He also requested from Mr. Boyd a complete copy of the site plans when they are revised by Mr. Engel's office.

Respectfully submitted,

Martha M. Skiles

Martha M. Skiles
Secretary

/mms

cc: Staff Review Committee

Pembroke Pines

10211 TAFT STREET PEMBROKE PINES, FLA. 33026

May 17, 1978

NOTICE OF STAFF REVIEW COMMITTEE MEETING

TIME: Monday, May 22, 1978 at 2:00 P.M.

PLACE: City of Pembroke Pines Utility Department
Conference Room, 7960 Johnson Street,
Pembroke Pines, Florida.

AGENDA: 1. Boyd's Funeral Home - site plan - Don Boyd

CITY OF PEMBROKE PINES
STAFF REVIEW COMMITTEE

Martha M. Skiles
MARTHA M. SKILES
SECRETARY

/mms

May 15, 1978

Mr. Don Boyd
Boyd's Funeral Home
6100 Hollywood Boulevard
Hollywood, Florida

Dear Mr. Boyd:

Thank you for your recent submittal of your site plan for a funeral home to be located at 6400 Hollywood Boulevard, Pembroke Pines, Florida. As we explained to you prior to your plans being reviewed by the Planning and Zoning Board, they must, by code, be looked at by the Staff Review Committee. This committee is nothing more than the various Departments getting together and commenting on the plan. You and/or a representative of Mr. Engel's office are encouraged to attend and participate in the meeting.

This meeting will take place at the Conference Room of the Utility Building located at 7960 Johnson Street at 2:00 p.m. on May 22, 1978.

Please give me a call at 431-7277 if you have any questions concerning this meeting.

Sincerely,

Michael Scott
City Planner

MS/mms

JOSIAS & SHULMISTER

ATTORNEYS AT LAW

M. ROSS SHULMISTER
STEVEN L. JOSIAS
RICHARD D. HELLER

POST OFFICE BOX 23536
602 KENANN BUILDING
3101 NORTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33307

TELEPHONE (305) 563-1123

January 31, 1978

Mrs. Nerine Clemenzi
Planning & Zoning Department
City of Pembroke Pines
10211 Taft Street
Pembroke Pines, Florida

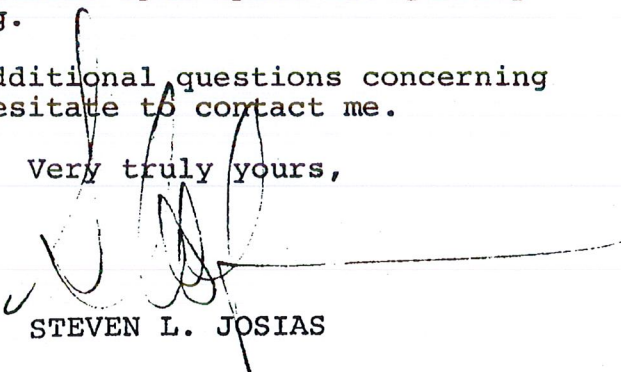
Dear Nerine:

I have reviewed the various correspondence pertaining to the situation involving Don Boyd Funeral Home. Having reviewed the original draft of the ordinance involved, having reviewed the definitions of streets and alleys, and having reviewed the plat of the property, I can only conclude that what we are dealing with is an alley. Therefore, the setbacks must take into consideration these open areas between the residential and commercial properties.

In reviewing this matter and by a copy of this letter to Mr. Fegers I should like to point out to him that the change that was effectuated in Section 3.22 and 3.26 of the Code for some reason not only changed the setback requirement but additionally for some inadvertent reason deleted the term alley. I am sure this was not intentional and is probably just a syntax error. Therefore, in conformity with Section 3.26 of the Code as it currently exists, you may consider this as other public open space and qualify this property for permitting.

If you have any additional questions concerning this matter please do not hesitate to contact me.

Very truly yours,



STEVEN L. JOSIAS

SLJ:js
cc: R. J. Fegers
Sam Sambataro

May 23, 1978

Mr. Don Boyd
Boyd's Funeral Home
6100 Hollywood Boulevard
Hollywood, Florida

Dear Mr. Boyd:

Thank you for your appearance before the Staff Review Committee on Monday, May 22, 1978. This letter is to inform you that you are scheduled for the next regular meeting of the Planning and Zoning Board on June 7, 1978. Prior to that time, this office would require eight (8) copies of the revised site plan. I spoke to your architect and mentioned that we would not only need eight (8) copies of the site plan but eight (8) copies of the landscape plan, etc.

Please give me a call if I can be of further clarification or assistance to you. I would, of course, appreciate the receipt of these plans as soon as possible.

Sincerely,

Michael Scott
City Planner

MS7mms

LANDSCAPING INFORMATION

Gross Site Area 34,613.95 sq.ft.
Ground Floor Building Area (incl. walks) 8,442.24 sq.ft.
Area of Paved Surface 16,696 sq.ft.
Total Parking Spaces Provided 30 spaces
1. Number of spaces served by perimeter aisle or on perimeter of property 13 spaces
2. Number of interior spaces 17 spaces

=====

COMPLETE APPLICABLE LINES BELOW

TREES

(199.89 - 30)

	<u>REQUIRED</u>	<u>PROVIDED</u>
1. <u>Lineal Ft. Abut'g Right of Way</u> = <u>50</u>	<u>4</u>	<u>5</u>
And/or		
2. <u>Lineal Ft. Abut'g Right-of-Way Spacing required by Sec.9(0)</u> = _____		
1. <u>Lineal Ft. Abut'g Adj. Property</u> = <u>182.74</u>	<u>3</u>	<u>4</u>
And/or		
2. <u>Lineal Ft. Abut'g Adj. Property Spacing required by Sec.9(0)</u> = _____		
<u>Number of Interior Cars x 10</u> = <u>30</u>	<u>3</u>	<u>4</u>
<u>100</u>		

SUB 10
TOTAL 13

TREES

REQUIRED

PROVIDED

13

10

SUB
TOTAL

If other vehicular use area is combined with parking area, fill in Item H-1; if separate, fill in Item H-2.

1. Total Paved Area - (total cars x 400) = -(x400)-5000 = _____

10,000 10,000

And/Or

2. Other Vehicular Use Area - 5000 = _____

10,000 ()-5000 10,000

Total Multi-Family Units x 1 = _____

Total Non-Platted Single Family Units x 2 = _____

Commercial Properties Under 20,000 Sq. Ft. = _____

Gross Area = _____

5000 5000

Commercial Property Over 20,000 Sq.Ft. = _____

Gross Area - 20,000 + 4 = _____

10,000 10,000 - 20,000 + 4

Institutions (Churches, Hospitals, Public Buildings)

Gross Area = 34613.95

5000 5000

7

7

Total Trees 17 20

Pembroke Pines

10211 TAFT STREET PEMBROKE PINES, FLA. 33026

May 23, 1978

NOTICE OF PUBLIC HEARING

The Planning and Zoning Board of the City of Pembroke Pines, Florida, hereby gives notice:

PUBLIC HEARING: 7:30 P. M., June 7, 1978, in the Conference Room, City Hall, 10211 Taft Street, Pembroke Pines, Florida.

PETITIONER: Planning and Zoning Board

SUBJECT OF HEARING: To consider a zoning change from Planned Business Center B-2A to R-1C Residential. Said parcel of property is approximately 2.55 acres in size.

LEGAL DESCRIPTION

A portion of Tracts 33 and 34 in the South 1/2 of Section 8, Township 51 South, Range 41 East, as shown on the plat of "Everglades Sugar and Land Co. Subdivision" (Broward County, Florida), as recorded in Plat Book 2 at Page 75 of the Public Records of Dade County, Florida, and being more particularly described as follows:

Commence at the East 1/4 corner of said Section 8, and run South 0 degrees 03 minutes 18 seconds West along the East line of the South 1/2 of said Section 8, for 80.00 feet; thence South 89 degrees 57 minutes 05 seconds West along a line that is parallel with, and 80.00 feet South of, as measured at right angles to the North line of the South 1/2 of said Section 8 for 53.00 feet to the Point of Beginning of the following described parcel of land; thence continue South 89 degrees 57 minutes 05 seconds West along the last described course for 300.00 feet; thence South 0 degrees 03 minutes 18 seconds West, parallel with the East line of the South 1/2 of said Section 8, for 370.00 feet; thence North 89 degrees 57 minutes 05 seconds East, parallel with the North line of the South 1/2 of said Section 8, for 300.00 feet; thence North 0 degrees 03 minutes 18 seconds East parallel with, and 53.00 feet West of, as measured at right angles to the East line of the South 1/2 of said Section 8, for 370.00 feet to the Point of Beginning, all lying and being in the City of Pembroke Pines, Broward County, Florida, and containing 2.55 Acres, more or less.

Said proposed information is on file in the City Planners Office, 10211 Taft Street, Pembroke Pines, Florida, and open for inspection.

All interested parties may be heard at said place and time or may enter their views or objections in writing with the Secretary of the Board before the date and time of the hearing.

CITY OF PEMBROKE PINES, FLORIDA

Martha M. Skiles

MARTHA M. SKILES, SECRETARY
PLANNING AND ZONING BOARD

/mms

BOYD FUNERAL HOME

Recommended Planning and Zoning Board Action:

Acceptance of the Boyd Funeral Home Plan which is designed to be built at 6400 Hollywood Boulevard.

Planning Considerations:

The Petitioner wishes to construct a funeral home on a B2A parcel approximately one (1) acre in size, located at 6400 Hollywood Boulevard. Surrounding the property to the North is Hollywood Boulevard, to the South R1C Single Family Zoning, to the East R1C Single Family, and to the West B2A Citgo Gasoline Station.

This plan was reviewed by the Staff Review Committee on May 30, 1978 (a copy of this review is attached). At that time, a number of comments were made and suggested to the petitioner: A six (6) foot concrete sidewalk along Hollywood Boulevard; an eleven (11) foot canopy is required for emergency vehicles and the one-way drive west of the building be increased to eighteen (18) feet. It was questioned if Section 3.26(2) District Boundary Yards would apply and require a fifteen (15) foot rear yard. In a letter to Nerine Clemenzi dated January 31, 1978, from the City Attorney, he interprets this alley as "other public open space" and, therefore, does not require a rear yard setback.

It was suggested by the Staff Review Committee that if the alley were utilized, it be paved, only be one way east, and at the eastern-most exit, there be no left turn. As of this date, it is the understanding of the City Planner that those comments will be incorporated into the Plans for eventual Planning and Zoning Board review. It was stated that the character and design of the building would be similar to the other funeral home which now exists on University Drive.

The Petitioner is also requesting approval for a sign. The size will be a 4' x 8' double face sign, and according to the Petitioner, will be similar to the one at his business on University Drive. The ROW at the location on Hollywood Boulevard is 120 feet allowing a sign of 42 sq. ft. Maximum height of a sign allowed is 15 feet, the requested sign is 14 feet, with script letters Boyd 20 inches in height and Funeral Home in block letters 7 3/4 inches in height.

6/2/78

MJS/mms

CITY OF PEMBROKE PINES, FLORIDA

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

The attached Site Development Plan and the completed application are hereby submitted to the City of Pembroke Pines, Director of Zoning, and the Planning and Zoning Board for approval. The information required below, as shown on the plans, and the completed application are true and accurate to the best of my knowledge.

NAME OF APPLICANT DON BOYD

ADDRESS OF APPLICANT 1600 UNIVERSITY DR

SIGNATURE *Don Boyd*

GENERAL INSTRUCTIONS

- 1) Site Development Plans shall be submitted to the Secretary of the Board for distribution to the Board Members at their next regular meeting. The Board will inspect the application for completeness and set a date for a Special Meeting to make its recommendations.
- 2) The applicant shall submit ^{Eight} ~~twenty one~~ (8) copies of all plans and the applications, and a legal description containing total acreage.
- 3) The Site Development Plan shall contain the following information where applicable:
 - a. Name of Development
 - b. Name of Owner
 - c. Intended use of development
 - d. A Site Plan based on exact survey of the property drawn to scale of sufficient size to show:
 - 1) Exact location of all buildings and structures.
 - 2) All means of ingress and egress.
 - 3) All screens and buffers.
 - 4) Refuse collection areas.
 - 5) Natural features such as streams, lakes, or other topographic features.
 - e. Landscaping plan, including types, sizes, quantity, and locations of vegetation and decorative shrubbery, and showing provisions for irrigation and maintenance. Location on the site of all existing trees shall be shown in accordance with the tree ordinance.

- f. Location, size and description of all signs.
- g. The Site Development Plan shall also include the following written data:
 - 1) Total acreage.
 - 2) Total number of dwelling units (with breakdown of hotel rooms, efficiencies, 1 bedroom, 1 bath apartments, etc.)
 - 3) Density count (dwelling units per gross acre of area).
 - 4) Total ground floor coverage of all buildings.
 - 5) Total number of parking spaces.
 - 6) Gross open space, including everything except building coverage. Give acreage and percentage of total development.
 - 7) Vehicular open space (streets and parking area). Give acreage and percentage of total development.
 - 8) Recreational open space (swimming pools, tennis court, etc.). Give acreage and percentage of development.
 - 9) Passive open space (lakes, canals, etc.). Give acreage and percentage of development.
 - 10) Existing adjacent use and zoning.

Exterior and Color Modifications (MSC 2006-01)

YEAR & APPLICATION NUMBER: 2006-01

PROJECT NAME: Boyd's Funeral Home

PLANNING APPLICATION NUMBER: MSC 2006-01

Awning		
Wall Above Awning	SW 2831	Classical Gold
Three Facia Boards	SW 6258	Tricorn Black
Trash Coral	SW 6335	Fire Brick

The Planning and Zoning Board at the December 22, 2005 meeting voted to approve the same color scheme for the location at 8559 Pines Boulevard. In addition, Code Compliance has cited the applicant regarding this application. This application has been reviewed by staff and found to meet code requirements. Staff therefore recommends approval of the application

Vice Chairman Jacob inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following member of the Planning and Zoning Board spoke:

Vice Chairman Jacob

The following member of the public spoke:

Vance Carlton, representing the petitioner

On a motion by Member Pacella, seconded by Member Girello, to approve, as recommended by staff, the Boston Market miscellaneous request (MSC 2005-50), the following vote was recorded:

AYE: Vice Chairman Jacob, Members Girello, Gonzalez, Pacella

NAY: None

Motion Passed

Chairman Rose returned to the dais. Vice Chairman Jacob relinquished the chair to Chairman Rose.

8. **MSC 2006-01, Boyd's Funeral Home**, 6400 Pines Boulevard, façade changes to the buildings entrance, miscellaneous request.

(Secretary's Note: Member Girello stepped away from the dais at this time.)

Sam Engel, architect representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed miscellaneous request.

Assistant Planner Stamm stated Sam Engel, architect for Boyd's Funeral Home, is requesting miscellaneous plan approval for elevation changes to the existing building located at 6400 Pines Boulevard.

The applicant is proposing the following improvements to the site:

- Façade changes to the buildings entrance. A new foyer will be created by modifying the location of the existing entrance doors.
- Installation of horizontal stone moldings on the exterior of the building. The moldings will be 3' 8" above grade.
- Exterior color changes; Melon Ice (Glidden 498) above the moldings and Kenya Coral (Glidden 382) below the moldings.

The proposed improvements will allow this location to appear similar to the location at 1600 North University. The overall footprint of the building will remain unchanged. The new entry doors will be located below existing canopy.

This application has been reviewed by staff and found to meet code requirements. Staff therefore recommends approval of the application.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following member of the Planning and Zoning Board spoke:

Vice Chairman Jacob

The following member of the public spoke:

Sam Engel, architect representing the petitioner

On a motion by Member Pacella, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Boyd's Funeral Home miscellaneous request (MSC 2006-01), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Gonzalez, Pacella

NAY: None

Motion Passed

Member Girello returned to the dais at this time.

ITEMS AT THE REQUEST OF THE BOARD:

9. Discussion and possible action on Uniform Sign Plan update.

It was the consensus of the Planning and Zoning Board to review the current plazas, strip centers and malls to determine a classification system for monument signs. They requested staff to bring sign ordinance from other cities for further review.

ITEMS AT THE REQUEST OF STAFF:

10. Discussion and possible action on April meeting dates.

It was the consensus of the Planning and Zoning Board Members to cancel the April 13, 2006 meeting.

ADJOURN:


Chairman Rose adjourned the meeting at 10:17 p.m.



PLANNING & ZONING BOARD STAFF REPORT

DATE: January 6, 2006

TO: Chairman and Members of the
Planning and Zoning Board

VIA: David H. Frank, 
Administrative Services Director

FROM: Michael D. Stamm Jr.,
Assistant Planner

Project: Boyd's Funeral Home Elevation Change

Project No: MSC 2006-01

Location: 6400 Pines Boulevard

Applicant: Sam Engel, agent

Existing Zoning: B-2A (Planned Business Center)

**Land Use Plan
Designation:** Commercial (C)

Project Summary:

Sam Engel, architect for Boyd's Funeral Home, is requesting miscellaneous plan approval for elevation changes to the existing building located at 6400 Pines Boulevard.

The applicant is proposing the following improvements to the site:

- Façade changes to the buildings entrance. A new foyer will be created by modifying the location of the existing entrance doors.
- Installation of horizontal stone moldings on the exterior of the building. The moldings will be 3' 8" above grade.
- Exterior color changes; Melon Ice (Glidden 498) above the moldings and Kenya Coral (Glidden 382) below the moldings.

The proposed improvements will allow this location to appear similar to the location at 1600 North University. The overall footprint of the building will remain unchanged. The new entry doors will be located below existing canopy.

This application has been reviewed by staff and found to meet code requirements. Staff therefore recommends approval of the application.

Staff Recommendation: Approval.

Enclosures:

Miscellaneous Plan Application
Memo from Zoning Administrator, 1/5/06
Memo from Planning Division, 1/5/06
Memo from Fire Prevention, 1/4/06
Existing Condition Photos



**City of Pembroke Pines
Administrative Services Department
Unified Development Application**

Planning Division,
Building B, Third Floor
10100 Pines Boulevard
Pembroke Pines, FL 33026
Phone: (954) 435-6513
Fax: (954) 435-6546
[Http://www.ppines.com](http://www.ppines.com)

Project Number (Assigned by Staff)

2006-01
MSC ~~2005-01~~

Note: Prior to submission of this application, the owner / applicant must attend a pre-application meeting with planning staff to review the proposed project submittal and processing requirements.

Date of Pre-application meeting: _____

Planner: MICHAEL STAMM

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 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 checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | |

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. Include all fees for application.
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 Friday to be considered for review for the Development Review Committee.

I.

PROJECT INFORMATION:

Project Name: BOYD'S FAMILY FUNERAL HOME

Project Address / Location:

6400 PINES BLVD

Acreeage of Property: 34,817 Building Square Feet: 6,344 A/C
782 GARAGE

Flexibility Zone: _____ Folio Number(s): 5141 14 10 7831

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

Legal Description:

TRACT B, LESS W. 150'

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.

Application	Request	Action	Date	Resolution/ Ordinance #	Conditions of Approval
NA					

II

LAND USE AND ZONING INFORMATION:

EXISTING

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: FUNERAL HOME

Use: FUNERAL HOME

Plat Name: BOULEVARD HTS

Plat Name: BOULEVARD HTS

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING DESIGNATION

ADJACENT LAND USE PLAN DESIGNATION

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

West: _____

III

APPLICANT / OWNER INFORMATION

Owner's Name: ADONIS L. BOYD

Owner's Address: 6901 SW 14 ST. P.R., FL 33022-2013

Owner's Email Address: _____

Owner's Phone: 954-983-6400

Owner's Fax: 954-964-3680

Agent: SAM ENGEL JR - AIA - ARCHITECT

Contact Person: SAM ENGEL JR.

Agent's Address: 4800 S.W. 6A AVE SUITE 04 DAVIE, FL 33314

Agent's Email Address: sengel-qia@att.net

Agent's Phone: 954-791-4810

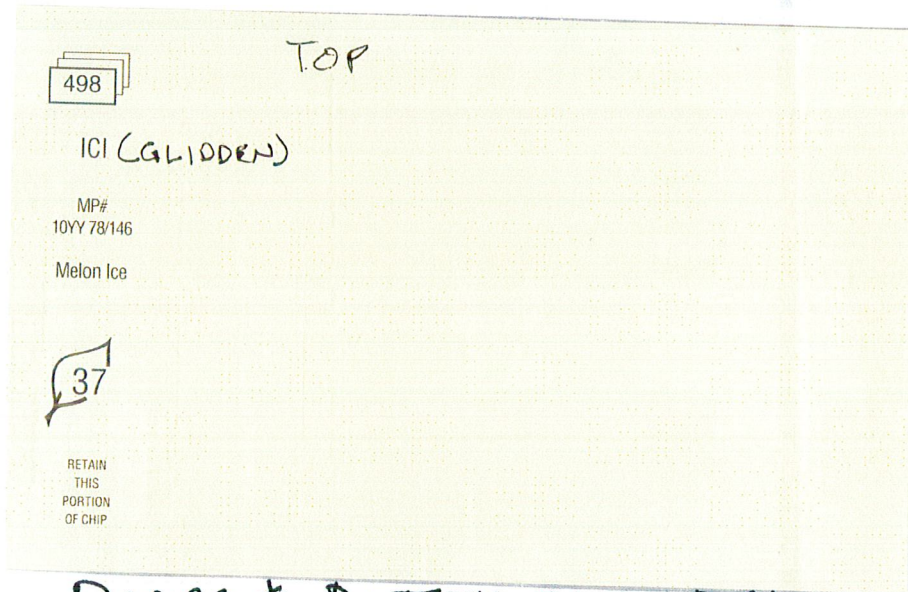
Agent's Fax: 954-791-4811

VI

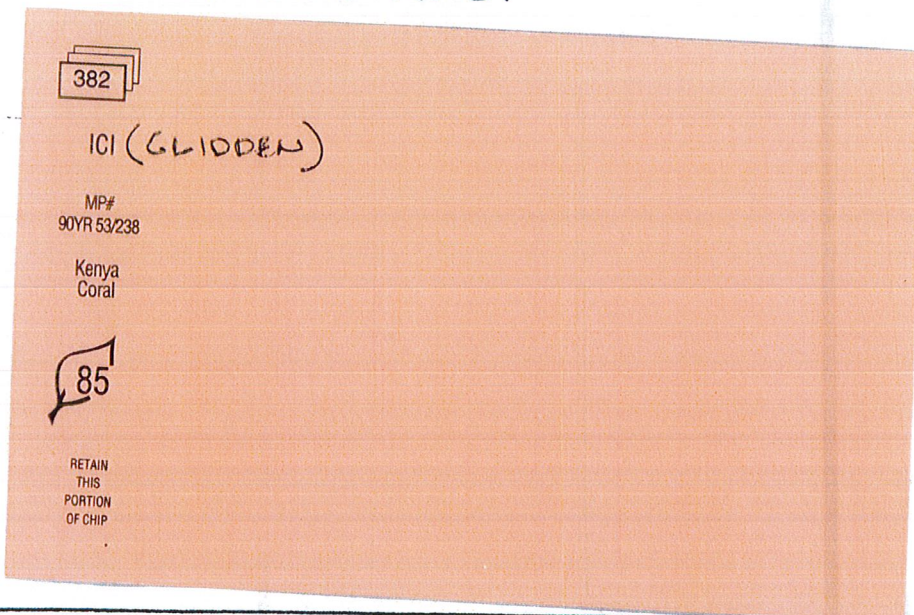
DESCRIPTION OF PROJECT (attach additional pages if necessary)

EXTERIOR FACADE RENOVATIONS INCL.
NEW ENTRY DOORS AND HORIZONTAL
FAUX CORAL STONE MOLDING.
NEW PAINT COLORS:

TOP BAND ABOVE STONE MOLDING



DOORS & BOTTOM BAND BELOW
STONE MOLDING.



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

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 Dec 4, 06 Date

Sworn and Subscribed before me this 4th day of January, 2006



Lori Lei Lee
Commission #DD147065
Expires: Sep 03, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

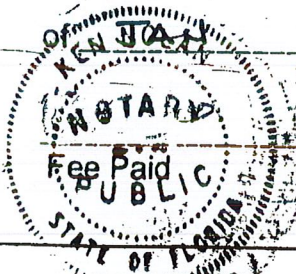
Fee Paid _____ Signature of Notary Public [Signature] My Commission Expires _____

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 1/4/06 Date

Sworn and Subscribed before me this 4 day



2006 _____
[Signature] Signature of Notary Public



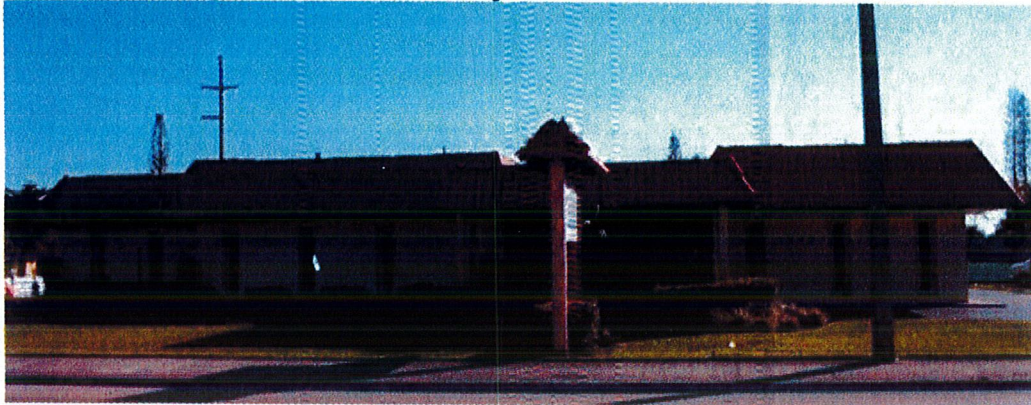
Ken Nolan
My Commission DD339810
Expires July 21, 2008

My Commission Expires _____

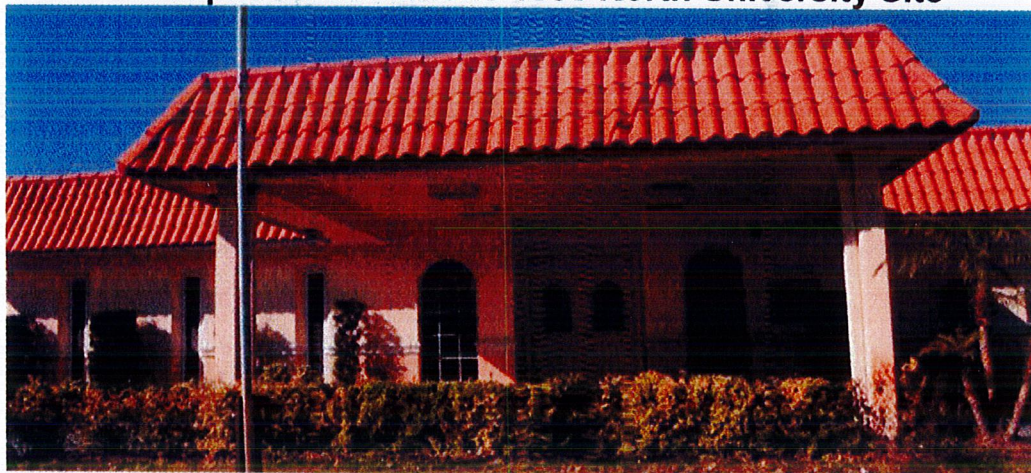
Staff Use Only	
Submittal Date:	_____
Application Accepted by:	_____
Planner(s) Assigned to project:	_____
Application Number:	_____

**Boyd's Family Funeral Home Façade Changes
MSC 2006-01**

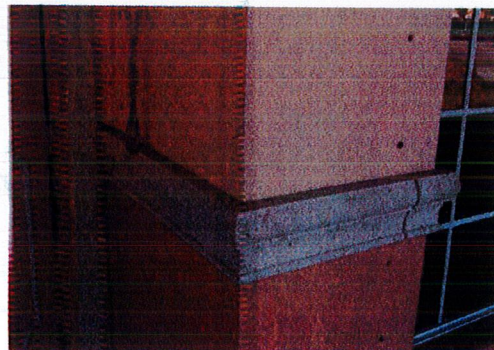
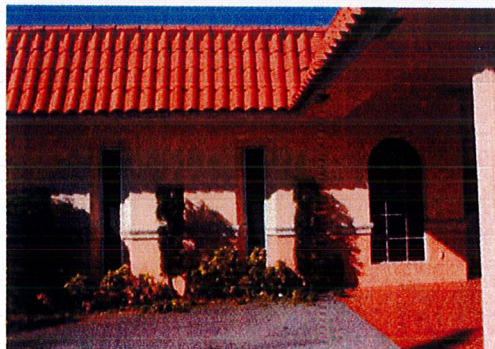
Existing Conditions Subject Site 6400 Pines Boulevard



Proposed Conditions 1600 North University Site



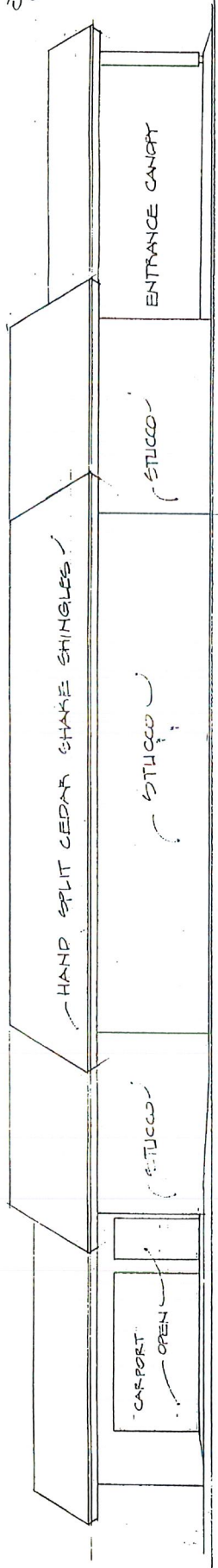
Boyd's Funeral Home 1600 North University





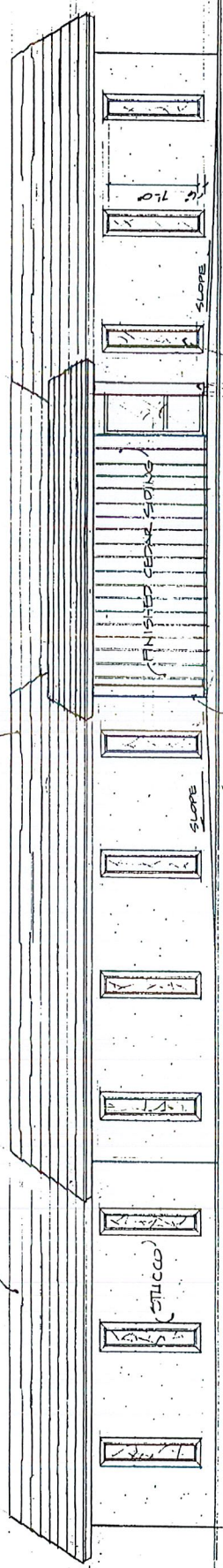
REAR

MSO 2006-01
MSW



LEFT SIDE

HAND SPLIT CEDAR SHAKE SHINGLES CHANGED TO SPANISH 'S' TILE



STAINED PLEXIGLASS
IN ALUM. FRAME "KRINKGLAS"
AND MANUFACTURED BY DIMENSIONAL
PLASTICS CORP. HIALEAH, FLA.

FRONT (EXISTING.)

ELEVATIONS

SCALE:

1/8" = 1'-0"

MEMORANDUM

January 5, 2006

To: Michael Stamm
Assistant Planner

From: Dean A. Piper
Zoning Administrator

Re: MSC 2006-01 (Boyd's Funeral Home Façade Changes)

Zoning has no comments regarding the above Miscellaneous Plan.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 5, 2006
To: MSC 2006-01 file
From: Michael D. Stamm Jr., Assistant Planner
Re: Boyd's Funeral Home Elevation Change

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

Planning has no comments concerning this application.

Recommendations:

N/A

DRC REVIEW FORM

**FIRE PREVENTION BUREAU
FIRE PLANS EXAMINER; BATTALION CHIEF LAURIE BARNES-ZARGO
(954) 435-6532**

**Boyd's Funeral – Elevation change
MSC 2005-51
January 4, 2006
Planner MS**

**ITEMS WHICH DO NOT CONFORM TO THE CITY OF PEMBROKE PINES CODE OF
ORDINANCES OR OTHER GOVERNMENTAL REGULATIONS:**

You have satisfied the Fire Department's concerns regarding the MSC Plan Review.

RECOMMENDATIONS:



CITY OF PEMBROKE PINES

10100 PINES BOULEVARD
PEMBROKE PINES, FL 33026
(954) 435-6500

RECEIPT NUMBER: 201255224

1/05/2006

PAGE 1 OF 1

DESCRIPTION	ACCOUNT NUMBER	AMOUNT PAID
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Miscellaneous Fees	1-341994-9002	200.00
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TOTAL CHARGE: 200.00
 AMOUNT RECEIVED: 200.00
 CHANGE: .00

NOTES: FACADE CHANGES
 KEY FILE # MSC 2006-01
 CHECK: 0000086271
 NAME: BOYD'S FUNERAL HOME

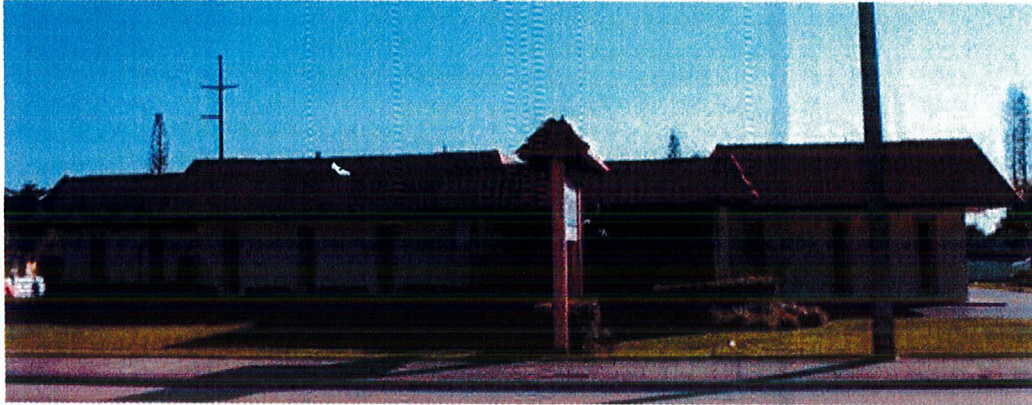
RECEIPT FOR PLANNING DIVISION

NAME: BOYD'S FEDERAL HOME KEY FILE #: MSC 2006-01
FACADE CHANGES

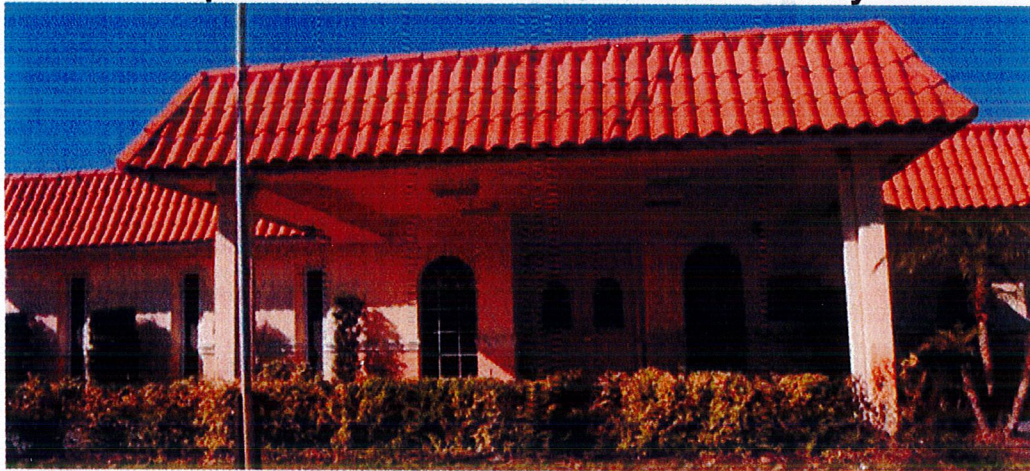
AMOUNT	DESCRIPTION	CASH CODE	ACCT. NUMBER
	Development of Regional Impact (DRI) Fee		1 - 341941 - 9002
	Flexibility Allocation Fee		1 - 341942 - 9002
	Plat Review Fee	37	1 - 341960 - 9002
	Site Plan Review Fee	38	1 - 341980 - 9002
	Sign Plan Review Fee	2	1 - 341976 - 9002
	Land Use Plan Amendment	47	1 - 341940 - 9002
	Municipal Dedication	76	320-366035-7001
	Architectural Review	30	1 - 341920 - 9002
	Rezoning Petition	34	1 - 341992 - 9002
	Board of Adjustment Fee		1 - 341986 - 9002
	Landscaping Permit	1	1 - 322050
	Legal Ads		1 - 515 - 9002 - 49000
	Quasi-Judicial Envelope/Postage		1 - 515 - 9002-41400
	Agenda - Copy	36	1 - 341932
	Temporary Signs		1 - 322077
	Special Exception Fee		1 - 341996
	Broward County Hurricane Mitigation		1 - 337320
	Zoning Exception Fee		1 - 341998 - 9002
<u>200</u>	Miscellaneous Fee		1 - 341994 - 9002

**Boyd's Family Funeral Home Façade Changes
MSC 2006-01**

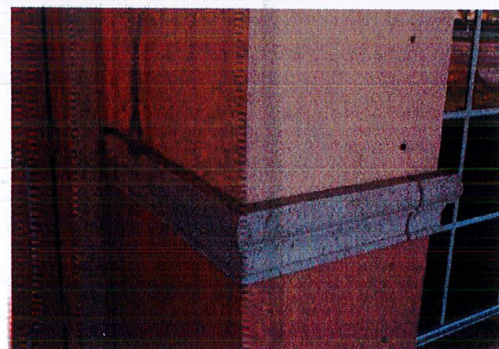
Existing Conditions Subject Site 6400 Pines Boulevard



Proposed Conditions 1600 North University Site



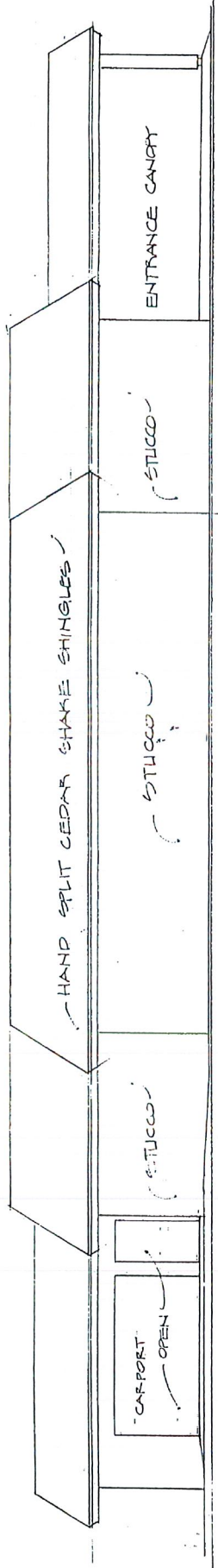
Boyd's Funeral Home 1600 North University



MSC 2026-01

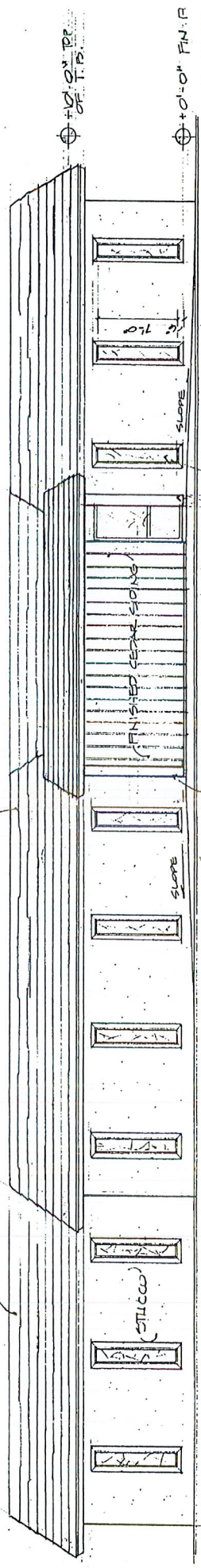


REAR



LEFT SIDE

HAND SPLIT CEDAR SHAKE SHINGLES CHANGED TO SPANISH 'S' TILE



FRONT (EXISTING.)

ELEVATIONS

SCALE:

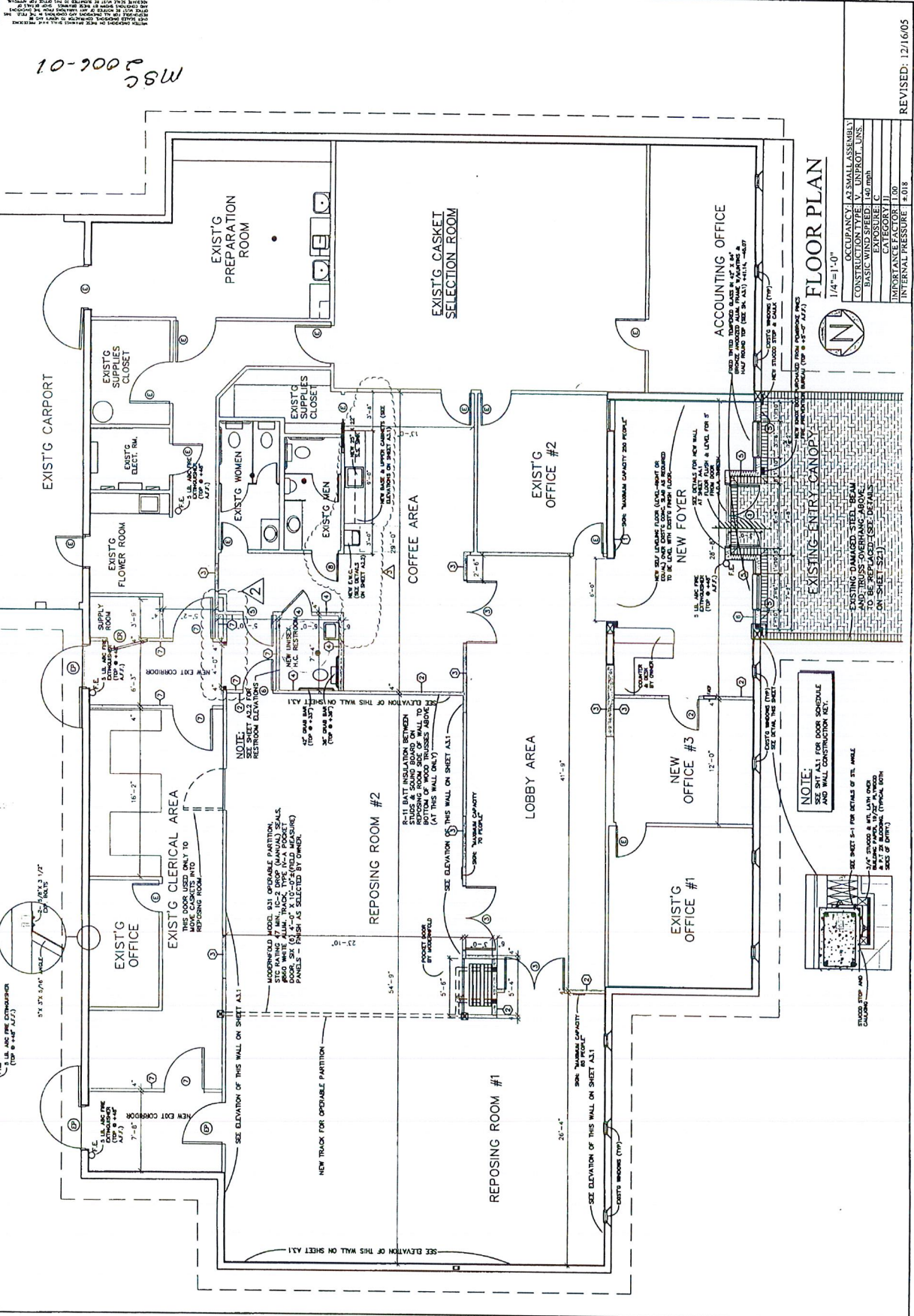
1/8" = 1'-0"

REVISIONS:
 1. 11/15/05 - REVISED TO REFLECT CHANGES TO THE ARCHITECTURAL DRAWINGS AND TO CORRECT THE CONSTRUCTION NOTES.
 2. 11/15/05 - REVISED TO REFLECT CHANGES TO THE ARCHITECTURAL DRAWINGS AND TO CORRECT THE CONSTRUCTION NOTES.
 3. 11/15/05 - REVISED TO REFLECT CHANGES TO THE ARCHITECTURAL DRAWINGS AND TO CORRECT THE CONSTRUCTION NOTES.

BOYD'S FAMILY FUNERAL HOME
 RENOVATIONS TO FUNERAL HOME FOR
 6400 PINES BLVD, PEMBROKE PINES, FLORIDA

DATE: 11/15/05
 DRAWN: S.C.R.N.
 CHECKED: S.E.
 ARCHITECTURE & PLANNING
 4805 W. 42ND AVENUE, SUITE 104 & 105, P.O. BOX 10114
 MIAMI, FLORIDA 33144
 954.791.4110 F 305.954.791.4111 B 305.954.791.4112

SEAL:
 SEAN ENGEL, JR.
 ARCHITECT
 MARK ENGEL
 ARCHITECT
 DATE: 11/15/05
 CONFORM: B-024
 A2.1 3 of 7

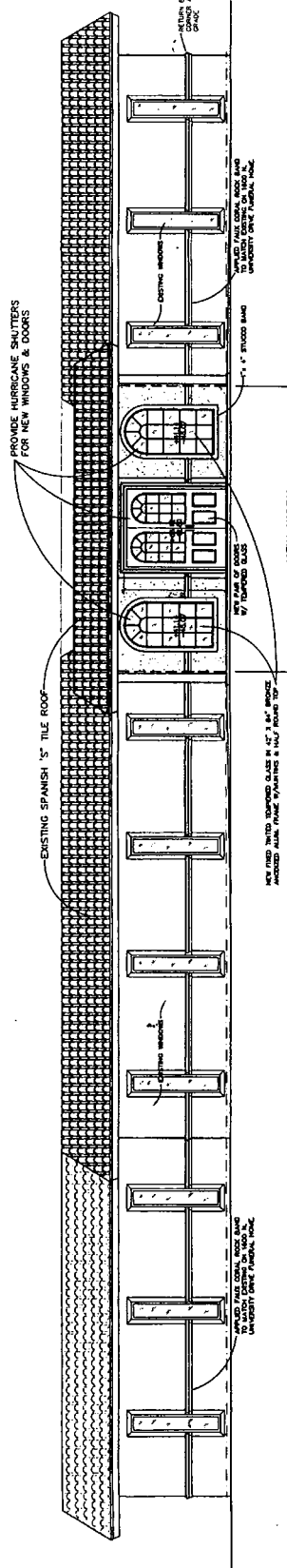


MSC 2006-01

OCCUPANCY: A2 SMALL ASSEMBLY
 CONSTRUCTION TYPE: UNPROT. UNLS
 BASIC WIND SPEED: 140 MPH
 EXPOSURE: C
 CATEGORY: II
 IMPORTANCE FACTOR: 1.00
 INTERNAL PRESSURE: P-018

REVISED: 12/16/05

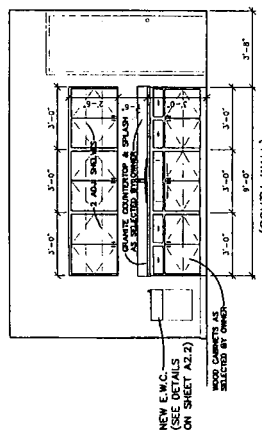
MSD 2026-01



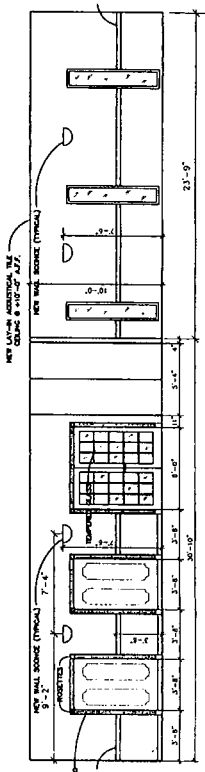
FRONT ELEVATION
 1/4" = 1'-0"

NEW WORK

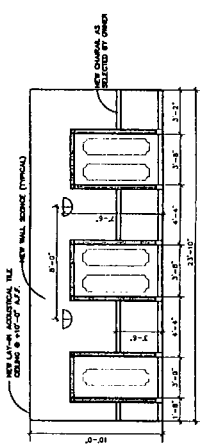
NEW FIBER REINFORCED GLASS IN 12" x 24" BRONZE
 FINISHED ALUM. FRAME (TYPICAL) @ 14'7" ROUND TOP



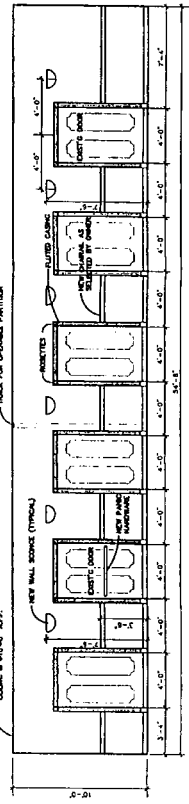
COFFEE AREA CABINET ELEVATIONS
 (SOUTH WALL)
 3/8" = 1'-0"



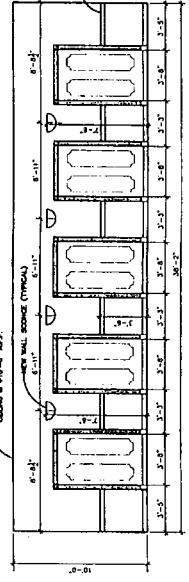
NORTH WALL OF REPOSING ROOMS
 1/4" = 1'-0"



WEST WALL OF REPOSING ROOM #2
 1/4" = 1'-0"



SOUTH WALL OF REPOSING ROOMS
 1/4" = 1'-0"



EAST WALL OF REPOSING ROOMS
 1/4" = 1'-0"