





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

Summary

Agenda Date:	December 11, 2025	Application ID:	MSC 2025-0033
Project:	Saving Grace SDA Church	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Florida Conference Assnof Seventh- Day Adventists	Agent:	Ryan Amos
Location:	7351 Pines Boulevard	Commission District:	1
Existing Zoning:	Community Business (B-2)	Existing Land Use:	Medium (10-16du/ acre) (M)
Reference Applications:	SN 94-04, SN 2014-19		
Applicant Request:	Color modifications and installation of new monument sign for an existing building.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Assistant Director: 		

Project Description / Background

Ryan Amos, agent, is requesting approval for exterior color and replacement of existing monument sign for the Saving Grace Church (formerly Plenitud Funeral Home), located north of Pines Boulevard and west of NW 72nd Avenue.

The existing building was approved and built in the 1990s. In 2014, a Monument Sign was approved through SN 2014-19.

BUILDINGS / STRUCTURES:

The following colors are proposed for the existing building and associated structures:

- Building Main Body: Sherwin Williams 9162 African Grey
- Building accent: Sherwin Williams 7005 Pure White
- Dumpster Enclosure: Sherwin Williams 9162 African Grey

SIGNAGE:

The new monument sign is 7'-0" in height at 16 square feet in sign area, reading "Saving Grace Seventh- Day Adventist Church". The proposed sign will also include a 24-square-foot electronic screen where upcoming events will be displayed. If more than one message is to be displayed, the applicant has provided a letter stating that there will be no glare or flash produced by the sign.

The base of the sign will be painted Sherwin Williams 9162 African Grey and adequately landscaped as required by City code. The monument sign will be placed in the existing location at the property.

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 (11/25/25)
Memo from Planning Division (12/02/25)
Miscellaneous Plan
Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input 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* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

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

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - _____ Application #: _____

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

SECTION 1-PROJECT INFORMATION:Project Name: SAVING GRACE SDA CHURCHProject Address: 7351 Pines Blvd Pembroke Pines, FL 33024

Location / Shopping Center: _____

Acreage of Property: 0.90 Building Square Feet: 4203Flexibility Zone: _____ Folio Number(s): 514115031230

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

Legal Description:

BOULEVARD HEIGHTS SEC 12 54-4 B TR B W 200 LESS POR K/A:PARCEL 12 OF OR 19075/177 FOR RDHas 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: FLORIDA CCNFERENCE ASSNOF SEVENTH-DAY ADVENTISTS

Owner's Address: 351 S STATE ROAD 434, ALTAMONTE SPRINGS, FL. 32714

Owner's Email Address: propertydevelopment@floridaconference.com

Owner's Phone: 407-644-5000 Owner's Fax: _____

Agent: _____

Contact Person: Ryan Amos - Vice President

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ 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: Community Business (B-2)

Land Use / Density: CHURCH

Use: INSTITUTION

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: RES. SINGLE FAMILY(R-1C)

South: AGRICULTUAL

East: COMMUNITY BUSINESS(B-2)

West: RES. MULTIFAMILY(R-MF)

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)

SAVING GRACE CHURCH PROPOSES TO PAINT THE STRUCTURES ON THIS
PROPERTY TO MATCH THE COLORS PROPOSED ON THE ATTACHED DESIGN.
THE STRUCTURES WILL BE SHERWIN WILLIAMS- AFRICAN GREY WITH TRIM
IN THE COLOR SHERWIN WILLIAMS- PURE WHITE (AS PER DESIGN PROVIDED).
THE CHURCH WOULD ALSO LIKE TO REPLACE THE EXISTING FREESTANDING
SIGN WITH A NEW SIGN IN SHERWIN WILLIAMS- AFRICAN GREY TO MATCH
THE BUILDING COLOR. THIS SIGN WILL BE EQUIPPED WITH AN ELECTRONIC
MESSAGE CENTER WITHIN MUNICIPALITY REGULATIONS.

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] 11/20/2025
Signature of Owner Date

Sworn and Subscribed before me this 20 day
of November, 2025

2 Nancy E. Rojas 8/3/26
Fee Paid Signature of Notary Public My Commission Expires



NANCY ESTHER ROJAS
Notary Public
State of Florida
Comm# HH281868
Expires 8/3/2026

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 of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20____

Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Florida Conference Association of Seventh Day Adventists

Authorized Representative: Ryan Amos Vice President

Application Number: _____

Application Request: Miscellaneous Painting / Sign Replacement

I, Ryan Amos Vice President (print Applicant/Authorized Representative name), on behalf of Florida Conference Association of Seventh Day Adventists (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



Signature of Applicant or Applicant's
Authorized Representative

11/20/2025
Date

Ryan Amos Vice President
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 25, 2025
To: MSC 2025-0033
From: Julia Aldridge, Planner / Zoning Technician
Re: Saving Grace Church @ 7351 Pines Boulevard

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

1. Monument sign cannot exceed 24 square feet. Changeable copy can be an additional 50 SF. Provide square footage on plans.
2. Pole signs are prohibited. Provide skirting around base of sign.
3. Base of sign must be adequately landscaped per code section 155.662.
4. Address must be on monument sign. The address can be on the top, base or side of sign.
5. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
6. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
7. Resubmittal must include an itemized response to all comments made by DRC members.
8. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 2 2025
To: MSC 2025-0033
From: Julia Aldridge, Planner / Zoning Technician
Re: Saving Grace Church @ 7351 Pines Boulevard

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

**Saving Grace Church
Pembroke Pines, FL**

Existing roof to remain

Sherwin Williams 7005 Pure White

Sherwin Williams 9162 African Grey

bumpus and associates, inc.

Architecture Interior Design



Saving Grace Church
Pembroke Pines, FL

Existing roof to remain

Sherwin Williams 7005 Pure White

Sherwin Williams 9162 African Grey

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Architecture Interior Design



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Pembroke Pines, FL**

Existing roof to remain

Sherwin Williams 7005 Pure White

Sherwin Williams 9162 African Grey

lunippos and associates, inc.

Architecture Interior Design

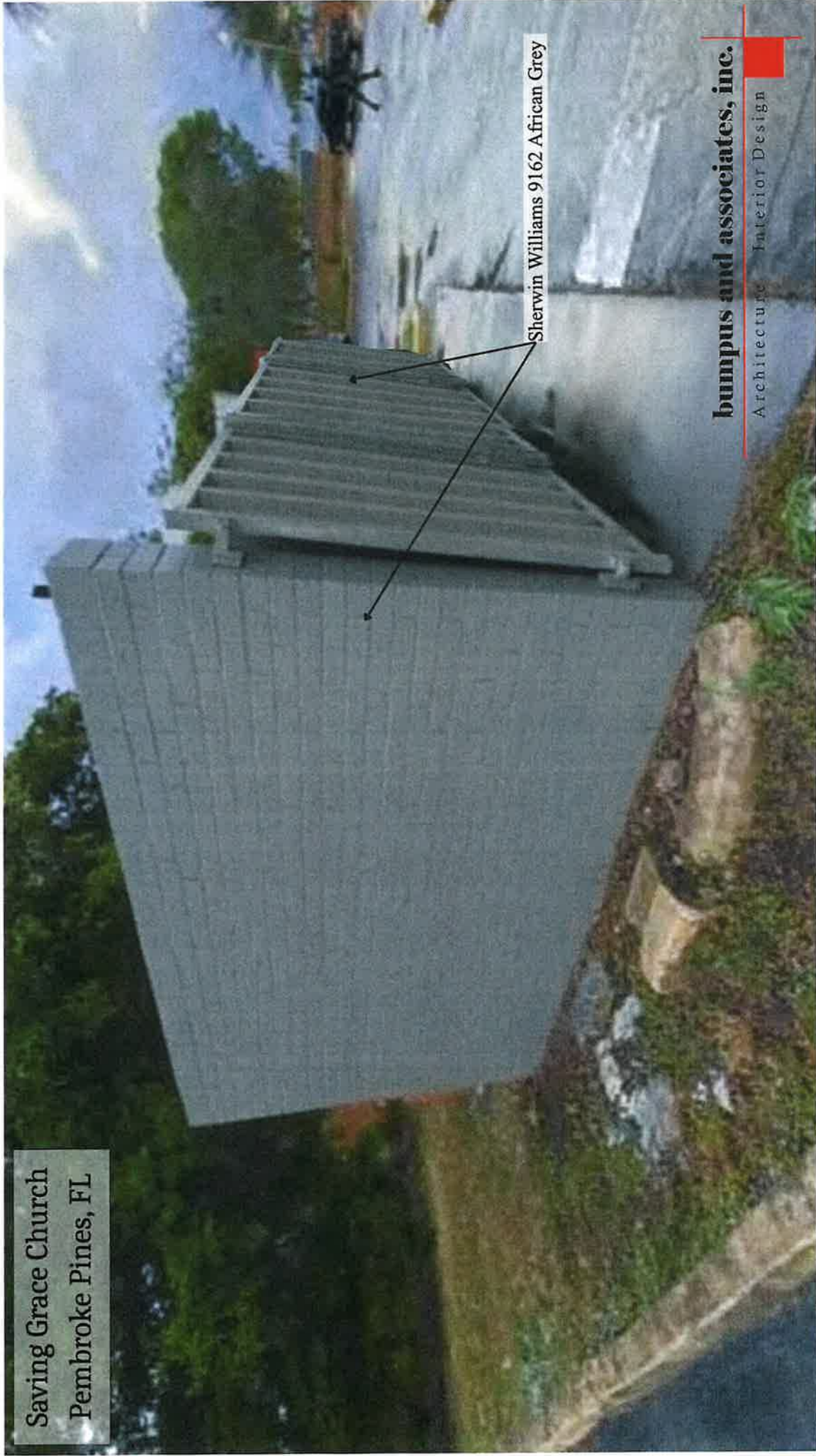


Saving Grace Church
Pembroke Pines, FL

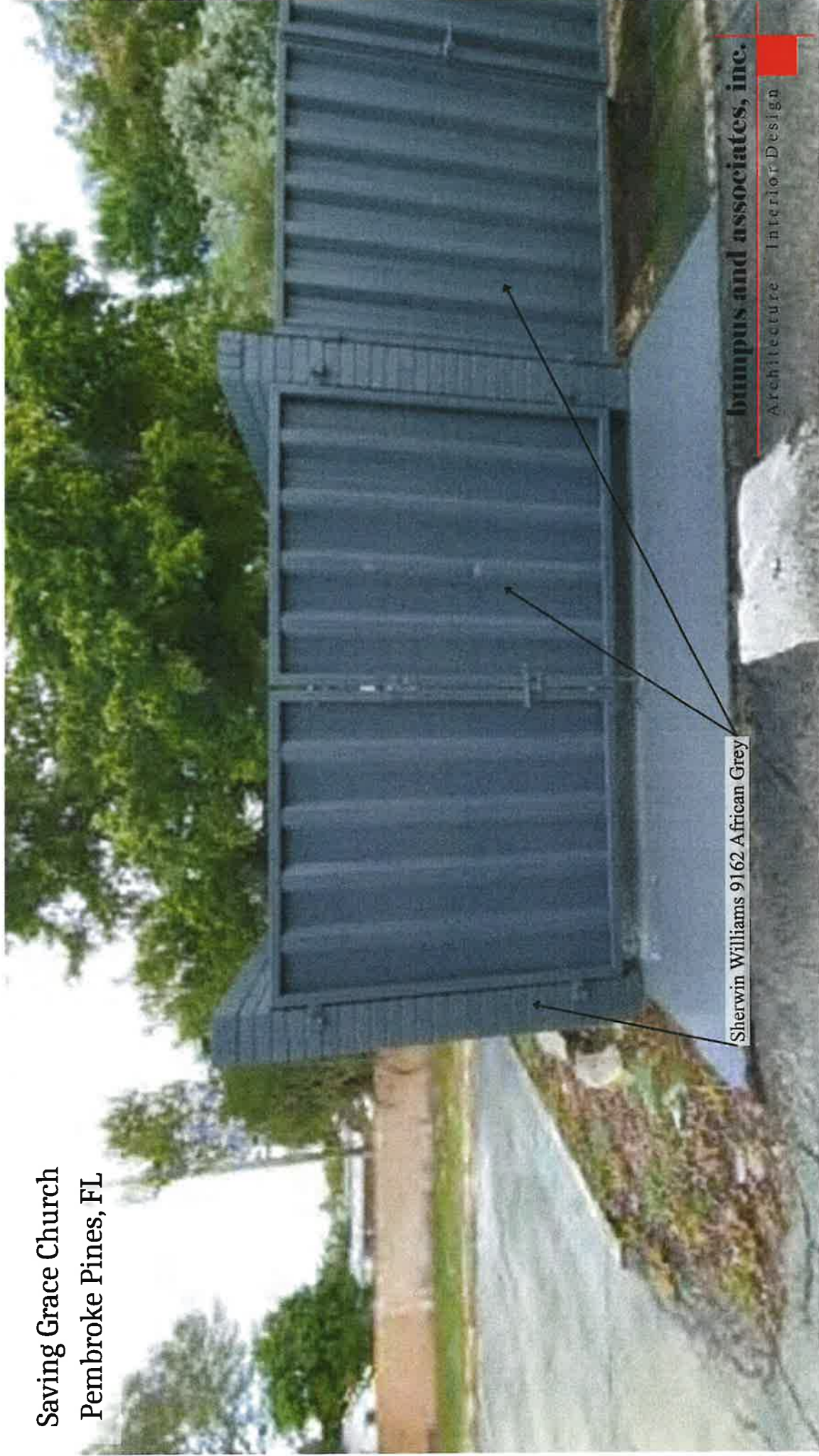
Sherwin Williams 9162 African Grey

bumpus and associates, inc.

Architecture Interior Design



Saving Grace Church
Pembroke Pines, FL



Sherwin Williams 9162 African Grey

brumpus and associates, inc.

Architecture Interior Design

The Alpha 58 Series

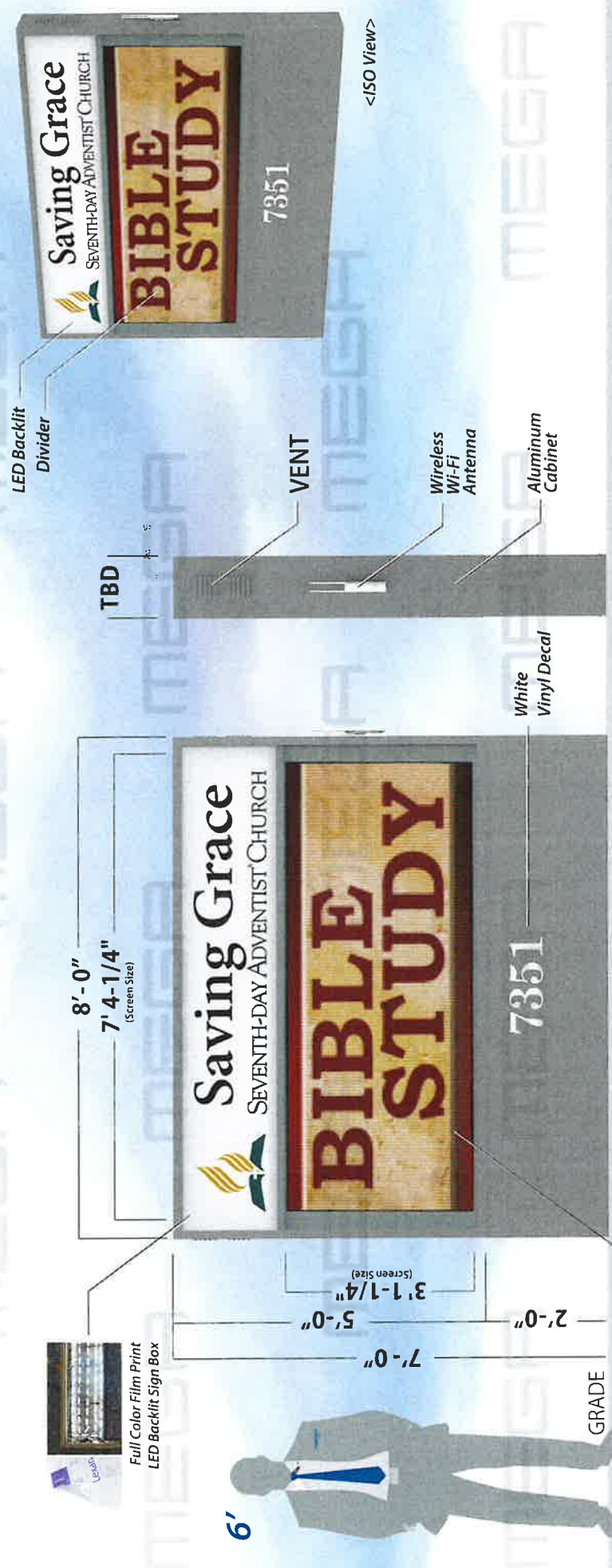
+ FULL COLOR LED MESSAGE BOARD

PRODUCTION RENDERING

ALPHA 58-MP1637-RFC-DF
(7FT OAH)

SCALE: 3/8" = 1'
WHEN PRINTING, SET PAGE SCALING TO "NONE".

<Pedestal Type>
Double Faced



<Left View>

CABINET SURFACE COLOR
*GREY (SHERWIN WILLIAMS 9162- AFRICAN GREY)

NOTE: All Copy is initially checked by MEGA SIGN INC. Final proofreading and corrections are the sole responsibility of the client. Subsequent revision for typographical error will be done at client's expense. Colors depicted here are for representation only. Actual color samples can be obtained from your sales representative upon request. All dimensions are approximate.

<Front View>

16mm Pitch, Full Color DIP type LED
3'-1-3/4" x 7'-4-1/4" Display Dimension
60 x 140 Pixel Dimension
Wifi Wireless, PC Data Input Type
Max. 7 Row Text / Full Color Image / Video Contents Available

AMERICAN MADE
VETERAN OWNED

APPROVED BY



FLORIDA CONFERENCE ASSOCIATION of
Seventh-day Adventists

December 3, 2025

City of Pembroke Pines
Planning and Development Department

RE: 7351 Pines Blvd
Pembroke Pines, FL

To Whom it May Concern:

This letter provides information regarding our request for a sign permit to replace the existing monument sign with a monument sign featuring a changeable digital portion. The sign will be professionally landscaped to meet code requirements (section 155.662).

The digital message will include our church name (Saving Grace Seventh-day Adventist Church) and any upcoming events appropriately and respectfully. It will be properly managed to avoid having flashing messages or fast changes that could potentially distract vehicles on Pines Blvd.

We appreciate your consideration.

Sincerely,

Ryan Amos
Vice President
Florida Conference Association of Seventh-day Adventists



SUBJECT SITE AERIAL PHOTO

Saving Grace Church (MSC2025-0033)

