



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

Summary

Agenda Date:	June 27, 2019	Application ID:	ZV 2019-03 & 04
Project:	Golf Galaxy Signage	Project Number:	PRJ 2019-10
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	PR Pembroke Crossing LLC	Agent:	Corporate Property Services (Craig McDonald)
Location:	11810 Pines Boulevard, Pembroke Pines, 33026		
Existing Zoning:	General Business (B-3) Districts	Existing Land Use:	Commercial
Reference Applications:	N/A		

Variance Summary

Application	Code Section	Required/Allowed	Request
ZV 2019-03	155.324(C)(1)(f)1.	Maximum 48 inch letter height	54 inch letter height
ZV 2019-04	155.324(C)(1)(f)3.	Maximum 120 sq. ft. of signage	311.11 sq. ft. of signage
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustments
Reviewed for the Agenda:	Director: <u></u> Zoning Administrator: <u></u>		

Project Description / Background

Craig McDonald of Corporate Property Services, Inc., acting as agent for the owner, is requesting two (2) sign variances for Golf Galaxy. The first request is for 54 inch high letters for "Golf" instead of the maximum allowed 48 inch high letters and the second request if for a total 311.11 square feet of signage, instead of the allowed maximum 120 square feet of signage at 11810 Pines Boulevard.

Golf Galaxy is going into the vacant space that was previously HH Gregg. On January 6, 2011 HH Gregg received approval of Variances ZV 2010-51, allowing 252 square feet of signage, and ZV 2010-52, allowing 68 inch letters. However, both of these variances were approved conditioned for being HH Gregg only. When HH Gregg vacated this space both variances became null and void.

VARIANCE REQUEST DETAILS:

ZV 2019-03) To allow 54 inch high letters for "Golf" instead of the maximum allowed 48 inch high letters.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers.

The uniform sign plan shall be submitted as both 8.5 inch by 11 inch hard copy and in electronic format. Uniform sign plans shall:

(f) Uniform sign plans shall include the following standards and specifications:

1. Height (sign copy). Sign copy shall have a maximum of 48 inches;

ZV 2019-04) To allow 311.11 square feet of signage instead of the allowed maximum 120 square foot of signage.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers.

The uniform sign plan shall be submitted as both 8.5 inch by 11 inch hard copy and in electronic format. Uniform sign plans shall:

(f) Uniform sign plans shall include the following standards and specifications:

3. Tenants shall be allowed a maximum of 1.5 square feet per lineal foot of leased frontage, or 120 square feet whichever is less;

VARIANCE DETERMINATION

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

1. Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.
2. In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:
 - A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
 - C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
Subject Site Aerial Photo



City of Pembroke Pines

Planning and Economic Development Department

Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.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: Dean Project #: PRJ 20 19 - 10 Application #: ZV 2019-03404
Date Submitted: 05/23/19 Posted Signs Required: (2) Fees: \$ 4,420

SECTION 1-PROJECT INFORMATION:Project Name: Golf Galaxy @ Pembroke CrossingProject Address: 11810 Pines Blvd.Location / Shopping Center: Pembroke CrossingAcreage of Property: _____ Building Square Feet: 280,753 (31,553 sf for Golf Galaxy)Flexibility Zone: _____ Folio Number(s): 5140 13 16 0010Plat Name: Nasher Plat 159-42 B Traffic Analysis Zone (TAZ): _____

Legal Description:

NASHER PLAT 159-42 B PARCEL A K/A:TRACT 1 LESS OUTPARCEL 1 & OUTPARCEL 2
DESC IN OR 26402/474Has 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
5-17-19	2019-11	Misc. Site Plan			

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: PR Pembroke Crossing LLC C/O UCR Asset Services

Owner's Address: 8080 Park LN #800 Dallas, TX 75231

Owner's Email Address: Jay@CorporatePropertyServices.Net

Owner's Phone: 954-426-5144 Owner's Fax: 954-570-3391

Agent: Corporate Property Services, Inc.

Contact Person: Craig McDonald or Jay Boswell

Agent's Address: 1239 E Newport Center Dr. Suite 113

Agent's Email Address: Jay@CorporatePropertyServices.Net

Agent's Phone: 954-295-1764 Agent's Fax: 954-570-3391

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

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: 2019-11

Code Section: 155.324(c)(1)(f)3. ; 155.324(c)(1)(f)1.

Required: Maximum square footage for sign 120 SF ; Maximum letter height 48"

Request: 311.11 SF for sign ; 54" letter height for "GOLF".

Details of Variance, Zoning Appeal, Interpretation Request:

Golf Galaxy is proposing a new "GOLF GALAXY" tenant sign to be located on the front/main entrance facade. This proposal includes two separate variance requests for your consideration: First is for the square footage, which is approximately 311.11 SF ; The second variance request is for the 54" letter height of the word "GOLF". As proposed, the size, color, and overall format of this sign is consistent with the nationally recognized and trademarked GOLF GALAXY name and logo. Furthermore, the previous tenant (HH GREGG) applied for, and was granted approval for, a 252 SF tenant sign with their maximum letter height being 68". The proposed GOLF GALAXY sign will be consistent in size, letter height, and location with the previous HH GREGG tenant sign variances approved by way of ZV 2010-51 and ZV 2010-52.

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)

Golf Galaxy is proposing a minor color change to the front (North) Facade which includes the implementation of SW-7023 REQUISITE GRAY and SW-6510 LOYAL BLUE to better match the Golf Galaxy brand. Also proposed is new tenant signage including new illuminated channel letters which will read "GOLF GALAXY" above the storefront on front (North) Facade. Existing bollards (x15) along North side of building are proposed to be covered with blue sleeves to match the proposed SW-6510 LOYAL BLUE. Lastly, we are proposing the replacement of existing sconce light fixtures along front (North) facade.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

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


Signature of Owner

Date



Sworn and Subscribed before me this 23rd day

of May, 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.

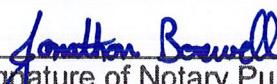

Signature of Agent

5-23-19
Date

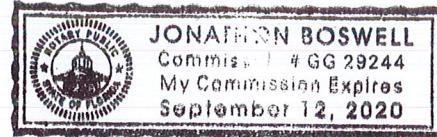
Sworn and Subscribed before me this 23rd day

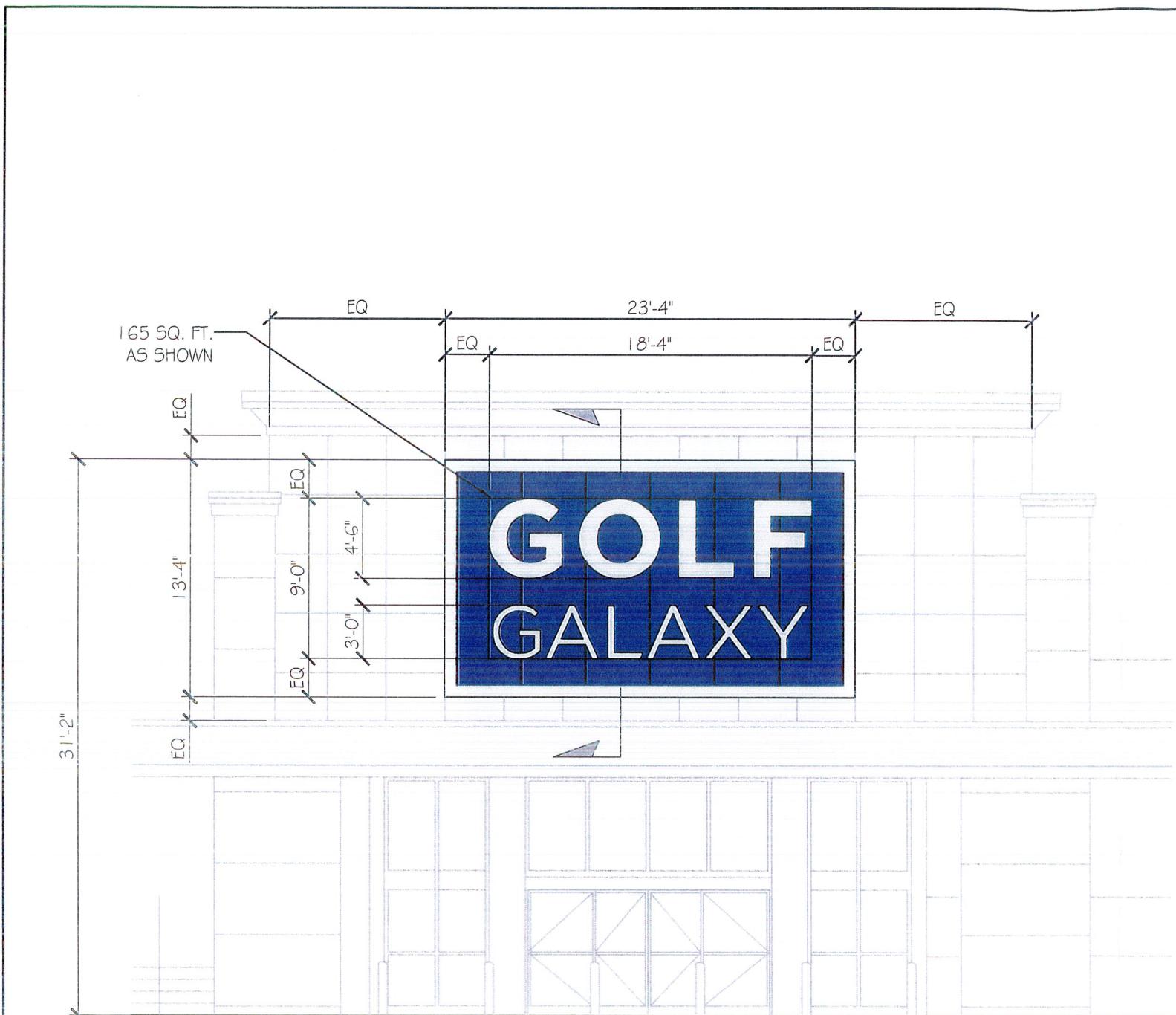
of May, 2019

Fee Paid


Signature of Notary Public

My Commission Expires

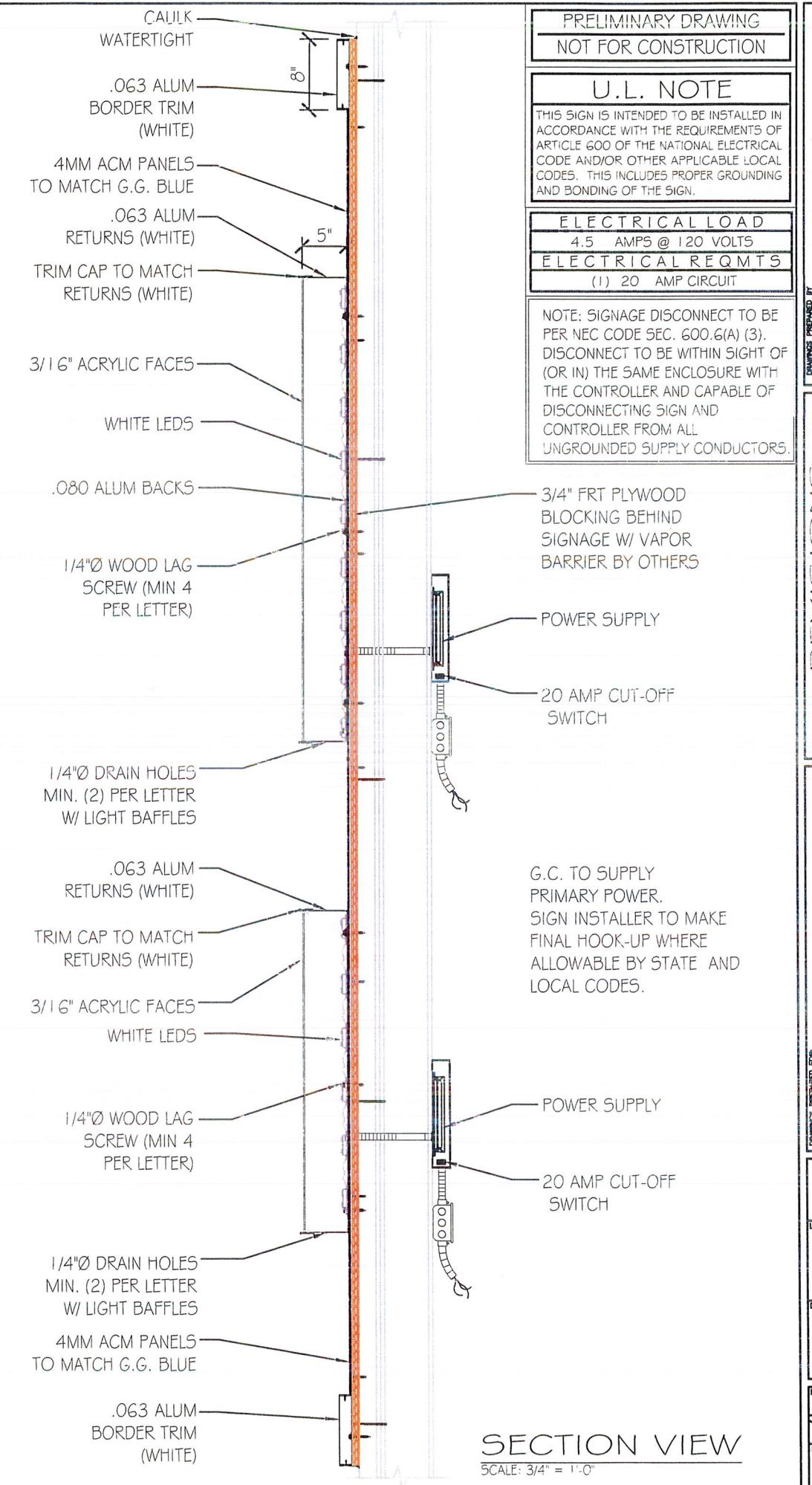




PARTIAL ENTRANCE ELEV.

SCALE: 1/8" = 1'-0"

SEE DWG. -2.0 FOR PLYWOOD BLOCKING LAYOUT
 SEE DWG. -2.1 FOR MOUNTING CHANNEL LAYOUT
 SEE DWG. -2.2 FOR PANEL & TRIM LAYOUT



SECTION VIEW
 SCALE: 3/4" = 1'-0"

PRELIMINARY DRAWING NOT FOR CONSTRUCTION	
U.L. NOTE	
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	
ELECTRICAL LOAD 4.5 AMPS @ 120 VOLTS	
ELECTRICAL REQMTS (1) 20 AMP CIRCUIT	
NOTE: SIGNAGE DISCONNECT TO BE PER NEC CODE SEC. 600.6(A) (3). DISCONNECT TO BE WITHIN SIGHT OF (OR IN) THE SAME ENCLOSURE WITH THE CONTROLLER AND CAPABLE OF DISCONNECTING SIGN AND CONTROLLER FROM ALL UNGROUNDED SUPPLY CONDUCTORS.	
DRAWINGS PREPARED BY ImageOne INDUSTRIES	
677 Duncans Ferry Road 9785, Camino Rio Drive Bensalem, PA 19020 Goodyear, AZ 85338 (215) 826-0880 (215) 626-0514 www.imageone.com	
DRAWINGS PREPARED BY ImageOne INDUSTRIES	
REV	DATE
DESCRIPTION	
REV	DATE
GOLF GALAXY	
DRAWINGS PREPARED BY ImageOne INDUSTRIES	
LOCATION: STORE # 3124 PEMBROKE CROSSING 11810 PINES BLVD. PEMBROKE PINES, FL 33026	
DRAWING TITLE: BUILDING ELEVATION AND SIGN LOCATION	
DRAWN BY: MPG DATE: 04.22.19	
JOB #: 67-900 SCALE: AS NOTED	
DRAWING NUMBER: 67900-1.0	

Subject Site Aerial Photo

Application ID: ZV 2019-03 & 04
Pembroke Crossing: 11810 Pines Boulevard

