



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

Summary

Agenda Date:	December 9, 2021	Application ID:	MSC 2021-26
Project:	Century Center Signage	Project Number:	N/A
Project Planner	Cole Williams, Planner / Zoning Technician		
Owner:	CV Pines Medical LLC	Agent:	Johnston Group Development
Location:	South of Pines Boulevard, between Southwest 136 Avenue and Southwest 145 Avenue.		
Existing Zoning:	B-3 General Business		
Existing Land Use:	Commercial Converted from Residential Utilizing Flexibility Rule		
Reference Applications:	SP2016-24, ZV 2009-09A, ZV 2009-09B, SP 2009-05, ZC 97-5		
Applicant Request:	Installation of wall and ground signage.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Johnston Group, agent, is requesting approval of wall and ground signage for the Century Center site generally located South of Pines Boulevard, between Southwest 136 Avenue and Southwest 145 Avenue.

In 2009, City Commission approved SP 2009-05 which consisted of two office buildings. The site was never constructed, but the site plan approval remained active through Executive Orders filed with the City. In 2019, a site plan amendment (SP 2016-24) modifying the previous approved buildings associated lighting, parking, and traffic circulation was approved for the site. No signage was proposed as part of SP 2016-24. The project is currently under construction.

SIGNAGE:

City Code allows each building on site a total of 120 square feet of signage consisting of both ground and wall signage. The following signs are proposed:

- Building One (114.92 square feet total)
 - One, 52.6 square foot internally illuminated channel letter sign located on the east elevation reading, "Las Mercedes Medical Centers" in blue copy.
 - One, 21.7 square foot internally illuminated channel letter sign located on the south elevation reading, "Las Mercedes Medical Centers" in blue copy.
 - One, 23.9 square foot internally illuminated monument sign reading, "Las Mercedes Medical Centers" in blue push thru copy. The monument sign shall be painted SW 7005 (Pure White).
- Building Two (102.78 square feet total)
 - One, 40.72 square foot internally illuminated channel letter sign located on the west elevation reading, "Las Mercedes Medical Centers" in blue copy.
 - One, 35 square foot internally illuminated channel letter sign located on the south elevation reading, "Las Mercedes Medical Centers" in blue copy.
 - One, 23.9 square foot internally illuminated monument sign reading, "Las Mercedes Medical Centers" in blue push thru copy. The monument sign shall be painted SW 7005 (Pure White).

Cocoplum shall be planted around the base of both monument signs.

Staff recommendation: Approval

Enclosed:

- Site Plan Application
- Memo from Planning Division (11/22/21)
- Memo from Zoning Administrator (9/20/21)
- Memo from Planning Division (9/14/21)
- Memo from Zoning Administrator (9/14/21)
- Memo from Landscape Planner (9/8/21)
- Memo from Zoning Administrator (8/25/21)
- Memo from Engineering Division (8/24/21)
- Memo from Landscape Planner (8/24/21)

Memo from Planning Division (8/18/21)
Memo from Fire Prevention (8/18/21)
Site Plan
Subject Site Aerial Photo



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

Planning and Economic Development
Building -B, Third Floor
10100 Pines Boulevard
Pembroke Pines, FL 33026
Phone: (954) 435-6513
Fax: (954) 435-6546
<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.

Received

Pre Application Meeting Date: _____

AUG 17 2021

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

Planning & Economic Development

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: Cole

Project Number: MS 2021-26

Date Submitted: 08/17/2021

Posted Signs Required: n/a

Fees: \$ 1,040

SECTION 1-PROJECT INFORMATION:Project Name: Century Center/Cenvill Professional Office BuildingsProject Address: SW 136 AVE PEMBROKE PINES FL 33027Location / Shopping Center: Between SW 136th and SW 145th Street, south of Pines BlvdAcreage of Property: 2.75 ac Building Square Feet: 26,223 SFFlexibility Zone: _____ Folio Number(s): 514014020168Plat Name: FLAMINGO WEST Traffic Analysis Zone (TAZ): _____

Legal Description:

FLAMINGO WEST 78-36 B POR TR P DESC'D AS: BEG NE COR OF TR P, S80.03, W 251.03, NWLY 208.35, NWLY 192.32, W 316.81, SWLY 595.54, NELY 133.24,N 86.10, E 1515.60 TO POB

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
12/09/09	SP 200905	Site plan	Approved	N/A	None
08/06/09	ZV 200909 A & B	Side yard variance	Approved	N/A	None
11/14/19	SP 2016-24	Site Plan Amendment	Approved	2019-01	Subject to installation of fencing/walls (completed)

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: CV PINES MEDICAL LLC

Owner's Address: 1601 FORUM PL, STE 500 WEST PALM BEACH, FL 33401

Owner's Email Address: _____

Owner's Phone: _____ Owner's Fax: _____

Agent: Johnston Group Development

Contact Person: Liz Levesque

Agent's Address: 224 Chimney Corner Lane, Suite 3032 33458

Agent's Email Address: liz@johnstongroupinc.com

Agent's Phone: 561-691-4552 Agent's Fax: 561-691-4553

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-3

Land Use / Density: IRR

Use: Medical office

Plat Name: FLAMINGO WEST

Plat Restrictive Note: _____

ADJACENT ZONING

North: B-3

South: R-4

East: R-4

West: A-1/B-2

PROPOSED

Zoning: B-3

Land Use / Density: IRR

Use: Medical Office

Plat Name: FLamingo West

Plat Restrictive Note: _____

ADJACENT LAND USE PLAN

North: C

South: IRR

East: IRR

West: C/IRR

-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: N/A

Code Section: N/A

Required: N/A

Request: N/A

Details of Variance, Zoning Appeal, Interpretation Request:

N/A

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☒ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

This is a request to create a sign plan for Century Place Century Center/Cenvill Professional Office Buildings.

Professional Office Buildings.

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.

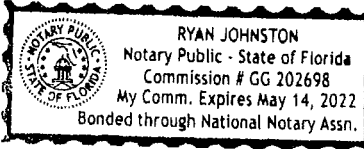
Mel J. Long 7-19-2021
Signature of Owner Date

Sworn and Subscribed before me this 19th day
of JULY, 20 21

Ryan Johnston
Signature of Notary Public

Fee Paid

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.

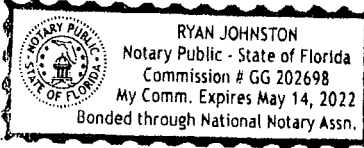
GP L 7/19/21
Signature of Agent Date

Sworn and Subscribed before me this 19th day
of JULY, 20 21

Ryan Johnston
Signature of Notary Public

Fee Paid

My Commission Expires



PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 22, 2021
To: MSC 2021-26 file
From: Cole Williams, Planner / Zoning Technician
Re: Century Center signage

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

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

MEMORANDUM

September 20, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-26 (Century Center Signs)

All of my comments regarding the above Miscellaneous Plan have been satisfied.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 14, 2021
To: MSC 2021-26 file
From: Cole Williams, Planner / Zoning Technician
Re: Century Center signage

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

- ~~1. As a freestanding the uniform sign plan is not required.~~
2. Clarify the proposed colors for the monument sign. Please also provide paint chips for the sign. **Colors are needs to the entire sign not just the sign panel.**
- ~~3. Clarify the type of landscaping around the monument signs and that it is a minimum 24" with a 12" spread.~~
4. Clarify the size of the monument sign copy. The rendering and detail provide is inconsistent. **The square footage of the monument sign cannot exceed 24 square feet. The square footage is the entire panel, not just an outline around the copy.**
- ~~5. The monument sign must be either pan formed or routed lettering.~~
- ~~6. Clarify the sign type for the wall mounted sign. If utilizing a panel the sign must be either pan formed or routed.~~
7. On building two the primary façade is the west elevation, therefore the sign on the secondary façade (south elevation) cannot exceed the size of the sign on the primary. **The square footage for the building two south elevation sign on sheet A-5 needs to be update to reflect the new dimensions.**
8. Further comments may apply
9. Contact me prior to resubmittal 954-392-2100.

MEMORANDUM

September 14, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-26 (Century Center Signs)

The following are my remaining comments regarding the above Miscellaneous Plan:

- ~~1. These buildings are considered freestanding and do not require a Uniform Sign Plan. Please remove this document from submittal package.~~
2. West side of Building #2 is primary façade so larger sign must be on this elevation.
Corrected on elevations, but on Sheet A5 square footage of Bldg. 2 South Elevation still shows 42 sq. ft., not corrected 35 sq. ft.
- ~~3. Sign details on Sheet A1 show signs with rectangle backing panels. Show this same look on Building Elevations.~~
- ~~4. Confirm illumination of letters. Are these individual illuminated channel letters attached to a backer panel? Is this a "box" sign with routed out letters? Provide details.~~
- ~~5. Provide details of illumination of monument signs. Must be "3D" type of lettering.~~
- ~~6. Provide setbacks from front property lines to monument signs. Typically must be a minimum 10' for Engineering.~~
7. Perspective of building and monument sign shows sign panel on monument sign as large square, but detail only shows panel as a rectangle around letters. Make all drawings/details consistent.
Corrected, however, square footage of colored panel on monument signs exceed allowed square footage of 24 sq. ft.

Please contact me with any questions.

September 8, 2021

To: Cole Williams
Planner & Zoning Specialist

From: Christian Zamora
Planner/ Zoning Specialist

Re: (MSC 2021-26) Clinica Las Mercedes (Aka - Century Center Professional Offices)

DRC: 2

The City of Pembroke Pines Planning Division has conducted a landscape review on the plans provided for Retail/ Grocer Tenant. For Final Landscape Approval, will need signed and sealed plans.

Landscape comments have been satisfied as per comment response sheet (9/3/2021) by Johnston Group. (Sheet A-6, SP-2, SP-3, LP-1, LP-2)

Plant diversification is important for the project, so it can sustain a healthy and vigorous landscape. It is also required by City Code to utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

CHRISTIAN ZAMORA
Planner/ Zoning Specialist, Planning and Economic Development Department
954.392.2100 (Office) • czamora@ppines.com

MEMORANDUM

August 25, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-26 (Century Center Signs)

The following are my comments regarding the above Miscellaneous Plan:

1. These buildings are considered freestanding and do not require a Uniform Sign Plan. Please remove this document from submittal package.
2. West side of Building #2 is primary façade so larger sign must be on this elevation.
3. Sign details on Sheet A1 show signs with rectangle backing panels. Show this same look on Building Elevations.
4. Confirm illumination of letters. Are these individual illuminated channel letters attached to a backer panel? Is this a “box” sign with routed out letters? Provide details.
5. Provide details of illumination of monument signs. Must be “3D” type of lettering.
6. Provide setbacks from front property lines to monument signs. Typically must be a minimum 10’ for Engineering.
7. Perspective of building and monument sign shows sign panel on monument sign as large square, but detail only shows panel as a rectangle around letters. Make all drawings/details consistent.

Please contact me with any questions.

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

DRC REVIEW FORM



August 24, 2021

**PROJECT: *CENTURY CENTER SIGNS*
CITY REFERENCE NUMBER: *MSC 2021-26***

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

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

RECOMMENDATION:

The Environmental Services/Engineering Division takes no exception to the above referenced project and the proposed Signs project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Permit is required for construction of the proposed Monument Signs. Submittal of appropriate signed and sealed plans/details and Engineering Permit application will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for approval for Engineering Permit. A separate permit submittal to the Environmental Services/Engineering Division will be necessary, in addition to the submittal to the Building Department for any permits required to be processed through the Building Department associated with the Monument Signs.

August 24, 2021

To: Cole Williams
Planner & Zoning Specialist

From: Christian Zamora
Planner/ Zoning Specialist

Re: (MSC 2021-26) Clinica Las Mercedes (Aka - Century Center Professional Offices)

DRC: 1

The City of Pembroke Pines Planning Division has conducted a landscape review on the plans provided for the property. For Final Landscape Approval, will need signed and sealed plans.

The following items need to be addressed prior to this project being found in compliance:

1. Proposed sign requires incorporation of landscape base around the sign.
 - The base of all ground signs must be adequately landscaped. Need to show, incorporate in design.
 - (a) Landscape area must consist of 2 layers of shrubs, groundcover, annual or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement, please provide. (City Code 155.652)
2. Need to show proposed design, so further review can be done
3. Irrigation check will take place at the time of installation. Please make sure all irrigation is working. If not existing, a building permit may be required, call Sherrell Jones-Ruff in Building to confirm requirements. (954) 628-3725 or check the Building Department page @ <https://www.ppines.com/164/Building-Department>

Plant diversification is important for the project, so it can sustain a healthy and vigorous landscape. It is also required by City Code to utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

CHRISTIAN ZAMORA
Planner/ Zoning Specialist, Planning and Economic Development Department
954.392.2100 (Office) • czamora@ppines.com

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 18, 2021
To: MSC 2021-26 file
From: Cole Williams, Planner / Zoning Technician
Re: Century Center signage

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

1. As a freestanding the uniform sign plan is not required.
2. Clarify the proposed colors for the monument sign. Please also provide paint chips for the sign.
3. Clarify the type of landscaping around the monument signs and that it is a minimum 24" with a 12" spread.
4. Clarify the size of the monument sign copy. The rendering and detail provide is inconsistent.
5. The monument sign must be either pan formed or routed lettering.
6. Clarify the sign type for the wall mounted sign. If utilizing a panel the sign must be either pan formed or routed.
7. On building two the primary façade is the west elevation, therefore the sign on the secondary façade (south elevation) cannot exceed the size of the sign on the primary.
8. Further comments may apply
9. Contact me prior to resubmittal 954-392-2100.

DRC REVIEW FORM

**PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU**

FIRE PLANS EXAMINER BY: Brian Nettina Assistant Fire Marshal
(954) 499-9557 bnettina@ppines.com

PROJECT NAME: Century Center

REFERENCE #: MSC 2021 - 26

DATE REVIEWED: 08/18/2021

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

SUBJECT SITE AERIAL PHOTO

Century Center Signage (MSC 2021-26)

