



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

Summary

Agenda Date:	January 26, 2023	Application ID:	MSC 2022-0006
Project:	Nakia Ingraham Funeral Home	Project Number:	N/A
Project Planner:	Juliana Salazar Rosario, Planner / Zoning Technician		
Owner:	NI Real Estate Holdings LLC	Agent:	Crispin Walsh – Design 2 Form
Location:	6691 PEMBROKE RD		
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	SN 2017-01, SN 2016-03, SP 2006-19		
Applicant Request:	Paint change, canopy change, and a walkway connection between existing buildings		
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

Crispin Walsh, agent, is requesting approval of paint change, canopy change, and the addition of a walkway connection between the existing buildings of Nakia Ingraham Funeral Home located at 6691 Pembroke Road.

The building located on the northeast corner of the property was built in the late 1970's and is original to the site. The secondary building located on the west of the property was approved in 2006 through SP 2006-19 as an addition to the East Pines Center shopping plaza.

In 2013 Nakia Ingraham Funeral Home purchased 6691 Pembroke Road (east building) and started operating their funeral home business. In 2014 they purchased 6691 Pembroke Road (west building) from East Pines Center owners to expand their operations for funeral services and have their office operations remain at 6691 Pembroke Road. At that time, the two buildings were on separate, legal, parcels. In 2021 the two parcels were joined with a Unity of Title to create the current single parcel with two buildings.

Recent modifications to the site include the following:

- SN 2016-03 (addition of monument sign)
- SN 2017-01 (addition of two channel letter building signs)

BUILDINGS / STRUCTURES:

The applicant proposes the following colors for the existing buildings:

- Main body color: Roman Column (SW 7562)
- Trim color: White Snow (SW 9541)
- Steel Doors & Frames: Black Magic (SW 6991)
- Accent columns: Rock Ridge reclaimed brick veneer

An awning will be added to the main arch steel frame at the main entrance, located facing north on Pembroke Road, as well as, to the connection between the existing buildings. The existing 25 awnings located around the perimeter of the building will be painted black to match the proposed ones.

A 3 foot tall wire mesh railing painted black to match the awnings will connect the two buildings through a covered walkway.

The buildings and 25 awnings have been painted without approval. The covered walkway and mesh railing have not been installed at this time, as well as the installation of the awning on the arch of the main entrance has not yet been installed.

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

Enclosed:

Miscellaneous Plan Application
Memo from Zoning Administrator, (12/08/2022)
Memo from Planning Division, (12/08/2022)
Memo from Zoning Administrator, (6/21/2022)
Memo from Fire Prevention, (6/14/2022)
Memo from Planning Division, (6/8/2022)
Miscellaneous Plan
Site Aerials



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

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

SECTION 1-PROJECT INFORMATION:Project Name: Nakia Ingraham Funeral Home Facade ImprovementsProject Address: 6691 & 6701 Pembroke Rd. Pembroke Pines, FL 33023

Location / Shopping Center: _____

Acreage of Property: 36,092 SQ FT

Building Square Feet: _____

Flexibility Zone: _____

Folio Number(s): 5141-23-17-0070

Plat Name: _____

Traffic Analysis Zone (TAZ): _____

Legal Description:

HOLLYWOOD PINES #2 AMEND 16-6 B S 230 OFW 67 OF E 2013.95 AS DESC IN OR 1851/572 LESS RD AKA PAR B S 200OF E 67 OF W 200.05, LESS RD

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

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: NI REAL ESTATE HOLDINGS, LLC

Owner's Address: 6691 Pembroke Road, Pembroke Pines, FL 33023-2141

Owner's Email Address: ladydirector247@gmail.com

Owner's Phone: (954) 965 1010 Owner's Fax: _____

Agent: Design2Form

Contact Person: Crispin Walsh

Agent's Address: 2001 Tyler St. Suite #2 Hollywood FL, 33020

Agent's Email Address: cwalsh@design2form.com

Agent's Phone: (340) 244 0003 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: _____

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: _____

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 7- PROJECT AUTHORIZATION

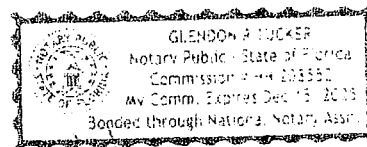
OWNER CERTIFICATION

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] 5/27/2022
Signature of Owner Date

Sworn and Subscribed before me this 27 day

of May, 20 22



\$10.00

Fee Paid

[Signature]
Signature of Notary Public

12-13-2023
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] 6/6/2022
Signature of Agent Date

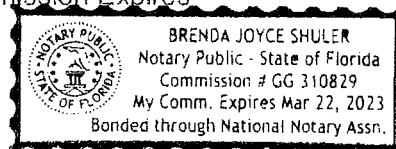
Sworn and Subscribed before me this 6 day

of JUNE, 20 22

Fee Paid

[Signature]
Signature of Notary Public

March 22, 2023
My Commission Expires



SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

CRACK AND STUCCO REPAIR, EXTERIOR PAINTING, AND NEW STONE VENEER.

- NO MECHANICAL WORK

- NO PLUMBING WORK

- NO ELECTRICAL WORK

MEMORANDUM

December 8, 2022

To: Juliana Salazar Rosario
Planner / Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2022-0006: Nakia Ingraham Funeral Home

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 8, 2022
To: MSC 2022-0006 file
From: Juliana Salazar Rosario, Planner / Zoning Technician
Re: Nakia Ingraham Funeral Home

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

June 21, 2022

To: Juliana Salazar Rosario
Planner / Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2022-0006: Nakia Ingraham Funeral Home

The following are my comments regarding the above Miscellaneous Plan:

1. Provide paperwork showing Unity of Title.
2. Provide all details, dimensions, etc. of all existing signs and proposed sign. Total signage allowed, building walls signs AND monument sign, is a maximum of 120 sq. ft.
3. Will any of the existing signs be modified? If so, provide these details.
4. Will any site lighting be altered? If so, provide details of any new fixtures/poles, provide all details showing they meet Land Development Code regulations for foot candles and temperature and provide updated Photometric Plan.
5. Building Elevations appear to show wall sconces on each column. If these are new lighting fixtures, replacing existing, provide all details and include in new Photometric Plan.
6. Provide color elevations of building.
7. Provide letters/symbols for each color/finish on chart and use these same letters/symbols to identify on building elevations.
8. If desired, contact Sherrell Jones-Ruff, in Building, at (954) 628-3725 to set up pre-app meeting with Building Dept. to go over permit submittal.

Please contact me with any questions.

DRC REVIEW FORM

**PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU**

FIRE PLANS EXAMINER BY Brian Nettina, Assistant Fire Marshal
Bnettina@ppines.com, (954) 499-9566

PROJECT NAME: Nakia Ingraham Funeral Home
REFERENCE #: MSC 2022-06
DATE REVIEWED: 06/14/2022

**THIS PROJECT CONFORMS TO
THE CITY OF PEMBROKE PINES FIRE RESCUE DEPARTMENT STANDARDS**

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THIS REVIEW.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 8, 2022
To: MSC 2022-0006 file
From: Juliana Salazar Rosario, Planner / Zoning Technician
Re: Nakia Ingraham Funeral Home

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

1. Please correct the land use to "commercial" on page G0.01.
2. Please clarify if any site lighting or wall fixtures/sconces will be changed. Provide details of the newly proposed wall sconces. Fixture must be full cutoff and angled at 90 degrees. Maximum of 4,000K.
3. Existing flood lights appear to be added without approval. They will need to be removed or modified to meet code.
4. Please provide details of all signs, including size and illumination, including the monument sign. The total square footage of all signs on the site cannot exceed 120 sq ft. please reference table 155.699 in the Land Development Code for further information.
5. Clarify if the monument sign will have any alterations.
6. Please add a note to the plans that the garbage enclosure will be painted to match the façade.
7. A material board will be needed for the proposed paint colors, awning material/color, and a sample of the stone being proposed.
8. Please clarify the color of the proposed awnings.
9. Clarify if the awning of the arch is being replaced, if not, the framing will have to be removed.
10. Please provide the unity of title for both properties. BCPA still identifies the parcels as two separate parcels. If there is no unity of title, variance(s) may be required.
11. Please provide a color elevation of the North façade, all colors proposed must be labeled on the elevations.
12. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
13. Further comments may apply.

If you have any question please feel free to email me at jsalazar@ppines.com or call 954-392-2100.

