





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

Summary

Agenda Date:	January 26, 2022	Application ID:	MSC 2022-0020
Project:	Pollo Tropical color and signage modifications	Project Number:	N/A
Project Planner:	Cole Williams, Senior Planner		
Owner:	Pollo Pembroke LLC	Agent:	John Hernandez
Location:	11429 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2012-33, SP 96-47, SP 95-38, SN 94-14, SP 94-05		
Applicant Request:	Color and signage modifications to an existing restaurant 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

John Hernandez, agent, is requesting approval of color and signage modifications to the existing Pollo Tropical, located at 11429 Pines Boulevard.

Pollo Tropical, was approved in 1994 through SP 94-05. The following changes have been made to the site:

- SN 94-14: Relocation of previously approved signage
- SP 95-38: Addition of playground equipment
- SP 96-47: Addition of landscaping and modification to previously approved playground equipment
- MSC 2012-33: Addition of an exterior canopy.

The proposed color and signage modifications have already been made without approval. The property owner has been given correction notice for the unapproved modifications (Reference 221002191). Should this application be approved, building permits are required for the signage for the site to be in compliance.

BUILDINGS / STRUCTURES:

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

- Building Main Body: SW 9165 (Gossamer Veil)
- Building accent: SW 7641 (Colonnade Gray), SW 7020 (Black Fox)
- Roof: SW 7040 (Smokehouse)
- Tower Feature Band: SW 6453 (Cilantro)
- Dumpster Enclosure: SW 9165 (Gossamer Veil), SW 7641 (Colonnade Gray), SW 7020 (Black Fox)
- Monument Sign: SW 9165 (Gossamer Veil)

Additionally, the applicant is proposing to remove the existing wall sconces, which shall be replaced with black full cutoff fixtures. The new sconces shall be located on the north, south, and west elevations.

SIGNAGE:

The applicant proposes to reface the existing 16 square foot wall signs reading, "Pollo Tropical" on the west and north elevation of the tower from red to white faces.

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 (1/12/22)
Miscellaneous Plan
Subject Site Aerial Photo



PT27

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 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: Pollo 10027 exterior paintProject Address: 11429 Pines Blvd. Pembroke Pines

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5140 13 13 0015

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

Legal Description: PEMBROKE LAKES REGIONAL CENTER 127-50B A POR TR A DESC AS COMM SE CORSAID TR A;W 496 TO POB,W 172.80 N 252.09,E 172.80,S 252.09 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

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Pines EDN RE LLC

Owner's Address: 201 Palm Ave., Miami Beach, Fl. 33139

Owner's Email Address: _____

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

Agent: Speed Construction Services

Contact Person: John Hernandez

Agent's Address: 4633 SW 74 Ave., Miami, Fl. 33155

Agent's Email Address: clerk@speedconstructionservices.com

Agent's Phone: 305 262-5252 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 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Exterior painting of entire building for Pollo Tropical

SECTION 7- PROJECT AUTHORIZATION

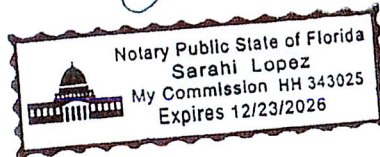
OWNER CERTIFICATION

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] 1/11/23
Signature of Owner Date

Sworn and Subscribed before me this 11th day
of January, 20 23.

[Signature] 12-23-26
Fee Paid Signature of Notary Public My Commission Expires

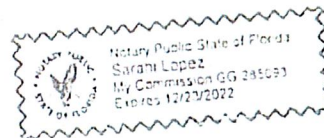


AGENT CERTIFICATION

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] 11/22/22
Signature of Agent Date

Sworn and Subscribed before me this 22nd day
of November, 20 22.



[Signature] 12-23-22
Fee Paid Signature of Notary Public My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 12, 2023
To: MSC 2022-0020 file
From: Cole Williams, Senior Planner
Re: Pollo Tropical 11429 Pines

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

Subject Site Aerial Photo
MSC 2022-0020
Pollo Tropical Paint Change

