

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

Summary

Agenda Date:	May 11, 2023	Application ID:	SP 2022-0017
Project:	Dunkin Remodel	Project Number:	PRJ 2022-0017
Project Planner:	Cole Williams, Senior Planner		
Owner:	Galium Palm Square LLC	Agent:	Mike Ventura
Location:	9901 Pines Boulevard		
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2011-32, SN 2009-09, SP 2002-46, SP 2001-59, SP 98-33, SN 98-19, SN 94-17, SP 88-42		
Applicant Request:	Site, architectural and signage modification modifications.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> City Commission
Reviewed for the Agenda:	Director: <u></u> Assistant Director: <u></u>		

Project Description / Background

Mike Ventura, agent, is requesting approval of site, architectural and signage modifications for the proposed restaurant use (Dunkin Donuts), located at 9901 Pines Boulevard. No modifications to the existing circulation is proposed.

The existing building was approved in 1988 through site plan SP 88-42. The following significant modifications have been made on site:

- SP 98-33 (Conversion from Long John Silvers to Dunkin Donuts)
- SP 2001-59 (Addition of a monument sign)
- SP 2002-46 (Addition of outdoor dining and architectural modifications)
- MSC 2011-32 (Architectural and signage modifications)

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- The following colors and materials are proposed for the building:
 - Main Body: SW 7019 (Gauntlet Gray)
 - Upper Façade: SW 7063 (Nebulous White)
 - Accent: SW 7069 (Iron Ore), SW 6840 (Exuberant Pink), SW 6884 (Obstinate Orange)
 - Dumpster Enclosure: SW 7019 (Gauntlet Gray)
- The existing entryway façade elements will be squared off consistent with Dunkin Donuts current branding.
- Removal of the canopies on the south elevation, to be replaced with a metal awning painted SW 6884 (Obstinate Orange) that spans the south elevation and wraps around onto both the east and west elevation.
- Paint the existing awning over the drive thru pick up window SW 6884 (Obstinate Orange).
- Installation of a 20.2 square foot digital menu board with overhead canopy. The post shall be painted PMS Cool Gray and the canopy painted PMS 165 Dunkin' Orange.
- Installation of a drive-thru clearance bar painted consistent with Dunkin brand colors.

SIGNAGE:

Freestanding buildings are permitted up to 120 square feet of signage including the monument sign. The monument sign can be a maximum of 24 square feet.

The following signage is proposed for the site:

- Installation of 2, 17.56 square foot internally illuminated channel letter sign mounted on a raceway reading, "DD" in orange and pink copy. Additionally, an internally illuminated chipotle pepper logo in white copy on a brown backer panel is proposed adjacent to the text. One sign shall be located on the east and the west elevation.
- Installation of one 34.85 square foot internally illuminated channel letter sign mounted on a raceway reading, "Dunkin'" in orange and pink copy. The sign shall be located on the south elevation.
- Installation of a 22.34 square foot pan formed monument sign panel reading, "Dunkin' Drive Thru" in orange and white copy on a white and pink background.
- Installation of three, 4'-10" tall 1.48 square foot pan formed internally illuminated directional signs. The following locations and copy are proposed:
 - One sign located in the landscape island adjacent to the southeast corner of the building reading, "DD Drive Thru" with a directional area in orange and pink copy.
 - One sign located in the landscape island adjacent to the drive thru entrance at the northeast corner of the site, "DD Drive Thru" with a directional area in orange and pink copy.
 - One sign located in the landscape island adjacent to the drive thru exit at the southwest corner of the site reading, "DD Exit" with a directional area in orange and pink copy.

LANDSCAPING:

Landscape staff performed a courtesy inspection on site to identify deficiencies. The property owner has provided a letter acknowledging the deficiencies and will work with landscape staff to address the issues within 60 days of completion of the façade work..

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

Enclosed: Unified Development Application
Memo from Landscape Division (5/3/2023)
Memo from Zoning Administrator (5/2/2023)

Memo from Planning Division (5/2/2023)
Memo from Zoning Administrator (4/12/2023)
Memo from Planning Division (4/10/2023)
Memo from Engineering Division (2/8/2023)
Memo from Zoning Administrator (1/31/2023)
Memo from Planning Division (1/30/2023)
Memo from Engineering Division (1/12/2023)
Memo from Zoning Administrator (12/13/2022)
Memo from Landscape Division (12/8/2022)
Memo from Planning Division (12/6/2022)
Site Aerial
Site Plan



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: DUNKINProject Address: 9901 PINES BLVD.

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: 2,309 SQ FTFlexibility Zone: _____ Folio Number(s): 514117180016

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

Legal Description:

PINES PALM EAST 122-7 B

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: GALUM PALM SQUARE LLC.

Owner's Address: 3323 NE 163 STREET. NO. MIAMI BEACH, FL. 33160

Owner's Email Address: P.DANOWITZ @ GALUM CAPITAL. Com

Owner's Phone: (305) 433 2027 Owner's Fax: _____

Agent: MIKE VENTURA

Contact Person: MIKE VENTURA

Agent's Address: 11870 W. ST RD 84. DAVIE, FL. 33325

Agent's Email Address: MIKE @ VAD FL. Com

Agent's Phone: (954) 423 1362 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 MINOR ALTERATIONS
PAINT TEXTURE OF BUILDING PER
DUNKIN NATIONAL NEW IMAGE
STANDARD Square OFF EXISTING
ANGLED MONOLITHS ADD STUCCO
DETAILS AND AWNINGS PER DRAWINGS
NO SITE CHANGES ARE BEING
PROPOSED

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

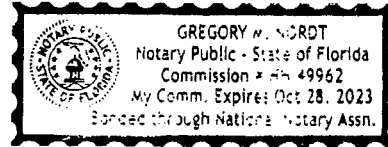
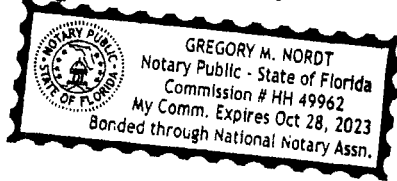
Sworn and Subscribed before me this 12th day

of November, 2022

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

Date

Sworn and Subscribed before me this 14 day

of November, 2022



Fee Paid

Signature of Notary Public

My Commission Expires

MEMORANDUM

May 3, 2023

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2022-0017) Dunkin Donuts

The City of Pembroke Pines Planning Division has conducted a landscape review for the above referenced property. The following items need to be addressed prior to this project being found in compliance:

Landscape Inspection Comments:

1. All comments have been addressed.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL

LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
954.392.2100 (Office) • yhall@ppines.com

Please consider the environment before printing this e-mail

MEMORANDUM

May 2, 2023

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper
Zoning Administrator

Re: SP 2022-0017 (PRJ 2022-0017 – Dunkin Donuts Remodel @ 9801 Pines Blvd.)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 2, 2023
To: SP 2022-0017 file
From: Cole Williams, Senior Planner
Re: Dunkin Donuts Remodel.

**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

April 12, 2023

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper
Zoning Administrator

Re: SP 2022-0017 (PRJ 2022-0017 – Dunkin Donuts Remodel @ 9801 Pines Blvd.)

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

1. Directional signs must include "Enter", "Exit", "Drive Thru", etc. in addition to arrow and/or logo.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 10, 2023
To: SP 2022-0017 file
From: Cole Williams, Senior Planner
Re: Dunkin Donuts Remodel.

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

1. Provide completed public notice affidavits. **Ongoing**
2. ~~Provide physical material board color chips and samples of all materials used~~
3. ~~MEPs and other interior details are not required for this application.~~
4. ~~Specific color codes such as SW XXXX need to be indicated on the plans.~~
5. ~~Is the existing dumpster enclosure being modified? The dumpster enclosure must be consistent with the building.~~
6. Clarify if there will be any new wall lighting. If so, provide specification sheet. Lighting cannot exceed 4,000k and must be full cutoff angled at 90 degrees. **Provide specification sheet for light showing that it does not exceed 4,000K**
7. ~~Provide details of all proposed signage.~~
 - a. ~~Total Wall signage cannot exceed 120 square feet.~~
 - b. Clarify if any changes are being made to the monument sign. Is the structure being paint? **Signage must be pan formed or routed. Landscaping must be planted around the base of the sign at least 24" in height.**
 - c. **Clarify sign mounting and illumination type.**
8. ~~Is a new menu board proposed? Menu boards cannot exceed 32 square feet.~~
9. ~~Are the directional signs being updated. If so, provide details. **Sheet SP — 1.0 shows new directional signs, please provide details. Sign must be pan formed or routed.**~~
10. ~~Are new clearance bars proposed, if so, provide details **Clearly indicate which type shall be used. "DD" sign on the side of the structure is not permitted.**~~
11. ~~Clarify if any of the banding on the building is illuminated.~~
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. **Contact me prior to resubmittal 954-392-2100.**

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

DRC REVIEW FORM



February 8, 2023

PROJECT: *DUNKIN DONUTS (PALM SQUARE PLAZA) – BUILDING RENOVATIONS*
CITY REFERENCE NUMBER: *SP2022-0017*

To: Cole Williams, Senior Planner
Planning and Economic Development Department

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

RECOMMENDATIONS:

The Engineering Division's DRC 'Comments' for the proposed Building Renovations have been satisfied and the proposed Project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

MEMORANDUM

January 31, 2023

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper
Zoning Administrator

Re: SP 2022-0017 (PRJ 2022-0017 – Dunkin Donuts Remodel @ 9801 Pines Blvd.)

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

- ~~1. When resubmitted with corrections, include only Sheets CS-1, SP-1.0, D-1.0, D-2.0, LS-1.0, A-1.0, A-4.0, A-5.0 and A-5.1.~~
- ~~2. Provide black and white elevations showing new elevations with all colors/finishes identified the same way as shown on color elevations.~~
- ~~3. Provide detail(s) showing that all roof mounted equipment will be screened from view "from a point 6' above the ground from the property line".~~
4. Provide all details, and sign chart, of all proposed signs on building, monument sign and directional signs. Note: Total signage on site is restricted to 120 sq. ft. for wall signs (96 sq. ft.) and monument sign (24 sq. ft.); and Directional Signs are limited to 1.5 sq. ft. each.
1/31/2023 – Monument Sign face signage/lettering must be all pan formed, routed out letters, push through letters, etc. No vinyl lettering/shapes permitted on flat plexiglass (e.g. Drive Thru lettering and box). No details of directional signs included.
5. Include location(s) of all signs on Site Plan.
1/31/2023 – Only one Directional Sign shown on Detail #4, Sheet SP-1.0, but no details, elevations provided to show it meets code.
6. Will there be any changes to Drive-Thru menu board, height bar, ordering system, outdoor dining furniture, etc.? If so, provided all details of proposed equipment/changes.
1/31/2023 – Provide note that no changes to outdoor dining area/furniture are being proposed, or provide all details of any changes.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 30, 2023
To: SP 2022-0017 file
From: Cole Williams, Senior Planner
Re: Dunkin Donuts Remodel.

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

1. Provide completed public notice affidavits. **Ongoing**
2. ~~Provide physical material board color chips and samples of all materials used~~
3. ~~MEPs and other interior details are not required for this application.~~
4. ~~Specific color codes such as SW XXXX need to be indicated on the plans.~~
5. ~~Is the existing dumpster enclosure being modified? The dumpster enclosure must be consistent with the building.~~
6. Clarify if there will be any new wall lighting. If so, provide specification sheet. Lighting cannot exceed 4,000k and must be full cutoff angled at 90 degrees. **Provide specification sheet for light showing that it does not exceed 4,000K**
7. Provide details of all proposed signage.
 - a. ~~Total Wall signage cannot exceed 120 square feet.~~
 - b. Clarify if any changes are being made to the monument sign. Is the structure being paint? **Signage must be pan formed or routed. Landscaping must be planted around the base of the sign at least 24" in height.**
 - c. **Clarify sign mounting and illumination type.**
8. ~~Is a new menu board proposed? Menu boards cannot exceed 32 square feet.~~
9. Are the directional signs being updated. If so, provide details. **Sheet SP – 1.0 shows new directional signs, please provide details. Sign must be pan formed or routed.**
10. Are new clearance bars proposed, if so, provide details **Clearly indicate which type shall be used. "DD" sign on the side of the structure is not permitted.**
11. ~~Clarify if any of the banding on the building is illuminated.~~
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. **Contact me prior to resubmittal 954-392-2100.**

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

DRC REVIEW FORM



January 12, 2023

PROJECT: *DUNKIN DONUTS (PALM SQUARE PLAZA) – BUILDING RENOVATIONS*
CITY REFERENCE NUMBER: *SP2022-0017*

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

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

RECOMMENDATIONS:

The Engineering Division has completed a Site Engineering review for the above referenced project/property. The following items need to be addressed prior to the project being found in compliance with applicable engineering standards and/or codes:

1. Although no proposed parking lot related modifications, improvements or restoration work is included in the project's scope of work, an engineering field review of the existing parking lot immediately adjacent to the existing building and throughout the overall plaza was completed and many parking lot and ADA related deficiencies were observed that need to be addressed to bring the overall plaza into compliance.

Provide a letter from the plaza owners (Calium Palm Square, LLC) committing to prepare and submit the applicable Engineering Plans addressing the parking lot and ADA deficiencies within the overall Palm Square Plaza within 60 days of Planning and Zoning Board approval of the proposed building renovations project.

If the applicable Engineering Plans have not been received by the Engineering Division within the aforementioned time frame, the Palm Square Plaza will be directed to Code Compliance for further action and enforcement related to observed parking lot and ADA related deficiencies.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format. Based upon the 'Responses' and/or 'Plan Revisions', additional 'Comments' may be forthcoming prior to Engineering DRC approval/sign-off of the proposed project for Planning and Zoning Board presentation.

NOTE that an Engineering Permit will be required for construction of the future parking lot and ADA related improvements to address code compliance for the overall plaza. Submittal of one (1) set of signed and sealed plans/details sheets, a PDF copy of the plans set, Plans Review Fee and an accompanying Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the plans for initiation of the plans review for Engineering Permit.

MEMORANDUM

December 13, 2022

To: Cole Williams, AICP
Senior Planner

From: Dean A. Piper
Zoning Administrator

Re: SP 2022-0017 (PRJ 2022-0017 – Dunkin Donuts Remodel @ 9801 Pines Blvd.)

The following are my comments regarding the above Site Plan:

1. When resubmitted with corrections, include only Sheets CS-1, SP-1.0, D-1.0, D-2.0, LS-1.0, A-1.0, A-4.0, A-5.0 and A-5.1.
2. Provide black and white elevations showing new elevations with all colors/finishes identified the same way as shown on color elevations.
3. Provide detail(s) showing that all roof mounted equipment will be screened from view "from a point 6' above the ground from the property line".
4. Provide all details, and sign chart, of all proposed signs on building, monument sign and directional signs. Note: Total signage on site is restricted to 120 sq. ft. for wall signs (96 sq. ft.) and monument sign (24 sq. ft.); and Directional Signs are limited to 1.5 sq. ft. each.
5. Include location(s) of all signs on Site Plan.
6. Will there be any changes to Drive-Thru menu board, height bar, ordering system, outdoor dining furniture, etc.? If so, provided all details of proposed equipment/changes.

Please contact me with any questions.

MEMORANDUM

December 8, 2022

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2022-0017) Dunkin Donuts

The City of Pembroke Pines Planning Division has conducted a landscape review for the above referenced property. The following items need to be addressed prior to this project being found in compliance:

Landscape Inspection Comments:

1. As part of DRC review, a courtesy landscape inspection was performed, and although landscape is not in the scope of proposed work many landscape deficiencies were observed on site. Provide a timeline on when and how deficiencies will be resolved.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL

LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
954.392.2100 (Office) • 954.392.2101 (Cell)
Email: yelena.hall@cityofpembroke.com

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 6, 2022
To: SP 2022-0017 file
From: Cole Williams, Senior Planner
Re: Dunkin Donuts Remodel.

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

1. Provide completed public notice affidavits.
2. Provide physical material board color chips and samples of all materials used
3. MEPs and other interior details are not required for this application.
4. Specific color codes such as SW XXXX need to be indicated on the plans.
5. Is the existing dumpster enclosure being modified? The dumpster enclosure must be consistent with the building.
6. Clarify if there will be any new wall lighting. If so, provide specification sheet. Lighting cannot exceed 4,000k and must be full cutoff angled at 90 degrees
7. Provide details of all proposed signage.
 - a. Total Wall signage cannot exceed 120 square feet.
 - b. Clarify if any changes are being made to the monument sign. Is the structure being painted?
8. Is a new menu board proposed? Menu boards cannot exceed 32 square feet.
9. Are the directional signs being updated. If so, provide details.
10. Are new clearance bars proposed, if so, provide details
11. Clarify if any of the banding on the building is illuminated.
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. **Contact me prior to resubmittal 954-392-2100.**

