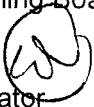


PLANNING & ZONING BOARD STAFF SUMMARY

DATE: August 17, 2017

TO: Chairman and Members of the
Planning and Zoning Board

FROM: Dean A. Piper 
Zoning Administrator

Project: Target Center

Project No(s): ZV 2017-16 - 17

Location: Generally located on the northwest corner of Pines Boulevard and Hiatus Road

Applicant: Dwayne Dickerson (Agent)

Existing Zoning: B-3 (General Business Districts)

Associated Applications: SP 2017-20 (Target Center Expansion)

Project Summary:

Dwayne Dickerson (as agent) is requesting variances for Target Center, generally located on the northwest corner of Pines Boulevard and Hiatus Road. The variances being requested are (ZV 2017-16) to allow three ground box signs (monument signs) instead of the allowed 2 ground box signs (monument signs) and (ZV 2017-17) to allow the additional ground box (monument sign) to be separated by 197' instead of the required 500'.

Variance Request Summaries:

Application	Code Section	Required/Allowed	Request
ZV 2017-16	155.324(C)1(I)(1)(5)(a)(b)	Two (2) ground box signs (monument signs)	Three (3) ground box signs (monument signs)
ZV 2016-17	155.324(C)1(I)(1)(7)	All additional ground box signs shall be separated by a minimum of 500 feet.	Allow the additional ground box (monument sign) to be separated by 197'

Variance Request Details:

ZV 2017-16) Allow three ground box signs (monument signs) instead of the allowed 2 ground box signs (monument signs).

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:

I) Ground box signs.

1. Unless otherwise provided for herein, shopping centers shall be entitled to one ground box sign.

5. One additional shopping center ground box signs shall be permitted if:

a. The shopping center fronts on two main thoroughfares of at least secondary arterial designation (80 feet right-of-way): or

b. The shopping center has a minimum 1,500 lineal feet of frontage along a single thoroughfare.

ZV 2017-17) Allow three ground box signs (monument signs) instead of the allowed 2 ground box signs (monument signs).

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:

I) Ground box signs.

1. Unless otherwise provided for herein, shopping centers shall be entitled to one ground box sign.

7. All additional ground box signs shall be separated by a minimum of 500 feet.

Variance Determination:

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

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.

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

Agenda Item # 1 & 2

- 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.

Enclosures: Variance Request Application



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: August 16, 2016

Plans for DRC 14 Planner: Mike Stamm

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 checked="" 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: Target Center Outbuilding - SignageProject Address: 11253 Pines Blvd., Pembroke Pines, FL 33026Location / Shopping Center: NWC of Pines Blvd., and Hiatus Road. / Target CenterAcreage of Property: 0.73 AC Building Square Feet: 4,500 sf expansionFlexibility Zone: N/A Folio Number(s): 514013130037Plat Name: Pembroke Lakes Regional Center (127-50) Traffic Analysis Zone (TAZ): N/ALegal Description: Please see attached.

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
12/9/93	93-61	Site Plan	Approved		
12/8/16	ZV 2016-05	Variance	Approved		
3/23/17	SP 2016-20	Site Plan Amendment	Approved		

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: EIP AT PEMBROKE LLC

Owner's Address: 5944 Coral Ridge Drive, #312, Coral Springs, FL 33076

Owner's Email Address: Rich.Leonardi@gmail.com

Owner's Phone: 954-755-5817 Owner's Fax: 561-409-2341

Agent: Dunay, Miskel & Backman, LLP

Contact Person: Dwayne L. Dickerson, Esq.

Agent's Address: 14 SE 4th Street, Suite 36, Boca Raton, FL 33432

Agent's Email Address: ddicerson@dmbblaw.com

Agent's Phone: 561-405-3336 Agent's Fax: 561-409-2341

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: Commercial

Use: Retail / Shopping Center

Plat Name: Pembroke Lakes Regional Center
(127-50)

Plat Restrictive Note: See Plat.

PROPOSED

Zoning: B-3

Land Use / Density: Commercial

Use: Retail / Shopping Center w/ restaurant

Plat Name: Pembroke Lakes Regional Center
(127-50)

Plat Restrictive Note: See Plat.

ADJACENT ZONING

North: PO-2

South: B-3

East: B-3

West: B-3

ADJACENT LAND USE PLAN

North: Commercial

South: Commercial

East: Commercial

West: Commercial

-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: Section 155.324(C)(1)(I)(5) & Section 155.324(C)(1)(I)(7)

Required: 2 ground box sign (one per main arterial thoroughfare) & 500 feet in separation required

Request: 1 additional ground box sign & 197 feet in separation from existing ground box sign

Details of Variance, Zoning Appeal, Interpretation Request:

Please see attached justification statement.

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)

Please see attached justification statement.

[illegible]

SECTION 7- PROJECT AUTHORIZATION

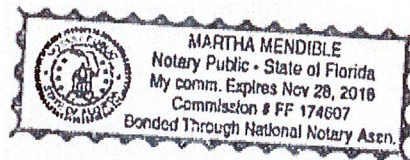
OWNER CERTIFICATION

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] 5/26/17
Signature of Owner Date

Sworn and Subscribed before me this 26 day

of May, 2017



Fee Paid

[Signature]
Signature of Notary Public

11/28/2018
My Commission Expires

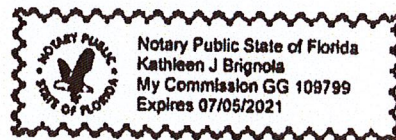
AGENT CERTIFICATION

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] 7/20/17
Signature of Agent Date

Sworn and Subscribed before me this 20th day

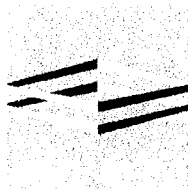
of July, 2017



[Signature]
Fee Paid

[Signature]
Signature of Notary Public

July 5, 2021
My Commission Expires



**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades

Christina Bilenki
Heather Jo Allen
Andrea Keiser

**11253 Pines Boulevard
Variance Criteria Statement**

EIP At Pembroke, LLC ("Petitioner") is the owner of the +/- 0.95 acre parcel located at 11253 Pines Boulevard, which is generally located on the northwest corner Pines Boulevard and Hiatus Road ("Outparcel Property") in the City of Pembroke Pines ("City"). The Property has a land use designation of Commercial and is zoned B-3, General Business. The Outparcel Property is part of a larger shopping center that is currently developed with a Target, City Furniture and Home Goods ("Shopping Center"). The Shopping Center is part of the Pembroke Lakes Regional Center Development of Regional Impact ("DRI"), approved in 1986 via Ordinance No. 789. A Master Development Plan was approved for the DRI in 1991 via Ordinance No. 950 ("Master Plan"). Petitioner proposes to redevelop the Outparcel Property with an additional +/- 4,500 square feet of retail and restaurant uses ("Project"). The Project will add new restaurant space to the Shopping Center. It will also help expand the economic base of the City by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long term jobs with the added employers that will come to the adjacent shopping areas as a result of the Project. The Project will help stimulate economic growth because of the additional commercial space and is compatible with the surrounding commercial development.

As part of the Project, Petitioner seeks to add national restaurants to the City. On the west side of the proposed building, the tenant restaurant space, designated for Starbucks, includes a drive-through area, and the east side of the building will be occupied by Pie Five Pizza Co. In order to provide allow for adequate signage for these businesses, Petitioner is proposing one (1) ground box sign with thirty (30) square feet of sign area on each face along Pines Blvd. As the Property is located within a larger commercial area, two (2) ground box signs currently stand to serve the existing businesses. As per Section 155.324(C)(1)(I)(5), only two (2) ground box signs are permitted on the Property, one per main arterial thoroughfare and per Section 155.324(C)(1)(I)(7), the signs must have a minimum separation of five hundred feet (500'). As such, in order to allow for adequate signage for the Project, Petitioner is respectfully requesting the following variance:

Variance from Section 155.324(C)(1)(I)(5) to allow for a total of three (3) ground box signs in lieu of two (2) permitted; and

Variance from Section 155.324(C)(1)(I)(7) to allow a minimum separation of one hundred ninety seven (197) feet between ground box signs in lieu of five hundred feet (500') of separation required.

In support of the proposed variances, Petitioner will demonstrate that: (1) 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; (2) the 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; and (3) 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.

Variance from Section 155.324(C)(1)(I)(5) to allow for a total of three (3) ground box signs in lieu of two (2) permitted.

(1) 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.

There are special conditions that are peculiar to the Outparcel Property which do not generally apply to buildings in the same district. The Outparcel Property is part of the Pembroke Lakes Regional Center DRI, approved in 1986 and a Master Development Plan approved in 1991. The original Master Plan showed the Outparcel Property as additional parking to serve the Shopping Center. Petitioner seeks to revitalize this vacant lot with quality, national tenants that will serve the needs of the community. The new national tenants coming to the City include a Starbucks and a Pie Five Pizza Co. These new businesses within the Shopping Center need to be afforded with adequate signage and visibility so that customers traveling to these businesses can adequately identify their location and safely travel to their destination. Strict application of Section 155.324(C)(1)(I)(5)&(7) would prevent signage at the ground level for these businesses. As such, vehicles traveling quickly along Pines Blvd may pass their destination before being able to recognize the businesses or may recognize them too late and decelerate too quickly or make other dangerous maneuvers to turn into the Shopping Center. The proposed ground level sign provides this additional visibility at ground level that will allow for safer circulation from this main thoroughfare. The Project seeks to transform this vacant parking lot into a vibrant commercial development that serves the needs of the community and this additional ground box sign is a requirement in order to bring the quality, national tenants the City would welcome and in order to ensure their customers safely reach their destination.

(2) The 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.

The alleged hardship is not self-created. As noted above, the Master Plan for the original development of the Property was approved in 1991. At this time, the Master Plan showed the Outparcel Property as a parking area. However, since this approval over twenty-five years ago, conditions have changed and this parking in the Outparcel Property is significantly underutilized. The overall Shopping Center has more than sufficient parking to serve the needs of their customers. As such, Petitioner seeks to redevelop and revitalize this underutilized parking area in order to bring a quality, national restaurant to the Project that

will benefit the City and serve the needs of the community. The proposed ground level sign provides this additional visibility at ground level for these new businesses that will allow for safer circulation from this main thoroughfare. Vehicles traveling quickly along Pines Blvd may pass their destination before being able to recognize the businesses or may recognize them too late and decelerate too quickly or make other dangerous maneuvers to turn into the Shopping Center. Petitioner is seeking to eliminate these risks associated with poor visibility and inadequate signage and ensure their customers and the City's residents safely reach their destination. As the site was originally developed prior to this Project, signage for the existing businesses in the Shopping Center has already been provided. However, these new businesses are not afforded the same or similar signage by Code. As site conditions have changed since the original Master Plan approval and Petitioner seeks to revitalize this underutilized parking area with a quality development that customers can travel to in a safe and efficient manner for its customer, the hardship is not self-created.

(3) 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.

The purpose of this chapter of the City's Code is to regulate the type, location, size and character of signs permitted within the City and to allow for overall improvements of the visual environment of the City through sign regulation in order to promote the environmental, social and economic well-being of the community. Granting the variance is compatible with public policy and the general purpose of this chapter as it promotes public safety by creating adequate visibility for customers traveling to the Project. By allowing an additional ground box sign along Pines Boulevard, customers traveling to the Project will easily identify the businesses and travel to their destination safely. This will help eliminate any confusion associated with customers in vehicles searching for the new businesses causing traffic delays, or recognizing the location too late and attempting unsafe maneuvers to access the Property. As such, granting the variance is not incompatible with public policy and will not affect any adjacent property owners. Further, the circumstances which cause the special conditions are peculiar to the Outparcel Property. As noted above, the Master Plan for the original development of the Property was approved in 1991. At this time, the Master Plan showed the Outparcel Property as a parking area. However, since this approval over twenty-five years ago, conditions have changed and this parking in the Outparcel Property is significantly underutilized. The overall Shopping Center have more than sufficient parking to serve the needs of their customers. As such, Petitioner seeks to redevelop and revitalize this underutilized parking area in order to bring a quality, national restaurant to the Project and that customers can travel to these new businesses in a safe and efficient manner.

Variance from Section 155.324(C)(1)(I)(7) to allow a minimum separation of one hundred ninety seven (197) feet between ground box signs in lieu of five hundred feet (500') of separation required.

(1) 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.

There are special conditions that are peculiar to the Outparcel Property which do not generally apply to buildings in the same district. As noted above, the Outparcel Property is part of the Pembroke Lakes Regional Center DRI, approved in 1986 and a Master Development Plan approved in 1991. The original Master Plan showed the Outparcel Property as additional parking to serve the Shopping Center. As noted above, Petitioner seeks to revitalize this vacant lot with quality, national tenants that will serve the needs of the community. The new national tenants coming to the City include a Starbucks and a Pie Five Pizza Co. These new businesses within the Shopping Center need to be afforded with adequate signage and visibility so that customers traveling to these businesses can adequately identify their location and safely travel to their destination. Strict application of Section 155.324(C)(1)(I)(7) would prevent signage at the ground level in the vicinity of these businesses and would only allow a sign an additional three hundred three feet (303') from the proposed sign location. As such, vehicles traveling quickly along Pines Blvd may pass their destination before being able to recognize the businesses or may recognize them too late and decelerate too quickly or make other dangerous maneuvers to turn into the Shopping Center. The proposed ground level sign provides this additional visibility and is separated from the existing monument sign to the greatest extent possible. The Project seeks to transform this vacant parking lot into a vibrant commercial development that serves the needs of the community and this additional ground box sign with a separation of is a requirement in order to bring the quality, national tenants the City would welcome and in order to ensure their customers safely reach their destination.

(2) The 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.

The alleged hardship is not self-created. As noted above, the Master Plan for the original development of the Property was approved in 1991. At this time, the Master Plan showed the Outparcel Property as a parking area. However, since this approval over twenty-five years ago, conditions have changed and this parking in the Outparcel Property is significantly underutilized. The overall Shopping Center has more than sufficient parking to serve the needs of their customers. As such, Petitioner seeks to redevelop and revitalize this underutilized parking area in order to bring a quality, national restaurant to the Project that will benefit the City and serve the needs of the community. The proposed ground level sign with a one hundred ninety seven foot (197') separation from the existing ground level sign provides this additional visibility at ground level for these new businesses that will allow for safer circulation from this main thoroughfare. Vehicles traveling quickly along Pines Blvd may pass their destination before being able to recognize the businesses or may recognize them too late and decelerate too quickly or make other dangerous maneuvers to turn into the Shopping Center. Petitioner is seeking to eliminate these risks associated with poor visibility and inadequate signage and ensure their customers and the City's residents safely reach their destination. Adherence to the five hundred foot (500') separation requirement would create confusion as the signage would not be in the vicinity of the Project. As the site was originally developed prior to this Project, signage for the existing businesses in the Shopping Center has already been provided. However, these new businesses are not afforded the same or similar signage by Code. As site conditions have changed since the original Master Plan approval and Petitioner seeks to revitalize this

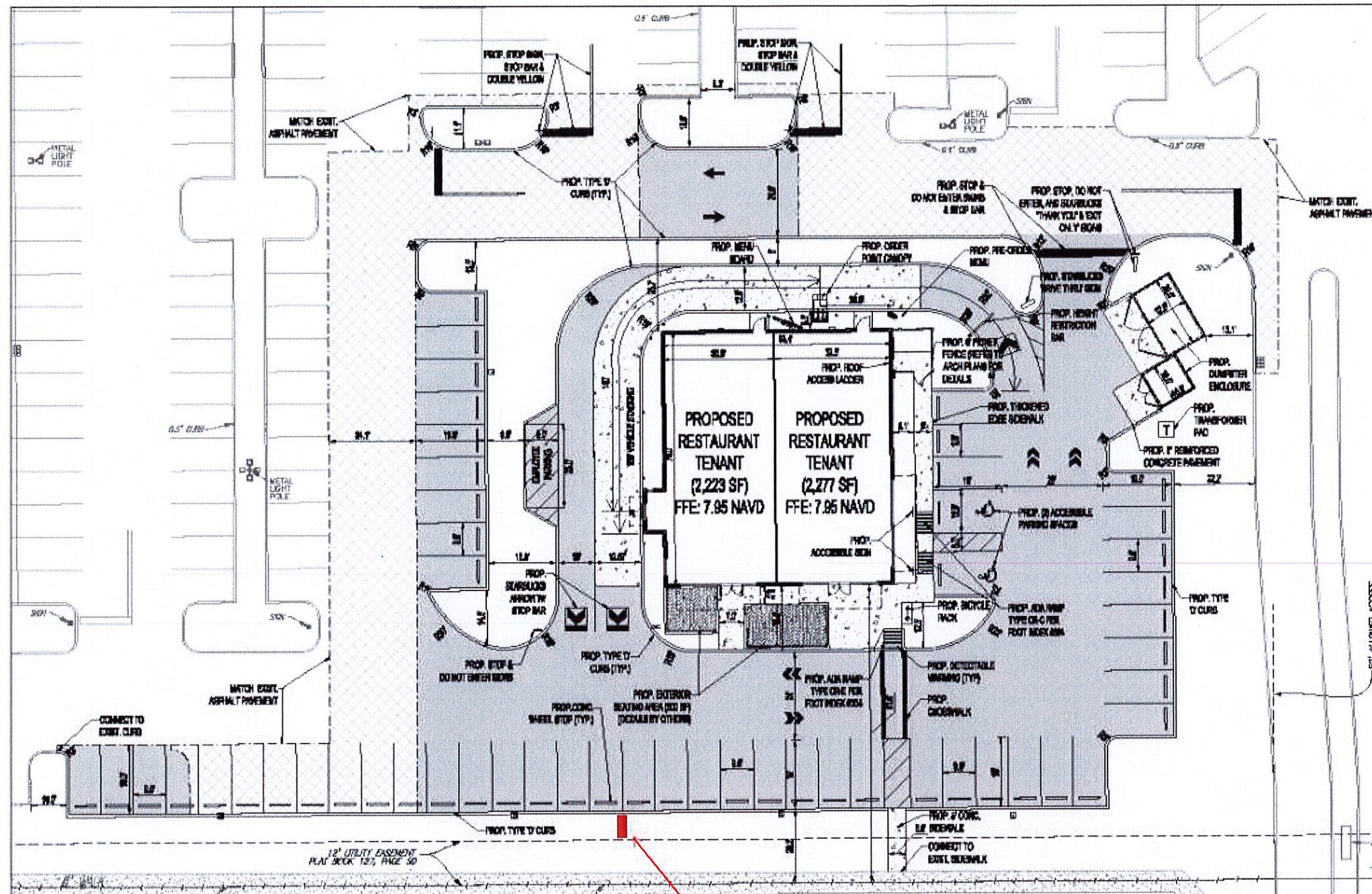
underutilized parking area with a quality development that customers can travel to in a safe and efficient manner for its customer, the hardship is not self-created.

(3) 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.

The purpose of this chapter of the City's Code is to regulate the type, location, size and character of signs permitted within the City and to allow for overall improvements of the visual environment of the City through sign regulation in order to promote the environmental, social and economic well-being of the community. Granting the variance is compatible with public policy and the general purpose of this chapter as it promotes public safety by creating adequate visibility for customers traveling to the Project. By allowing an additional ground box sign along Pines Boulevard, customers traveling to the Project will easily identify the businesses and travel to their destination safely. This will help eliminate any confusion associated with customers in vehicles searching for the new businesses causing traffic delays, or recognizing the location too late and attempting unsafe maneuvers to access the Property. Strict adherence to the five hundred foot (500') separation requirement would create additional confusion as the signage would not be in the vicinity of the Project. As such, granting the variance is not incompatible with public policy and will not affect any adjacent property owners. Further, the circumstances which cause the special conditions are peculiar to the Outparcel Property. As noted above, the Master Plan for the original development of the Property was approved in 1991. At this time, the Master Plan showed the Outparcel Property as a parking area. However, since this approval over twenty-five years ago, conditions have changed and this parking in the Outparcel Property is significantly underutilized. The overall Shopping Center have more than sufficient parking to serve the needs of their customers. As such, Petitioner seeks to redevelop and revitalize this underutilized parking area in order to bring a quality, national restaurant to the Project and that customers can travel to these new businesses in a safe and efficient manner.

SIGN SCHEDULE

A SHARED TENANT MONUMENT SIGN



A PROPOSED MONUMENT SIGN



SITE PLAN - NTS



VISUAL COMMUNICATIONS
www.FederalHeath.com

12704 DuPont Circle Tampa, FL 33626
(813) 855-4415 (800) 284-3284 Fax (813) 854-3037

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Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions: **R1-12-16-16 VA/JK** Revise sign base, OAH & OAW.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **BOYD HIPPENSTIEL**

Project Manager: _____

Drawn By: **J. CARPENTER**

UL Underwriters Laboratories Inc. **nec** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



STORE #T-00920
11253 PINES BLVD
PEMBROKE PINES, FL 33026

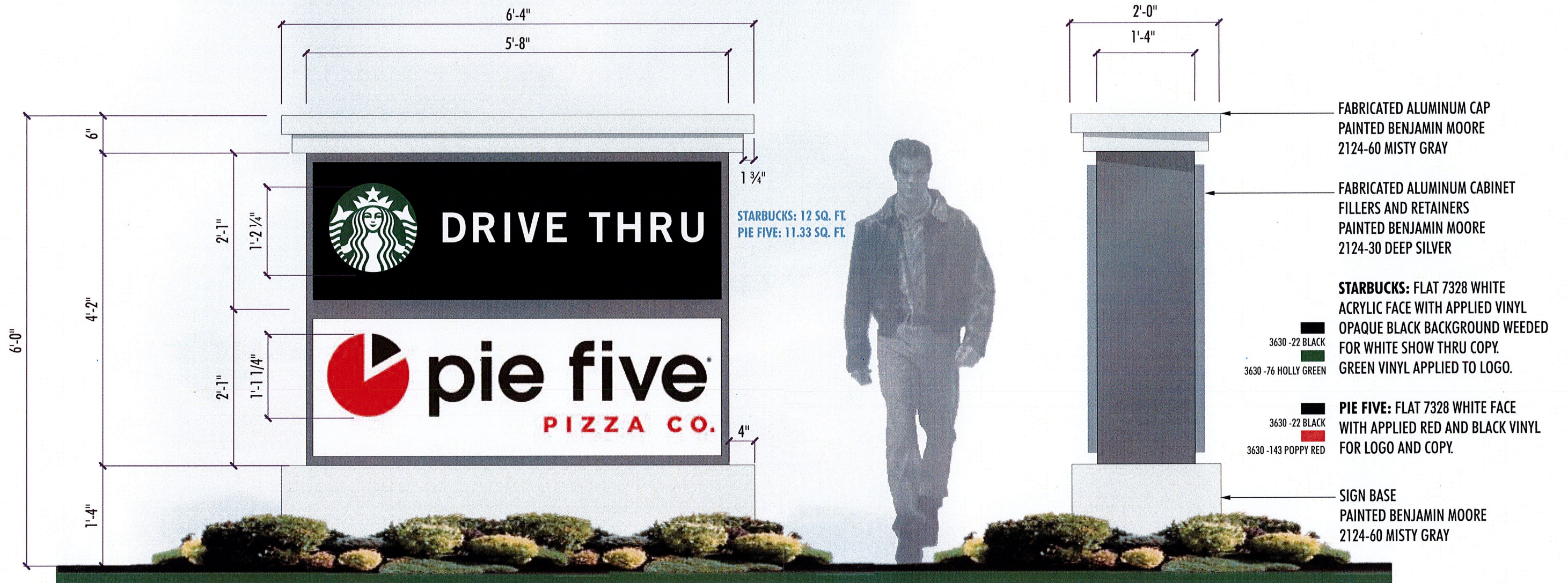
Job Number: **23-41165-10**

Date: **DECEMBER 14, 2016**

Sheet Number: **1** Of **2**

Design Number: **23-41165-10-R1**

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A DOUBLE FACE LED ILLUMINATED MONUMENT SIGN ELEVATION | ONE (1) REQ'D | 30 SQ. FT.

END VIEW

Scale: 3/4" = 1'-0"

SCOPE OF WORK:

PROVIDE AND INSTALL ONE NEW ILLUMINATED MONUMENT SIGN WITH CUSTOM STONE BASE (STONE TO BE SKYLINE COUNTRY LEDGESTONE)

CUSTOMER TO PROVIDE VECTOR ART FOR PIE FIVE LOGO PRIOR TO MANUFACTURING

DEDICATED CIRCUITS

120v - 20 Amp Circuit Req'd (TBD)
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO
SIGNS (INCLUDING GROUND AND NEUTRAL) AND
SHALL NOT BE SHARED WITH OTHER LOADS



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Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions: **R1-12-16-16 VA/JK Revise sign base, OAH & OAW.**

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **BOYD HIPPENSTIEL**

Project Manager: **PAM POORE**

Drawn By: **J. CARPENTER**

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ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



STORE #T-00920
11253 PINES BLVD
PEMBROKE PINES, FL 33026

Job Number: **23-41165-10**

Date: **DECEMBER 14, 2016**

Sheet Number: **2** Or **2**

Design Number: **23-41165-10-R1**

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