



**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

## Summary

<b>Agenda Date:</b>	November 15, 2018	<b>Application ID:</b>	MSC 2018-22
<b>Project:</b>	GT Taft Plaza	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Christian Zamora, Planner / Zoning Specialist		
<b>Owner:</b>	GT TAFT PLAZA LLC	<b>Agent:</b>	Peter Medina
<b>Location:</b>	12333 NW 18 Street		
<b>Existing Zoning:</b>	B-3 (General Business)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	SP 91-26, SP 2007-04		
<b>Applicant Request:</b>	Color Modifications and Uniform Sign Plan Update.		
<b>Staff Recommendation:</b>	<b>Approval</b>		
<b>Reviewed for the Agenda:</b>	Director: _____ Planning Administrator: <u>59</u>		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		

## Project Description / Background

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Peter Medina, agent for the property owner, is requesting approval to alter the building color scheme and to update the Uniform Sign Plan for the freestanding building generally located north of Taft Street, east of Flamingo Road and west of NW 122 Terrace. Also, the applicant will be pressure washing the tile roof as part of the proposed work.

The office building, was originally approved in the 1991 for Doctor Wayne H. Case. The owner of the building also known as "Professional Offices" established the Uniform Sign Plan for the property in 2007.

### **BUILDINGS / STRUCTURES:**

The existing building will have the following exterior colors:

<b>Body</b>	SW 7671 (On the Rocks)
<b>Accent/Dumpster Enclosure</b>	SW 6271 (Moody Blue)
<b>Building Doors/Dumpster Gate</b>	SW 7069 (Iron Ore)

### **SIGNAGE:**

The applicant is updating the center's uniform sign plan to reflect applicable sections of the City's Sign Code, as it has amended several times since the office building established its first Uniform Sign Plan in 2007.

### **OTHER SITE FEATURES:**

There are no additional changes being proposed at this moment. Staff has reviewed and concluded, proposal meets all City Code and applicable regulations; as result, staff recommends approval.

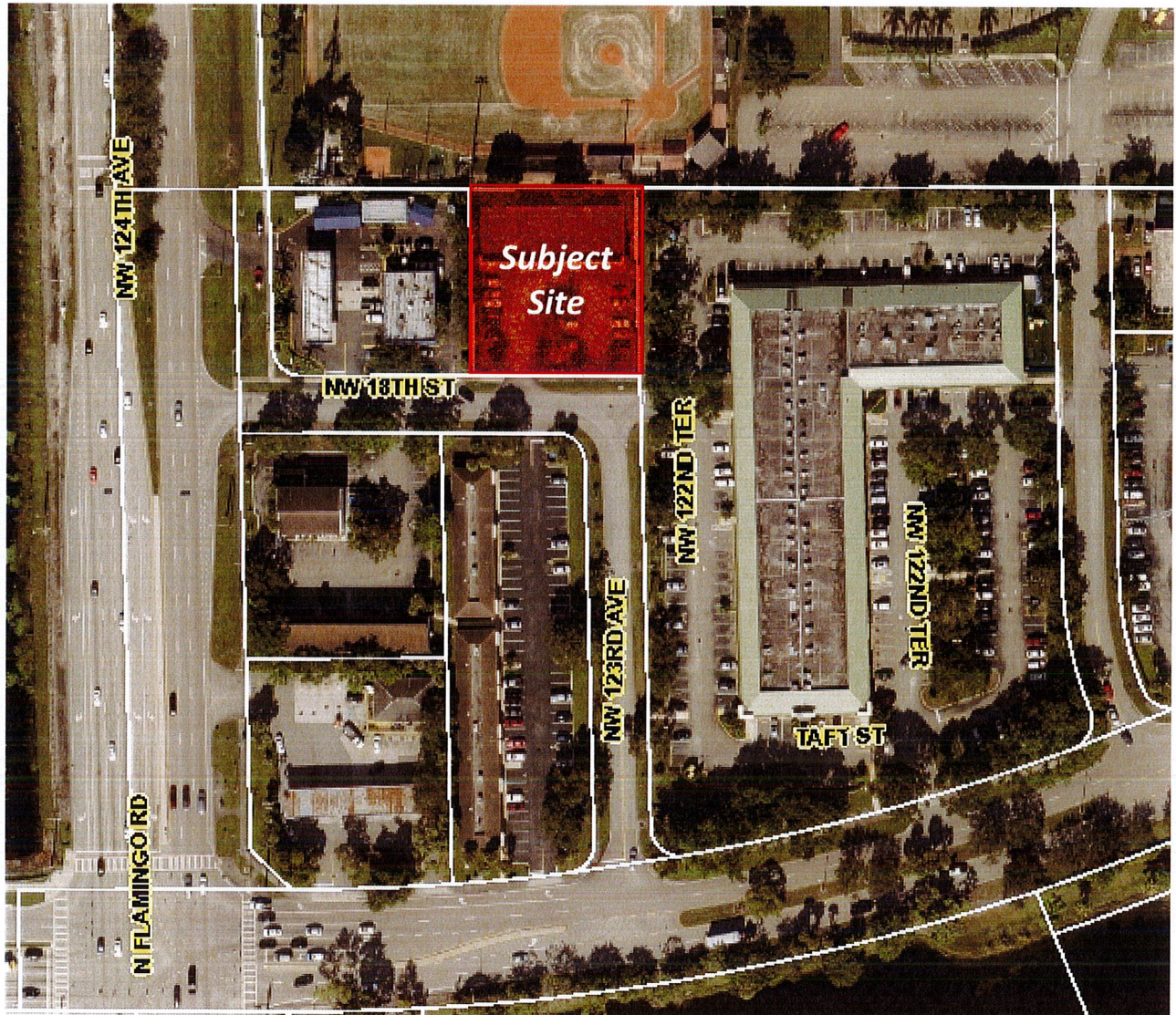
**Enclosed:**

- Miscellaneous Application
- Subject Site Aerial Photo
- Memo from Zoning Administrator (10/29/2018)
- Memo from Planning Division (11/5/2018)
- Uniform Sign Plan
- Miscellaneous Plan



## Subject Site Aerial Photo

Application ID: MSC 2018-22  
Taft Plaza: 12333 NW 18 Street

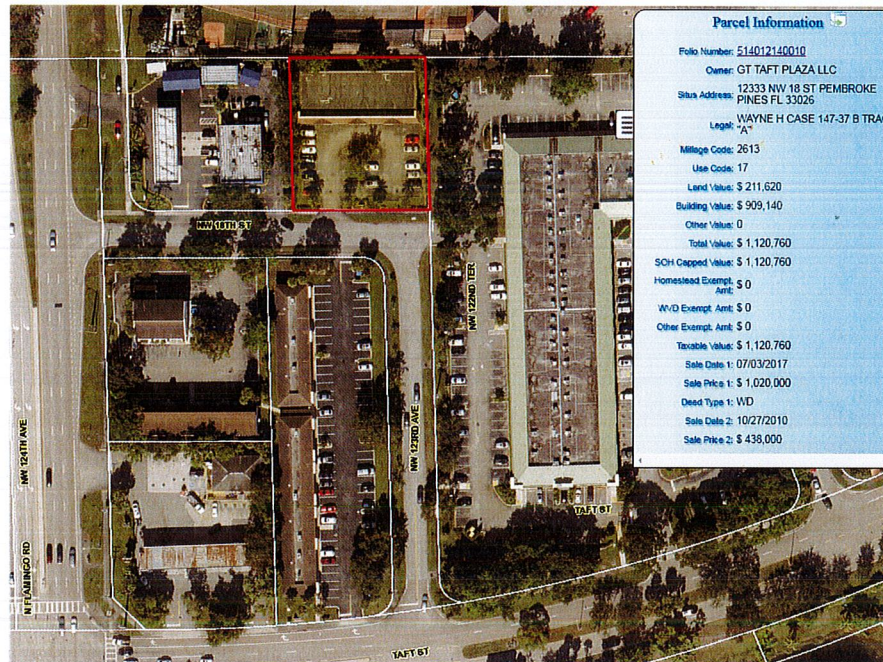




# SIGN CRITERIA/UNIFORM SIGN PLAN

**GT Taft Plaza**  
**12333 NW 18<sup>th</sup> Street**  
**Pembroke Pines, FL 33326**  
**GT TAFT PLAZA, LLC: GT TAFT PLAZA, LLC**

Owner: GT TAFT PLAZA, LLC  
Contact: Peter Medina / Property Manager  
Address: 18503 Pines Blvd, Suite 211, Pembroke Pines FL 33029  
Phone: 954.499.7320



## USP Summary

Font: Helvetica  
Face Color: WHITE (Rohm & Haas W7328)  
Trim Cap/Return: Gold Bronze  
Type: Individual Channel Letters on Raceway  
Submitted: 11.06.2018

**GT TAFT PLAZA**  
**12333 NW 18<sup>th</sup> Street**  
**SUITES 1 to 5**

**GENERAL**

This exhibit outlines the sign criteria for GT Taft Plaza. Tenants through the property owner will be required to submit detailed and dimensioned drawings indicating graphic content, colors, letter style, construction methods, fastening details, and electrical requirements to: GT TAFT PLAZA, LLC. These documents must be reviewed and approved by the landlord and the City of Pembroke Pines prior to fabrication and installation of any sign.

1. "Signs" shall be defined as any message that can be read from the exterior as a building wall sign.
2. The location(s), character, design, color, and layout of all signs shall be subject to approval of GT TAFT PLAZA, LLC and shall be centered, both, horizontally and vertically, on the sign band above the demised premises.
3. FABRICATION: All signs are to be fabricated by a licensed sign contractor, approved by GT TAFT PLAZA, LLC, according to the requirements of local, state and national codes. All signs are to be fabricated to Underwriters Laboratories Specifications.
4. INSTALLATION: All signs are to be installed by a state and/or local certified sign contractor, approved by GT TAFT PLAZA, LLC and according to local, state and national codes.
5. Signs on rear service doors: User may install one identification sign on service doors with a maximum of 3 inch high, Black, Helvetica Medium, all capital characters indicating the use as on the sign band. All other signs on rear or service side of leased areas are prohibited. Total area limited to 3 square feet.
6. Signs adjacent to front entrance doors: User may install one identification sign adjacent to the front entrance door with a maximum of 3 inch high, WHITE, Helvetica Medium, all capital characters indicating the business name, occupant name and phone number. Total area limited to 2 square feet. Plexiglas panel to be BLACK with WHITE letters.

7. Signs are to be continuously illuminated from sunset (operated by photoelectric cell) until 11:00 p.m. or store closing whichever is later or as otherwise defined by GT TAFT PLAZA, LLC and required by the lease. Signs shall have a 24-hour time clock.
8. All materials used in sign fabrication are to be new.

#### **STOREFRONT SIGN STANDARDS**

1. Height: All letters are to be a maximum of 48" in height on storefronts.
2. Length: Length (sign structure and sign copy). Sign copy shall be limited to a maximum of seventy-five (75) percent of leased store front.
3. Sign Area: Signs area based on 1.5 square feet per linear foot of tenant bay length. Sign area not to exceed 120 square feet.
4. Brightness: Illuminated and other lighting effects shall not create a nuisance to adjacent property or create a traffic hazard.
5. Number of Signs: Users are allowed one sign on each bay primary frontage. Tenants occupying a corner bay within a shopping center shall be allowed an additional sign on the store's secondary frontage-which shall not exceed the size of the sign allowed on the primary frontage. Sign area for both signs shall not exceed a maximum area of 120 square feet.
6. Location: Signs shall not extend closer than 6" from the top of the center's painted fascia band. Signs shall be centered horizontally and vertically within the sign band of demised premises.

#### **SIGN SPECIFICATIONS**

1. All signs are to be non-illuminated flat Plexiglas faces in the form of individual channel letters on a raceway to match the sign band color. They can be illuminated by interior mounted white LEDs. Letters shall have a translucent Plexiglas faces. These faces shall be secured to the letter with a trim molding. Individual letters attach directly to the center's fascia band. No metal staples are to be used.

Faces of the channel letters shall be WHITE. Trim cap and returns **GOLD / BRONZE**.

2. Materials: (All materials must be new)

- a. Metals (minimum thickness) Aluminum only = 0.060"
- b. .080 faces
- c. .063 sides

Hardware for fabrication and installation shall be non-corrosive type or plated

3. Signs utilizing legally registered and recognized logos, trademarks, or letter style shall be considered and may be permitted with approval of both GT TAFT PLAZA, LLC and the City of Pembroke Pines.

## WINDOW SIGNAGE

Any window signage shall comply with the City of Pembroke Pines Ordinance and must be approved by GT TAFT PLAZA, LLC.

## ILLUSTRATIONS

A. Typical Store Front Elevations (It may not reflect existing conditions)



SIGN CRITERIA SPECIFICATIONS

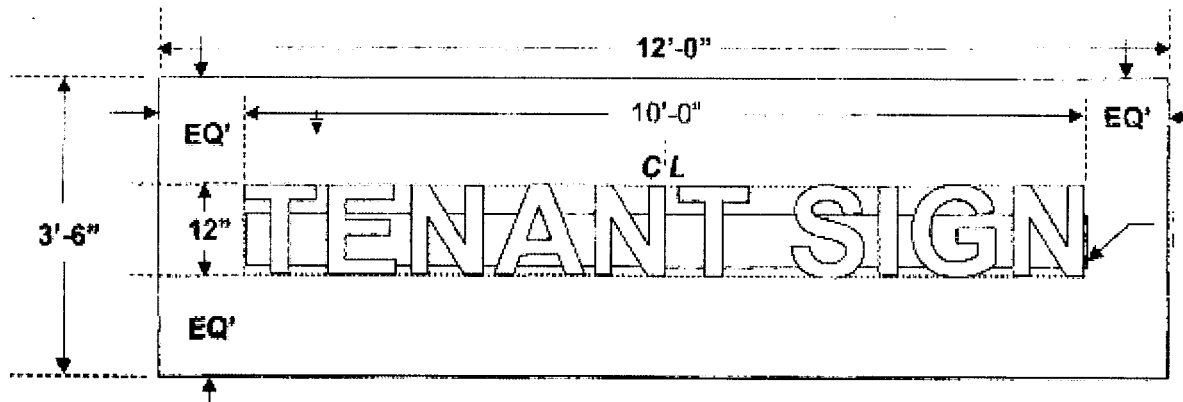
**B. Letter Sample**

HELVETICA/WHITE

ABCDEF GHIJKLMN  
OPQRST UVWXYZÀ  
ÅÉÎÕabcdefghijklmn  
opqrst uvxyzàåéîõ&  
1234567890(\$£.,!?)

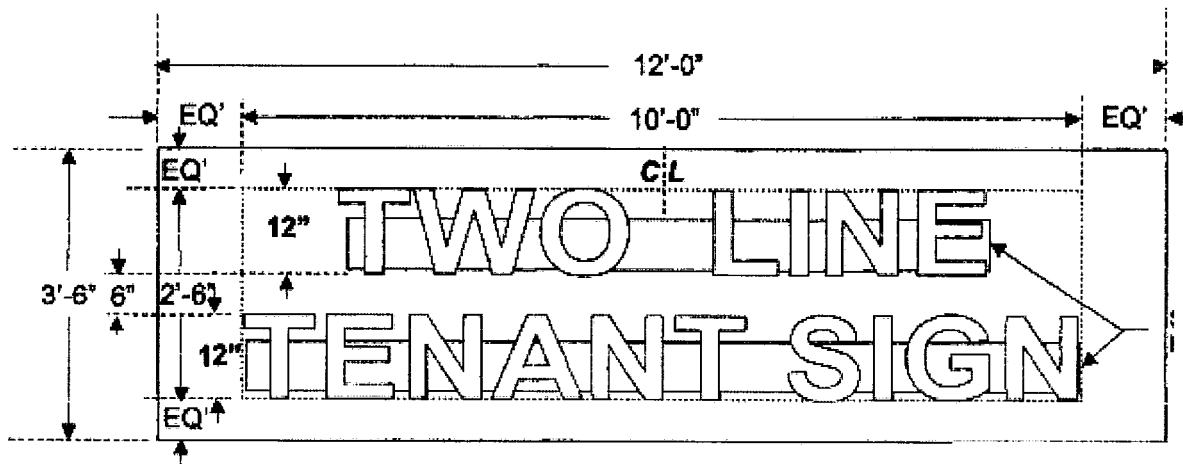
**C. Sign Detail**





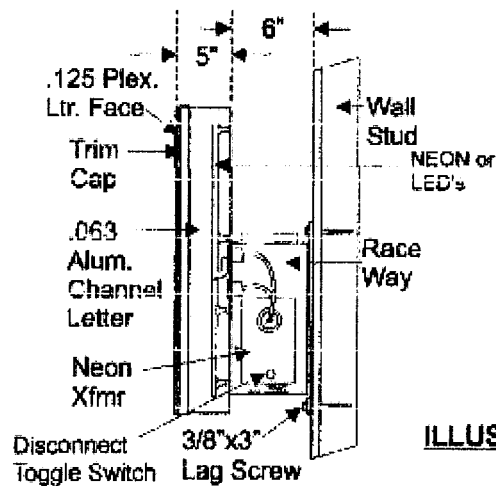
**ILLUSTRATION "A"-1**

**POSITIONING DETAIL  
TYPICAL ONE LINE WALL SIGN**



**ILLUSTRATION "A"-2**

**POSITIONING DETAIL  
TYPICAL TWO LINE WALL SIGN**



**ILLUSTRATION "B"**

**TYPICAL MOUNTING DETAIL**

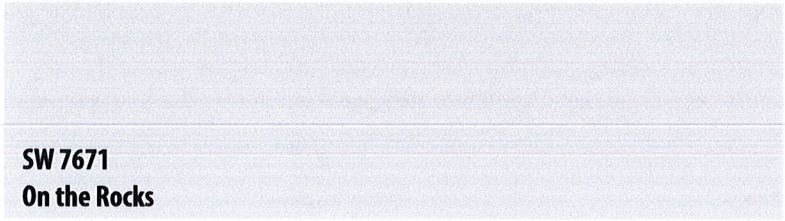
**D. Site Plan**

*Not Available*

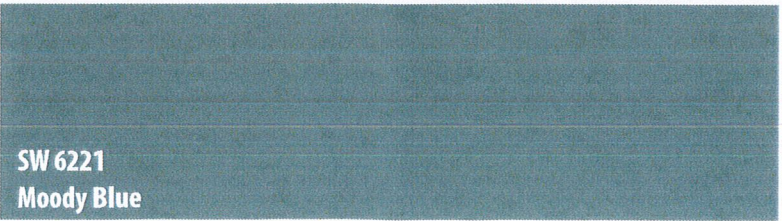
**E. Tenant List/Bay Square Footage**

<b>Unit #</b>	<b>TENANT NAME</b>	<b>USE</b>	<b>SIZE (S.F.)</b>
<b>1</b>	Dr. Ivy Rahn, Chiropractor	Spec. Medical	1192.00
<b>2</b>	Ligming Delgado, Dentist	Medical	1184.00
<b>3a</b>	Hair Design By Lorna	Personal Services	592.00
<b>3b</b>	Beauty Day Spa	Personal Services	593.00
<b>4</b>	Blanco Jamis Dental Group	Medical	1184.00
<b>5</b>	Home Realty USA, Corp.	Office	1192.00
	<b>Total</b>		5937.00

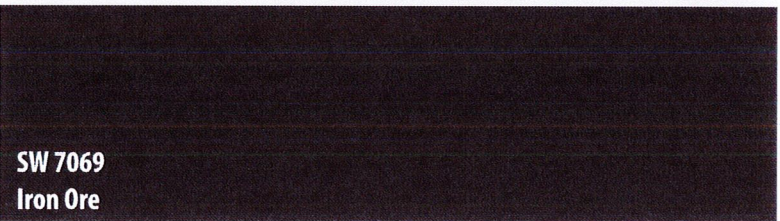




Body



Accent/Band



Doors