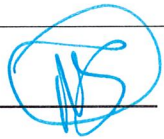





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	January 24, 2019	Application ID:	SN 2019-01
Project:	Bell Pembroke Pines (aka Sheridan Village)	Project Number:	N/A
Project Planner:	Christian Zamora, Planner / Zoning Specialist (C.Z.)		
Owner:	Bell Fund VI Pembroke Pines Spe llc	Agent:	Signsations (Jack Glover)
Location:	16700 Sheridan Street		
Existing Zoning:	R-4 (Apartment)	Existing Land Use:	Irregular (8.0)
Reference Applications:	SP 2012-02, , ZC 2012-02, ZC 2012-03, SUB 2006-02, ZC 2006-05, ZC 2012-02, SP 2007-09		
Applicant Request:	Sign Modifications		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Jack Glover, authorized agent for the property owner, is requesting approval to reface the existing entry feature to the apartment complex generally located south of Sheridan Street and west of 166^h Avenue.

The Planning and Zoning Board at its June 14, 2012 meeting voted to approve the Sheridan Village Apartment site plan (SP 2012-02) which included entry signs on the east and west side of the main entry into the community (Northwest 167 Terrace).

The property has recently been purchased by Bell Partners and is being renamed as a result of the acquisition.

SIGNAGE:

The applicant proposes to replace the existing entry sign copy with the Bell company logo and the following text, *"Bell Pembroke Pines...Apartment Living At Its Best"*. The new copy will be installed using internally illuminated black pin mounted letters. Total sign area shall be 32 square feet per sign. In addition, the applicant will install the address number to the community in black, 6 inch tall numbers, along the base of the sign.

The existing walls where the signs are being installed will be patched and painted using the same color, finishes and materials as the existing buildings.

Enclosed: Unified Development Application
Memo from Planning Division, 1/14/2019
Memo from Zoning Administrator, 1/14/2019
Sign Plan
Site Aerial



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 checked="" 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: Christian Project #: PRJ 20 n/a Application #: SN 2019-01
Date Submitted: 01/09/19 Posted Signs Required: (n/a) Fees: \$ 723

SECTION 1-PROJECT INFORMATION:Project Name: Bell Pembroke PinesProject Address: 16700 Sheridan Street Pembroke Pines, FL 33028

Location / Shopping Center: _____

Acreage of Property: 32.965 Building Square Feet: 345,423Flexibility Zone: _____ Folio Number(s): 514008160010

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

Legal Description: BELL PEMBROKE PINES

SHERIDAN VILLAGE 179-155 B PARCEL A, LESS A POR DESC AS BEGIN AT NE COR OF

SAID PAR A, S 247.58, W 700.08, N 247.50, E 693.84 TO POB AKA: PAR A-1

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
N/A					

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Bell Partners Inc.
Owner's Address: 300 N. Greene St Suite 1000 Greensboro, NC 27401
Owner's Email Address: marketing@bellpartnersinc.com
Owner's Phone: 336-232-1900 Owner's Fax: 336-232-1906

Agent: Signsations

Contact Person: Jack Glover

Agent's Address: 5425 N. Dixie Hwy Boca Raton, FL 33487

Agent's Email Address: Jack@Signsations.com

Agent's Phone: (561)989-1900

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: R4

Land Use / Density: 222

Use: Multi-Family Residential

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: R4

Land Use / Density: 222

Use: Multi-Family Residential

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: C1

South: PUD

East: RS7

West: PUD

ADJACENT LAND USE PLAN

North: Conservation - Natrual Reservations

South: Low (3) Residential

East: Low (2) Residential

West: Low (3) Residential

-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: N/A

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

N/A

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

Refinish the current sign wall faces Stucco patch holes where old sign connections went through
wall and damaged surfaces as well as applying a new thin surface to recreate a textured finish - then
repaint the walls the same color. Install new lighted and plate cut graphics on repaired wall surfaces
-note- ONLY Logo and Bell Pembroke Pines will be lighted. The "Apartment Living at its Best"
will be stud mount plate cut like the address copy. Install sign to connected existing 20 amp
supply and time switch from the distribution panel.

SECTION 7- PROJECT AUTHORIZATION

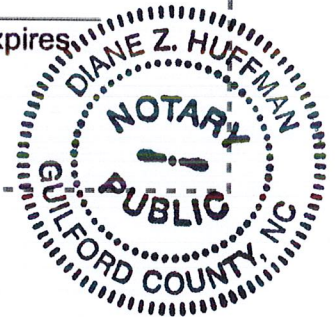
OWNER CERTIFICATION

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.

Christa Wilbur 11-13-18
Signature of Owner Date

Sworn and Subscribed before me this 13 day
of November, 2018

— [Signature] 05/23/2021
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] 12/4/18
Signature of Agent Date

Sworn and Subscribed before me this 4th day
of December, 2018



Maritza Forero-Johnson 11/19/2019
Fee Paid Signature of Notary Public My Commission Expires

NOTARIZED LETTER OF AUTHORIZATION

Owner/Agent:

Bell Partners Inc.

Project Name: Bell Pembroke Pines.

Project Address: 16700 Sheridan Street, Pembroke Pines, FL 33204

I, Christen Wilson, the owner/agent of the said location(s) above, authorize Signations and their agents to obtain necessary permits for and/or install temporary signage at this location.

Christ W
Owner/Agent

10-18-18
Date

STATE OF NC

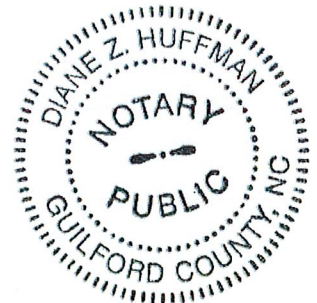
CITY/COUNTY OF Guilford

Sworn to & Subscribed before me by Christen Wilson this 18
day of October, 2018

Diane Z. Huffman
Notary Public

Name (Print) Diane Z. Huffman

My Commission Expires: 08/23/2021



PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 14, 2019
To: SN 2019-01 file
From: Christian T. Zamora, Planner / Zoning Specialist
Re: Bell Pembroke Pines
DRC: 1

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

Planning has no comments

MEMORANDUM

January 14, 2019

To: Christian Zamora
Planning/Zoning Specialist

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-01 (Bell Pembroke Pines FKA Sheridan Village Apts.)

Zoning has no comments regarding the above Sign Plan.

Subject Site Aerial Photo

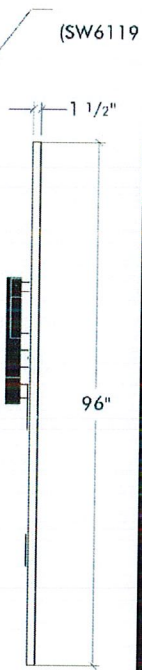
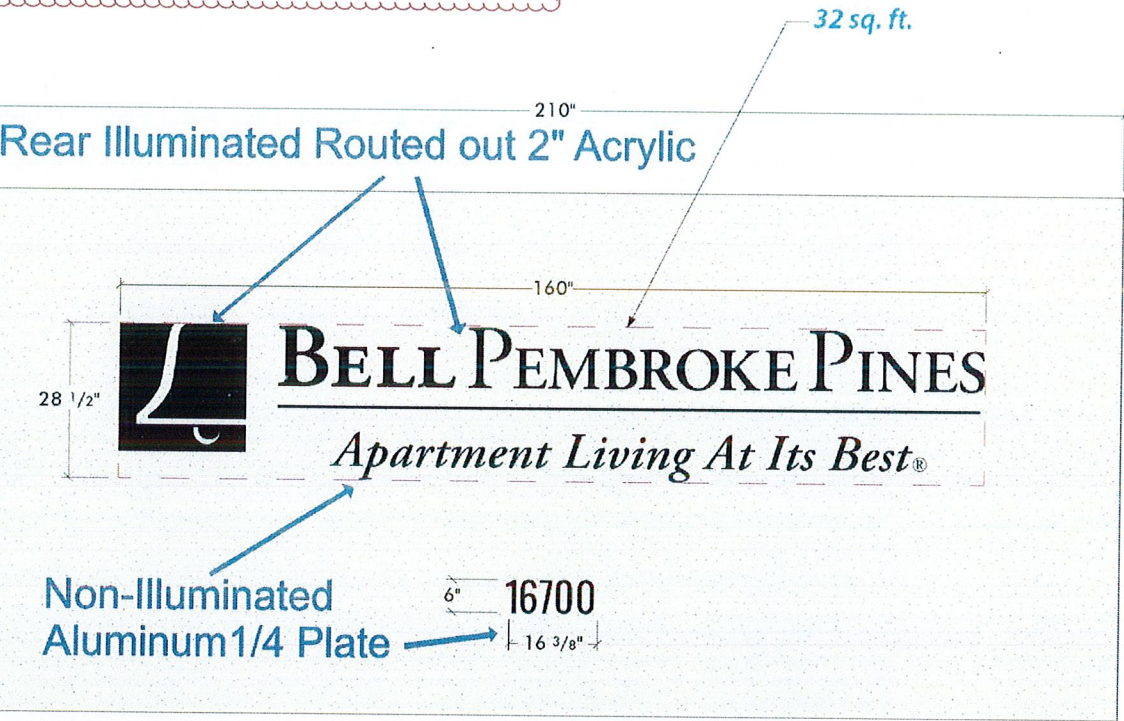
Application ID: SN 2019-01

Bell Apartments: 16700 Sheridan Street

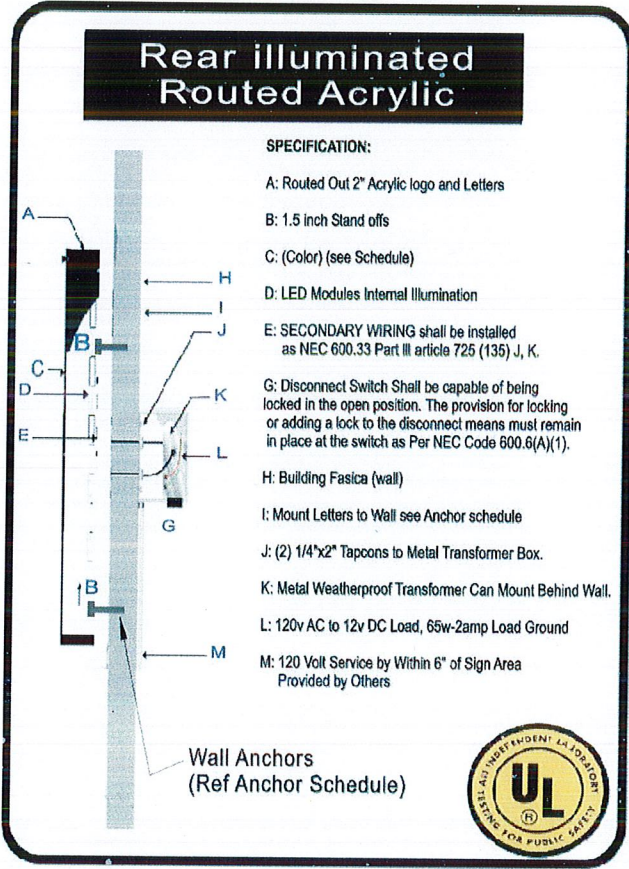


REACTIONS ON EXISTING SUPPORT STRUCTURE & FOOTING(S) UNDER REPLACEMENT SIGN FACE(S) ARE EQUAL TO REACTIONS UNDER EXISTING FACE(S).

EXISTING FOOTING(S) & SUPPORT STRUCTURE MAY REMAIN. REPLACEMENT FACE(S) SHALL BE INSTALLED USING EXISTING CLIPS OR RETAINER SYSTEM.



Reverse Logo & Channel Letters: (Routed Out 2" Acrylic)
(2-SF) 160" x 23-1/2" x 2"
- stand-off from panel 1-1/2"



Black letters & returns

SW6119 Antique White



ANCHOR SCHEDULE		*ALL ENTRIES SHALL BE SPACED EVENLY*	QTY or SPACING
WALL MATERIAL	ANCHOR TYPE		
CONCRETE (3ksi) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE		MIN (3) PER LETTER
	1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED		MIN (3) PER LETTER
	1/4" EXPANSION ANCHORS WITH 2.5" EMBED		MIN (3) PER LETTER
1/2" PLYWOOD (NO ACCESS BEHIND)	1/4" TOGGLE BOLTS		MIN (3) PER LETTER
METAL STUDS / PANELS	1/4" WOOD SCREWS OR TAPCONS, FULL EMBED		MIN (3) PER LETTER
	#14 METAL SCREWS TO MIN 18ga STEEL OR 0.090" ALUM		MIN (3) PER LETTER



SIGNSATIONS

LICENSED • BONDED • INSURED

561-989-1900

www.signsations.com

5425 N. Dixie Highway
Boca Raton, FL 33487

Bell Pembroke Pines

16700 Sheridan St,
Pembroke Pines, FL

SQUARE FOOT CALCULATIONS

TOTAL SQ.FT: 32

FILE # 4764

DRWN Bob

DATE 10/24/2018

ELECTRICAL INFORMATION

CERTIFICATION ON THIS DOCUMENT:
ALL COMPONENTS ARE U/L LISTED
AS NEC 2011, 600.3, AND SHALL COMPLY
WITH NEC 2011 AND BE PROPERLY GROUNDED.
THE ELECTRICAL FEED FROM THE DISTRIBUTION
PANEL/TIME CLOCK WILL BE IDENTIFIED
AND INSTALLED AS PER NEC 600.5 A,
AND IN COMPLIANCE WITH
FBC-ENERGY 505.2.4

STRUCTURAL NOTES

LANDLORD APPROVAL

☐ APPROVED

☐ REVISE AND RESUBMIT

Date: _____

Signature: _____

CUSTOMER APPROVAL

☐ APPROVED

☐ REVISE AND RESUBMIT

Date: _____

Signature: _____

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REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

Wall components & cladding:
Sign Height = 30 ft. max
Kzt=1.0, Kd=0.85, G=0.85
Zone 4: ± 40.8 psf
Zone 5: ± 51.9 psf
Risk Category 2 Struct.
ASD Load Coeff = 0.6
170 mph
Exposure C

