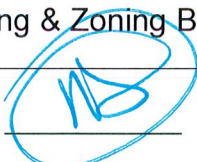





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	January 24, 2018	Application ID:	ZV 2018-08
Project:	Palm Square Center Monument Sign	Project Number:	PRJ 2018-15
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Palm Square Center, LLC	Agent:	Frescia Perez
Location:	9801-9833 Pines Boulevard, Pembroke Pines 33024		
Existing Zoning:	General Commercial (B-3) Districts	Existing Land Use:	Commercial
Reference Applications:	MSC 2012-27, MSC 2018-26		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2018-08	155.324(C)(1)(I)3.	4 Panels on a shopping center monument sign	6 Panels on a shopping center monument sign
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustments
Reviewed for the Agenda:	Director: 		Zoning Administrator: 

Project Description / Background

Frescia Perez, agent for the owner, is requesting a variance to allow six (6) panels on the existing monument sign for the Palm Square Center instead of the allowed four (4) panels. The existing monument sign was approved in 2012 (MSC 2012-27) and it meets current code requirements. The proposed 6 panels would fit within the allowable 48 square feet on the existing sign.

Palm Square Center is located at the northwest corner of Pines Boulevard and NW 98th Avenue; despite their corner location, they are only allowed one monument sign based on the constraints in Sections 155.324(C)(1)(I)(5.)

- (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.

In addition to the Variance request; the staff is currently reviewing a miscellaneous application request (MSC 2018-26) for a building color change and monument sign modifications consistent with the results of the variance application. This item is tentatively scheduled for the February 14th Planning & Zoning Board meeting.

VARIANCE REQUEST DETAILS:

ZV 2018-11) To allow six (6) panels on monument sign instead allowed maximum of four (4) panels.

Code Reference: §155.324 PERMANENT SIGNS..

(C) Business Zoning Districts.

(1) Shopping center signs.

(I) Ground box signs.

3. Each ground box sign shall be no more than 48 square feet in total size and nine feet in total height. The name and street address of the shopping center shall be posted on the top of each sign; however, it shall not be factored into the total square footage or height of the sign. The name and address shall be no larger than nine square feet and one and one-half feet in height. The numbers of the street address shall be no less than six inches in height. If a shopping center does not have a name, the street address shall be included on the sign in accordance with this section. **Each ground box sign shall**

contain no more than four panels not including the name and street address of the shopping center. Each panel shall be limited to two lines of text. Ground box signs may include the property management or leasing information on the base of the sign. Such information shall not be illuminated and have a maximum size of five square feet, which shall not count towards the overall square footage of the ground box sign or count as a tenant. This square footage shall not count against a tenant's overall square footage for a particular shopping center.

VARIANCE DETERMINATION

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

1. 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.
2. 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
 - 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.

Enclosed: Variance Request Application
 Subject Site Aerial Photo



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.

City of Pembroke Pines

Received

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: DEC 5 2018

Indicate the type of application you are applying for:

- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☐ Delegation Request
- ☐ DRI*
- ☐ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☐ Land Use Plan Map Amendment*
- ☐ Miscellaneous
- ☐ Plat*

- ☐ Sign Plan
- ☐ Site Plan*
- ☐ Site Plan Amendment*
- ☐ Special Exception*
- ☐ Variance (Homeowner Residential)
- ☒ Variance (Multifamily, Non-residential)*
- ☐ Zoning Change (Map or PUD)*
- ☐ Zoning Change (Text)
- ☐ Zoning Exception*
- ☐ Deed Restriction

Planning & Economic Development

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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: Dean Project #: PRJ 20 18 - 15 Application #: ZV 201808
 Date Submitted: 12/05/18 Posted Signs Required: (2) Fees: \$ 2,145
Payment made 9/5/18

SECTION 1-PROJECT INFORMATION:Project Name: PAIM SQUARE CENTER, LLCProject Address: 9801-9833 PINES BLVDLocation / Shopping Center: PEMBROKE PINES, FLAcreage of Property: _____ Building Square Feet: 80,566Flexibility Zone: _____ Folio Number(s): 51A1-17-18-0011

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

Legal Description:

PINES - PAIM EAST 122-7B THAT PT OF TRACT A DE SCAS, COMM AT
W 1/4 COR OF SEC 17-51-41, ELY 814.66, NLY 100 TO POB, CONT
NLY 510, ELY 651.01, SELY 49.53, SLY 449, SWLY 49.47, WLY 650.52 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: PAIM SQUARE CENTER, LLC
Owner's Address: 701 BRICKELL AVE SUITE 2040 MIAMI, FL 33131
Owner's Email Address: PMC@BARINVESTMS.COM
Owner's Phone: 305) 538.0135 Owner's Fax: 305) 538.4960
Agent: HERVE BARBERA
Contact Person: FRESIA PEREZ PROPERTY MANAGER
Agent's Address: 701 BRICKELL AVE SUITE 2041 MIAMI, FL 33131
Agent's Email Address: PMC@BARINVESTMS.COM
Agent's Phone: 305) 815.5595 Agent's Fax: 305) 538.4960

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	PROPOSED
Zoning: <u>B-2</u>	Zoning: _____
Land Use / Density: <u>Commercial</u>	Land Use / Density: _____
Use: <u>Commercial</u>	Use: _____
Plat Name: <u>PINES PALM EAST</u> <u>122-7B</u>	Plat Name: _____
Plat Restrictive Note: _____	Plat Restrictive Note: _____

ADJACENT ZONING	ADJACENT LAND USE PLAN
North: <u>R1C-RESIDENTIAL</u>	North: _____
South: <u>B3-Commercial</u>	South: _____
East: <u>R3-APARTMENTS</u>	East: _____
West: <u>B2-Commercial</u>	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: 155.324(E)(1)(1)(3.)

Required: Max. 4 Business Names

Request: 6 Business Names

Details of Variance, Zoning Appeal, Interpretation Request:

See Attached

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: _____



December 4, 2018

City of Pembroke Pines
Planning and Economic Development Division
10100 Pines Boulevard
Pembroke Pines, FL 33024

RE: Palm Square Center LLC
Folio # 5141 17 18 0011
Located at 9801 Pines Blvd, Pembroke Pines, FL

Dear Members of the Board,

My name is Frescia Perez and I am the property manager for PALM SQUARE CENTER. I am writing in regards to a variance request for additional name spaces on a Ground box sign for the property located at 9801 Pines Boulevard Pembroke Pines, FL 33024.

Per CODE 155.324, K-5 (a, b), it is my understanding that two Ground box signs with four names are allowed per property. At PALM SQAURE CENTER we currently have one Ground box sign with four panels and two other Ground box signs that were grandfathered in for Dunkin Donuts and KFC. Ideally, we would like to have put another Ground box sign up on Pines Boulevard as we are allowed per Code. The side street does not meet right-away requirements.

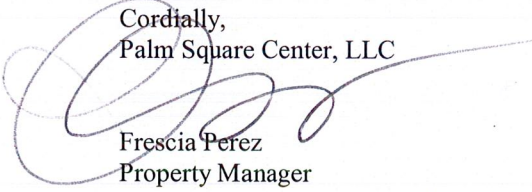
The variance requested is relatively minor, as we are requesting your approval to allow for six (6) tenants instead of the four (4) allowed per code.

The size of the Ground box sign will not change (please see attached) as we are able to include the additional two (2) panels on the existing frame.

We are requesting the grant of the Variance Sign as we feel that the Ground box signs attract pedestrian and driver's attention and help them identify business within our property. Most of our tenants are mon and pop business and they need all the exposure we can provide for them. The current Ground box sign we have and place an additional two names on it. This will raise the total to six names on the moment.

Photographs and diagrams in support of the requested Variance are attached hereto.

Cordially,
Palm Square Center, LLC



Frescia Perez
Property Manager

701 Brickell Avenue, Suite 2040
Miami, FL 33131
P. 305.380.0135 F. 305.538.4960

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.

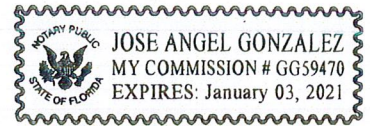


Signature of Owner

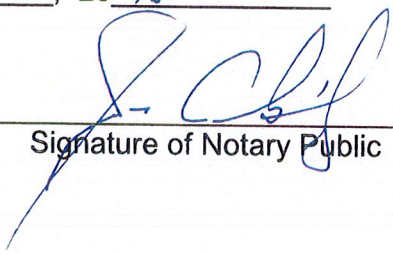
9/4/18

Date

Sworn and Subscribed before me this 4 day
of SEPTEMBER, 20 18



Fee Paid

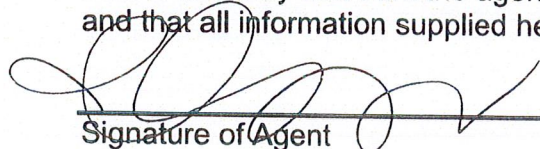


Signature of Notary Public

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.

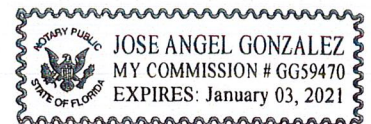


Signature of Agent

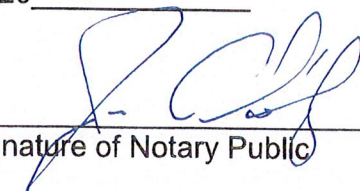
9/4/18

Date

Sworn and Subscribed before me this 4 day
of SEPTEMBER, 20 18



Fee Paid



Signature of Notary Public

My Commission Expires

