



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

Summary

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|---------------------------------|---|--|--------------------------------|
| Agenda Date: | January 24, 2019 | Application ID: | SN 2018-05 |
| Project: | Advenir @ San Tropez | Project Number: | N/A |
| Project Planner: | Cole Williams, Planner / Zoning Technician <i>CW</i> | | |
| Owner: | Advenir | Agent: | Oakhurst Signs |
| Location: | 7840 NW 3 Street, Pembroke Pines FL, 33024 | | |
| Existing Zoning: | R-4 Apartment | Existing Land Use: | Medium High (16-25 du/acre) |
| Reference Applications: | SP 2006-47, SP 2002-32, MSC 2002-16, SP 2001-29, SP 94-01, SN 92-08 | | |
| Applicant Request: | One residential subdivision sign | | |
| Staff Recommendation: | Approval | | |
| Final: | <input checked="" type="checkbox"/> Planning & Zoning Board | <input type="checkbox"/> City Commission | |
| Reviewed for the Agenda: | Director: <i>NS</i> Planning Administrator: <i>JY</i> | | |

Project Description / Background

Advenir at San Tropez, formally known as San Tropez and Pembroke Village was approved in the early 1970s. Site modifications were made in 2001 (removal of pools and addition of garbage compactors), 2002 (addition of a playground), 2003 (removal of the recreation center and pools), and 2006 (building color change).

Oakhurst Signs, agent, is requesting to install a residential subdivision sign generally located on NW 3 Street and N University Drive. The 4' tall sign will include 9 square feet of copy, 7.6 square feet will be white pin mounted letters reading "Advenir at San Tropez". The remaining 1.4 square feet will include black vinyl copy reading "SanTropez-Apts.com", and a small house emblem (black) located on the bottom corner of the sign. The sign will be illuminated via ground lighting, which will be screened by landscaping. Landscaping will be installed at 12" in front of the sign and 24" around the sides and back.

The following colors are being proposed for the sign:

- Main Body (Matthews Silver Paint, SW 6258 Tricorn Black)
- Accents (PMS 165, Pantone Process Magenta, PMS 2727, PMS 249, Digital Print, Print as Gradient)
- Main Text (Trans. White)

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed:

- Unified Development Application
- Memo from Planning Division (1/17/18)
- Memo from Zoning Administrator (1/17/18)
- Memo from Engineering Division (1/8/19)
- Memo from Landscape Division (11/28/18)
- Memo from Planning Division (9/18/18)
- Memo from Landscape Division (9/17/18)
- Memo from Zoning Administrator (9/13/18)
- Memo from Engineering Division (9/12/18)
- Memo from Zoning Administrator (8/14/18)
- Memo from Landscape Division (8/14/18)
- Memo from Planning Division (8/13/18)
- Memo from Engineering Division (8/4/18)
- Sign Plan
- Subject Site Aerial Photo

SUBJECT SITE AERIAL PHOTO

Advenir @ San Tropez (SN 2018-05)

