



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

Summary

Agenda Date:	March 28, 2019	Application ID:	SN 2019-03
Project:	LA Fitness	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Realty Income Attn: Investor Relations	Agent:	Architectural Design & Signs, Inc.
Location:	1900 North Flamingo Road		
Existing Zoning:	PUD	Existing Land Use:	Commercial
Reference Applications:	MSC 2018-06, MSC 2015-12 SP 2012-20, SN 2011-24, SN 2011-21, SN 2011-03, MSC 2006-23, SN 2006-02, SP 2005-31, SP 2003-01, SP 2002-08, MSC 2002-02, SP 2001-55, SP 2000-58, SP 2000-01, SP 99-49, SP 99-48, SP 99-45, RS 99-19, SP 98-81, SP 97-92, SP 97-34		
Applicant Request:	<ul style="list-style-type: none"> • Removal of existing signage • Installation of 2 wall signs 		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

City Commission on April 7, 1999 approved the LA Fitness building as part of the Flamingo Falls Retail Center site plan (SP-98-81). The Board of Adjustment on June 1, 2000 approved Zoning Variance (ZV 2000-18) which allowed LA Fitness to have on 96 square foot sign on the east elevation, 24 square feet on the north elevation, and 16 square feet on south elevation.

The applicant is proposing to remove all previously approved building signage and replace it with two, 57.92 square foot, internally illuminated channel letter wall signs reading, "LA FITNESS" in blue. One sign will be located on the east elevation and the second will be located on the south elevation. The proposed signs are consistent with current sign code.

Should the Planning and Zoning Board Approve the request, the previously approved sign variance will no longer be in affect for the subject property. The applicant provides an email acknowledging such request.

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application subject to voiding of the underlying sign variance (ZV 2000-18) which will no longer be in use.

Enclosed: Sign Plan Application
 Memo from Planning Division, (3/19/19)
 Memo from Zoning Administrator, (3/19/19)
 Sign Plan
 Email Acknowledging the Nullification ZV 2000-18
 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: Cole Project #: PRJ 20 n/a Application #: SN 2019-03
Date Submitted: 03/14/19 Posted Signs Required: (n/a) Fees: \$ 743

SECTION 1-PROJECT INFORMATION:Project Name: LA FITNESSProject Address: 1900 NORTH FLAMINGO ROAD

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

PEMBROKE FALLS PHASE 1 159-12 B POR OF TR A & BUFFER TR 4 DESC AS: COMM AT WLY MOST NW COR OF SAID BUFFER TR 4; SLY ALG ELY R/W LINE OF NW 125 AVE AN ARC DIST OF 716.71 TO POB; NE 440; SE 263.24; SLY ALG ARC OF CURVE 136.86; SWLY AN ARC DIST 6.40 TO P/T; SW 23.50; SWLY AN ARC DIST 35.16; SW 84.55; WLY 83.11 TO P/T SW 398.51; NLY AN ARC DIST 478.98 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: LL Contact Info:
Darlene Jackson

Owner's Address: (858) 284-5000 Ext. 5286 Realty Income
djackson@realtyincome.com Attn: Investor Relations

Owner's Email Address: 11995 El Camino Real
San Diego, CA 92130

Owner's Phone: _____ Owner's Fax: _____

Agent: ARCHITECTURAL DESIGN & SIGNS, INC

Contact Person: BARBARA COHEN

Agent's Address: 1160 RAILROAD STREET, CORONA, CA 92882

Agent's Email Address: bcohen@ad-s.com

Agent's Phone: 951.278.0680 ext 124 cell 714.906.2029 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	PROPOSED
Zoning: _____	Zoning: _____
Land Use / Density: _____	Land Use / Density: _____
Use: _____	Use: _____
Plat Name: _____	Plat Name: _____
Plat Restrictive Note: _____	Plat Restrictive Note: _____

ADJACENT ZONING	ADJACENT LAND USE PLAN
North: _____	North: _____
South: _____	South: _____
East: _____	East: _____
West: _____	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: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

TO MANUFACTURE AND INSTALL TWO (2) SETS OF CHANNEL LETTERS INTERNALLY ILLUMINATED

PER DESIGNS SUBMITTED.

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)

TO MANUFACTURE AND INSTALL TWO (2) SETS OF CHANNEL LETTERS INTERNALLY ILLUMINATED

PER DESIGNS SUBMITTED.

[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] 3/8/19
Signature of Owner Date

Sworn and Subscribed before me this 11 day
of March, 2019

Please see attached California Jurat

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] 3/11/19
Signature of Agent Date

Sworn and Subscribed before me this 11 day
of March, 2019

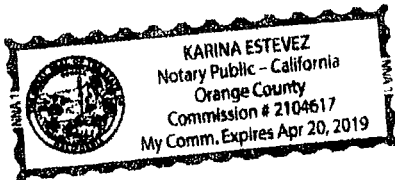


15.00 [Signature] 6/28/2022
Fee Paid Signature of Notary Public My Commission Expires

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
 }
COUNTY OF ORANGE } §

Subscribed and sworn to (or affirmed) before me on this 8th day of March, 2019, by David Hirsch, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Kari Estevez

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 19, 2019
To: SN 2019-03 file
From: Cole Williams, Planner / Zoning Technician
Re: LA Fitness

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION

MEMORANDUM

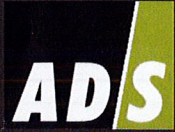
March 19, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-03 (LA Fitness @ Flamingo Falls Plaza)

Zoning has no comments regarding above Sign Plan.



1160 Railroad St.
Corona, CA 92882
Tel. 800.862.3202
www.ad-s.com

REALITY BEGINS WITH VISION

Prepared for:

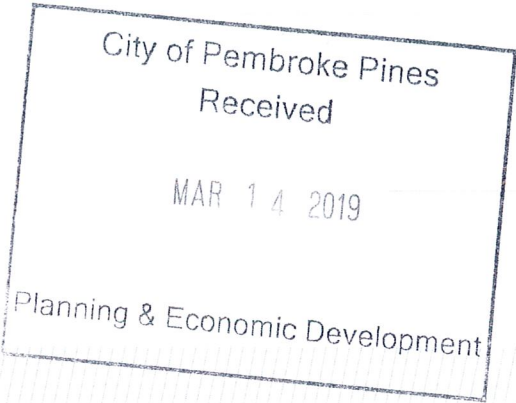
LA | FITNESS

1900 N. Flamingo Road
Pembroke Pines, FL 33028

PERMIT DRAWING SET

From: BARBARA COHEN
phone: 714-906-2029 ext. 124
email: bcohen@ad-s.com

Scope of Work				
Sign	Sign Type	Square Feet	Illuminated	Quantity
A	Channel Letters	57.92	Yes	1
B	Channel Letters	57.92	Yes	1

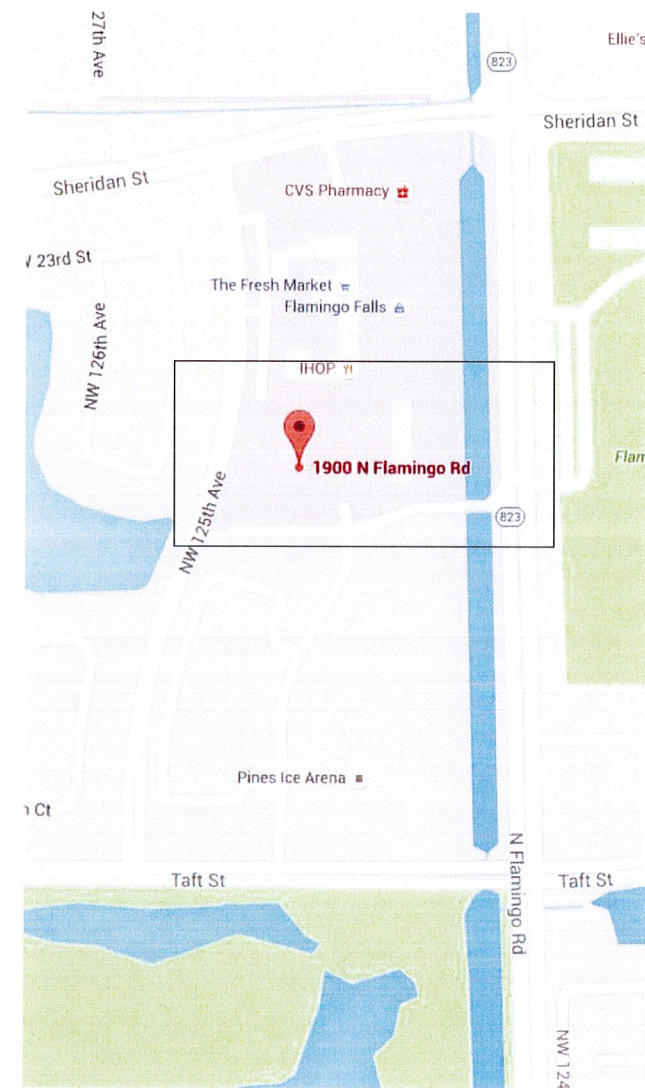


COLOR DISCLAIMER
Due to the limitations of desktop scanners and the relative inconsistencies of various display monitors and printers, the colors you see on your screen or on paper may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but screen and printed images are intended as a guide only and should not be regarded as absolutely correct. Site conditions and onsite lighting can also affect how the product appears (i.e. LED, different Florescent bulbs, Natural Light, Backlit, Halogen, Facelit). We recommend that you request a color sample as CMYK (Cyan, Magenta, Yellow and Black) are the colors used in the printing process, whereas RGB (Red, Green and Blue) are the colors used by screen displays such as your monitor. For this reason and due to variations introduced by light and various equipment, the colors on your screen or a print may not exactly match the finished product.
If you would like to see a sample of any color, please request an actual sample from your Salesperson or Project Manager.
WITHOUT A SIGNED COLOR SAMPLE, AD/S COMPANIES, ITS VENDORS AND AFFILIATES ARE NOT RESPONSIBLE FOR DIFFERENCES, REAL OR PERCEIVED, BETWEEN THE WAY YOUR PRODUCT APPEARS ON SCREEN OR PAPER AND THE FINAL PRODUCT.

Client Name (Please Print) _____ Date ____/____/____
Client Name (Signature) _____
PLEASE INITIAL ALL PAGES
AD/S Drawing #41108 Rev. #09(PS) Date: 2019/03/11
Pages: 5 (including cover page)

- ☐ Approved
- ☐ Approved as Noted
- ☐ Revise & Resubmit
- ☐ Rejected

Site Plan



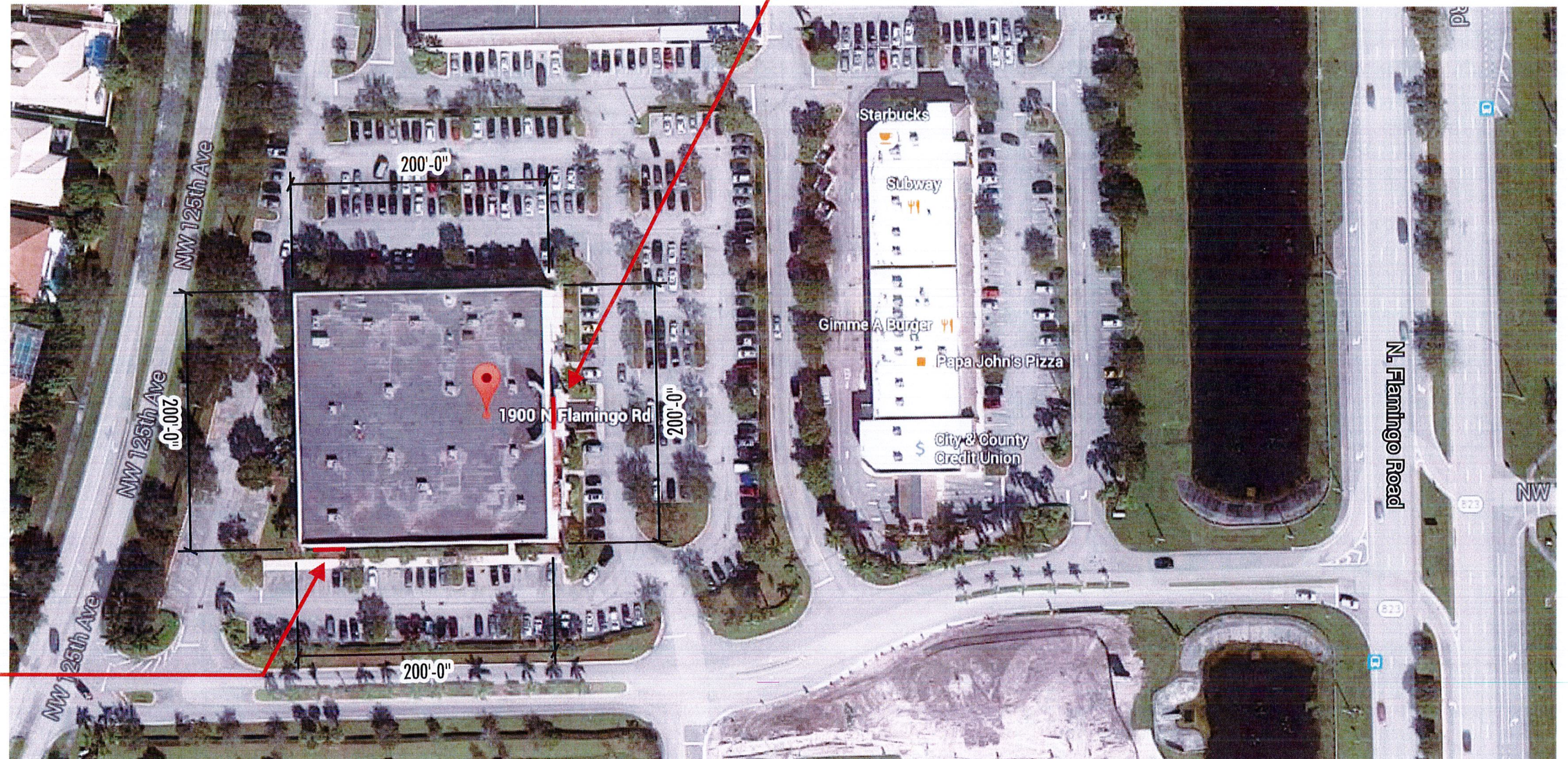
1 VICINITY MAP
SCALE: NTS

SCALE: NTS



LA | FITNESS
Sign 'B' —

Sign 'B'



2 PROJECT LOCATION
SCALE: 1" = 100'-0"

SCALE: 1" = 100'-0"



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F 951.278.0681
www.ad-s.com

- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:

LA|FITNESS
3161 Michelson Drive - Suite 600
Irvine, CA 92612

Project:

LA|FITNESS
1900 N. Flamingo Road
Pembroke Pines, FL 33028

Revisions:

- | | |
|---|--|
| 7 | SH: 2019-03-04: clarify electrical power path to disconnect per city request |
| 8 | SH: 2019-03-06: add/incorporate J-box disconnect switch |
| 9 | SH: 2019-03-11: add lockable cut-off switch to elec path |

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Project No: 41108-R09(PS)

B/AH/SH

Date: 2019-03-11

Sign Type: **Site Plan**

Sheet No: SP.1

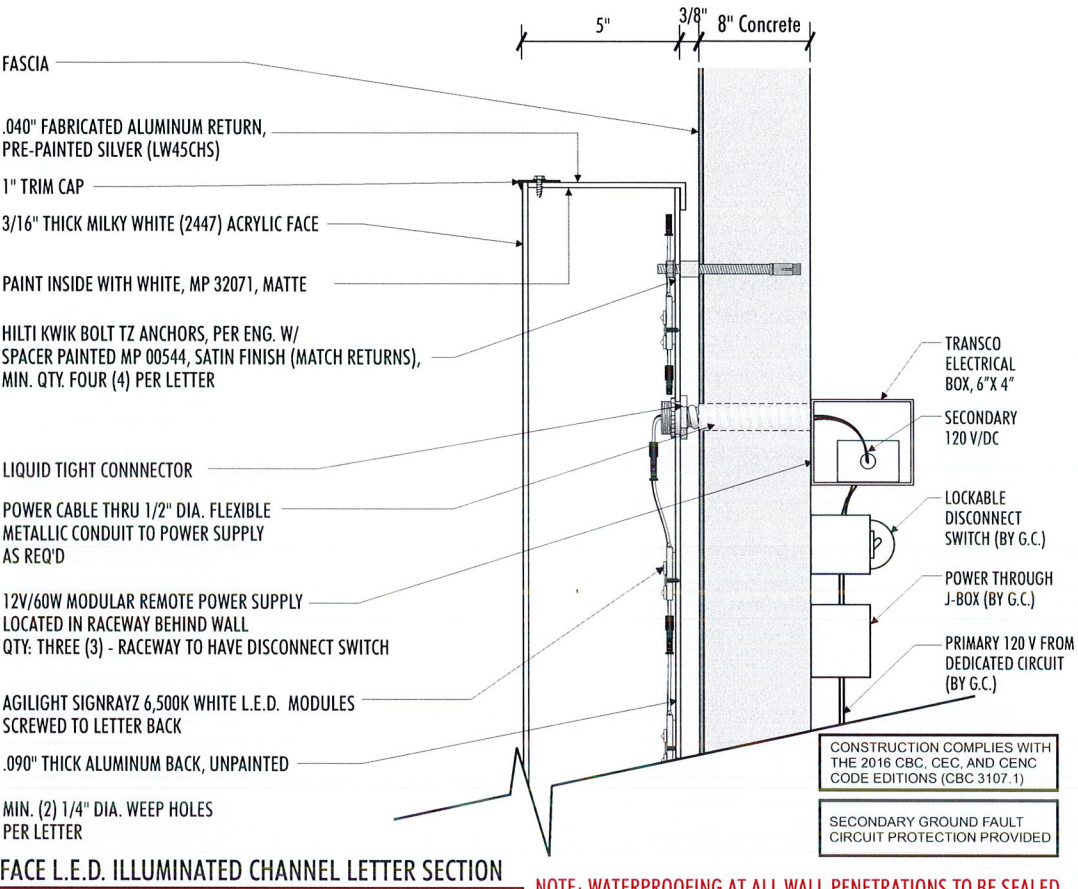
of 5

Qty: One (1) Set
Sign Area = 57.92 Sq. Ft.



1 SIGN A: FRONT VIEW
SCALE: 1/4" = 1' - 0"

5" deep internally illuminated channel letters and bar.
Face: 3/16" white acrylic #7328 w/ 1st surface 3M dual-color vinyl (3635-222 black painted blue to match PMS 281c) and 1/2" border at acrylic edges is absent of vinyl.
Returns: 5" alum. coil, pre-painted silver (part# LW45CHS)
Trim cap: metallic silver.
Paint inside of bar MP 32071 "white wonder", matte finish.
Illumination: Agilight Signrayz White LED.
LED strips to be double-sticked taped and screwed to bar back.



FACE L.E.D. ILLUMINATED CHANNEL LETTER SECTION

NOTE: WATERPROOFING AT ALL WALL PENETRATIONS TO BE SEALED WITH 3M 730 HYBRID CLEAR SEALANT OR EQUIVALENT

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.

ALL TRANSFORMERS SHALL BE: (GFI) GROUND FAULT-INTERRUPTED TRANSFORMERS.

ALL SIGNS HAVE - DEDICATED BRANCH CIRCUIT

- THREE WIRES - LINE, NEUTRAL & GROUND

- WIRE SIZE - MINIMUM OF 12 GA. THIN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.

- GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANELBOARD GROUND BUS.

- VOLTAGE SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL.

- CONDUIT CAN NOT BE USED AS GROUND PATH.

- POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

1 Dedicated 20 Amp Circuit at 120 Volts

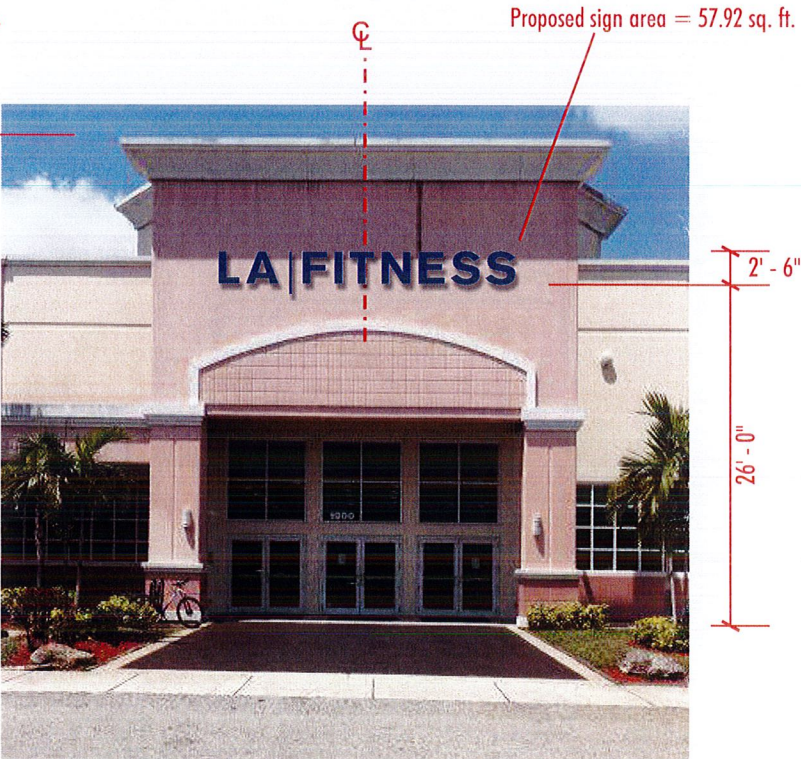
Note #1: All above is not in sign company's scope of work and must be in place prior to installation.

Note #2: Actual draw will be 2.6 Amps total and 156 Watts total.

ALL COMPONENTS TO BE UL APPROVED



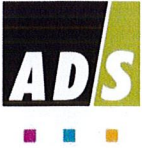
3A EAST ELEVATION, Entrance Detail: Existing Condition
SCALE: 1" = 15' - 0"



3B EAST ELEVATION, Entrance Detail: Proposed Update
SCALE: 1" = 15' - 0"



2 FULL EAST ELEVATION (facing N. Flamingo Road)
NOT TO SCALE



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Client:
LA | FITNESS
3161 Michelson Drive - Suite 600
Irvine, CA 92612

Project:
LA | FITNESS
1900 N. Flamingo Road
Pembroke Pines, FL 33028

Revisions:

1 SH: 2019-03-04: clarify electrical power path & disconnect per city request

8 SH: 2019-03-06: add/incorporate J-box disconnect switch

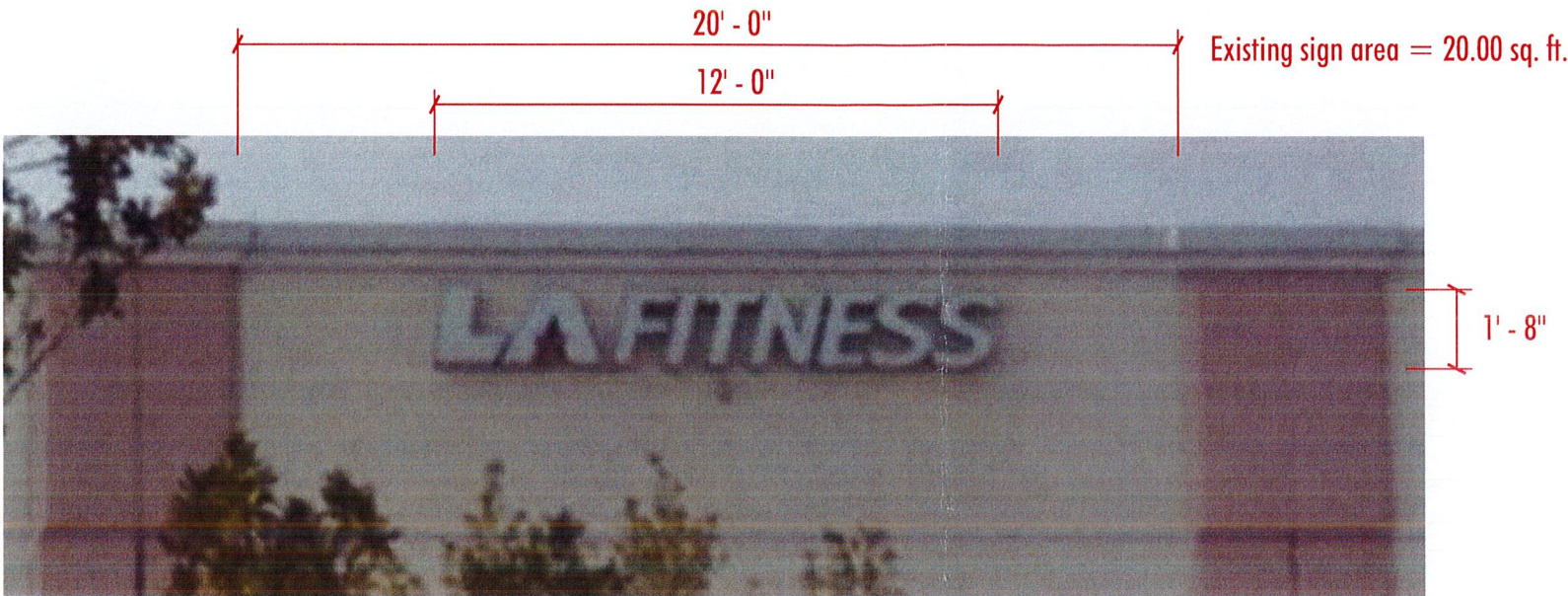
9 SH: 2019-03-11: add lockable cut-off switch to elec path

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Project No: 41108-R09(P5)
Date: 2019-03-11
Sign Type: Sign 'A'
Sheet No: 1.0
3 of 5

Sign B - Existing

This sign will be removed, and the Re-Branded sign will be located on the South Elevation, see the Next Sheet (2.1).



2 NORTH ELEVATION ENLARGEMENT DETAIL
SCALE: 1/4" = 1' - 0"



1 NORTH ELEVATION (facing Parking Lot)
SCALE: 1" = 25' - 0"



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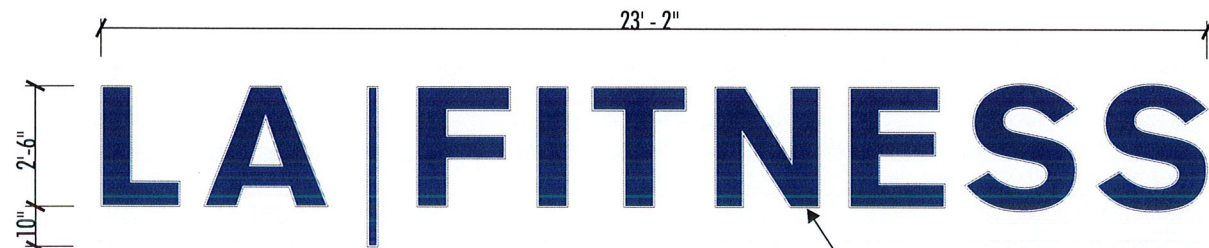
- Revisions:
- 7 SH: 2019-03-04: clarify electrical power path & disconnect per city request
 - 8 SH: 2019-03-06: add/incorporate J-box disconnect switch
 - 9 SH: 2019-03-11: add lockable cut-off switch to elec path

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Project No:	41108-R09(PS)	RB/AH/SH
Date:	2019-03-11	
Sign Type:	Sign 'B'	
Sheet No:	2.0	4 of 5

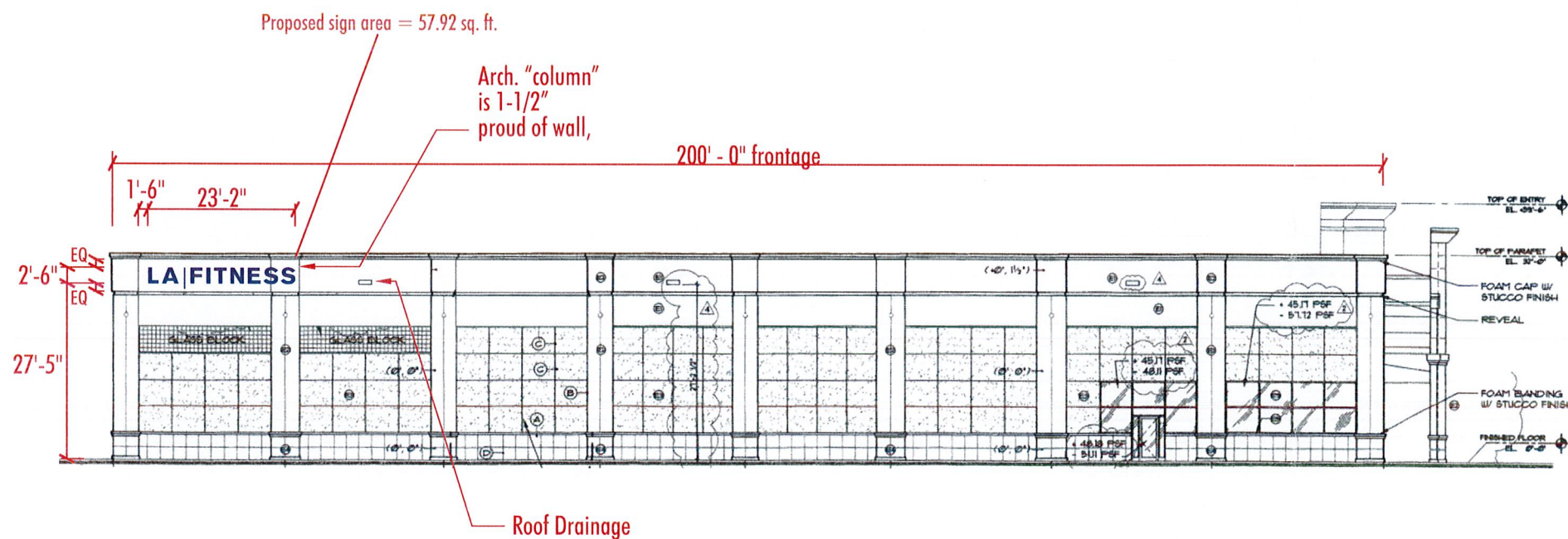
Sign B - Proposed

Qty: One (1) Set
Sign Area = 57.92 Sq. Ft.

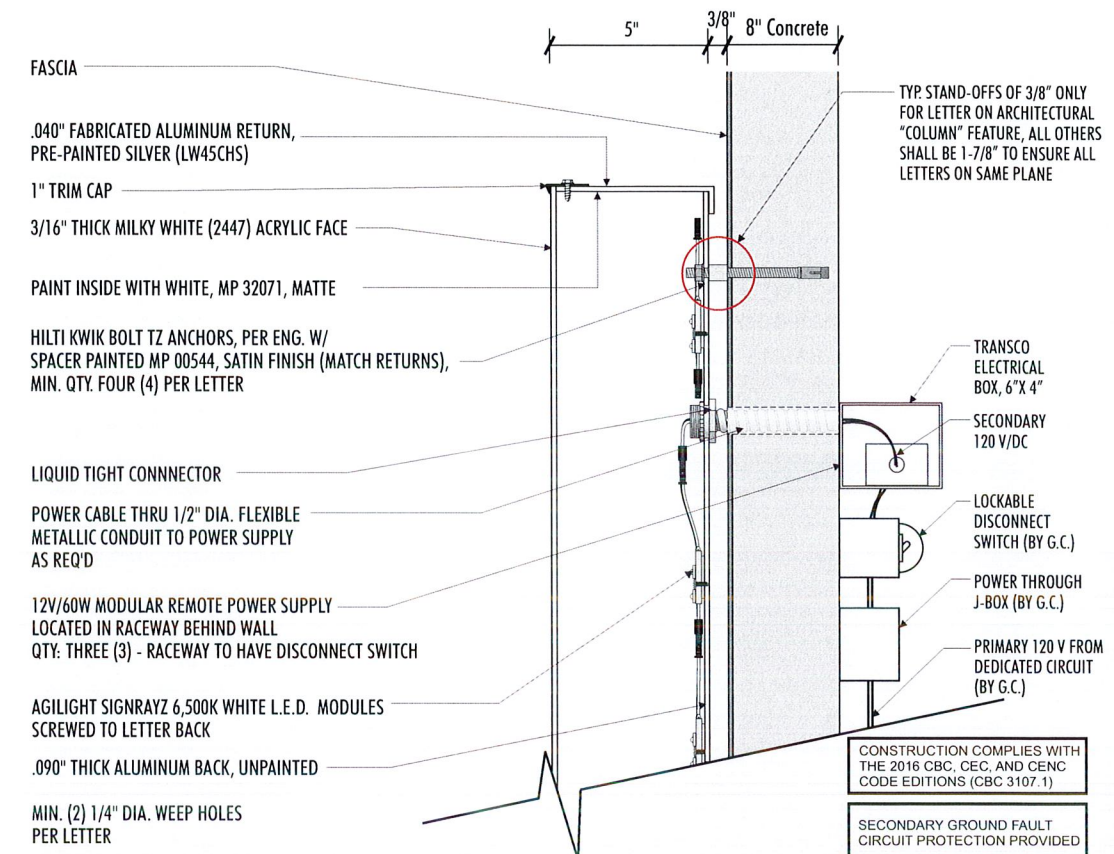


1 SIGN A: FRONT VIEW
SCALE: $1/4" = 1' - 0"$

5" deep internally illuminated channel letters and bar.
Face: 3/16" white acrylic #7328 w/ 1st surface 3M dual-color vinyl
(3635-222 black painted blue to match PMS 281c) and
1/2" border at acrylic edges is absent of vinyl.
Returns: 5" alum. coil, pre-painted silver (part# LW45CHS)
Trim cap: metallic silver.
Paint inside of bar MP 32071 "white wonder", matte finish.
Illumination: Agilight Signrayz White LED.
LED strips to be double-sticked taped and screwed to bar back.



2 SOUTH ELEVATION (faces plaza road)
SCALE: 1" = 25' - 0"



FACE L.E.D. ILLUMINATED CHANNEL LETTER SECTION

— **NOTE:** WATERPROOFING AT ALL WALL PENETRATIONS TO BE SEALED WITH 3M 730 HYBRID CLEAR SEALANT OR EQUIVALENT

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:

PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.

ALL TRANSFORMERS SHALL BE, (GF) GROUND FAULT-INTERRUPTED TRANSFORMERS.

ALL SIGNS HAVE - DEDICATED BRANCH CIRCUIT

- THREE WIRES - LINE, NEUTRAL, & GROUND
- WIRE SIZE - MINIMUM OF 12 GA. THIN COPPER WIRE

ALSO NOTE: GAUGE OF WIRE IS DETERMINED BY THE LENGTH OF RUN & AMPERAGE AS PER NEC ARTICLE 300.

- GROUND WIRE MUST BE CONTINUOUS AND GO FROM THE SIGN TO THE PANELBOARD GROUND BUS.
- VOLTAGE SHOULD READ NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL
- CONDUIT CAN NOT BE USED AS GROUND PATH.
- POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

1 Dedicated **20** Amp Circuit at **120** Volts

Note #1: All above is not in sign company's scope of work and must be in place prior to installation.

Note #2: Actual draw will be 2.6 Amps total and 156 Watts total.

ALL COMPONENTS TO BE  APPROVED

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Project No: 41108-R09(PS)

B/AH/SH

Date: 2019-03-11

Sign Type: Sign 'B'

Sheet No: 2.1

5 of 5

Williams, Cole

From: Williams, Cole
Sent: Wednesday, March 20, 2019 9:23 AM
To: Williams, Cole
Subject: FW: LA Fitness - Pembroke Pines, Florida, 3/19/19

From: Robin Bell [mailto:rbell@ad-s.com]
Sent: Tuesday, March 19, 2019 6:01 PM
To: Williams, Cole <cwilliams@ppines.com>
Cc: Barbara Cohen <bcohen@ad-s.com>; Antonia Huerta <ahuerta@ad-s.com>
Subject: FW: LA Fitness - Pembroke Pines, Florida, 3/19/19

Hello Cole,
We acknowledge that we are making the variance ZV 2000-18 null and void as it pertains to building signage only.
Thank you

Robin Bell
Senior Sales Executive / National Accounts

■ AD/S COMPANIES

1160 Railroad Street | Corona, CA 92882
5470 Wynn Road #600 | Las Vegas, NV 89118
800.862.3202 ext. 129 | M: 909.721.4535 | F: 951.278.0681 | W: www.ad-s.com

■ Signage + Fabrication ■ Displays + Fixtures ■ Lighting + Maintenance

From: "Williams, Cole" <cwilliams@ppines.com>
Date: March 19, 2019 at 6:45:07 AM PDT
To: Barbara Cohen <bcohen@ad-s.com>
Subject: RE: LA Fitness - Pembroke Pines, Florida, Revision 9

Barbara,

Can you send me an email acknowledging that with the approval of this application the zoning variance ZV 2000-18 will become null and void.

COLE WILLIAMS

Planner / Zoning Technician, Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025
954.392.2100 (Office) • cwilliams@ppines.com

The City of Pembroke Pines is a public entity subject to Chapter 119 of the Florida statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

