





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

Summary

Agenda Date:	June 27, 2019	Application ID:	SN 2019-06
Project:	Rasberry Animal Clinic	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Ronald & Debra Rasberry	Agent:	GM Signs
Location:	1000 University Drive		
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	SP 2005-11		
Applicant Request:	Installation of one monument sign		
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

GM Signs, agent, is requesting approval for the installation of a monument sign for Raspberry Animal Clinic, located at 1000 N University DR.

Raspberry Animal Clinic (FKA International Homemade Sausage) was constructed in 1974. Modifications were made to the site in 2005 (Paint, signage, and elevation changes). The approved monument sign from the 2005 was not constructed and is now void due to inactivity.

SIGNAGE:

The applicant proposes the following signage:

A 6' x 6' double sided monument sign with 24 square feet of copy to read, "Raspberry ANIMAL CLINIC" in red and blue copy. Additionally, there will two black animal paw emblems on the sign. The routed letters will be internally illuminated. The following colors are proposed for the signs:

- Main Body: SW 7507 (Stone Lion)
- Accents: SW 6966 (Blueblood)
- Text: Oracal Middle Blue, Oracal Mulberry

Loriape and Mondo Grass will be planted around the base of the sign.

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 (6/18/19)
- Memo from Zoning Administrator (6/18/19)
- Memo from Landscape Division (6/18/19)
- Memo from Landscape Division (6/3/19)
- Memo from Zoning Administrator (6/3/19)
- Memo from Engineering Division (5/29/19)
- Memo from Planning Division (5/28/19)
- Sign Plan
- 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.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

City of Pembroke Pines

Received _____

MAY 22 2019

Planning & Economic Development

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

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: Cole Project #: PRJ 20 n/a Application #: SN 2019-06

Date Submitted: 05/22/19 Posted Signs Required: (n/a) Fees: \$ 743

SECTION 1-PROJECT INFORMATION:Project Name: RASBERRY ANIMAL CLINICProject Address: 1000 UNIVERSITY DRIVE

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514109031900

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

Legal Description: BOULEVARD HEIGHTS SEC 9 61-47

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
2005	SP-2005-11		APPROVED		

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATIONOwner's Name: RONALD & DEBRA RASBERRYOwner's Address: 5250 SW 111 TERD., FLL, FL 33328Owner's Email Address: RASBERRYANIMALCLINIC@COMCAST.NETOwner's Phone: 954-436-5150 Owner's Fax: 954-436-9477Agent: GM SIGNSContact Person: NICOLE SULLIVAN | JOHN MARINELLOAgent's Address: 5991 SW 44 ST., DAVIE, FL 33314Agent's Email Address: GMSIGNINCL@AOL.COMAgent's Phone: 954-923-3081 Agent's Fax: N/A

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: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: _____

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: _____

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

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: SP 2005-11

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SIGN WAS PREVIOUSLY APPROVED UNDER
THIS PLAN, HOWEVER WORK WAS
NOT COMPLETED WITHIN THE 1
YEAR DEADLINE.

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)

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

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.

Debra Rasberry 4-11-19
Signature of Owner Date

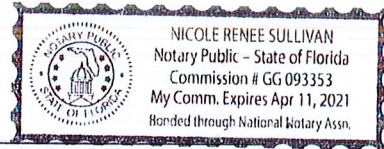
Sworn and Subscribed before me this 11 day
of APRIL, 20 19

[Signature]

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] 4/9/19
Signature of Agent Date
JOHN MARINELLO, GM SIGNS

Sworn and Subscribed before me this 9 day
of APRIL, 20 19

[Signature]

Fee Paid

Signature of Notary Public

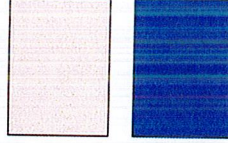




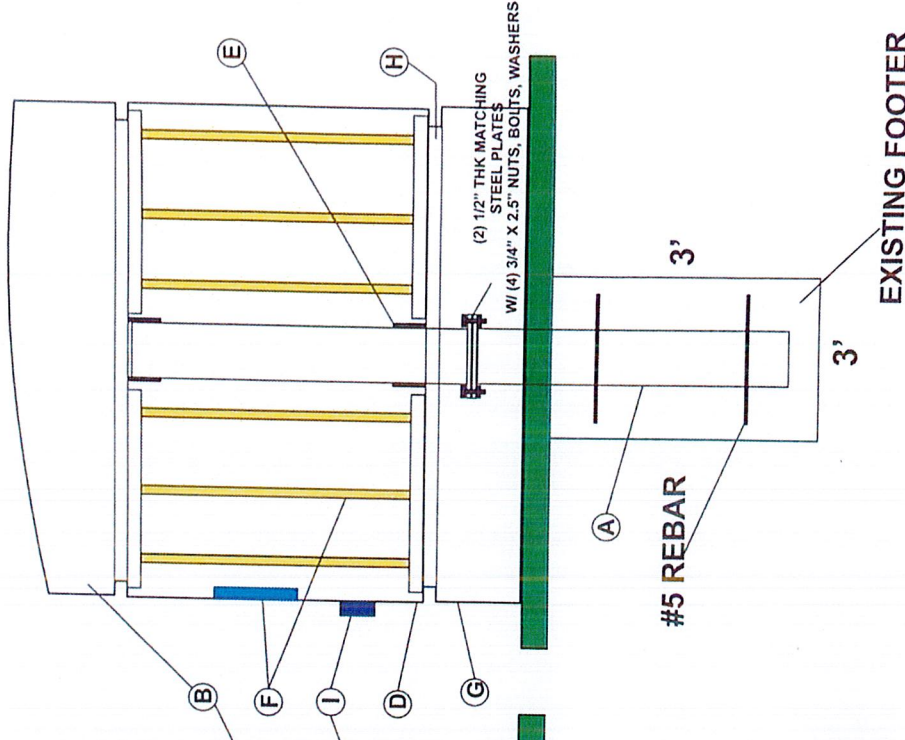
- A. 6" SCH 40 POST IN TEXTURED ALUMINUM SIGN SKIRT.
- B. ROUTED FACES WITH COLORED PLEXI WHITE
- C. .125 FACE AND SKIN WELDED TO SIGN
- D. 2" X 2" X 1/4" L ANGLE FRAME WELDED ALL CORNERS AND SEAMS
- E. 2" X 2" STEEL COLLETS TO FINISH WELD POLE TO SIGN
- F. 6-48" HO LAMPS
1 - HO ELECTRONIC BALLAST
@ 120 VOLT / 3 AMPS-GROUNDED
HO SOCKETS
- G. .080 ALUMINUM SKIN WIT TEXTURE
- H. DECORATIVE MOLDINGS
- I. 20 AMP DISCONNECT SWITCH

COLORS: TEXT ORACAL MIDDLE BLUE
BLUE PAINT TO MATCH / SW 6966
TEXT: RASBERRY TO BE ORACAL 422 MULBERRY

SW 6797



EC13003378
954-923-3081



SQ FT:
SIGN AREA 24

Note: Sign to withstand
185 MPH 47 FPS EXP C
3 SEC GUST PER ASCE 7-17
FBC 2017, 2018 EDITION

Thomas R. Turberville, P.E.
1224 SW 32 Street,
Fort Lauderdale, FL 33315





1000
Raspberry
**ANIMAL
CLINIC**

LANDSCAPE TO BE ADDED
AROUND SIGN
WHEN SIGN IS INSTALLED

© 2016 Google
© 2016 Google
© 2016 INEGI
US Dept of State Geographer

Google Earth

NEW SIGN LOCATION

PROPERTY LINE

9'

9'

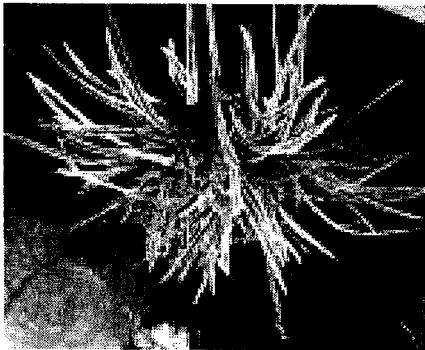
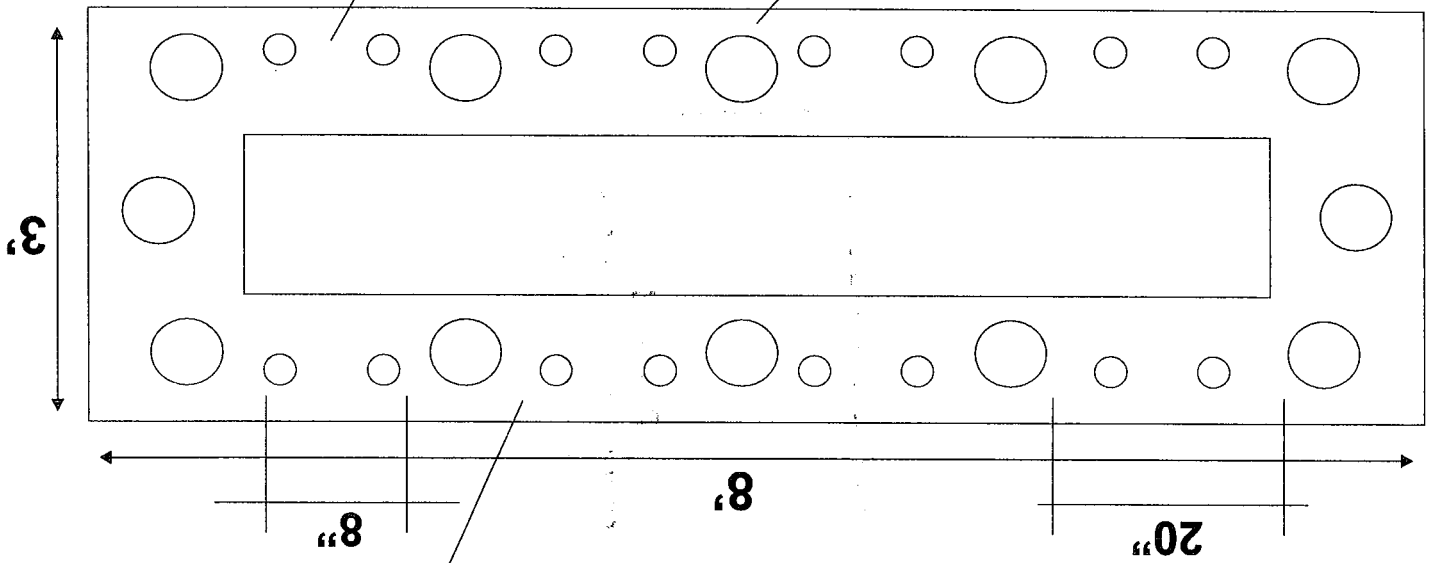
14'





MONDO GRASS X 12

COLORED MULCH



LIRIODENDRON X 16

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 18, 2019
To: SN 2019-06 file
From: Cole Williams, Planner / Zoning Technician
Re: Rasberry Animal Clinic

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

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN SATISFIED.

MEMORANDUM

June 18, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-06 (Rasberry Animal Clinic Monument Sign)

All of my comments regarding the above Sign Plan have been satisfied.

MEMORANDUM

June 18th, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SN 2019-06) Raspberry Animal Clinic

The City of Pembroke Pines Planning Division has conducted a landscape review for Arbor Green as per documents provided. The following items need to be addressed prior to this project being found in compliance:

All comments have been addressed at this time.

Note: Please make sure that any landscape damaged during construction be replaced to make sure the sign meets landscape ordinance 153.19, "The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards: (A) Landscape area must consist of shrubs, groundcover, or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement."

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Kristen Jensen
Landscape Planner/Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) • kjensen@ppines.com
Please consider the environment before printing this email.

MEMORANDUM

June 3rd, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SN2019-06) Raspberry Animal Clinic

The City of Pembroke Pines Planning Division has conducted a landscape review for Raspberry Animal Clinic as per documents provided. The following items need to be addressed prior to this project being found in compliance:

1. Please make sure that any landscape damaged during construction be replaced to make sure the sign meets landscape ordinance 153.19, "The base of all ground signs must be adequately landscaped. Permit applications for ground signs must be accompanied by a landscape plan compliant with the following standards: (A) Landscape area must consist of shrubs, groundcover, or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement."
2. Irrigation must be repaired/installed properly to ensure that all new and existing landscape material is properly being irrigated. A "wet-check" shall be done at time of final inspection to ensure all irrigation heads are working properly etc.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Kristen Jensen
Landscape Planner/Designer
Planning and Economic Development Division
City of Pembroke Pines
954.392.2107 (Office) • kjensen@ppines.com
Please consider the environment before printing this email.

MEMORANDUM

June 3, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-06 (Rasberry Animal Clinic Monument Sign)

The following are my comments regarding the above Sign Plan:

1. Provide color name and color number of text on sign.
2. Provide color name, color number, etc. of color of sign.
3. Provide species and install height of landscaping around base.

Please contact me with any questions.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

DRC REVIEW FORM



May 29, 2019

PROJECT: *RASBERRY ANIMAL CLINIC MONUMENT SIGN*
CITY REFERENCE NUMBER: *SN 2019-06*

To: Cole Williams, Planner
Planner/Zoning Technician, Planning and Economic Development Department

From: John L. England, P.E.
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046

RECOMMENDATIONS:

The Environmental Services/Engineering Division takes 'No Exception' to the proposed project and we hereby recommend it for 'Consideration' by the Planning and Zoning Board.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 28, 2019
To: SN 2019-06 file
From: Cole Williams, Planner / Zoning Technician
Re: Raspberry Animal Clinic

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

1. Is any other work being done to the site (Wall signage, paint, lighting, etc...)?
2. Label the colors and materials to be used on the sign.
3. Clarify color of the text.
4. Provide material board with all paint chips to be used.
5. Note on the plans the square footage of the sign.
6. Add note to the plans stating the species of landscaping to be installed around the base of the sign. At minimum the landscaping must be installed at 24" in height with a 12" spread.

SUBJECT SITE AERIAL PHOTO

Rasberry Animal Clinic (SN 2019-06)

