



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

Summary

Agenda Date:	September 12, 2019	Application ID:	SN 2019-09
Project:	Citibank	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Rand Industries LLC	Agent:	Bob Scott Light, Power, & Sign
Location:	8411 Pines Boulevard		
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	SN 2012-14, SP 2003-36, SP 88-129		
Applicant Request:	Removal and replacement of 3 directional signs		
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

Bob Scott Light, Power, & Sign, agent, is requesting approval of the installation of 3 directional signs for the existing Citibank, located at 8411 Pines Boulevard in the Pines Home Improvement shopping center, generally located east of NW 86 Avenue and North of Pines Boulevard.

The existing outbuilding was approved through SP 88-129. Modifications were made to the building in 2003 (addition of monument sign), and in 2012 (addition of wall signage).

SIGNAGE:

The applicant is proposing to remove the existing directional signs and replace with 3 1.5 square foot non-illuminated directional signs. The signs will be located in landscape islands, two signs located to the northeast and one to the southeast of the building. The base of the sign will be Silver Cup Metallic (MP18076) and the top Citi Blue (MP37557). The white sign copy will contain directional information regarding bank facilities.

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

Enclosed:

- Miscellaneous Plan Application
- Memo from Planning Division, (9/5/19)
- Memo from Zoning Administrator, (9/5/19)
- Memo from Engineering Division, (9/4/19)
- Memo from Planning Division, (8/20/19)
- Memo from Zoning Administrator, (8/20/19)
- Miscellaneous Plan
- Site Aerials



City of Pembroke Pines Planning and Economic Development Division Unified Development Application

Planning and Economic Development
Building -B, Third Floor
10100 Pines Boulevard
Pembroke Pines, FL 33026
Phone: (954) 435-6513
Fax: (954) 435-6546
<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

AUG 13 2019

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:

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.

Project Planner: <u>Cole</u>	Staff Use Only	Project Number: <u>SN 2019-09</u>
Date Submitted: <u>8/13/19</u>	# Posted Signs Required: <u>n/a</u>	Fees: \$ <u>743</u>

SECTION 1-PROJECT INFORMATION:Project Name: CITIBANKProject Address: 8411 Pines Blvd, Pembroke Pines, FL(outparcel)Location / Shopping Center: Pines Home Center~~Acres~~ of Property: 120,130 sq ft Building Square Feet: 3,000Flexibility Zone: _____ Folio Number(s): 5141-16-16-0030

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

Legal Description:

Abbr Legal Description	PINES 86 128-21 B POR TR A DESC AS BEG NE COR TR A WLY ALG N/L 903.03,SLY 275.9, WLY 203.23,SLY 153.2,WLY 3.0, SLY 26.3,ELY 3.0,SLY 73.3 M/L, ELY 25.24,SLY 31.3,ELY ALG S/L TR A 1082.0 TO SE COR,NLY ALG E/L 560.0 TO POB,TOGETHER WITH POR DESC IN OR 22118/997
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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: Rand Industries LLC see attached

Owner's Address: _____

Owner's Email Address: _____

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

Agent: _____

Contact Person: Angela^{Queen} or Anna Bradley, Atlas-

Agent's Address: _____

Agent's Email Address: Angela.Q@Atlas BTW.com + BobscothLighting@gmail.com
ana.h@Atlas BTW.com
561-863-6659 ext 1193

Agent's Phone: 800-772- 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: _____

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: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

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)

Proposing Installation of 3 new Directional Signs - ground signs.

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

Date

8/12/19

Sworn and Subscribed before me this 12th day

of Aug., 20 19.



Fee Paid

Signature of Notary Public

My Commission Expires

Karen Kay Lavandosky

8/15/21

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

Date

Sworn and Subscribed before me this _____ day

of _____, 20 _____.

Fee Paid

Signature of Notary Public

My Commission Expires

CERTIFICATE AND AUTHORIZATION BY OWNER

The undersigned hereby certifies that the undersigned is the Owner of that certain real property located at 8329-8411 Pines Boulevard, Pembroke Pines, Florida 33025, County of Broward, State of Florida, Property Identification Number 5141 16 16 0030.

By execution of this Certificate, the undersigned hereby authorizes and empowers Hal Cohen, for and on behalf of and in the name of the Owner, to submit, execute and act as contact person on behalf of Owner on any and all governmental and quasi-governmental permit applications and/or instruments within the State of Florida, the City of Pembroke Pines, the County of Broward or otherwise related thereto in the name of the Owner, as Authorized Signatory or otherwise.

Dated the 2 day of July, 2018

RAND INDUSTRIES LLC
A Florida limited liability company

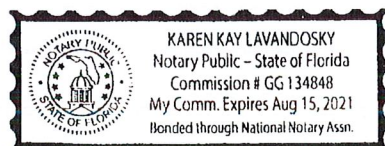
By: Rand-Bial LLC
Its Manager

By: Louis Bial
Louis Bial, Manager

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 2 day of July, 2018 by Luis Bial, who is personally known to me. Given under my hand and official seal this 2 day of July, 2018.

(Notary Seal) Notary Public: Karen Kay Lavandosky
Print Name: Karen Kay Lavandosky



SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

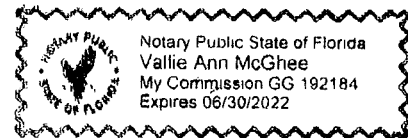
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Owner

8/12/19
Date

Sworn and Subscribed before me this 12 day

of August, 20 19



Fee Paid

Vallie Ann McGhee
Signature of Notary Public

06/30/2022
My Commission Expires

AGENT CERTIFICATION

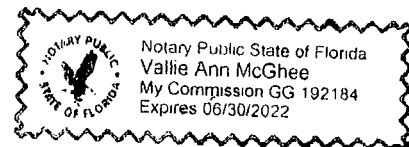
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Agent

8/12/19
Date

Sworn and Subscribed before me this 12 day

of August, 20 19



Fee Paid

Vallie Ann McGhee
Signature of Notary Public

06/30/2022
My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 5, 2019
To: SN 2019-09 file
From: Cole Williams, Planner / Zoning Technician
Re: Citi Bank

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 ADDRESSED

MEMORANDUM

September 5, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-09 (Citi Bank @ 8411 Pines Boulevard)

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

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

DRC REVIEW FORM



September 4, 2019

**PROJECT: CITIBANK – DIRECTORY SIGNS REPLACEMENTS
SN 2019-09 (8411 Pines Boulevard)**

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

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

RECOMMENDATION:

The Environmental Services/Engineering Division takes 'No Exception' to the proposed Directory Signs replacements and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board. Any comments related to minor adjustments in the final location of the replacement signs within the current landscape island areas is being deferred to Construction Permit review.

NOTE that an Engineering Construction Permit is required for installation of the proposed Directory Signs replacements. Submittal of two (2) sets of the appropriate signed and sealed plans/details sheets and Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed Directory Signs replacements project for initiation of the plans review for Engineering Construction Permit.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 20, 2019
To: SN 2019-09 file
From: Cole Williams, Planner / Zoning Technician
Re: Citi Bank

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

1. Drive-up banking sign cannot exceed 1.5 square feet in size
2. Please contact me regarding resubmittal.

MEMORANDUM

August 20, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-09 (Citi Bank @ 8411 Pines Boulevard)

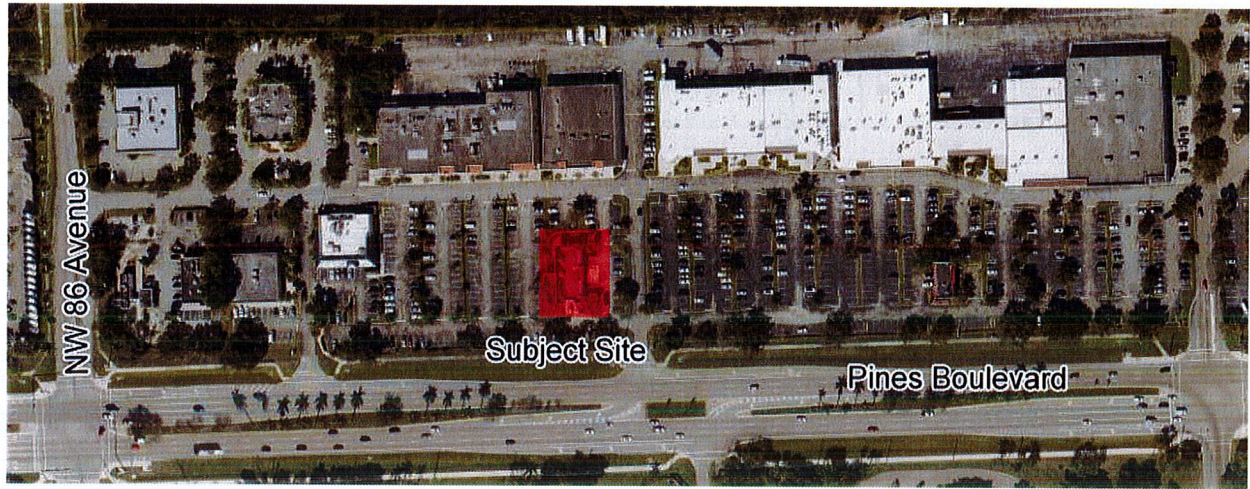
The following are my comments regarding above Sign Plan:

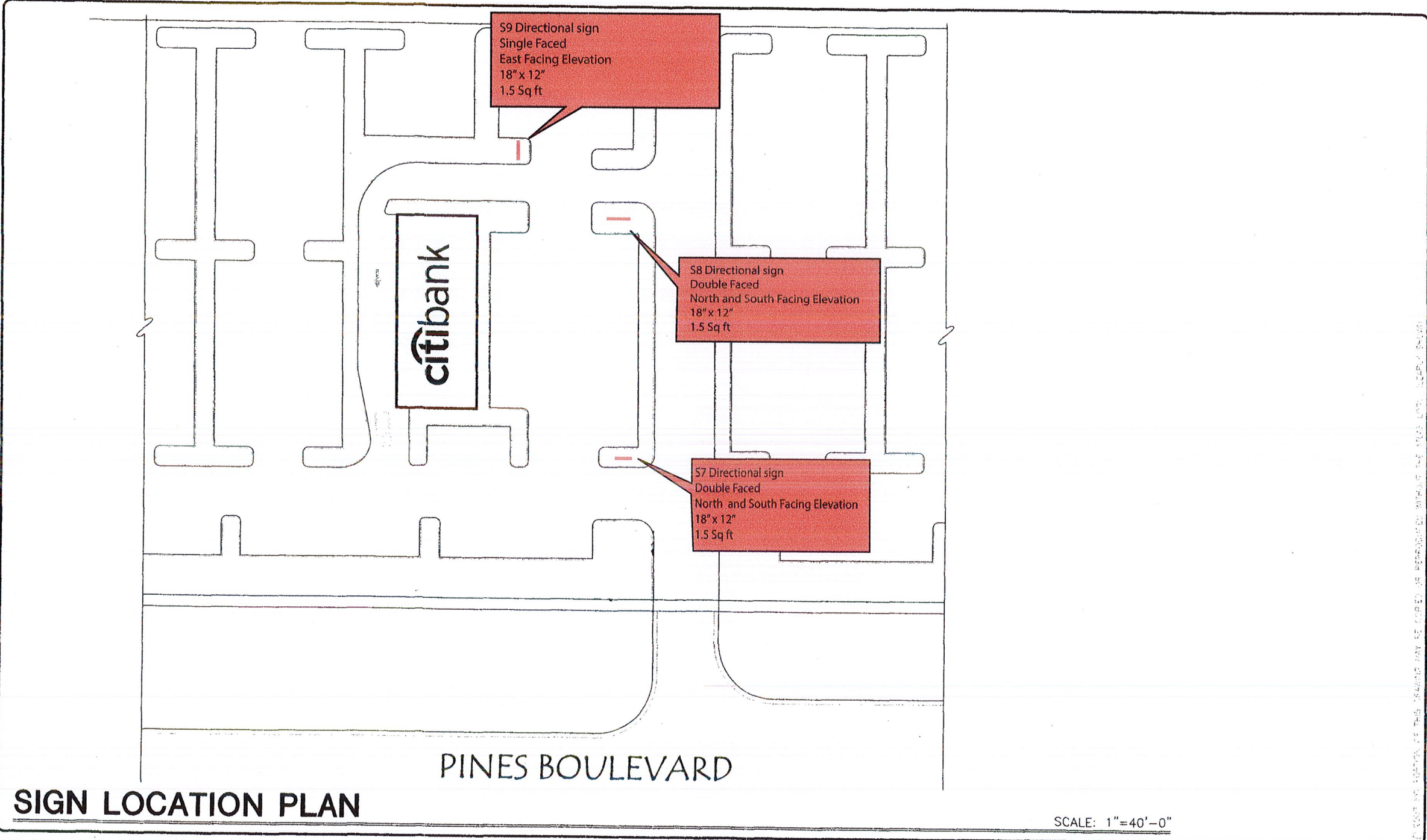
1. "Drive-up Banking" sign is considered directional signage and is limited to 1.5 sq. ft. in size.

Please contact me with any questions.

SUBJECT SITE AERIAL PHOTO

Citi Bank (SN 2019-09)





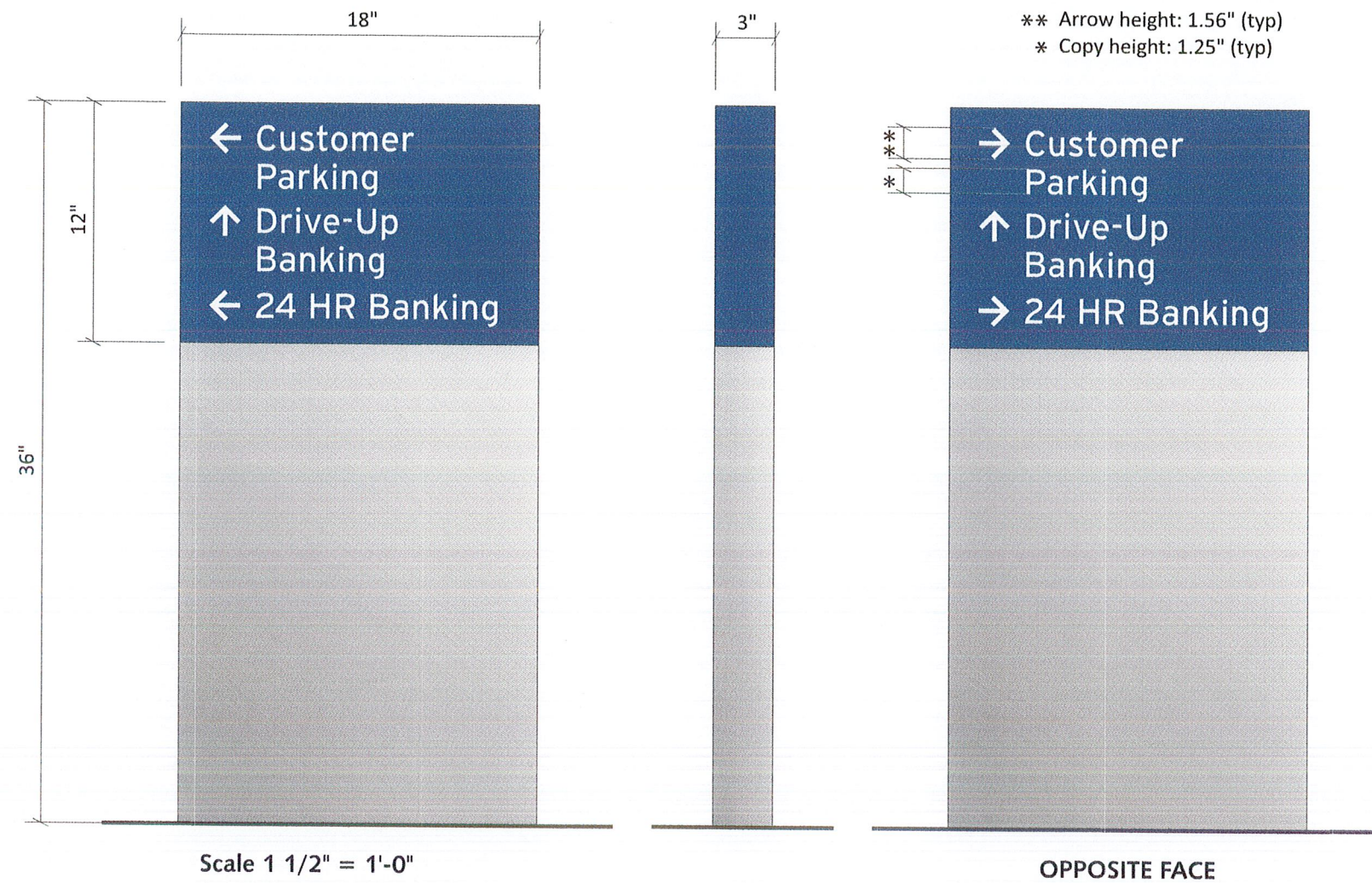
REVISIONS			
NO.	DESCRIPTION	DATE	BY



citibank
8411 PINES BOULEVARD
PEMBROKE PINES, FLORIDA 33024
EAST PEMBROKE

ATLAS SIGNS
2290 Avenue L
West Palm Beach, FL
(561) 863-6659

DRAWN RF Schaaf	DRAWING NO. A-10872
CHECKED JILL ADINOLFE	CAD FILE CITI/E_PEMBROKE/SL-1
DATE 11/19/03	SHEET
SCALE 1" = 40'-0"	SL-1 OF 1 SHEETS



S7 D/F Non-Illuminated Directional

Non Illuminated
Double Sided
Square Footage - 1.5

COLOR SCHEDULE:

- MP37557 Citi Blue (Satin Finish)
- MP18076 Silver Cup Metallic (Satin Finish)
- 3M 7725-10 White Vinyl

Action:

Remove existing directional.
Install new non illuminated directional as shown.

Description:

Directional signs constructed of aluminum tube frame & .080 aluminum faces. All exposed metal finished in acrylic urethane enamel. All copy & arrows of premium white vinyl.

Directional sign set in concrete footer

Square Footage: 1.5 Sq Feet per face



SOUTH Facing ELEVATION - Existing Condition



SOUTH Facing ELEVATION - Proposed



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www.atlasbtw.com



Revisions:

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PM: AB/AQ

Drawn By: SC

Date: 11/26/2018

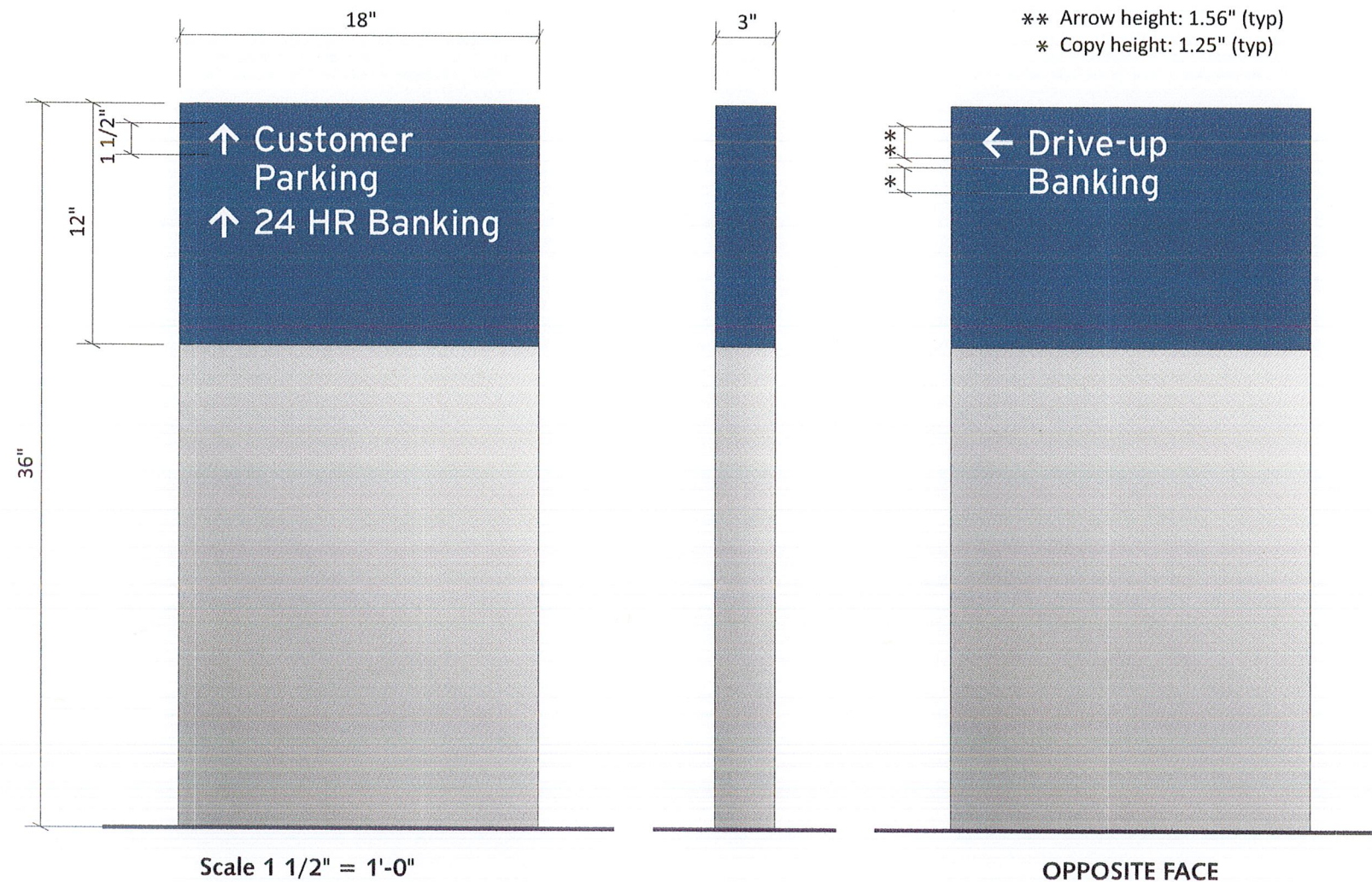
Address: 8411 Pines Blvd.

City: Pembroke

SO#: 94741

State: FL 33024

Drawing Number: 94741 SO-011 Page Number: 011



NORTH Facing ELEVATION - Existing Condition



NORTH Facing ELEVATION - Proposed

S8 D/F Non-Illuminated Directional

Non Illuminated
Double Sided
Square Footage - 1.5

COLOR SCHEDULE:

- MP37557 Citi Blue (Satin Finish)
- MP18076 Silver Cup Metallic (Satin Finish)
- 3M 7725-10 White Vinyl

Action:

Remove existing directional.
Install new non illuminated directional as shown.

Description:

Directional signs constructed of aluminum tube frame & .080 aluminum faces. All exposed metal finished in acrylic urethane enamel. All copy & arrows of premium white vinyl.

Directional sign set in concrete footer



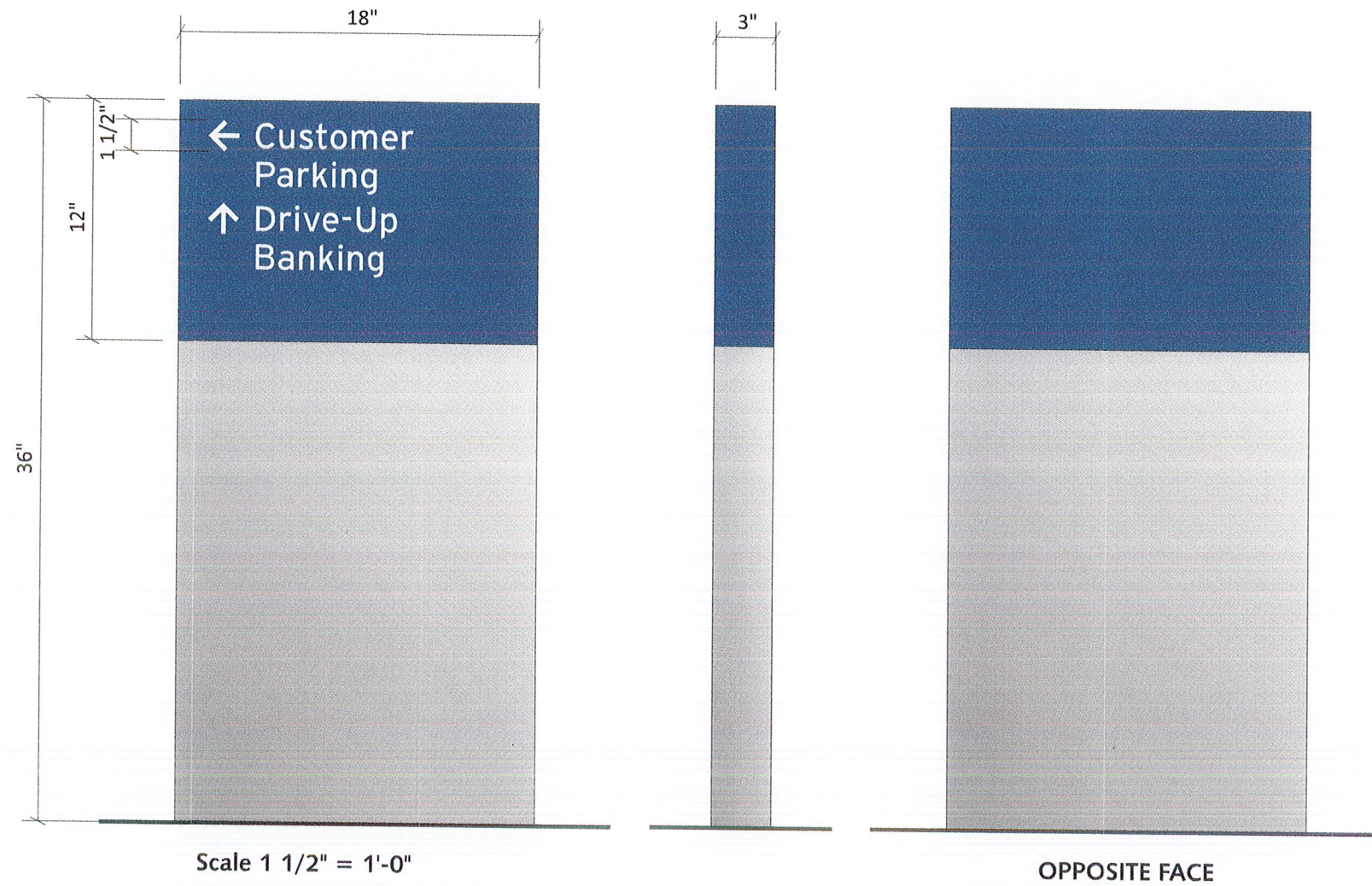
National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com



Revisions:

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...
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PM: AB/AQ	Address: 8411 Pines Blvd.	
Drawn By: SC	City: Pembroke	State: FL 33024
Date: 11/26/2018	SO#: 94741	Drawing Number: 94741 SO-012
		Page Number: 012



S9 S/F Non-Illuminated Directional

Non Illuminated
Single Sided
Square Footage - 1.5

COLOR SCHEDULE:

- MP37557 Citi Blue (Satin Finish)
- MP18076 Silver Cup Metallic (Satin Finish)
- 3M 7725-10 White Vinyl

Action:

Remove existing directional.
Install new non illuminated directional as shown.

Description:

Directional signs constructed of aluminum tube frame & .080 aluminum faces. All exposed metal finished in acrylic urethane enamel. All copy & arrows of premium white vinyl.

Directional sign set in concrete footer



EAST Facing ELEVATION - Existing Condition



EAST Facing ELEVATION - Proposed



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West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com



Revisions:

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PM: AB/AQ

Drawn By: SC

Date: 11/26/2018

Address: 8411 Pines Blvd.

City: Pembroke

SO#: 94741

State: FL 33024

Drawing Number: 94741 SO-013

Page Number: 013