





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

Summary

Agenda Date:	October 10, 2019	Application ID:	SN 2018-07
Project:	JBL Flamingo Pines Directory Signs	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	JBL Flamingo Pines / Khotoveli	Agent:	Jerry Baruch
Location:	Generally located west of Flamingo Road and south of Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 2018-01, MSC 2015-15, MSC 2012-28, SP 2011-08, ZV 2011-35		
Applicant Request:	Two directory 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

Jerry Baruch, agent, is requesting to install two directory signs at Flamingo Pines shopping center generally located west of Flamingo Road and south of Pines Boulevard. The Flamingo Pines Shopping center was initially approved in 1985 through SP 85-20 as one shopping center. The shopping center was later been subdivided into three sections. The westernmost side is owned and occupied by Walmart, the eastern portion of the site in the Publix shopping center, and the central portion of the site is JBL's property.

SIGNAGE:

The two internally illuminated directory signs will be 7' x 6'-10" and will include 31.17 square feet of push-thru copy, 32 square feet is permitted by code. Included within the copy will be tenant names in white along with directional arrows. Additionally, "Flamingo Pines Plaza" in black copy will be displayed vertically adjacent to the tenants. The tenants to be included on the sign will be determined at a later date and approved through building permit. The applicant proposes to plant Green Island Ficus around the base of the sign.

A sign will be in the following locations:

- On the western end of the JBL property adjacent to Walmart's primary entrance.
- On the eastern end of the JBL property in a landscape island adjacent to the access road for the site.

The following colors and materials are being proposed for the sign:

- Main Body: SW 7011 (Natural Choice), SW 7025 (Backdrop)
- Accent: SW 6129 (Restrained Gold)

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 (9/23/19) Memo from Engineering Division (9/23/19) Memo from Zoning Administrator (6/19/19) Memo from Planning Division (6/19/19) Memo from Engineering Division (5/16/19) Memo from Zoning Administrator (5/13/19) Memo from Landscape Division (5/13/19) Memo from Planning Division (5/13/19) Memo from Fire Prevention Bureau (5/13/19) Memo from Engineering Division (11/21/18) Memo from Zoning Administrator (11/20/18) Memo from Landscape Division (11/20/18)
------------------	---

Memo from Planning Division (11/20/18)
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: _____

Indicate the type of application you are applying for:

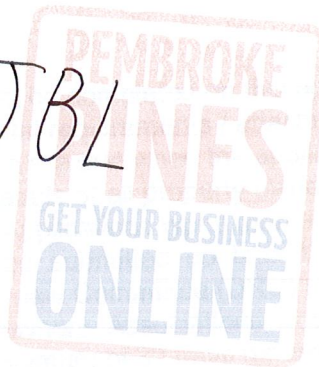
- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☐ Delegation Request
- ☐ DRI*
- ☐ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☐ Land Use Plz - Map Amendment*
- ☐ Miscellaneous
- ☐ Plat*

- ☐ 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

1. All questions
2. Include all
3. All applicable
4. Include and signed
5. All plan
- Devel
- Adjac
- numb
- The
- Any
- vi

JBL



with Google
www.gybo.com

If not applicable, mark N/A.
this application.

Submitted (Fees adjusted annually).
a 500 foot radius of affected site with

on Thursday to be considered for
a following week.

e noticed after issuance of a project
g. (Applications types marked with *).

if review comments in a timely manner.
er 6 months will be removed from staff
quired with applicable fees.

or architectural renderings to the City
PDF) of each board submitted to Planning
the meeting.

Applicants must have a pre-application meeting with Planning Division staff no later than the Monday prior to the submission of the application.

Staff Use Only

Cole Project #: PRJ 20 n/a Application #: SN 2018-07
5/02/19 Posted Signs Required: (n/a) Fees: \$ Application
New Agent

SECTION 1-PROJECT INFORMATION:Project Name: Directional signs installProject Address: Pines Blvd. and Flamingo Road, Pembroke Pines, FL 33027Location / Shopping Center: Flamingo Pines PlazaAcreage of Property: 33.21 Acres Building Square Feet: 139,462 sf.Flexibility Zone: _____ Folio Number(s): 51404020313

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

Legal Description:

Flamingo West 78.36 B A POR OF TR A DASC AS COMM
AT SE COR TR A, W 78.21, 781.29 N. 509.96 TO POB W 236, 54.46 W 251 N 276.65
E 251.5 26 E 236, S 246.01 TO POB AKA THEATRE PARCELS

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: IBL Flamingo Pinos / Jacob Khotoneli

Owner's Address: 2028 Harrison St. Suite 202

Owner's Email Address: Jacob@IBLmgmt.com

Owner's Phone: 954-346-9494 Owner's Fax: _____

Agent: Jerry Branch - Value Graphics Corp

Contact Person: Jerry Branch

Agent's Address: 1059 NE 46th Circle, Fort Lauderdale, FL 33304

Agent's Email Address: Jerrybranchsigns@gmail.com

Agent's Phone: 561-573-4182 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)

Install two (2) way-Finder Signs (Directional) to
Guide TRAFFIC Entering Shopping Plaza. Signs to be
located in Direct Sight Area Full Stop Signs. This
will Allow potential Customers to go directly to their
destination.

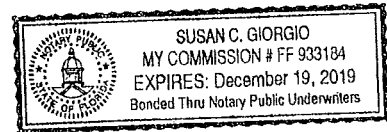
SECTION 7- PROJECT AUTHORIZATION

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] 4/19/19
Signature of Owner Date

Sworn and Subscribed before me this 9th day
of April, 2019



[Signature] 12-19-19
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] 4/19/19
Signature of Agent Date

Sworn and Subscribed before me this 9th day
of April, 2019



[Signature] 12-19-19
Fee Paid Signature of Notary Public My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 23, 2019
To: SN 2018-07 file
From: Cole Williams, Planner / Zoning Technician
Re: Flamingo Pines

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

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

DRC REVIEW FORM



September 23, 2019

PROJECT: *JBL FLAMINGO DIRECTORY SIGNS*
CITY REFERENCE NUMBER: *SN 2018-07*

To: To: Cole Williams, 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's DRC 'Comments' for the proposed Directory Signs have been satisfied and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans/details and Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Construction Permit.

MEMORANDUM

June 19, 2019

To: Cole Williams
Planner/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2018-07 (JBL Flamingo Pines Plaza Directory Signs)

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 19, 2019
To: SN 2018-07 file
From: Cole Williams, Planner / Zoning Technician
Re: Flamingo Pines

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

- ~~1. Location/ number of signs need to be discussed. Please contact Staff 954-392-2100~~
- ~~2. Signs shall not exceed eight feet in height.~~
- ~~3. Sign shall not exceed 32 square feet, all text on the sign will count toward the square footage allowance.~~
4. Landscaping is required around the base of the monument sign, installed at 24" in height with a 12" spread. Provide details of species and quantity. Landscaping must consist of shrubs, groundcover, annual or perennial flowers, or a combination of live plants. (Reference Chapter 153.19). **Add note to the plans indicating the species and height.**
5. Specify the colors of the signs, label on the plans. **Additionally provide materials board with paint chips of the colors to be used.**
6. **Clarify placement of the easternmost sign. Provide blown up survey clearly indicating that the sign is place on the JBL property.**
7. **Add note that the names and arrows are for illustrative purposes only.**

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

DRC REVIEW FORM



May 16, 2019

PROJECT: *JBL FLAMINGO PINES – DIRECTORY SIGNS*
CITY REFERENCE NUMBER: *SN 2018-07*

To: Cole Williams, Planner
Planning Administrator, Planning and Economic Development Department

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

COMMENTS:

1. For continued Engineering DRC review of the westernmost proposed signs, provide an Engineering Plan at a Scale not to exceed 1"=40' accurately depicting the proposed sign and the following minimum information:
 - Applicable existing utilities and easements along with the outside limits of the sign and its foundation must be clearly defined and depicted
 - Site Distance (Site Triangles) as applicable for the sign based upon the proposed given site placement/location of the sign based upon FDOT Standard Index No. 546
2. Provide confirmation of proper Sight Distance (Site Triangle) for vehicles turning out of the parking/access drive aisles onto the main east/west access drive or crossing the main east/west access drive for the westernmost propose sign. The engineer shall clearly designate on a plan to scale that the minimum required Sight Distance ("Site Line/Limit of Clear Site") per FDOT design criteria as per Standard Index No. 546 for both a Passenger Vehicle (P) and Single Unit Vehicle (SU) are being met/provided by the placement/location of the proposed sign.

3. Provide confirmation by way of Site Distance Plan that the placement/location of the proposed westernmost sign will not impact any existing underground water and sewer utilities, other public utilities and easements. Refer to the previously provided City Water and Sewer Atlas Sheets and Water and Sewer As-built Drawings for information on the existing water and sewer system improvements within the site area immediately adjacent to the proposed sign location.
4. The two (2) proposed signs will require an Engineering Construction Permit and/or Building Permit at the time of construction of the proposed new signs. Note that submittal of appropriate signed and sealed plans and details will be required for review and approval at the time of Construction Permit.

MEMORANDUM

May 13, 2019

To: Cole Williams
Planner/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2018-07 (JBL Flamingo Pines Plaza Directory Signs)

The following are my remaining/new comments regarding the above Sign Plan:

- ~~1. Proposed locations need to be discussed.~~
- ~~2. Proposed height exceeds maximum allowed by code.~~
- ~~3. Total square footage of sign exceeds code.~~
- ~~4. See Section 155.324 (J) below showing code requirements for Directory signs.~~
 - ~~_____ (J) _____ Directory signs.~~
 - ~~_____ (1) _____ Directory signage may be permitted with shopping centers, office and/or industrial parks upon satisfying the following design criteria and gaining the approval of the Planning and Zoning Board.~~
 - ~~_____ (2) _____ Directory signs shall be designed, built and maintained by the center owner and shall provide for listing space for all tenants desiring the listing.~~
 - ~~_____ (a) _____ Number. The number of directory signs for each center shall be determined by the size of the center, number of inline shops, outparcel positioning, center configuration, and distance from principal roadways or other unusual contextual factors which may merit the addition of more than a single directory sign. The number of directory signs for each center shall not exceed three.~~
 - ~~_____ (b) _____ Size. Not to exceed 32 square feet of signage area and eight feet in height. Individual tenant identification lettering shall not be less than two inches in height.~~
 - ~~_____ (c) _____ Location. Entry areas where vehicular pull-off zones are provided. Within pedestrian zones as part of an information kiosk or as a map board. The placement of directory signs shall in no manner impeded traffic flow or visibility or cause any parking reductions.~~
 - ~~_____ (d) _____ Colors/materials. Compatible with the center's approved colors and principal signage features identified in the uniform sign plan.~~

New:

1. Clarify location of west sign as it appears it could be crossing property line onto the Walmart property.

2. Provide distance from stop bars facing signs to proposed locations of both signs.
3. Provide all color names, color numbers, materials, finishes, etc. on elevations of signs.
4. Clarify structure, and dimensions, on Structural & Electrical Detail sheet. Some lines of structure are not shown.
5. Show landscaping that will be installed around base of signs.
6. Recommend sign panels be routed aluminum with white pexiglas behind, not push through letters, as future tenant change-outs will be much simpler.

Please contact me with any questions.

MEMORANDUM

May 13th, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (SN 2019-04) JBL Flamingo Pines

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

1. Please specify the plant species and specifications to be installed around the base of the sign.
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.

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.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 13, 2019
To: SN 2018-07 file
From: Cole Williams, Planner / Zoning Technician
Re: Flamingo Pines

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

1. ~~Location/ number of signs need to be discussed. Please contact Staff 954-392-2100~~
2. ~~Signs shall not exceed eight feet in height.~~
3. ~~Sign shall not exceed 32 square feet, all text on the sign will count toward the square footage allowance.~~
4. Landscaping is required around the base of the monument sign, installed at 24" in height with a 12" spread. Provide details of species and quantity. Landscaping must consist of shrubs, groundcover, annual or perennial flowers, or a combination of live plants. (Reference Chapter 153.19). **Add note to the plans indicating the species and height.**
5. Specify the colors of the signs, label on the plans. **Additionally provide materials board with paint chips of the colors to be used.**
6. **Clarify placement of the easternmost sign. Provide blown up survey clearly indicating that the sign is place on the JBL property.**
7. **Add note that the names and arrows are for illustrative purposes only.**

Referenced Code Sections

§ 153.19 MINIMUM LANDSCAPE REQUIREMENTS FOR GROUND SIGN.

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, annual or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement.

(B) Sign landscaping is subject to landscape provision of this chapter. (Ord. 1808, passed 2-4-15)

§ 155.324 PERMANENT SIGNS.

(J) Directory signs.

(1) Directory signage may be permitted with shopping centers, office and/or industrial parks upon satisfying the following design criteria and gaining the approval of the Planning and Zoning Board.

(2) Directory signs shall be designed, built and maintained by the center owner and shall provide for listing space for all tenants desiring the listing.

(a) Number. The number of directory signs for each center shall be determined by the size of the center, number of inline shops, outparcel positioning, center configuration, and distance from principal roadways or other unusual contextual factors which may merit the addition of more than a single directory sign. The number of directory signs for each center shall not exceed three.

(b) Size. Not to exceed 32 square feet of signage area and eight feet in height. Individual tenant identification lettering shall not be less than two inches in height.

(c) Location. Entry areas where vehicular pull-off zones are provided. Within pedestrian zones as part of an information kiosk or as a map-board. The placement of directory signs shall in no manner impeded traffic flow or visibility or cause any parking reductions.

(d) Colors/materials. Compatible with the center's approved colors and principal signage features identified in the uniform sign plan.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Daniel Almaguer, Assistant Fire Marshal
(954) 499-9557

PROJECT NAME: JBL Flamingo Pines

REFERENCE #: SN 2018 - 07

DATE REVIEWED: 05/13/2019

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THE SITE PLAN REVIEW.

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

DRC REVIEW FORM



November 21, 2018

PROJECT: *JBL FLAMINGO PINES – DIRECTORY SIGNS*
CITY REFERENCE NUMBER: *SN 2018-07*

To: Cole Williams, Planner
Planning Administrator, Planning and Economic Development Department

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

COMMENTS:

1. For continued Engineering DRC review of the placement/location of the three (3) proposed signs, the proposed signs must be accurately depicted on a scaled plan along with the following minimum information:
 - Applicable existing utilities and easements along with the outside limits of each sign and its foundation must be clearly defined and depicted at each sign location
 - Site Distance (Site Triangles) as applicable for each sign based upon the proposed given site placement/location
2. Provide confirmation of proper Sight Distance (Site Triangle) for vehicles turning out of the parking/access drive aisles/entrances for each of the three (3) proposed sign installation locations. An engineer shall clearly designate on a plan to scale that the minimum required Sight Distance (“Site Line/Limit of Clear Site”) per FDOT design criteria (Standard Index No. 546) for both a Passenger Vehicle (P) and Single Unit Vehicle (SU) are being met/provided by the placement/location of each proposed sign.

Provide a Site Distance Plan drawn to scale depicting the aforementioned required Site Distance (“Site Line/Limit of Clear Site”) information per the FDOT design criteria as noted.

3. Provide confirmation by way of Site Distance Plan that the placement/location of the proposed three (3) signs will not impact any existing underground water and sewer utilities, other public utilities and easements. Refer to the attached City Water and Sewer Atlas Sheets and available Water and Sewer As-built Drawings for city available information on the existing water and sewer system improvements for the proposed three (3) sign locations for your review and use.
4. Proposed signs will require an Engineering Construction Permit and/or Building Permit at the time of construction based upon the type of proposed new/replacement sign. Note that submittal of appropriate signed and sealed plans and details will be required for review and approval at the time of Construction Permit. ✓

MEMORANDUM

November 20, 2018

To: Cole Williams
Planner/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2018-07 (Flamingo Pines Plaza Directory Signs)

The following are my comments regarding the above Sign Plan:

1. Proposed locations need to be discussed.
2. Proposed height exceeds maximum allowed by code.
3. Total square footage of sign exceeds code.
4. See Section 155.324 (J) below showing code requirements for Directory signs.

(J) Directory signs.

(1) Directory signage may be permitted with shopping centers, office and/or industrial parks upon satisfying the following design criteria and gaining the approval of the Planning and Zoning Board.

(2) Directory signs shall be designed, built and maintained by the center owner and shall provide for listing space for all tenants desiring the listing.

(a) Number. The number of directory signs for each center shall be determined by the size of the center, number of inline shops, outparcel positioning, center configuration, and distance from principal roadways or other unusual contextual factors which may merit the addition of more than a single directory sign. The number of directory signs for each center shall not exceed three.

(b) Size. Not to exceed 32 square feet of signage area and eight feet in height. Individual tenant identification lettering shall not be less than two inches in height.

(c) Location. Entry areas where vehicular pull-off zones are provided. Within pedestrian zones as part of an information kiosk or as a map-board. The placement of directory signs shall in no manner impeded traffic flow or visibility or cause any parking reductions.

(d) Colors/materials. Compatible with the center's approved colors and principal signage features identified in the uniform sign plan.

5. See Section 155.324 (J) below showing code requirements for Directory signs.

MEMORANDUM

November 20th, 2018

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner

Re: SN 2018-07 JBL Flamingo Pines

The City of Pembroke Pines Planning Department has conducted a landscape review for JBL Flamingo Pines. The following items need to be addressed prior to this project being found in compliance:

1. In review the submitted plans I noticed there are currently no landscape plans. Please provide landscape plans showing the following; location of plant material, proposed plant species, and quantity per species.
2. In reviewing the provided documents, it appears you are missing landscape around the SunTrust Bank sign. As per 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."
3. 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.

It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 20, 2018
To: SN 2018-07 file
From: Cole Williams, Planner / Zoning Technician
Re: Flamingo Pines

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

1. Location/ number of signs need to be discussed. Please contact Staff 954-392-2100
2. Signs shall not exceed eight feet in height.
3. Sign shall not exceed 32 square feet, all text on the sign will count toward the square footage allowance.
4. Landscaping is required around the base of the monument sign, installed at 24" in height with a 12" spread. Provide details of species and quantity. Landscaping must consist of shrubs, groundcover, annual or perennial flowers, or a combination of live plants. (Reference Chapter 153.19).
5. Specify the colors of the signs.

Referenced Code Sections

§ 153.19 MINIMUM LANDSCAPE REQUIREMENTS FOR GROUND SIGN.

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, annual or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement.

(B) Sign landscaping is subject to landscape provision of this chapter. (Ord. 1808, passed 2-4-15)

§ 155.324 PERMANENT SIGNS.

(J) Directory signs.

(1) Directory signage may be permitted with shopping centers, office and/or industrial parks upon satisfying the following design criteria and gaining the approval of the Planning and Zoning Board.

(2) Directory signs shall be designed, built and maintained by the center owner and shall provide for listing space for all tenants desiring the listing.

(a) Number. The number of directory signs for each center shall be determined by the size of the center, number of inline shops, outparcel positioning, center configuration, and distance from principal roadways or other unusual contextual factors which may merit the addition of more than a single directory sign. The number of directory signs for each center shall not exceed three.

(b) Size. Not to exceed 32 square feet of signage area and eight feet in height. Individual tenant identification lettering shall not be less than two inches in height.

(c) Location. Entry areas where vehicular pull-off zones are provided. Within pedestrian zones as part of an information kiosk or as a map-board. The placement of directory signs shall in no manner impeded traffic flow or visibility or cause any parking reductions.

(d) Colors/materials. Compatible with the center's approved colors and principal signage features identified in the uniform sign plan.

SUBJECT SITE AERIAL PHOTO

JBL Flamingo Pines

(SN 2018 - 07)



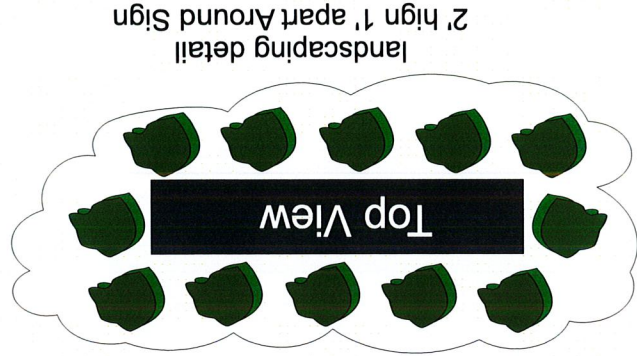
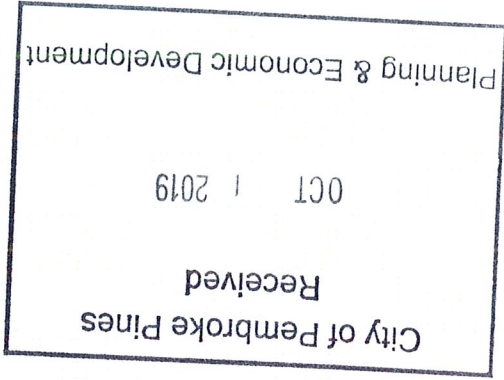
12520 Pines Blvd

Facing West



Value Graphics corp.
954-588-0483

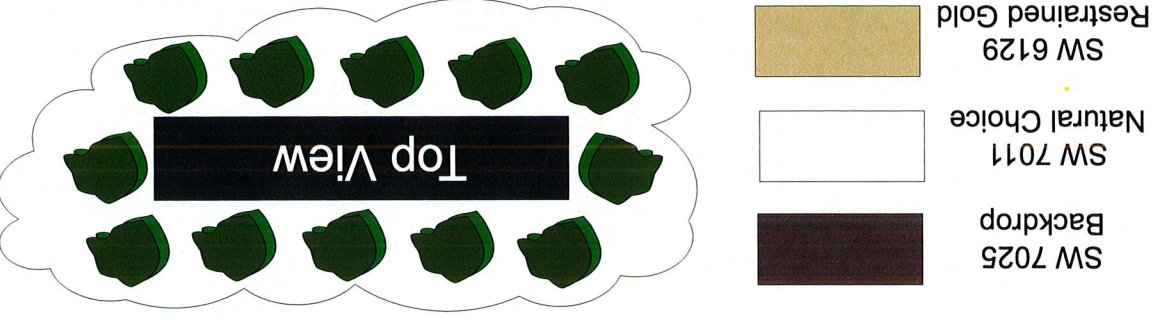
Note:
Names and Arrows are for
illustrative purposes only



Internally Illuminated Single Sided Wayfinder Sign 7' x70" with Push - Thru copy



Internally Illuminated Single Sided Wayfinder Sign 7' x70" with Push - Thru copy

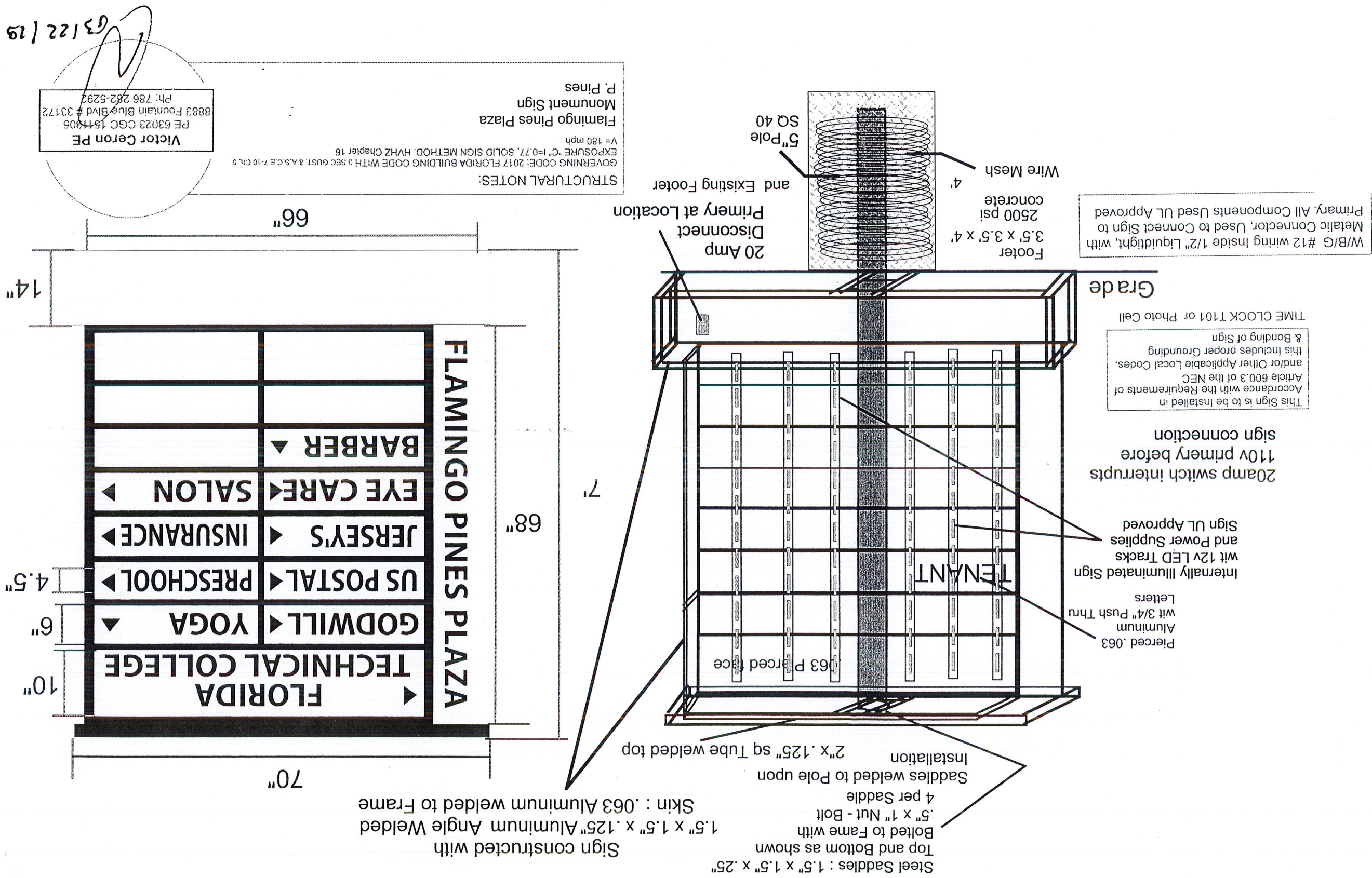


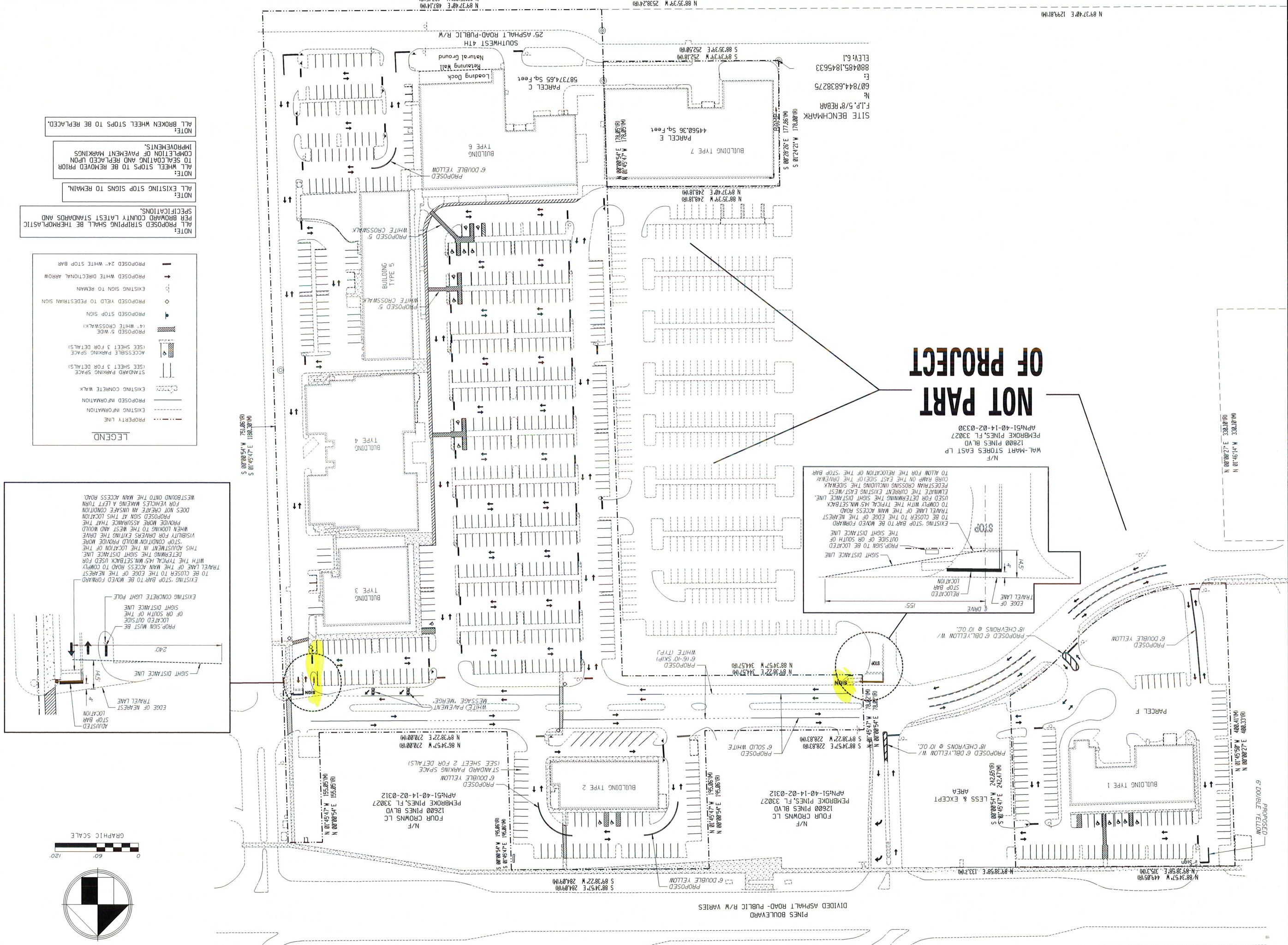
landscaping detail
2' high 1' apart Around Sign

Value Graphics Corp.
954-588-0483

Note:
Names and Arrows are for
illustrative purposes only

Structural & Electrical Detail



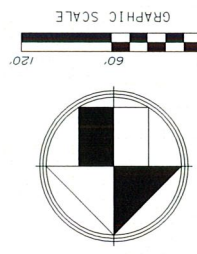
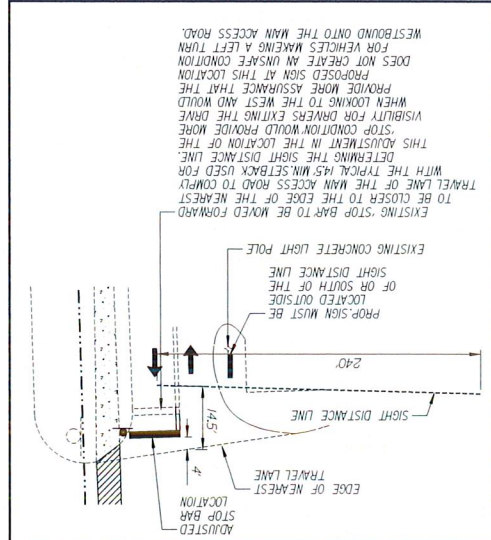
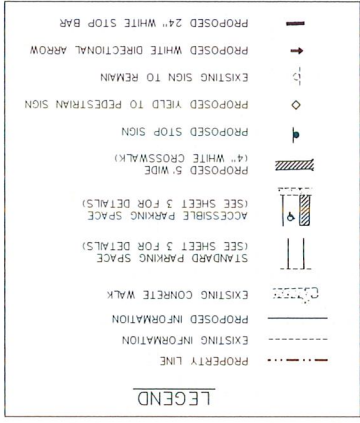


NOTE: PROPOSED STRIPING SHALL BE THERMOPLASTIC PER BROWARD COUNTY LATEST STANDARDS AND SPECIFICATIONS.

NOTE: ALL EXISTING STOP SIGNS TO REMAIN.

NOTE: ALL WHEEL STOPS TO BE REMOVED PRIOR TO SEALCOATING AND REPLACED UPON COMPLETION OF PAVEMENT MARKINGS.

NOTE: ALL BROKEN WHEEL STOPS TO BE REPLACED.



PROJECT:

Flamingo Pines Plaza

CLIENT:

JBL Asset Management
2028 Harrison Street – Suite 202
Hollywood, FL 33020

DATE: May 2019

SCALE: 1"=60'

DESIGNED BY: G.C.B.

DRAWN BY: M.M.

PROJECT NO. 19-0502

SHEET C-2

GGB Engineering, Inc.

Civil and Forensic Engineers & Land Planners
Construction Managers
Florida Registration No. 818
2699 Siling Road Suite C-202
Fort Lauderdale, Florida 33312

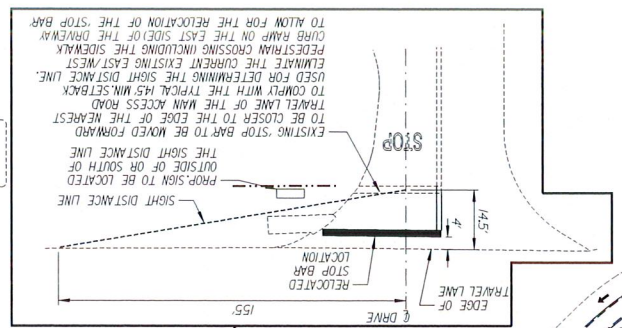
Phone: (954) 966-9699

Fax: (954) 966-6655

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	

NOT PART OF PROJECT



FOUR CROWNS LC
12600 PINES BLVD
PEMBROKE PINES, FL 33027
APN:51-40-14-02-0312

PINES BOULEVARD
DIVIDED ASPHALT ROAD - PUBLIC R/W VARIES