





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

Summary

Agenda Date:	December 12, 2019	Application ID:	MSC 2019-29
Project:	Sweet Tomatoes	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Sarenee Properties LLC, Bear Realty LLC, Rene Catia Gaddis Trust, Sara Simone Knight Trust	Agent:	Bear Necessity LLC
Location:	15901 Pines Boulevard		
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2012-04, SP 99-02		
Applicant Request:	Color and sign modification to the existing Sweet Tomatoes		
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

Bear Necessity LLC, agent, is requesting approval for color and sign modifications to the existing Sweet Tomatoes, located at 15901 Pines Boulevard.

Item SN 2019-11, on the agenda was only for the building signage. Following the distribution of the item the applicant brought forward modifications to the color of the building. Staff decide to bring forward the items together as one, due to the next Planning and Zoning Board meeting being in January.

Sweet Tomatoes was approved in 1999 through SP 99-02 and a color change in 2012 through MSC 2012-04. No other modifications have been made to the site.

BUILDINGS / STRUCTURES:

The following colors are proposed for the building and associated structures:

- Main Body: SW 7615 (Sea Serpent)
- Low Body and Base of Columns: SW 6254 (Lazy Gray)
- Crown, Columns and Mullions: SW 7006 (Extra White)
- Accent Tiles: SW 7588 (Show Stopper)
- Dumpster Enclosure and Gates: SW 7615 (Sea Serpent)

SIGNAGE:

The applicant is proposing to remove the existing signage on the south elevation and install the following:

- A 59.11 square foot internally illuminated channel letter sign located on the south and east elevations. The signs shall read "sweet tomatoes" in white copy. The first "o" in "tomatoes" will be a red and green to appear as a tomato, consistent with the national logo.
- A total of 118.22 square feet of signage is proposed for the site. A maximum of 120 square feet is permitted by code.

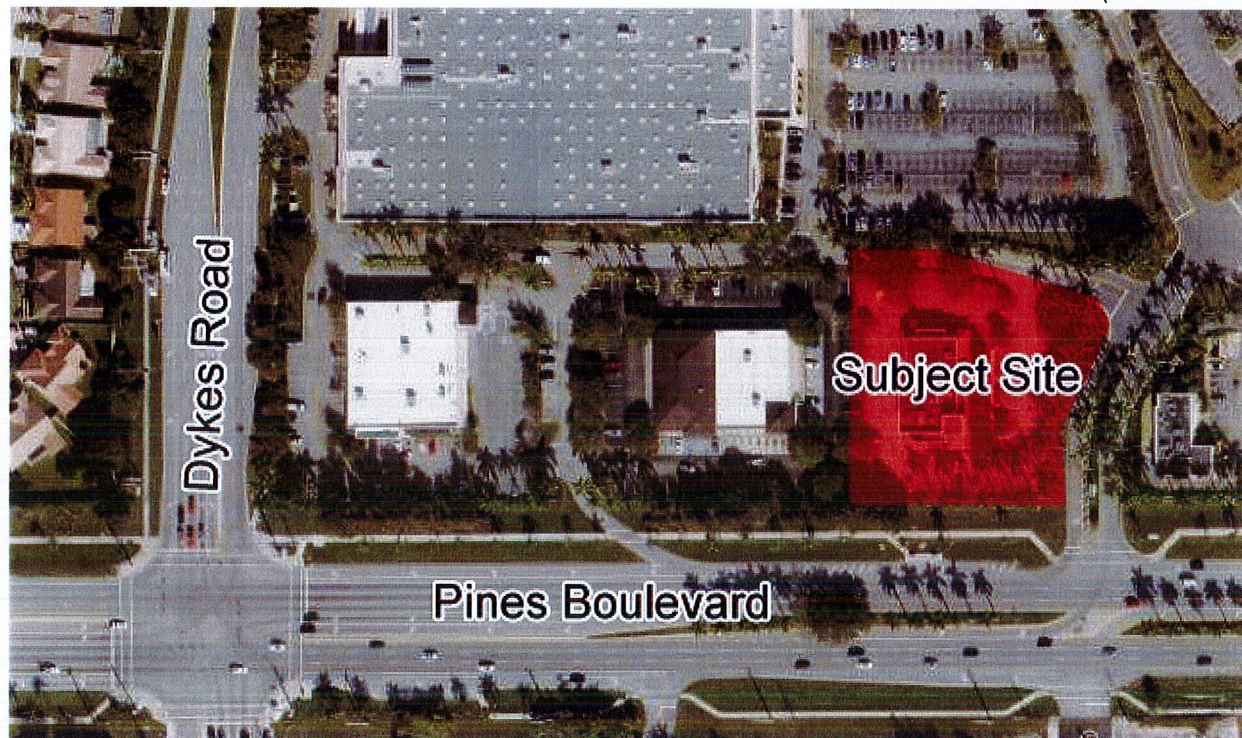
No other site modifications are being proposed at this time.

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 Zoning Administrator (12/3/19)
Memo from Planning Division (12/3/19)
Sign Plan
Subject Site Aerial Photo

SUBJECT SITE AERIAL PHOTO

Sweet Tomatoes (SN 2019-11)





**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 foot 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 2019-11

Date Submitted: 12/03/19 Posted Signs Required: (N/A) Fees: \$ 757

SECTION 1-PROJECT INFORMATION:Project Name: Sweet TomatoesProject Address: 15901 Pines BlvdLocation / Shopping Center: Pembroke Pines, FLAcreage of Property: 1.623 Building Square Feet: 7411Flexibility Zone: _____ Folio Number(s): 514016-15-0015

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

Legal Description: See attachmentHas 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
		N/A			

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Sagelee Properties LLC, Bear Realty LLC, Renee Catia Giaddis Trust, Sara Simone Knight Trust

Owner's Address: 1330 Neptune Ave Leucadia, CA 92024

Owner's Email Address: N/A

Owner's Phone: 760 942 3437 Owner's Fax: 760 943 9541

Agent: Bear Necessity LLC

Contact Person: Ruby Garcia

Agent's Address: 1330 Neptune Ave Leucadia, CA 92024

Agent's Email Address: rgarcia@bearobgroup.com

Agent's Phone: 760 942 3437 Agent's Fax: 760 943 9541

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

Not available

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:

N/A

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: _____

N/A

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Replacement of exterior signage.

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.

DBS Shui 11-21-19
Signature of Owner Date

Sworn and Subscribed before me this 21st day
of November, 2019



0 Jennifer Goudeau 3/22/2020
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 of Agent Date

Sworn and Subscribed before me this _____ day
of _____, 20____

Fee Paid Signature of Notary Public My Commission Expires

EXHIBIT "A"**Legal Description**

A portion Parcel A of WESTFORK COMMERCIAL PLAT, according to the Plat thereof, as recorded in Plat Book 160, Page 14, of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

COMMENCE at the Southernmost Southwest corner of said Parcel A; thence along the South boundary of said Parcel A on a grid North bearing of North $89^{\circ}39'59''$ East (based in said Plat) 349.23 feet to an angle point in said boundary; thence continue along said boundary, North $89^{\circ}25'02''$ East 237.56 feet to the POINT OF BEGINNING; thence North $00^{\circ}34'58''$ West 282.28 feet; thence North $89^{\circ}40'00''$ East 64.74 feet to a point of curvature of a 302.75 foot radius curve concave to the South; thence Easterly along said curve through a central angle of $11^{\circ}15'46''$ an arc distance of 59.51 feet to a point of tangency; thence South $79^{\circ}04'14''$ East 149.09 feet to a point of curvature of 33.00 foot radius curve concave to the Southwest; thence Southeasterly and Easterly and Southwesterly along said curve through a central angle of $116^{\circ}37'05''$ an arc distance of 67.17 feet to a point of reverse curvature of 196.50 foot radius curve concave to the North; thence Easterly along said curve through a central angle of $38^{\circ}07'49''$ an arc distance of 130.77 feet to a point of tangency, thence South $00^{\circ}34'58''$ East 72.12 feet to the South boundary of said Parcel A, thence along said South boundary, South $89^{\circ}25'02''$ West 245.10 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

MEMORANDUM

December 3, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: SN 2019-11 (Sweet Tomatoes)

Zoning has no comments regarding the above Sign Plan.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 3, 2019
To: SN 2019-11 file
From: Cole Williams, Planner / Zoning Technician
Re: Sweet Tomatoes

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.

Sweet Tomatoes Pembroke Pines # 78

Existing



Art Chaparro

310-403-8221 • arthur.j.chaparro@sherwin.com

The digitized image(s) shown approximate actual paint colors as closely as possible. Colors may vary due to viewing equipment, lighting conditions and printers.

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SW 7615
Sea Serpent

Body

SW 6254
Lazy Gray

Lower Body & Base Columns

SW 7006
Extra White

Crown, Columns & Mullions

SW7588
Show Stopper

Accent Tiles



SITE PLAN

SIGN SCHEDULE

- A

18" *ST* STACKED INT. ILLUM PFCL/LOGO SET ONE(1) REQ'D.

59.11 SQ. FT.

OPTION 1

B

18" *ST* STACKED INT. ILLUM PFCL/LOGO SET ONE(1) REQ'D.

59.11 SQ. FT.

City of Pembroke Pines

Received

DEC - 3 2019

Planning & Economic Development

GENERAL NOTES

- INSTALLER SHALL VERIFY WALL CONDITIONS IN THE FIELD
- TYPE, SIZE & QTY. OF FASTENERS TBD
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED
- ISOLATE ALL ALUMINUM FROM STEEL

NEW & REMODEL CONSTRUCTION
ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR EIFS WALLS
IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

INSTALLER REQUIREMENTS
ALL INSTALLATION (MOUNTING) HARDWARE AND SECONDARY WIRING COMPONENTS, CONDUIT & CONNECTORS, ETC ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR

ALL WALL PENETRATIONS TO BE SEALED WITH SILICONE TO HELP PREVENT MOISTURE PENETRATION @ EXTERIOR LOCATIONS.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

CUSTOMER TO PROVIDE
DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND & NEUTRAL, PER CIRCUIT) AND SHALL NOT BE SHARED WITH OTHER LOADS (SUCH AS LIGHTING, A/C and OTHER EQUIPMENT). PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO THE BREAKER PANEL IS REQUIRED.

NUMBER AND SIZE OF CIRCUITS FOR EACH SIGN MUST MEET FEDERAL HEATH SIGN REQUIREMENTS.

ALL ELECTRICAL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C. AND U.L. 48 ALONG WITH OTHER APPLICABLE STATE & LOCAL CODE REQUIREMENTS. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

120V - 20 AMP (PRIMARY ELECTRICAL SERVICE) CIRCUITS AND FINAL CONNECTION TO EACH SIGN, TO WITHIN 1 FT TO BE BY THE CUSTOMER'S CERTIFIED ELECTRICIAN. NUMBER AND SIZE OF CIRCUITS FOR EACH SIGN TO MEET FEDERAL HEATH SIGN COMPANY REQUIREMENTS

WARRANTY NOTICE

CERTAIN ELECTRICAL COMPONENTS OF SIGNS WILL FAIL PREMATURELY IF NOT SHUT OFF FOR A PERIOD OF TIME, ONCE EACH DAY. FOR BEST PERFORMANCE WE RECOMMEND THAT SIGNS BE CONNECTED TO AN AUTOMATIC CONTROLLING DEVICE SUCH AS AN EMERGENCY MANAGEMENT SYSTEM, TIME CLOCK OR PHOTO CELL TO CONTROL THE DAILY SHUT-OFF PERIOD. FAILURE TO FOLLOW THESE RECOMMENDATIONS CAN CAUSE DAMAGE TO ELECTRICAL COMPONENTS OF THE SIGN AND VOID THE WARRANTY. SOME DIMMING DEVICES WILL ADVERSELY AFFECT THE ELECTRICAL COMPONENTS OF THE SIGN IT IS ATTACHED TO, CAUSING FAILURE. ANY DIMMING OF THE SIGN WITHOUT CONSULTATION WITH FEDERAL HEATH SIGN CO. WILL VOID THE WARRANTY.

FEDERAL
HEATH

VISUAL COMMUNICATIONS

www.FederalHeath.com

2300 North Highway 121 Euless, Texas 76039

(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:
Oceanside, CA - Euless, TX - Jacksonville, TX -
Delaware, OH - Racine, WI

Office Locations:
Oceanside, CA - Las Vegas, NV - Laughlin, AZ
Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions:
C-08-22-19 JP/JK INCREASE LETTER HEIGHT PER ACCOUNT MANAGER'S DIRECTION
R1-09-16-19 WS UPDATE ALL SIGNS W/ NEW LOGO STANDARDS
R2-10-07-19 JC Add bldg dims to site plan/Show bldg ht on photos
R3-10-25-19 WS Update all signs to be internal illum. & remove lamps; add 2nd option for sign B.
R4-10-31-19 JG remove 2nd option for sign B.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: STEVE EMERY

Project Manager: AMY A. POTTER

Drawn By: JAKE POSADAS / JK

Underwriters
Laboratories Inc.

nfc

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

sweet
tomatoes

STORE # 078

15901 PINES BLVD.

PEMBROKE PINES, FL 33027

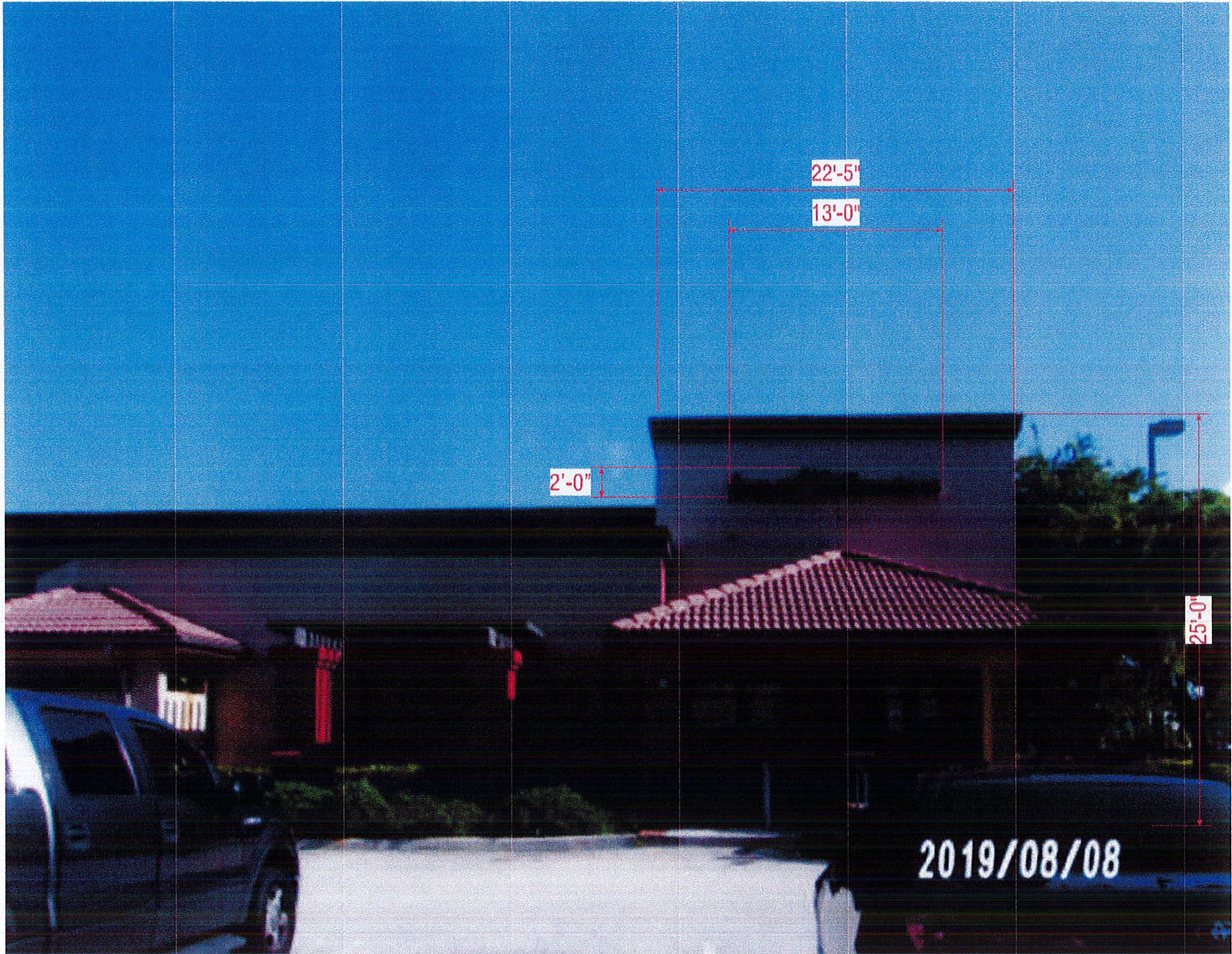
Job Number: 23-57312-10

Date: AUGUST 19, 2019

Sheet Number: 1 of 4

Design Number: 23-57312-10 R4

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EXISTING SOUTH (STOREFRONT ELEVATION)



PROPOSED SOUTH (STOREFRONT ELEVATION)

EXISTING
EAST
ELEVATION



B
PROPOSED
EAST
ELEVATION



NOTE:
TREES DIGITALLY
REMOVED FOR
VISIBILITY.

SCALE: 3/32" = 1'-0"

FEDERAL HEATH
VISUAL COMMUNICATIONS
www.FederalHeath.com
2300 North Highway 121 Euless, Texas 76039
(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:
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Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

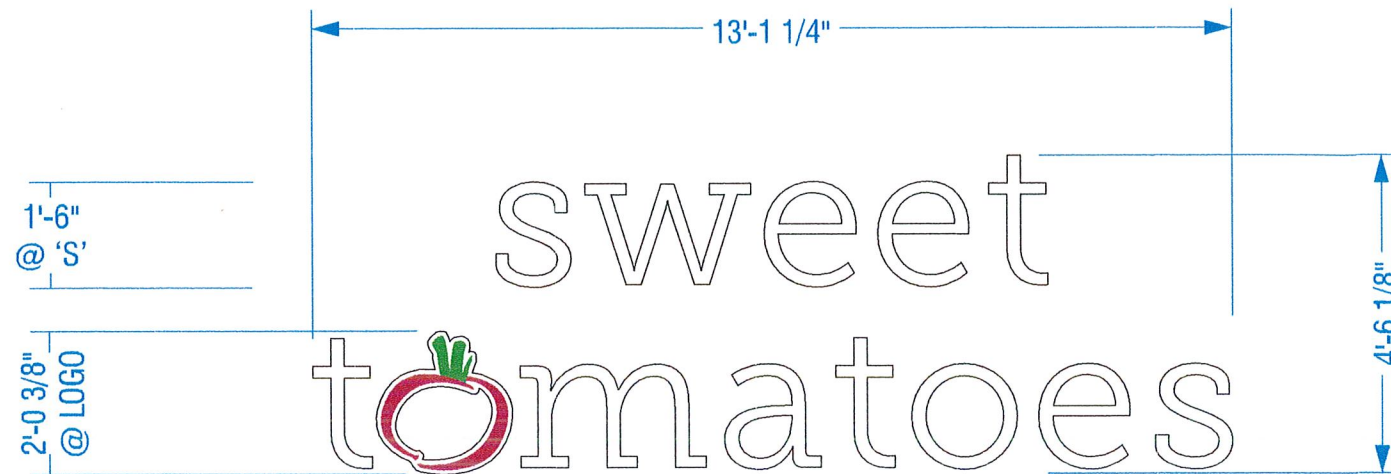
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R2-10-07-19 JC Add bldg dims to site plan/Show bldg ht on photos
R3-10-25-19 WS Update all signs to be internal illum. & remove kumps; add 2nd option for sign B.
R4-10-31-19 JG remove 2nd option for sign B.
Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.
Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: STEVE EMERY
Project Manager: AMY A. POTTER
Drawn By: JAKE POSADAS / JK
Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
sweet tomatoes
STORE # 078
15901 PINES BLVD.
PEMBROKE PINES, FL 33027

Job Number: 23-57312-10
Date: AUGUST 19, 2019
Sheet Number: 3 Of 4
Design Number: 23-57312-10 R4

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- A** 18" **ST** STACKED INT. ILLUM PFCL/LOGO SET
ONE(1) REQ'D.
- B** SCOPE OF WORK:
MANUFACTURE & INSTALL ONE (1) INTERNALLY ILLUMINATED PLEX FACE CHANNEL LETTER/LOGO SET

SCALE: 3/8" = 1'-0"
59.11 SQ. FT.

SPECIFICATIONS:

LETTERS: 3" DEEP FABRICATED ALUMINUM CHANNEL, PAINTED SW 7006 "EXTRA WHITE", SATIN FINISH.
FACES ARE 7328 WHITE ACRYLIC W/ 1" WHITE TRIM CAP.

LOGO: 3" DEEP FABRICATED ALUMINUM CHANNEL PAINTED SW 7006 "EXTRA WHITE", SATIN FINISH.
FACE IS 7328 WHITE ACRYLIC W/ 1ST SURFACE VINYL PER COLOR KEY & 1" WHITE TRIM CAP.

NOTE: VINYL IS INSET TO CREATE A 3/4" BORDER.

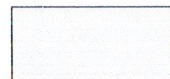
ILLUMINATION: TO BE PROVIDED BY WHITE LEDs AND REMOTE POWER SUPPLIES

MOUNTING: ALL ELEMENTS TO BE FLUSH MOUNTED TO BUILDING FASCIA.

COLOR KEY:



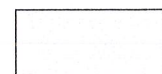
VINYL: 3M 3630-156
"VIVID GREEN"



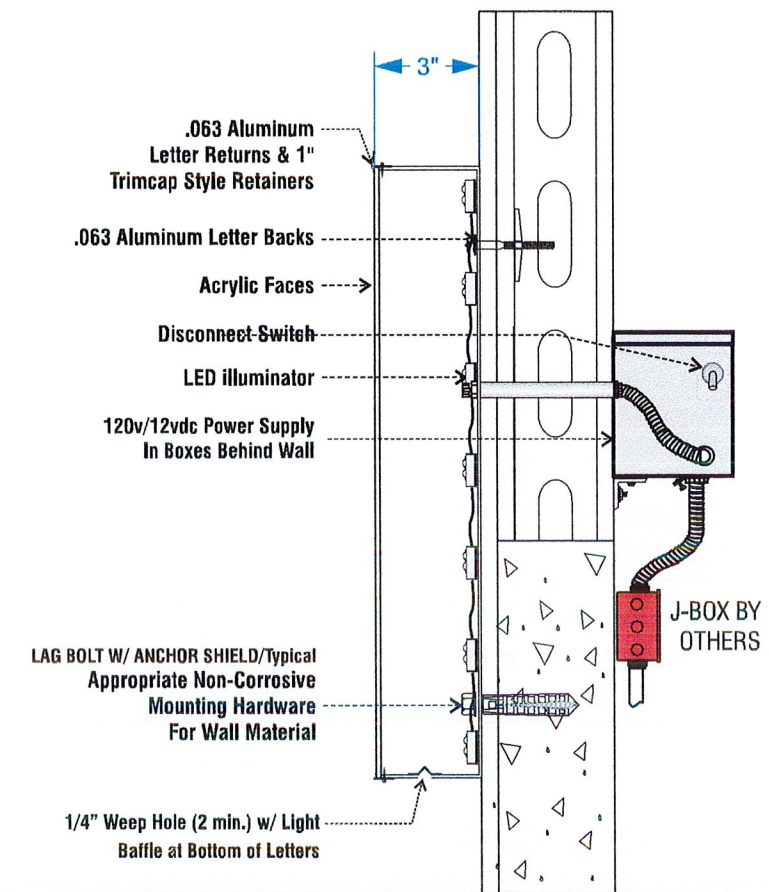
PAINT T/M SW 7006
"EXTRA WHITE"



VINYL: DIGITALLY PRINTED T/M
SW 7588 (RGB=164.46.55)
"SHOW STOPPER ED"



FACES: #7328
WHITE ACRYLIC



LETTERS & BACKGROUND PANEL SECTION

ELECTRICAL REQUIREMENTS		REFER TO PAGE 1 FOR ADDITIONAL ELECTRICAL AND INSTALLATION INFORMATION & REQUIREMENTS
Total: T.B.D. Amps		
# of 120V, 20A Circuits Req'd T.B.D.		
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND		

INSTALLATION OF THIS SIGN SHALL CONFORM
TO ARTICLE 600 OF THE NEC, UL 48 AND OR
OTHER APPLICABLE LOCAL CODES, INCLUDING
THE PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION
SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.