




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

## Summary

<b>Agenda Date:</b>	June 25, 2020	<b>Application ID:</b>	SN 2020-06
<b>Project:</b>	Snapbox Self Storage	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	First Neck Pembroke Pines LLC	<b>Agent:</b>	Shark Signs
<b>Location:</b>	8321 Pines Boulevard		
<b>Existing Zoning:</b>	C-1 (Commercial)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	SN 2016-05, SN 2015-08, SN 89-04, SP 88-13, SP 84-30		
<b>Applicant Request:</b>	Modification to an existing monument sign and the removal and replacement of wall signage for an existing self-storage facility		
<b>Staff Recommendation:</b>	Approval		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director: <u></u> Planning Administrator: <u></u>		

## Project Description / Background

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Shark Signs, agent, is requesting approval for the modification to an existing monument sign and the removal and replacement of wall signage for an existing self-storage facility located at 8321 Pines Boulevard. The proposed signage is the result of a new owner/occupier Snap Box Self-Storage.

The site was constructed in 1984 via SP 84-30. Signage for the site was modified in 2015 via SN 2015-08 and in 2016 via SN 2016-05.

### **SIGNAGE:**

The applicant is proposing to reface the existing monument sign located north of Pines Boulevard and east of 83 avenue to feature 24 square feet of push thru copy reading, "Snapbox self-storage". The following colors are proposed for the sign:

- Main Body: PMS 109C (Yellow)
- Trim: PMS 300C (Blue)
- Text: White

Additionally, the applicant is proposing to install a non-illuminated 57.92 square footage wall sign on the south elevation of the building. The sign will read, "Snapbox self-storage" in white copy. The background color of the sign shall be yellow and blue.

At time of construction, the applicant will be responsible for bringing the grade up to the base of the sign, as well as replace any damage or missing landscape material.

**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 (6/11/20)
- Memo from Zoning Administrator (6/11/20)
- Memo from Zoning Administrator (5/24/20)
- Memo from Planning Division (5/20/20)
- 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:

- |   |   |
|---|---|
| <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: \_\_\_\_\_ Project #: PRJ 20\_\_\_\_ - \_\_\_\_ Application #: \_\_\_\_\_

Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Posted Signs Required: (\_\_\_\_) Fees: \$\_\_\_\_\_

**SECTION 1-PROJECT INFORMATION:****Project Name:** Installation of Signage for Snapbox**Project Address:** 8321 Pines Blvd, Pembroke Pines, FL 33024**Location / Shopping Center:** \_\_\_\_\_**Acreage of Property:** \_\_\_\_\_ **Building Square Feet:** 111023**Flexibility Zone:** \_\_\_\_\_ **Folio Number(s):** 514116010074**Plat Name:** \_\_\_\_\_ **Traffic Analysis Zone (TAZ):** \_\_\_\_\_**Legal Description:**EVERGLADES SUGAR & LAND CO SUB 2-75 D 16-50-41 PORTION TRS 28,29 & 30 DESCAS COMM AT SE COR OF NE1/4 OF SEC 16,W 175,N 1135,W 525 TO POB CONT W 770,S409,E 310,N 108, E 100,N 49,E 112.60,N 79.60, E 74.70,N 29.10,W 12.55,N 38.75, W**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: FIRST NECK PEMBROKE PINES LLC

Owner's Address: 2929 WALNUT ST #1520 PHILADELPHIA PA 19104

Owner's Email Address: \_\_\_\_\_

Owner's Phone: \_\_\_\_\_ Owner's Fax: \_\_\_\_\_

Agent: Gustavo Cala / Shark Signs

Contact Person: Gustavo Cala

Agent's Address: 5307 N. Nob Hill Rd. , Sunrise, FL 33351

Agent's Email Address: sharksignsinc@gmail.com

Agent's Phone: 754-300-9493 Agent's Fax: 888-724-7499

*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:

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**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)**

Installation of Wall Sign and replacement of faces on Monument Sign for SnapBox Self - Storage.



## 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.

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Signature of Owner

Date

Sworn and Subscribed before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_\_

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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.

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Signature of Agent

Date

Sworn and Subscribed before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_\_

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Fee Paid

Signature of Notary Public

My Commission Expires

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** June 11, 2020  
**To:** SN 2020-06 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Snap Box Self-Storage

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**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

June 11, 2020

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SN 2020-06 (Snapbox @ 8321 Pines Boulevard)

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All of my comments regarding the above Sign Plan are satisfied.



## MEMORANDUM

May 24, 2020

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SN 2020-06 (Snapbox @ 8321 Pines Boulevard)

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The following are my comments regarding the above Sign Plan:

1. Per City Code (see below) as a free standing building, maximum size of building wall sign is 60 sq. ft. as the primary façade sign.
2. Per City Code (see below), monument sign limited to a maximum of 24 square feet.
3. Based on design and colors of the monument sign the square footage is based on the dimensions of the entire face: 11'-0" x 4'-9" = 52.25 sq. ft. exceeding code.

Please contact me with any questions.

### Code References:

#### **§ 155.324 PERMANENT SIGNS.**

Only such permanent signs as are detailed herein below shall be permitted to be erected or maintained upon any building lot, plot, or parcel of land:

#### (C) Business Zoning Districts.

(2) Outparcels and freestanding buildings. Unless otherwise provided for herein, signs for all outparcels and freestanding buildings shall be subject to the same provisions of § [155.326](#)(C)(6) for shopping center tenants.

(a) The maximum allowable square footage for an outparcel or freestanding building shall be one and one-half square feet per linear foot of frontage. Frontage shall be calculated as the length of the primary frontage plus the length of the secondary frontage.

(b) The maximum allowable sign area for an outparcel or freestanding building shall be 120 square feet.

(c) The maximum allowable letter height on a sign for an outparcel or freestanding building shall be 48 inches.

(d) All outparcels and freestanding buildings shall be permitted to have one ground box sign. The maximum allowable size of the ground box sign shall be a maximum of 24 square feet. The square footage shall count towards the

maximum allowable sign area as set forth in subsection (b). The height shall not exceed seven feet six inches.

(e) Signs on outparcels and freestanding buildings may be placed on any elevation, however signs on the primary facade of the outparcel or building shall not exceed 50% of the total allowable square footage. Secondary sign area shall be equal to or less than the sign on the primary facade.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

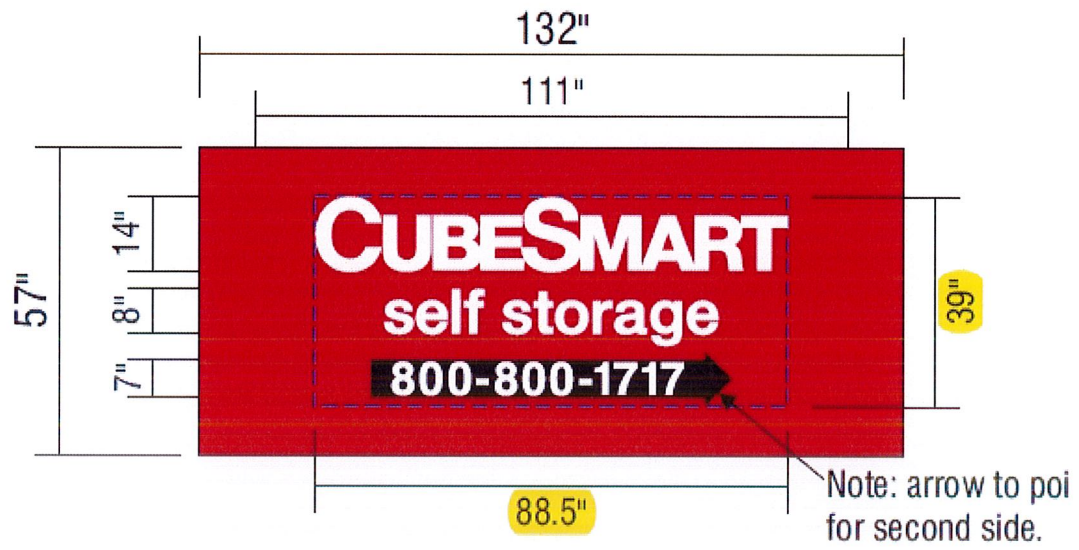
**Date:** May 20, 2020  
**To:** SN 2020-06 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Snap Box Self-Storage

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

1. Signage on the primary façade shall not exceed 50% of the total allowable square footage. 60 Square feet is the maximum permitted.
2. 24 square feet is the maximum allowable signage for the monument sign. Due to the sign being multicolored we would have to look at the entire panel as the signage. See below the image of how the previous tenants approval to hopefully help clarify.
3. The monument sign must be either pan formed or have push thru letters.
4. The poles for the base of the sign cannot be exposed. The area will need to be filled the cover the base.
5. Landscaping 24' with a 12' spread is required around the base of the sign.
6. Further comments may apply upon resubmittal







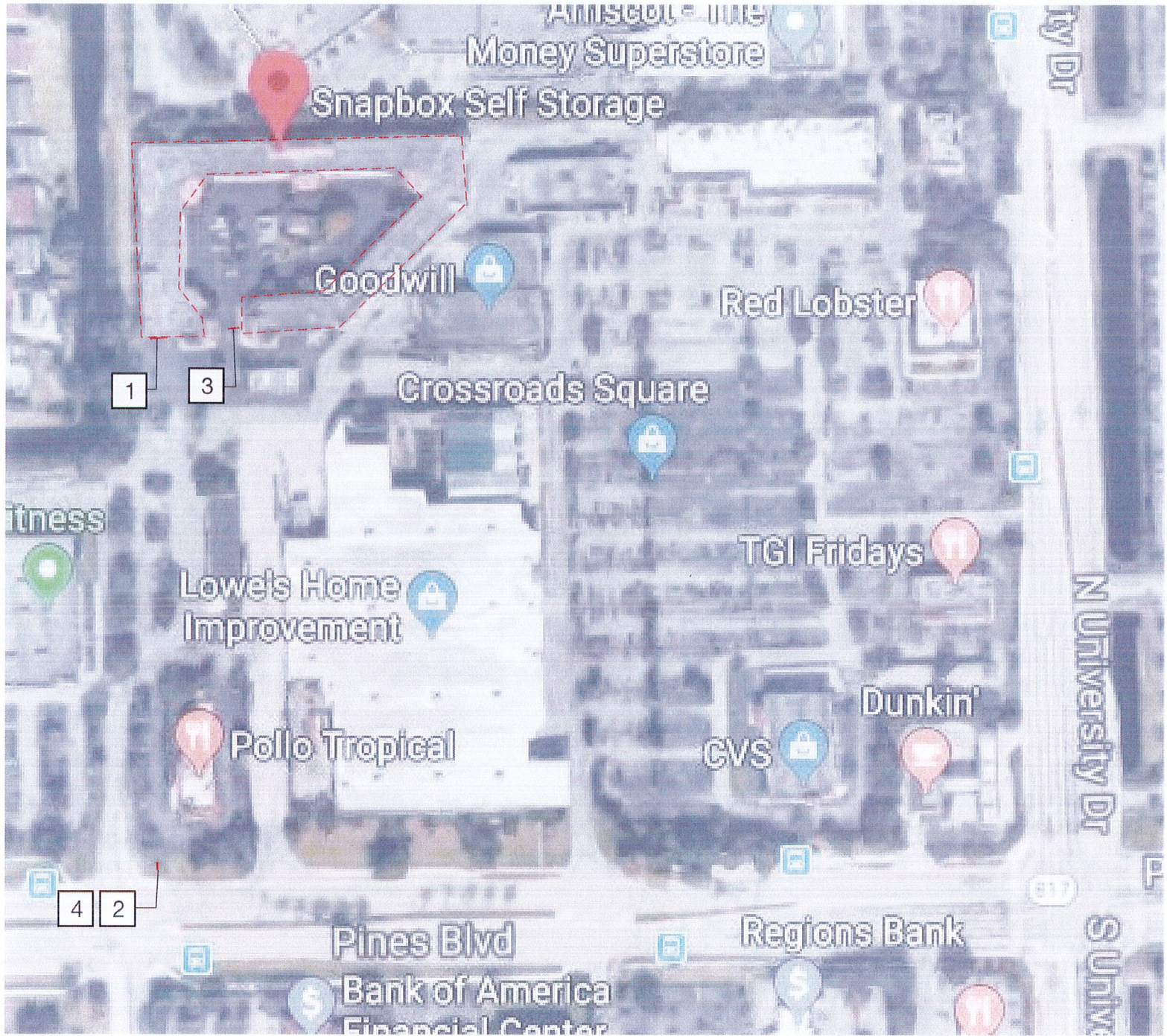
Snapbox Self Storage  
8321 Pines Blvd,  
Pembroke Pines, FL 33024

## EXTERIOR SIGNAGE SUBMITTAL

PROJECT NUMBER: P29840  
DATE CREATED: 09.20.2019 cjc



SIGNAGE SITE PLAN




LEGEND		QTY
1	SOUTH ELEVATION WALL SIGN	1
2	MONUMENT REPLACEMENT FACES	2
3	SOUTH ELEVATION GATE SIGN	1
4	MONUMENT BANNER BAG	1

KEY

SIGN LOCATION —

BUILDING OUTLINE - - - - -

  
NORTH

DATE	REVISION

DESIGNER	PROSPECT/CLIENT	PROJECT NUMBER
Carol Cordova	Snapbox Self Storage	P29840
PROJECT MANAGER	PROJECT	DATE CREATED
Mike Phillips	EXTERIOR	09.20.2019
SALES REP	PROJECT LOCATION	PAGE
Steve Weber	8321 Pines Blvd, Pembroke Pines, FL 33024	2



FACADE IS TILT CONS. CONCRETE - PMS 7506 FLAT FINISH  
POWER SUPPLIES ARE BEHIND THE WALL



EXISTING CONDITION



REVISED CONDITION

DATE	REVISION
10.01.2019 cjc	updated design & specs
10.18.2019 cjc	reduced size of sign

DESIGNER	PROSPECT/CLIENT	PROJECT NUMBER
Carol Cordova	Snapbox Self Storage	P29840
PROJECT MANAGER	PROJECT	DATE CREATED
Mike Phillips	EXTERIOR	09.20.2019
SALES REP	PROJECT LOCATION	PAGE
Steve Weber	8321 Pines Blvd, Pembroke Pines, FL 33024	3



SCOPE OF WORK:

- Remove Existing Channel Letters & Capsule
- Manufacture & Install (1) Non-Illuminated Digitally Printed Aluminum Composite Panel

SIGN SPECS:

- 4mm Digitally Printed & Laminated Aluminum Composite

- PMS 109C
- PMS 300C
- WHITE

CITY CRITERIA:

Max Total Allowed is 60 sf

LANDLORD CRITERIA:

ADDITIONAL NOTES:



SCALE: 1/2" = 1'-0"  
SIGN AREA = 57.92 SF

DATE	REVISION
10.01.2019 cjc	updated design & specs
10.18.2019 cjc	reduced size of sign
06.10.2020 cjc	updated city guidelines

DESIGNER	PROSPECT/CLIENT	PROJECT NUMBER
Carol Cordova	Snapbox Self Storage	P29840
PROJECT MANAGER	PROJECT	DATE CREATED
Mike Phillips	EXTERIOR	09.20.2019
SALES REP	PROJECT LOCATION	PAGE
Steve Weber	8321 Pines Blvd, Pembroke Pines, FL 33024	4





EXISTING CONDITION



REVISED CONDITION

DATE	REVISION
10.01.2019 cjc	updated design & specs
10.03.2019 cjc	updated design & specs
12.11.2019 cjc	added arrow
06.10.2020 cjc	adjusted size of copy to meet city guidelines
06.11.2020 cjc	changed logo, removed subcopy

DESIGNER	PROSPECT/CLIENT	PROJECT NUMBER
Carol Cordova	Snapbox Self Storage	P29840
PROJECT MANAGER	PROJECT	DATE CREATED
Mike Phillips	EXTERIOR	09.20.2019
SALES REP	PROJECT LOCATION	PAGE
Steve Weber	8321 Pines Blvd, Pembroke Pines, FL 33024	5



SIGN 2: CABINET PAINTING & ADDRESS ON STREET SIDE - Rendering



EXISTING CONDITION



REVISED CONDITION

DATE	REVISION
10.01.2019 cjc	updated design & specs
10.03.2019 cjc	updated design & specs
12.11.2019 cjc	added arrow
06.11.2020 cjc	changed logo, removed subcopy

DESIGNER	PROSPECT/CLIENT	PROJECT NUMBER
Carol Cordova	Snapbox Self Storage	P29840
PROJECT MANAGER	PROJECT	DATE CREATED
Mike Phillips	EXTERIOR	09.20.2019
SALES REP	PROJECT LOCATION	PAGE
Steve Weber	8321 Pines Blvd, Pembroke Pines, FL 33024	6



SCOPE OF WORK:

- Remove Existing Faces
- Paint Cabinet PMS 109C
- Manufacture & Install (1) Opaque Black Die-Cut Address to End of Cabinet Facing the Street
- Manufacture & Install (2) Routed Aluminum Faces with Push Through Copy & Vinyl Graphics

SIGN SPECS:

- .090 Routed Aluminum Painted PMS 109C

SNAPBOX & BORDER, SELF-STORAGE:

- 1/4" Push Through Clear Acrylic with Second Surface White Diffuser Vinyl
- Self Storage - Trans, PMS 109C Vinyl Applied 1st Surface
- Blue Field Behind Copy - Opaque PMS 300C Vinyl

ADDRESS:

- (1) Set of Die-Cut Opaque Black Vinyl Address Applied to End of Sign Facing the Street

PMS 300C

WHITE

PMS 109C

BLACK

CITY CRITERIA:

24 sf total of copy

LANDLORD CRITERIA:

ADDITIONAL NOTES:

The diagram illustrates the fabrication details for Sign 2, showing both front and side views with precise dimensions and material specifications.

**Front View Dimensions:**

- Overall width: 11'-0 1/4"
- Inner width: 8'-3 1/2"
- Inner width (excluding address area): 7'-10 1/8"
- Address area width: 3'-1 1/8"
- Overall height: 4'-9"
- Top section height: 2'-10 3/4"
- Address section height: 2'-5 3/8"
- Address section width: 3 1/4"
- Address section height (individual characters): 11 1/4"

**Side View Dimensions:**

- Overall width: 2'-0 1/4"
- Address section width: 5 3/8"
- Address section height: 3'-3 5/8"
- Address section width (individual characters): 7 1/4"

**Material Callouts:**

- PMS 300C VINYL (Blue field)
- 1/4" PUSH THRU ACRYLIC (Clear acrylic with second surface white diffuser vinyl)
- PMS 109C VINYL (Yellow field)
- BLACK VINYL (Address characters)

**Logo and Address:**

- Logo: snapbox SELF-STORAGE
- Address: 8321

**Scale and Area:**

- SCALE: 1/2" = 1'-0"
- LOGO AREA: 24 SF

**Street Facing Side:**

BlinkSigns

1925 St. Clair Ave NE  
Cleveland, OH 44114  
(877) 433-4466  
(216) 503-2568  
www.blinksigns.com

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DATE	REVISION
10.01.2019 cjc	updated design & specs
10.03.2019 cjc	updated design & specs
12.11.2019 cjc	added arrow
01.09.2020 cjc	updated width of sign
06.10.2020 cjc	adjusted size of copy to meet city guidelines
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DESIGNER	PROSPECT/CLIENT	PROJECT NUMBER
Carol Cordova	Snapbox Self Storage	P29840
PROJECT MANAGER	PROJECT	DATE CREATED
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