





**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 2019-10
<b>Project:</b>	Pembroke Plaza Monument Sign	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	Pembroke Plaza Enterprise LLC	<b>Agent:</b>	Shan Sheikh
<b>Location:</b>	Generally located north of Pines Boulevard and west of 76 Avenue		
<b>Existing Zoning:</b>	B-3 (General Business)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	SP 2006-35		
<b>Applicant Request:</b>	Installation of one shopping center monument sign		
<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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Shan Shiekh, agent, is requesting to remove an existing nonconforming pole sign and install a shopping center monument sign for Pembroke Plaza, generally located north of Pines Boulevard and west of 76 Avenue.

Pembroke Plaza was constructed in the late 1960s. A uniform sign plan was approved for the shopping center in 2006 via SP 2006-35

The City Code Compliance Department cited the property owner for modifications to the existing pole sign without proper approval (code case #19030002). With the current sign being existing nonconforming, no modifications can be approved for the sign. As a result new monument sign is being proposed. If this application is approved, the existing sign must be removed to fully resolve the case.

### SIGNAGE:

The proposed monument sign will be located between the eastern and western entrances of the shopping center along Pines Boulevard. An existing parking space will be converted into a landscape island in order to accommodate the sign. City Code requires 70 parking spaces on site, currently there are 74 spaces. Therefore, with the removal of a space the site will still meet code requirements.

The 46.5 square foot (9' x 5'-2") double sided monument sign will have 4 tenant panels. The sign will be internally illuminated with push-thru letters. The following colors are proposed for the signs:

- Main Body: SW 6068 (Brevity Brown)
- Tenant Panels: SW 6106 (Kilim Beige)
- Text: 2283 Red Acrylic

Green Island Ficus will be planted around the base of the sign.

Additionally, the applicant is proposing to update the uniform sign plan. The criteria is as follows:

- Sign Type: Individual channel letters on raceway
- Font: Helvetica
- Face Color: Red
- Trim Cap / Return: Black

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 (6/11/20)  
Memo from Planning Division (6/11/20)  
Memo from Engineering Division (2/27/20)

Memo from Zoning Administrator (12/31/20)  
Memo from Planning Division (12/30/20)  
Memo from Engineering Division (11/5/19)  
Memo from Fire Prevention Bureau (11/5/19)  
Memo from Zoning Administrator (11/4/20)  
Memo from Planning Division (11/4/19)  
Sign Plan  
Notice of Violation Case #19030002  
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

OCT 21 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 2019-10  
Date Submitted: 10/21/19 Posted Signs Required: (n/a) Fees: \$ 757



**SECTION 1-PROJECT INFORMATION:**Project Name: Pembroke Plaza Monument SignProject Address: 7601-7665 Pines Blvd, Pembroke Pines, FL 33024Location / Shopping Center: Pembroke PlazaAcreage of Property: 1.5 Building Square Feet: 17,961Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5141 15 04 0021

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: Boulevard Heights Sec 12 59-48 B TR  
B E 1/2Has 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: Pembroke Plaza Enterprise, LLC.

Owner's Address: 2829 Juniper Lane, Davie, FL 33330

Owner's Email Address: sheikhrealty@gmail.com

Owner's Phone: 954-483-4440 Owner's Fax: 954-839-6662

Agent: Shan Sheikh (Capital Investment Group)

Contact Person: Shan Sheikh

Agent's Address: 555 South Federal Hwy, Pompano Beach, FL 33062

Agent's Email Address: sheikhrealty@gmail.com

Agent's Phone: 786-586-6698 Agent's Fax: 954-839-6662

*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: \_\_\_\_\_

### ADJACENT ZONING

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

### PROPOSED

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

### 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: \_\_\_\_\_

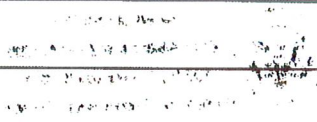
Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_

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

Replace Existing non conforming sign  
with New Monument as per  
city code





## 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.

Shawnae 10/20/19  
Signature of Owner Date

Sworn and Subscribed before me this 20 day  
of October, 2019



- Monica Oviedo  
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

MEMORANDUM

June 11, 2020

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SN 2019-10 (Pembroke Plaza Monument Sign)

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

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** June 11, 2019  
**To:** SN 2019-10 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Pembroke Plaza

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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**

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

# **DRC REVIEW FORM**



**February 27, 2020**

**PROJECT: *PEMBROKE PLAZA MONUMENT SIGN REPLACEMENT***  
**CITY REFERENCE NUMBER: *SN 2019-10***

**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:**

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The Environmental Services/Engineering Division takes 'No Exception' to the proposed Monument Sign Replacement at the existing facility and the 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 to scale and reflective of the existing site and adjacent roadway conditions along with the 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

December 31, 2019

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SN 2019-10 (Pembroke Plaza Monument Sign)

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The following are my comments regarding the above Sign Plan:

- ~~1. Provide proper location of proposed sign on Site Plan. Note: Site Plan will be used for location of sign only, not for any other Site Information purposes. Based on existing tenants, and parking requirements, the loss of one space does not affect code compliance for required parking.~~
- ~~2. In addition to overall height of sign provide height dimensions of sign broken down from top to bottom of Name/Address panel; height of the four Tenant panels and height of base to confirm each section meets code.~~
- ~~3. Management information cannot be an illuminated panel, but non-illuminated letters on base.~~
- ~~4. Provide color names, and color numbers, of finishes on sign.~~

Additional comments based on Re-Submittal with details provided:

1. Uniform Sign Plan must be amended as part of this application.
2. Background color of panels must be opaque with name of tenant only illuminated and consistent with a color of the center.
3. Panels must be routed, pan formed, or some other type that is not flat plastic with vinyl letters attached.
4. Letters/Tenant Names must be consistent with Uniform Sign Plan regulations for center.
- 5.

Please contact me with any questions.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** December 30, 2019  
**To:** SN 2019-10 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Pembroke Plaza

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

1. ~~Label the colors and materials to be used on the sign.~~
2. ~~Provide material board with all paint chips to be used.~~
3. ~~Management information cannot be an illuminated panel, but non-illuminated letters on base.~~
4. ~~The site plan and rendering are not consistent. The sign is show in 2 different locations. I believe it is intended to be along Pines Boulevard. Please clarify.~~
5. ~~Panels must be either pan formed or routed.~~
6. ~~Uniform sign plan must be amended to be consistent with the font/color being utilized for font of the sign.~~
7. ~~Background of sign must be the same color as the sign.~~

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

# **DRC REVIEW FORM**



**November 5, 2019**

**PROJECT: *PEMBROKE PLAZA MONUMENT SIGN REPLACEMENT***  
**CITY REFERENCE NUMBER: *SN 2019-10***

**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 takes 'No Exception' to the proposed Monument Sign Replacement at the existing facility and the 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 to scale and reflective of the existing site and adjacent roadway conditions along with the 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.

## **DRC REVIEW FORM**

**PEMBROKE PINES FIRE RESCUE**

**FIRE PREVENTION BUREAU**

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

**PROJECT NAME:** Pembroke Plaza Monument Sign

**REFERENCE #:** SN 2019 - 10

**DATE REVIEWED:** 11/05/2019

**CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS**

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



MEMORANDUM

November 4, 2019

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SN 2019-10 (Pembroke Plaza Monument Sign)

---

The following are my comments regarding the above Sign Plan:

1. Provide proper location of proposed sign on Site Plan. Note: Site Plan will be used for location of sign only, not for any other Site Information purposes. Based on existing tenants, and parking requirements, the loss of one space does not affect code compliance for required parking.
2. In addition to overall height of sign provide height dimensions of sign broken down from top to bottom of Name/Address panel; height of the four Tenant panels and height of base to confirm each section meets code.
3. Management information cannot be an illuminated panel, but non-illuminated letters on base.
4. Provide color names, and color numbers, of finishes on sign.

Please contact me with any questions.

## **PLANNING DIVISION STAFF COMMENTS**

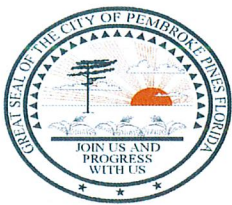
### **Memorandum:**

**Date:** November 4, 2019  
**To:** SN 2019-10 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Pembroke Plaza

---

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

1. Label the colors and materials to be used on the sign.
2. Provide material board with all paint chips to be used.
3. Management information cannot be an illuminated panel, but non-illuminated letters on base.
4. The site plan and rendering are not consistent. The sign is show in 2 different locations. I believe it is intended to be along Pines Boulevard. Please clarify.



**City of Pembroke Pines**  
Police Department, Code Compliance Division  
18400 Johnson Street, Pembroke Pines, FL 33029  
954-431-4466

**SUMMONS TO APPEAR**

**Case #:** 19030002 **Date:** 07/08/2019

STATE OF FLORIDA  
COUNTY OF BROWARD  
THE CITY OF PEMBROKE PINES

The undersigned certifies that he has just and reasonable grounds to believe, and does believe that:

PEMBROKE PLAZA ENTERPRISES LLC

2829 JUNIPER LN  
DAVIE, FL 33330

**SITE ADDRESS:** 7601 HOLLYWOOD BLVD, PEMBROKE PINES, FL 33024 #BDP

Located in the City of Pembroke Pines, Broward County, Florida, committed the following violation, contrary to law:

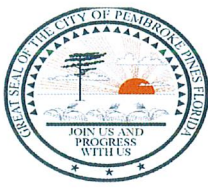
Chapter	Section	Description	Days Comply
CHAPTER 155: ZONING CODE	155.388 WHEN BUILDING PERMIT REQUIRED; ISSUANCE	Complaint received of monument sign being installed/worked on without a permit.	31

**YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE SPECIAL MAGISTRATE, CITY OF PEMBROKE PINES, LOCATED AT CITY COMMISSION CHAMBERS, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA 33026, ON: 07/23/2020 AT 9:00 A.M.**

A FINDING OF VIOLATION WILL RESULT IN THE IMPOSITION OF AN ADMINISTRATIVE FEE IN THE AMOUNT OF \$150.00. ADDITIONALLY A FINDING OF VIOLATION MAY RESULT IN A FINE NOT TO EXCEED \$250.00 PER DAY EACH DAY THE VIOLATION REMAINS AFTER THE DATE SET FOR CORRECTION. IF YOU FAIL TO APPEAR, THE SPECIAL MAGISTRATE MAY BASE HIS FINDING AND ORDER COMPLIANCE ON THE CASE PRESENTED BY THE CITY. IF YOU HAVE ANY QUESTIONS REGARDING THE HEARING, CONTACT THE CODE COMPLIANCE DIVISION AT 954-431-4466.

Joseph Libio	HAND DELIVERY TO:
	Signature is not an admission of guilt but verification of receipt of this notice.





**City of Pembroke Pines**  
**Police Department, Code Compliance Division**  
**18400 Johnson Street, Pembroke Pines, FL 33029**  
**954-431-4466**

**AFFIDAVIT OF ALLEGED VIOLATIONS**

**CASE #:** 19030002

CITY OF PEMBROKE PINES,  
Petitioner

VS

PEMBROKE PLAZA ENTERPRISES LLC  
DAVIE, FL 33330  
Respondent,

KNOW ALL MEN BY THESE PRESENTS:

I, Joseph Libio as Affiant, in my capacity as Code Officer for the City of Pembroke Pines, Florida being duly sworn to the best of my information and belief affirm that:

1. PEMBROKE PLAZA ENTERPRISES LLC  
2829 JUNIPER LN DAVIE, FL 33330

2. The section(s) of the Code of Ordinances which I believe had (have) been violated are:

155.388 WHEN BUILDING PERMIT REQUIRED; ISSUANCE

3. The legal description of the property where violation(s) occurred, exist(s) or is (are) maintained is: BOULEVARD HEIGHTS SEC 11 59-48 B TR B E1/2

4. That the facts of the violation(s) (is) (are): Must obtain a valid Building Department permit for the monument sign work. Contact the City of Pembroke Pines Planning and Zoning Department regarding monument sign requirements at (954) 392-2110 or (954) 392-2109.

5. That the witness(es), other than myself, to the violation(s) (is) (are):

6. Document(s):

Correction Notice	10/17/2018
Notice of Violation	03/01/2019
Summons to Appear	07/08/2019

were furnished to the alleged violator(s) and required that the violation be corrected by 07/23/2020, and that as of 7/8/2019 the violation(s) still exist.

Further, Affiant sayeth naught.

CODE COMPLIANCE OFFICER

Sworn to (or affirmed) and subscribed before me this \_\_\_\_ day of \_\_\_\_\_, 2020, by the Officer \_\_\_\_\_, Personally known \_\_\_\_\_.

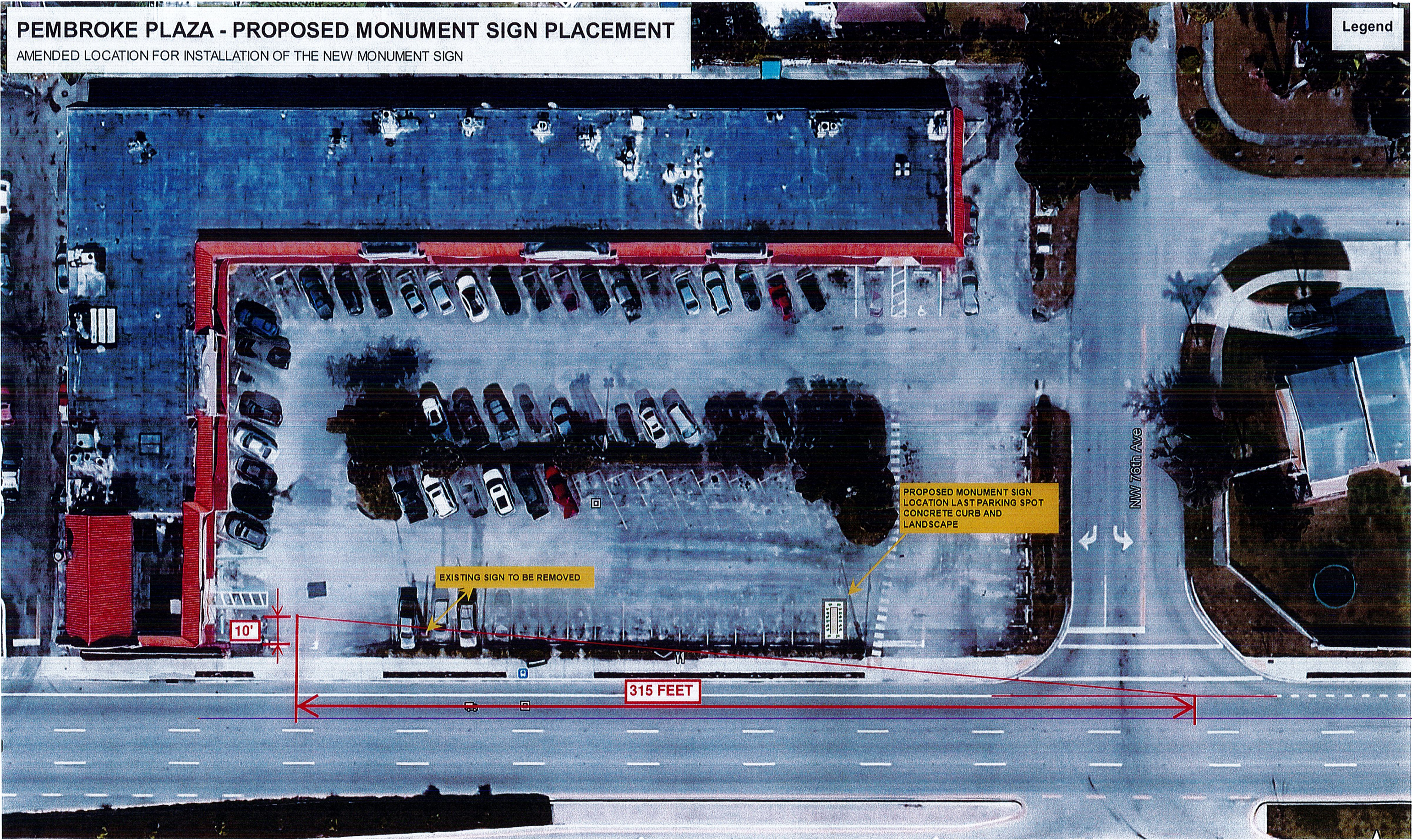
\_\_\_\_\_  
Notary Public



# PEMBROKE PLAZA - PROPOSED MONUMENT SIGN PLACEMENT

AMENDED LOCATION FOR INSTALLATION OF THE NEW MONUMENT SIGN

Legend







5'-2"

Tenant Panel 12" x 54"  
All Panels,  
Reverse cut Opaque  
Beige Background  
Red Vinyl Copy  
over 2283 Red Acrylic.

Management Panel  
10" x 54"  
Non-Illuminated

PEMBROKE PLAZA  
7601-7665

TOTORITAS

FOOD STORE

KORKA COMICS

CHINA WOK

LEASE 954-438-4440

9'

Concrete Curb

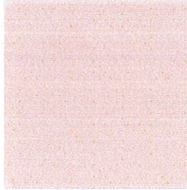
landscaping detail  
2' high 1' apart Around Sign

24" high Green Island Ficus 1' apart

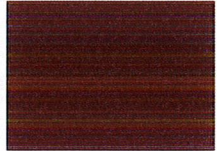
Value Graphics Corp.  
954-588-0483

9' high x 5'-2" wide Illuminated Double Sided  
Monument Sign Total SQ/ Ft 46.5 Sq Ft.

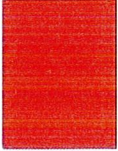
Sign: Aluminum Structure Welded.



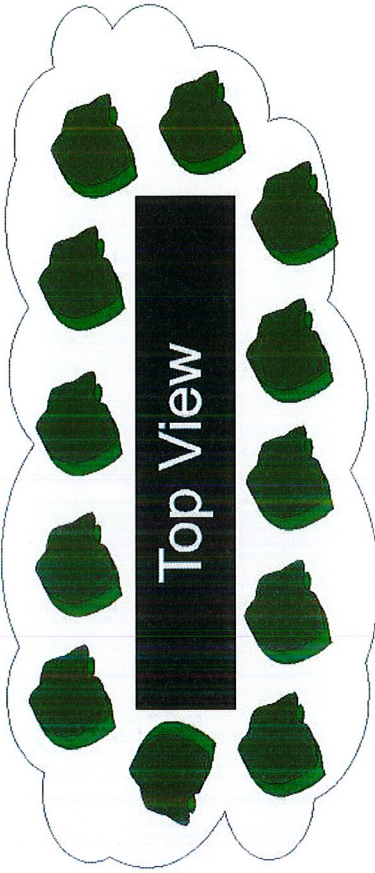
Background  
Opaque Beige  
Oracal Vinyl



Frame and  
Tenant Dividers  
SW 6068  
Brevity Brown  
Base of Sign  
and Top Color



Plaza Name  
Address Color  
Tenant copy  
2283 Red





# SIGN CRITERIA/UNIFORM SIGN PLAN

## PEMBROKE PLAZA

7601-7665 PINES BLVD  
PEMBROKE PINES, FL 33024

OWNER: PEMBROKE PLAZA ENTERPRISES, LLC

CONTACT: SHAN SHEIKH

ADDRESS: 6606 PINES BLVD, PEMBROKE PINES, FL 33024

EMAIL: [SHEIKHREALTY@GMAIL.COM](mailto:SHEIKHREALTY@GMAIL.COM)

PH: 786-586-6698



## **USP Summary**

FONT: HELVETICA  
FACE COLOR: RED 2183  
TRIM CAP/RETURN: BLACK  
TYPE: INDIVIDUAL CHANNEL LETTERS ON RACEWAY  
SUBMITTED: 2/13/2020

## **PEMBROKE PLAZA**

**7601-7665**

**PINES BLVD, PEMBROKE PINES, FL. 33024**

## **GENERAL**

This exhibit outlines the sign criteria for the auto mall uses. Owners will be required to submit detailed and dimensioned drawings indicating graphic content, colors, letter style, construction methods, fastening details, and electrical requirements to Pembroke Plaza Enterprises, LLC. These documents must be reviewed and approved by Pembroke Plaza Enterprises, LLC and the City of Pembroke Pines prior to fabrication and installation of any sign.

1. "Signs" shall be defined as any message that can be read from the exterior as a building wall sign.
2. The location(s), character, design, color, and layout of all signs shall be subject to approval of Pembroke Plaza Enterprises, LLC and shall be centered, both, horizontally and vertically, on the sign band above the demised premises.
3. FABRICATION: All signs are to be fabricated by a licensed sign contractor, approved by Pembroke Plaza Enterprises, LLC, according to the requirements of local, state and national codes. All signs are to be fabricated to Underwriters Laboratories Specifications.
4. INSTALLATION: All signs are to be installed by a state and/or local certified sign contractor, approved by Pembroke Plaza Enterprises, LLC and according to local, state and national codes.
5. Signs on rear service doors: User may install one identification sign on service doors with a maximum of 3 inch high, Black, Helvetica Medium, all capital characters indicating the



use as on the sign band. All other signs on rear or service side of leased areas are prohibited. Total area limited to 3 square feet.

6. Signs are to be continuously illuminated from sunset (operated by photoelectric cell) until 11:00 p.m. or store closing whichever is later or as otherwise defined by Pembroke Plaza Enterprises, LLC and required by the lease. Signs shall have a 24-hour time clock.
7. All materials used in sign fabrication are to be new.

## **STOREFRONT SIGN STANDARDS**

1. Height: All letters are to be a maximum of 48" in height on storefronts.
2. Length: Length (sign structure and sign copy). Sign copy shall be limited to a maximum of seventy-five (75) percent of leased frontage.
3. Sign Area: Signs area based on 1.5 square feet per linear foot of tenant bay length. Sign area not to exceed 120 square feet.
4. Brightness: Illuminated and other lighting effects shall not create a nuisance to adjacent property or create a traffic hazard.
5. Number of Signs: Users are allowed one sign on each bay primary frontage. Tenants occupying a corner bay within a shopping center shall be allowed an additional sign on the store's secondary frontage-which shall not exceed the size of the sign allowed on the primary frontage. Sign area for both signs shall not exceed a maximum area of 120 square feet.
6. Location: Signs shall not extend closer than 18" from the top of the center's painted fascia band. Signs shall be centered horizontally and vertically within the sign band of demised premises.

## **SIGN SPECIFICATIONS**

1. All signs are to be Name and Description of material below in the form of individual channel letters on a raceway, illuminated by interior mounted white LEDs. Letters shall have a translucent Plexiglas faces. These faces shall be secured to the letter with a trim molding. Individual letters attach to a raceway which attaches directly to the center's fascia band. Faces of the channel letters shall be Red 2183. Trim cap and returns will be black.
2. Materials: (All materials must be new.)  
  
.040 Aluminum Frame, 1/8" Acrylic, Trim will be Juelite made by Gemini

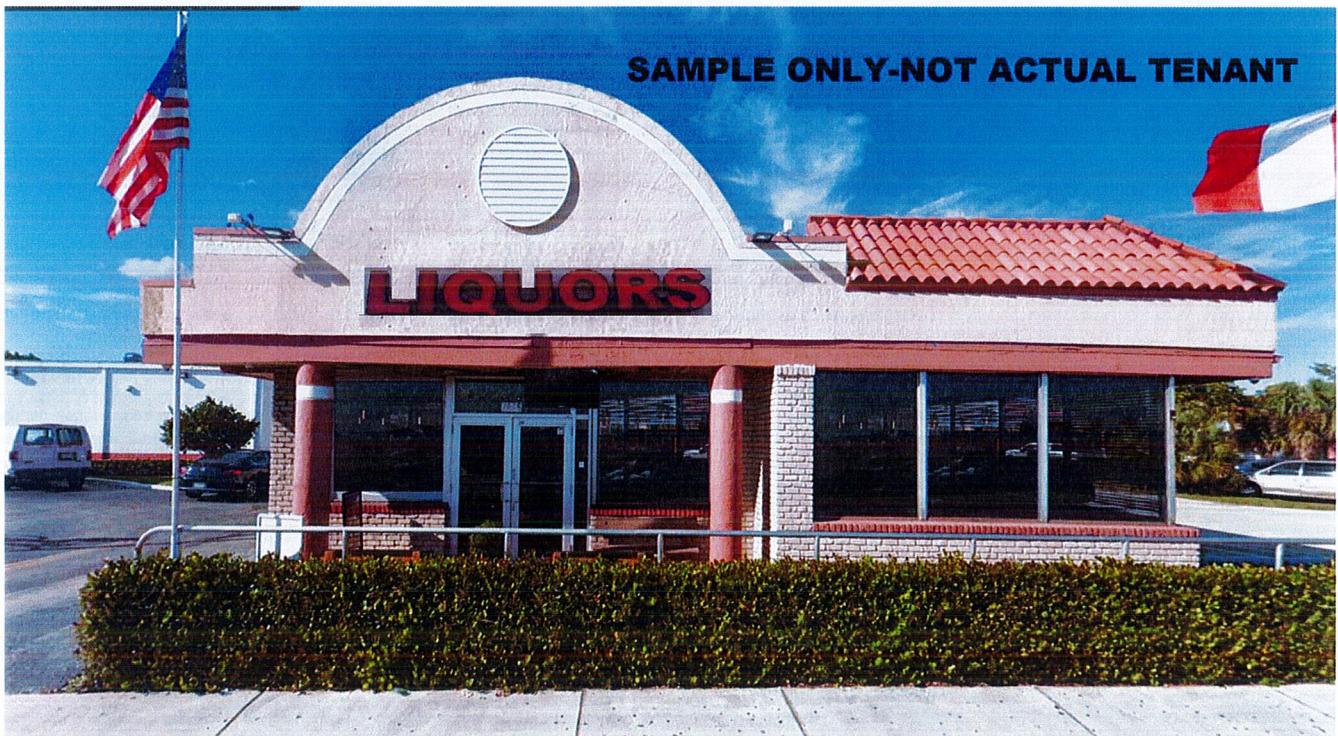
3. Signs utilizing legally registered and recognized logos, trademarks, or letter style shall be considered and may be permitted with approval of both Pembroke Plaza Enterprises, LLC and the City of Pembroke Pines.

### **WINDOW SIGNAGE**

Any window signage shall comply with the City of Pembroke Pines ordinance and must be approved by Pembroke Plaza Enterprises, LLC

### **ILLUSTRATIONS**

- A. Typical Store Front Elevations





B. Letter Sample

FONT AND COLOR SAMPLE

**ABCDEFGHIJKLM**  
**NOPQRSTUVWXYZ**  
**1234567890**  
**!@#\$%^&\*/?**

CHANNEL LETTER SAMPLE





## SITE PLAN



### **TENANT LIST WITH SQ FT**

<b><u>#</u></b>	<b><u>Tenant</u></b>	<b><u>sqft</u></b>
7601	Grocery	2400
7605	Laundry	1200
7609	China Wok	1000
7613	Dental	700
7617	Hairsalon	1200
7619	Barber	1000
7621	Gold Stuff	700
7625	Insurance	700
7633	Pinup Dollz	1000
7637	Alteration	700
7641	Comic Book	1800
7645	Travel	1000
7649	Nutrition Shop	575
7653	Cargo	575
7657	Peru Restaurant	1000
7665	Peru Restaurant	2300



SUBJECT SITE AERIAL PHOTO

Pembroke Plaza (SN 2019-10)

