





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

Summary

Agenda Date:	May 28, 2020	Application ID:	ZV 2020-02 & 03
Project:	Burlington @ Pembroke Crossing	Project Number:	PRJ 2020-04
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	PR Pembroke Crossing LLC	Agent:	Jeff Katims
Location:	11930 Pines Boulevard, Pembroke Pines, 33026		
Existing Zoning:	General Business (B-3) Districts	Existing Land Use:	Commercial
Reference Applications:	MSC 2019-18		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2019-03	155.324(C)(1)(f)1.	Maximum 48 inch letter height	66 inch letter height
ZV 2019-04	155.324(C)(1)(f)3.	Maximum 120 sq. ft. of signage	184 sq. ft. of signage
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustments
Reviewed for the Agenda:	Director: 		Zoning Administrator: 

Project Description / Background

Jeff Katims of Mellgren Planning Group, acting as agent for the owner, is requesting two (2) sign variances for Burlington @ Pembroke Crossing. Variance request #ZV 2020-02 is for a maximum of 66 inch high letters instead of the maximum allowed 48 inch high letters and Variance request #ZV 2020-03 is for a total of 184 square feet of signage, instead of the allowed maximum 120 square feet of signage at 11930 Pines Boulevard.

Burlington received approval for their façade changes (process #MSC 2019-18) by the Planning & Zoning Board on September 12, 2019. They are occupying the vacant space that was previously Babies 'R' Us.

VARIANCE REQUEST DETAILS:

ZV 2020-02) To allow 66 inch high letters instead of the maximum allowed 48 inch high letters.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers. The uniform sign plan shall be submitted as both 8.5 inch by 11 inch hard copy and in electronic format. Uniform sign plans shall:

(f) Uniform sign plans shall include the following standards and specifications:

1. Height (sign copy). Sign copy shall have a maximum of 48 inches;

ZV 2020-03) To allow 184 square feet of signage instead of the allowed maximum 120 square foot of signage.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers. The uniform sign plan shall be submitted as both 8.5 inch by 11 inch hard copy and in electronic format. Uniform sign plans shall:

(f) Uniform sign plans shall include the following standards and specifications:

3. Tenants shall be allowed a maximum of 1.5 square feet per lineal foot of leased frontage, or 120 square feet whichever is less;

VARIANCE DETERMINATION

The Planning and Zoning Board shall not grant any non-single-family variances, permits, or make any decision, finding, and determination unless it first determines that:

1. Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.
2. In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:
 - A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
 - B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or
 - C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

Enclosed: Variance Request Application
 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.poin.es.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: 2/26/20

Plans for DRC _____ Planner: Deem

Indicate the type of application you are applying for:

- | | |
|---|--|
| <input type="checkbox"/> Appeal* | <input 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 checked="" 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: Deem Project #: PRJ 2020 - 04 Application #: 20 2020-02*
Date Submitted: 02/26/20 Posted Signs Required: (2) Fees: \$ 4,502.00 ⁰³

SECTION 1-PROJECT INFORMATION:Project Name: Burlington & Pembroke Crossing Sign VarianceProject Address: 11930 Pines BoulevardLocation / Shopping Center: Pembroke CrossingAcreage of Property: 25.6 Building Square Feet: 280,753Flexibility Zone: Former FZ 107 Folio Number(s): 5140 13 16 0010Plat Name: Nasher Plat Traffic Analysis Zone (TAZ): 833Legal Description: Parcel "A" (AKA Tract 1 less outparcels 1 & 2 described in OR 26402/474) of Nasher Plat (159-42B.)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
Circa 2010		Wall Sign Variance for Dicks	Approved		

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: PR Pembroke Crossings LLC c/o UCR Asset Svcs.

Owner's Address: 8080 Park Lane #800, Dallas, TX 75231 (CBRE)

Owner's Email Address: fcolatosti@secrcenters.com

Owner's Phone: (305) 666-2140

Owner's Fax: (305) 667-1586

Agent: The Mellgren Planning Group

Contact Person: Jeff Katims

Agent's Address: 3350 NW 53 St. #101, Ft. Lauderdale, FL 33309

Agent's Email Address: JEFF@FLORIDAPLANNING.NET

Agent's Phone: (954) 475-3070

Agent's Fax: NA

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: B-3

Land Use / Density: Commercial

Use: Shopping Center

Plat Name: Nasher

Plat Restrictive Note: 290,000[±]

Commercial

PROPOSED

Zoning: B-3

Land Use / Density: Commercial

Use: Shopping Center

Plat Name: Nasher

Plat Restrictive Note: 290,000[±]

Commercial

ADJACENT ZONING

North: B-3

South: PUD

East: PUD

West: B-3

ADJACENT LAND USE PLAN

North: Commercial

South: IRR 6.0

East: IRR 6.0

West: Commercial

-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: N/A

Code Section: 155.324(C)(1)(f)1. and 3.

Required: Maximum 48" copy height and 120 s.f. copy area

Request: 66" ^{letter} copy height and 184 sF copy area

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

(N/A)

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a thin black border around the edges.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

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

Signature of Owner

Date

Sworn and Subscribed before me this _____ day

of _____, 20 _____

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.



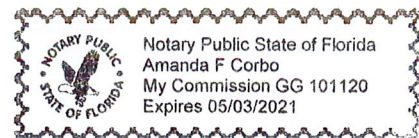
Signature of Agent

1.29.20

Date

Sworn and Subscribed before me this 30th day

of January, 20 20



Fee Paid



Signature of Notary Public

5/3/2021

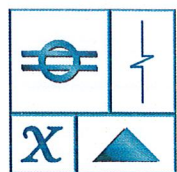
My Commission Expires



STORE NO. 1211

EXTERIOR SIGN: PLANNING SUBMITTAL

FEBRUARY 26, 2020



BLAIR SIGN
PROGRAMS

Nick Zahner

9932 Prospect Ave Studio 137
San Jose, CA 95128

NickZ@blairsign.net

Northern California: (510) 337-9020
Southern California: (619) 792-1600
(510) 337-9029 fax (619) 792-1608 fax

California License #677503

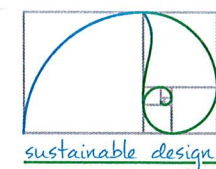
• Design / Build

• Master Sign Programs

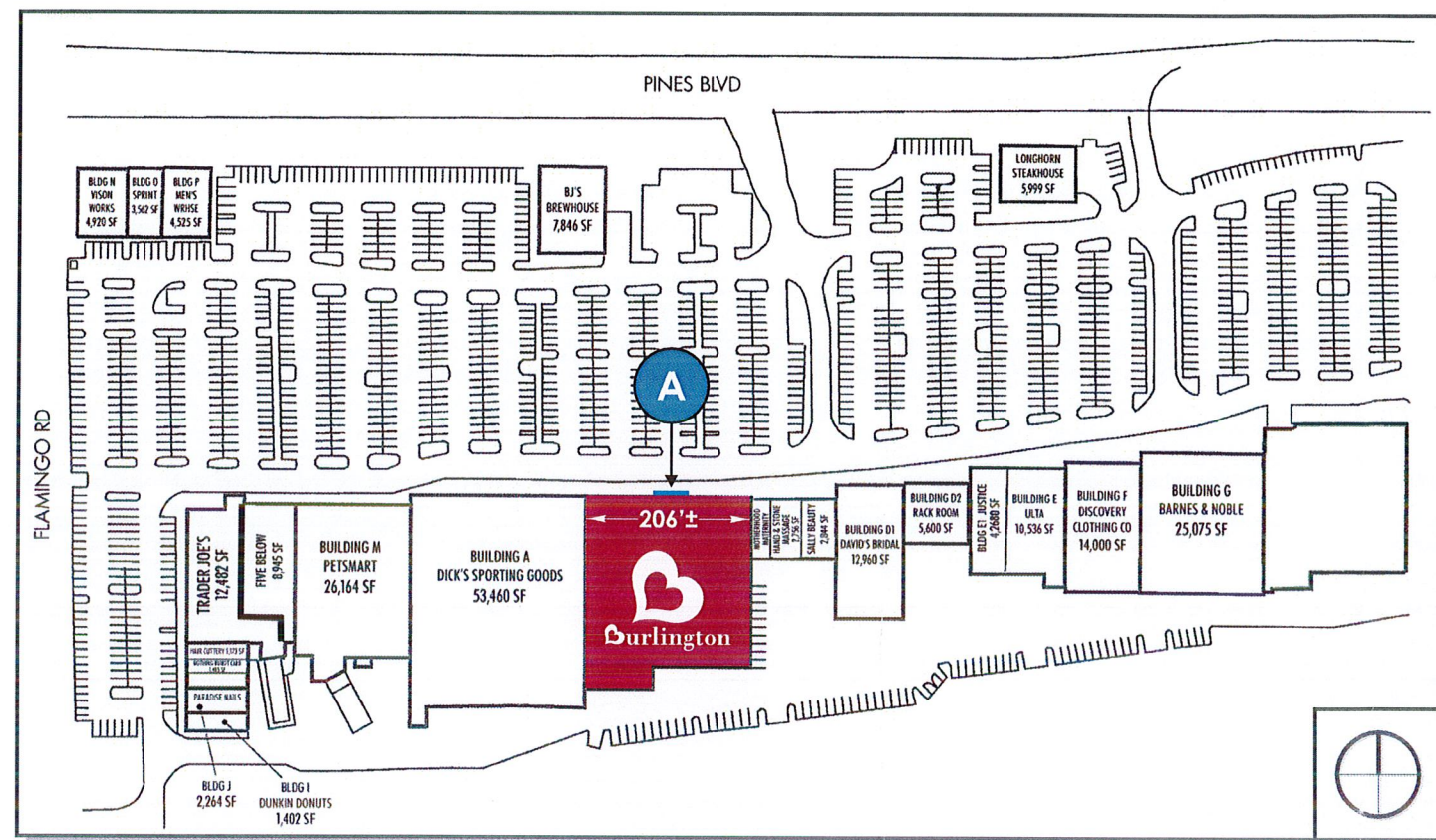
• Re-Image / Re-Model

• Property Branding

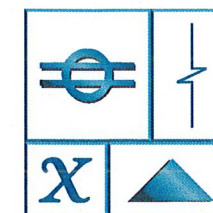
• Sustainable Relevance
LEED • CalGreen • Governance



PEMBROKE CROSSING
11930 Pines Boulevard
Pembroke Pines, FL 33026

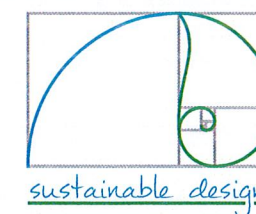


SECTION I: BUILDING SIGNS			
SIGN TYPE	SIGN DESCRIPTION	ALLOWED	PROPOSED
A	Channel Letters	120 Sq. Ft.	183.83 Sq. Ft.
BUILDING SIGN TOTAL		120 Sq. Ft.	183.83 Sq. Ft.
SECTION II: GROUND SIGNS			
SECTION III: CONSTRUCTION			
A	Channel Letter Detail		
A	Tag Line Channel Letter Detail		



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PROGRAMS

Northern California:
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info@blairsign.net
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CLIENT:

Burlington

PROJECT:
Pembroke Pines, FL #1211
Planning Submittal

ADDRESS:
11930 Pines Blvd.
Pembroke Pines, FL 33026

DATE: 10/22/2019

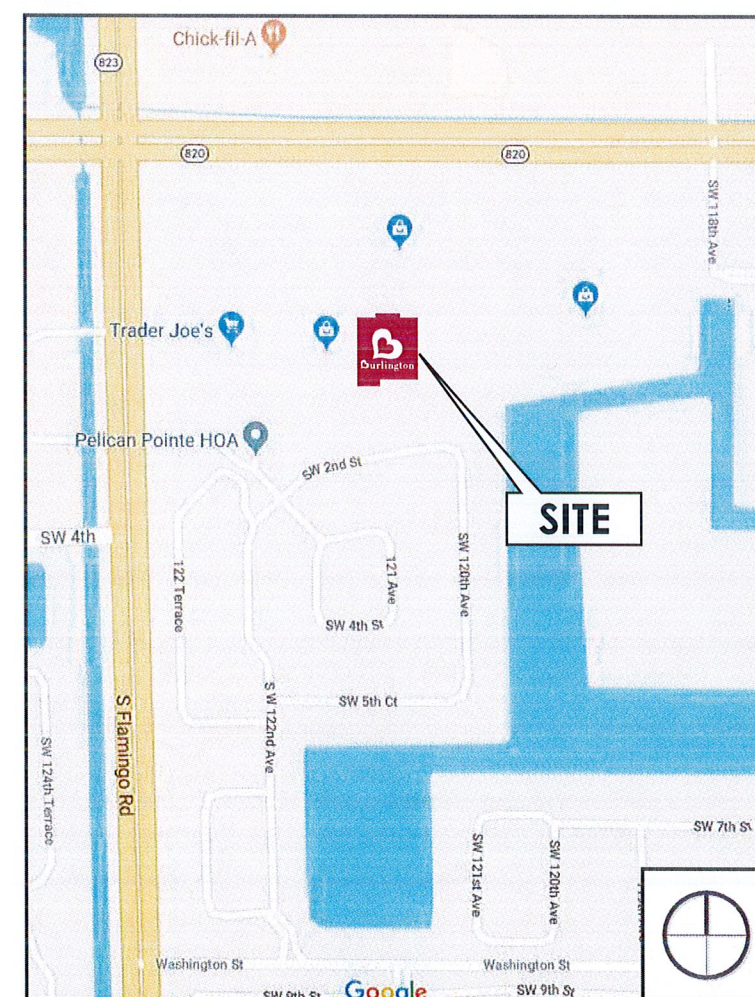
DESIGNER:
P. Serrano

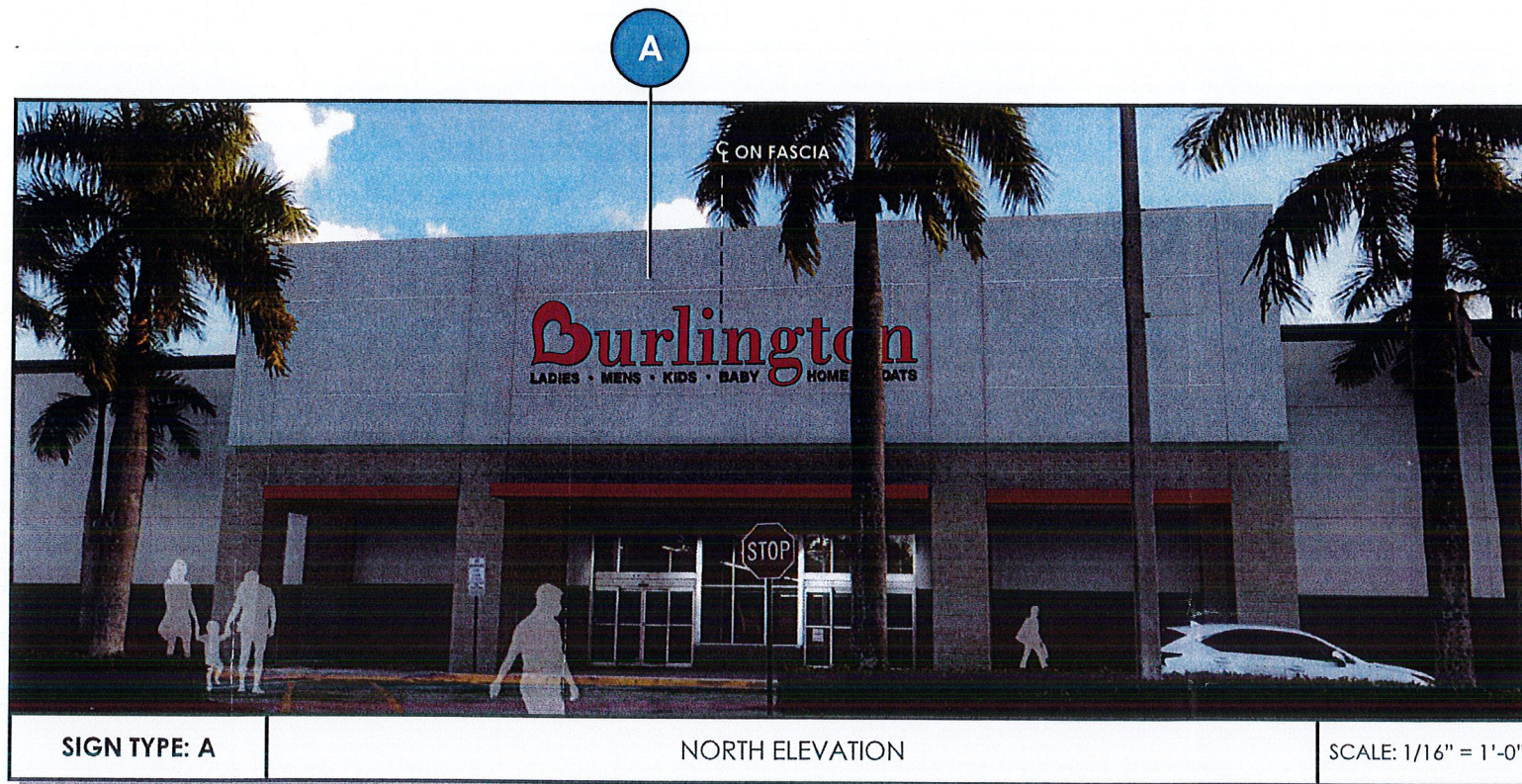
DESIGN №:

REVISIONS:	BY:
01/08/20	JO
01/21/20	JO
02/25/20	JO
02/25/20	JO

VICINITY MAP SITE PLAN

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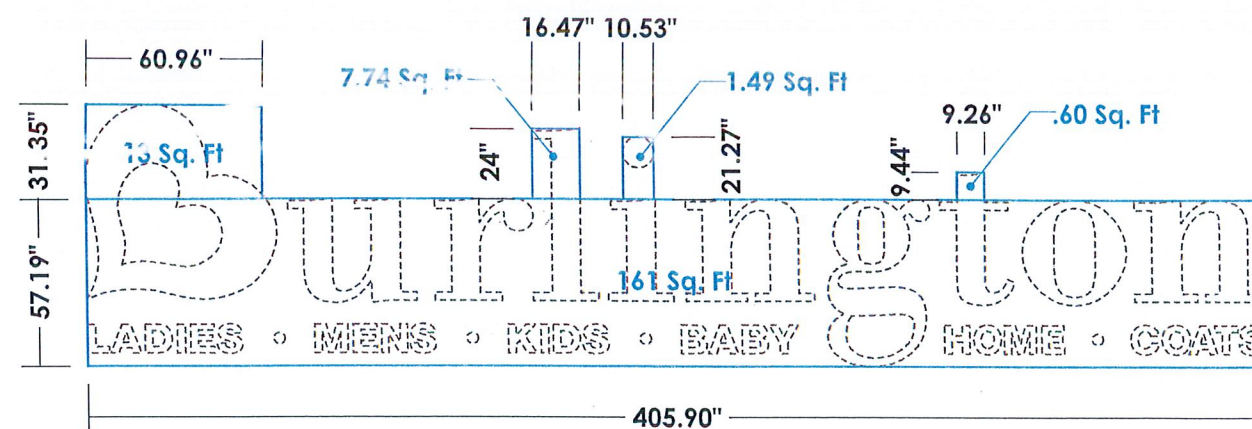




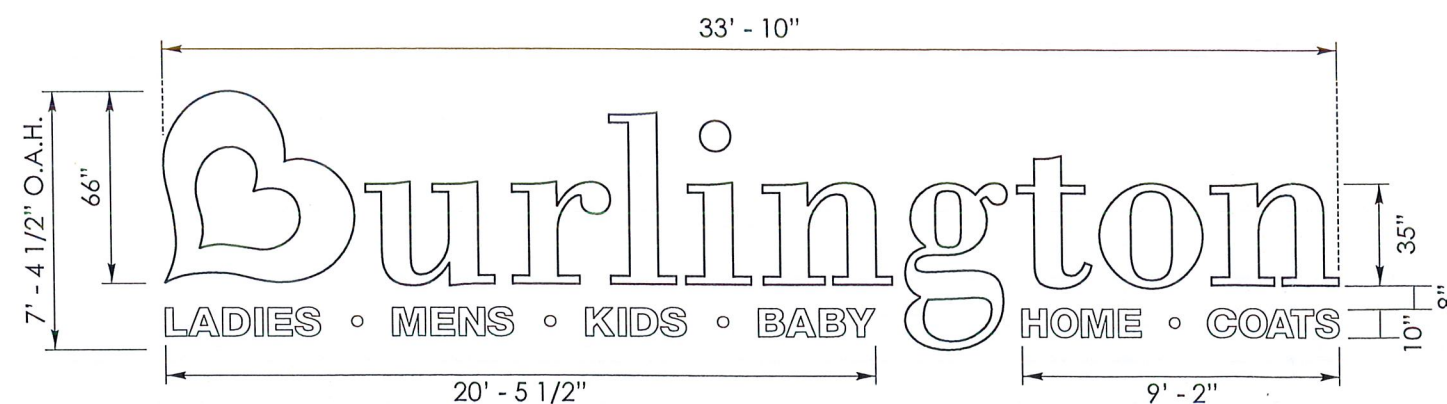
SIGN TYPE: A

NORTH ELEVATION

SCALE: 1/16" = 1'-0"



TOTAL = 183.83 Sq. Ft.



SIGN TYPE: A

66" ILLUMINATED CHANNEL LETTERS w/ TAG LINE

120v/ 20 amp

183.83 SQ. FT.

SCALE: 3/16" = 1'-0"

SCOPE OF WORK

Sign(s) Type: A

Manufacture and Install:

(1) One Set of Internally (LED) Illuminated Remote Channel Letters

"Burlington" Letters:

- Body:
5" Deep, .040" Aluminum Returns
Pre-painted Black (Satin Finish)
w/ .040" Aluminum Backs.
- Faces:
3/16" White Acrylic with 1st Surface
Burlington Red Translucent Vinyl,
1" Black Trim Cap.
- Illumination:
Red LED's.

"Tag Line" Letters:

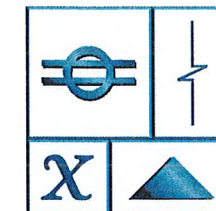
- Body:
3" Deep, .040" Aluminum Returns
Pre-painted Black (Satin Finish)
w/ .040" Aluminum Letter Backs.
- Faces:
3/16" Clear Plex with 1st Surface
3M #3635-222 Perforated Black Vinyl
2nd Surface 3M 30% Diffuser,
1" Black Trim Cap.
- Illumination:
White 6500k LED's.

Incoming Power/Access:

Primary Circuit(s) by Others, Reasonable
Access Required within Six Feet (6') of
Center of Sign (Behind Wall).

NOTES:

All dimensions, site and installation
conditions, including access and
attachment methods, etc. to be verified.



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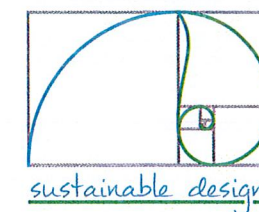
(510) 337-9020

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Pembroke Pines, FL #1211
Planning Submittal

ADDRESS:

11930 Pines Blvd.
Pembroke Pines, FL 33026

DATE:

10/22/2019

DESIGNER:

P. Serrano

DESIGN N°:

REVISIONS:

01/08/20

01/21/20

02/25/20

02/25/20

BY:

JO

JO

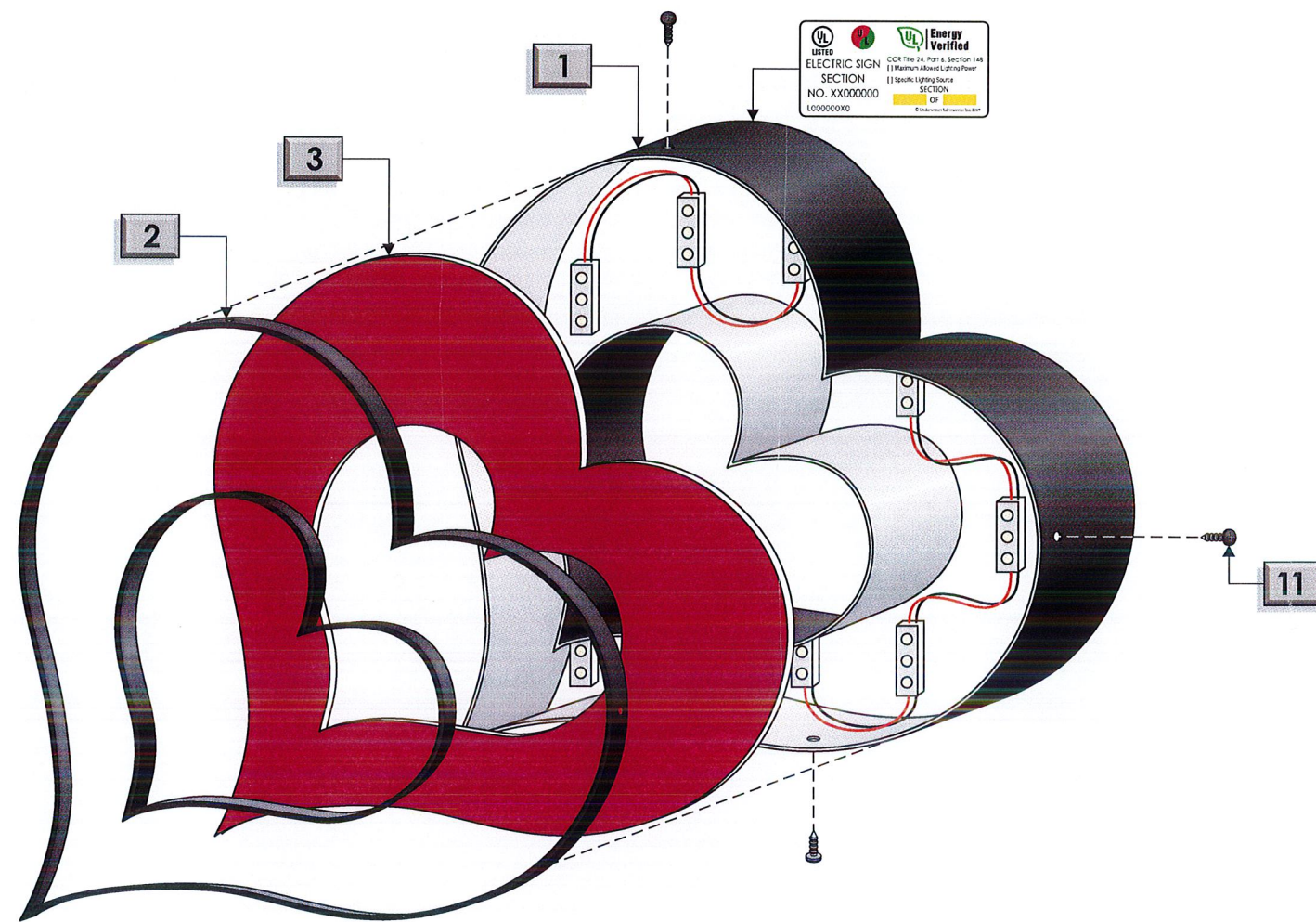
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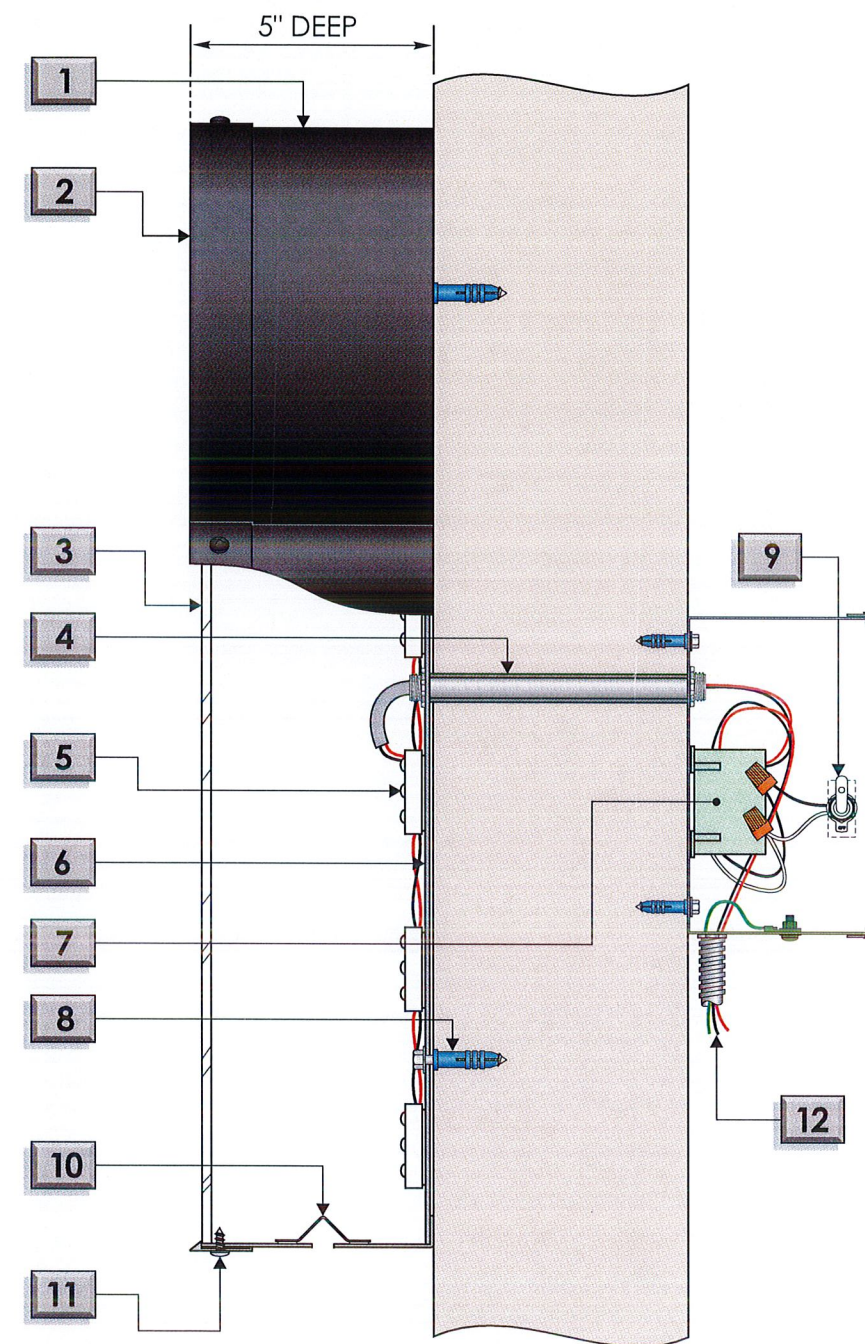
SIGN TYPE: A

SECTION I SHEET 1

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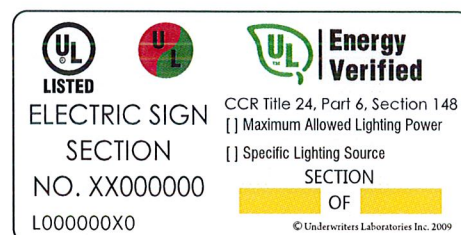


EXPLODED VIEW: STANDARD FACE LIT
CHANNEL LETTER



TYPICAL SECTION

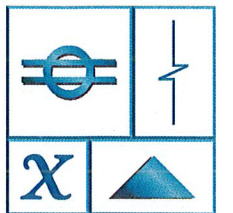
***UL Listed**



UL LABEL PLACEMENT
TO BE PLACED ON TOP OF LETTERS

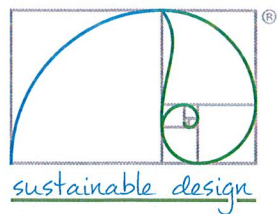
1	.040" Aluminum Returns Pre Painted Black (Satin Finish)	7	Power Supply w/ Enclosure (SNAP 2 Power Supply Box P.N. 980054C)*
2	1" Black Trim Cap	8	Attachment Anchor - Varies
3	3/16" White Acrylic w/ 1st Surface Translucent Burlington Red Vinyl (PMS 207c)	9	Disconnect Switch*
4	1/2" Pass Through*	10	1/4" Dia. Weep Hole (2) Per Letter. w/ Weep Hole Cover
5	"Red" LED Modules*	11	SS. Pan Head Screw Painted Black
6	.040" Aluminum Letter Backs	12	Incoming Power by Others

Exterior - Red Channel Letters: Remote P/S



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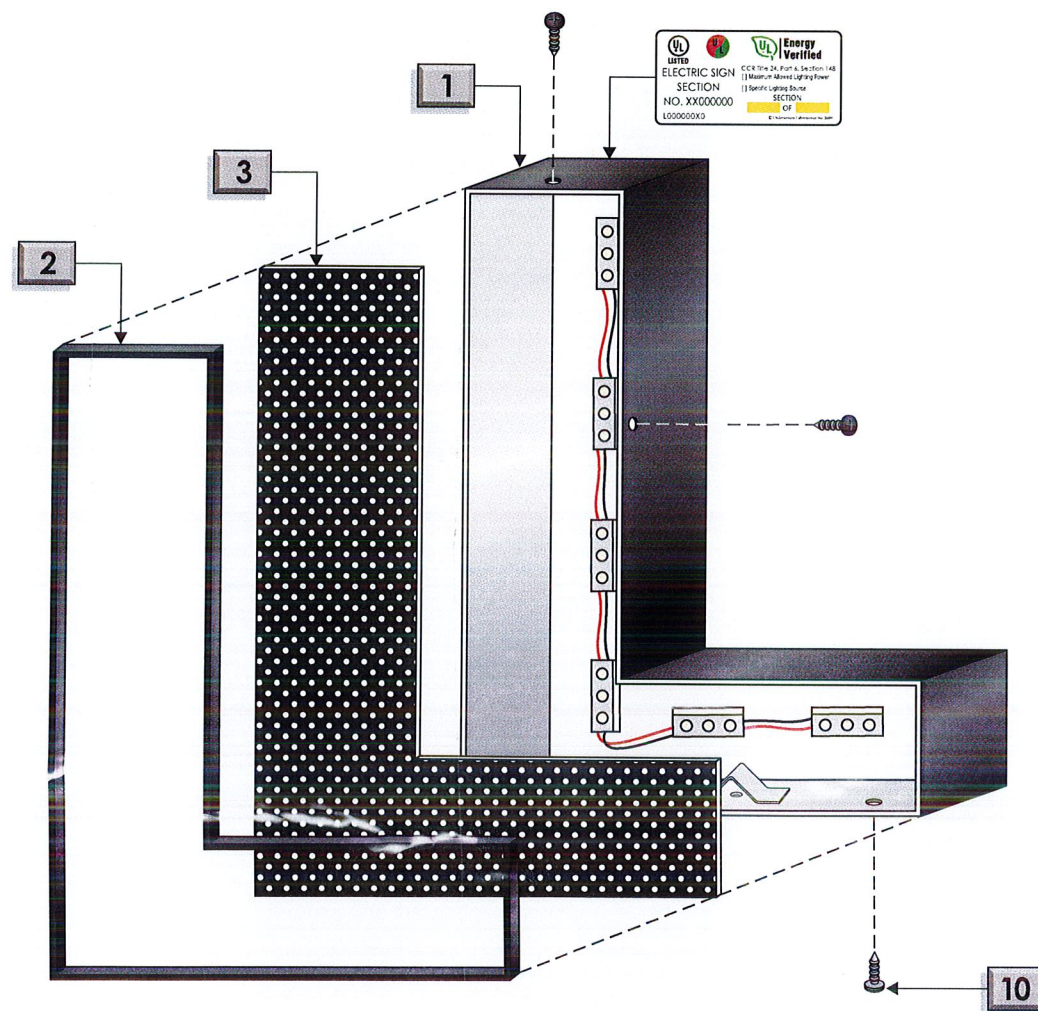
01/08/20	JO
01/21/20	JO
02/25/20	JO
02/25/20	JO

BY:

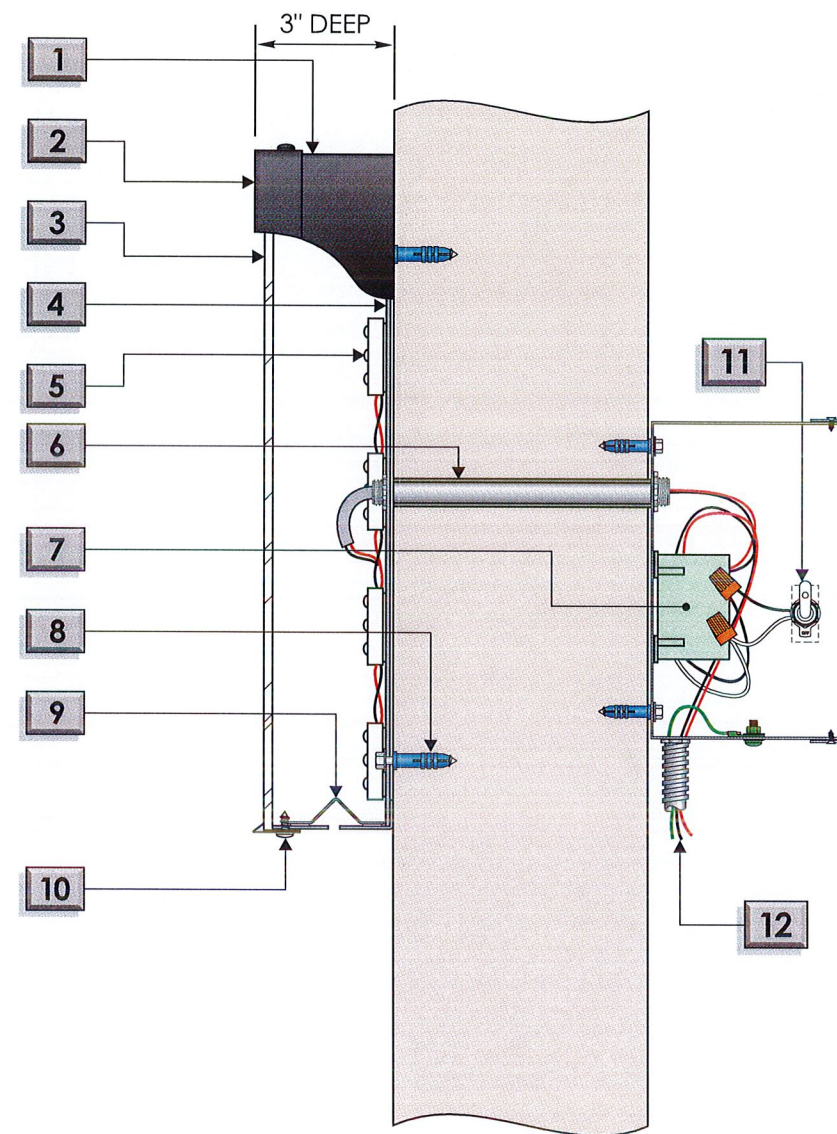
SIGN TYPE: A
C.I. DETAIL

SECTION III
SHEET 2

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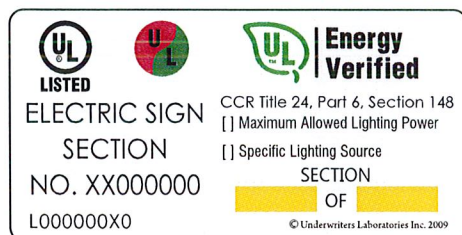


EXPLODED VIEW: STANDARD FACE LIT
CHANNEL LETTER



TYPICAL SECTION

***UL Listed**

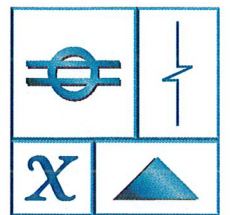


UL LABEL PLACEMENT
TO BE PLACED ON TOP OF LETTERS

1	.040" Aluminum Returns Pre Painted Black (Satin Finish)
2	1" Black Trim Cap
3	3/16" Clear Plex w/ 1st Surface 3M 3635-222 Perforated Black Vinyl & 2nd Surface 3M 30% Diffuser
4	.040" Aluminum Letter Backs
5	Sloan, White LED Modules* / Color Temp: 6500K
6	1/2" Pass Through*

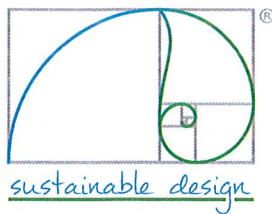
7	Power Supply w/ Enclosure (SNAP 2 Power Supply Box P.N. 980054C)*
8	Attachment Anchor - Varies
9	1/4" Dia. Weep Hole (2) Per Letter. w/ Weep Hole Cover
10	SS. Pan Head Screw Painted Black
11	Disconnect Switch*
12	Incoming Power by Others

Exterior - Perforated Black Tag Line Channel Letters: Remote P/S



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P. Serrano

DESIGN N°:

REVISIONS:

01/08/20	JO
01/21/20	JO
02/25/20	JO
02/25/20	JO

BY:

SIGN TYPE: A
TAG LINE C.L. DETAIL

SECTION III
SHEET 3

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