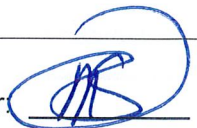





City of Pembroke Pines  
Planning & Economic Development Department  
601 City Center Way 3<sup>rd</sup> Floor  
Pembroke Pines FL, 33025

## Summary

<b>Agenda Date:</b>	October 8, 2020	<b>Application ID:</b>	SN 2020-08
<b>Project:</b>	Home Away From Home	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Joseph Yaciuk, Planning Administrator		
<b>Owner:</b>	AEAHA LLC.	<b>Agent:</b>	Kauff Signs
<b>Location:</b>	18500 Johnson Street		
<b>Existing Zoning:</b>	PUD (Planned Unit Development)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	SP 2005-11 SP 99-26		
<b>Applicant Request:</b>	Installation of one attached building 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:  Planning Administrator: 		

## Project Description / Background

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Kauff Signs, agent, is requesting approval for the installation of a attached building sign for Home Away From Home daycare center, located at 18500 Johnson Street.

Home Away From Home daycare center (FKA: Kindercare) was approved by City Commission on August 4, 1999. AEAHA LLC. acquired the property in late 2019. AEAHA LLC. spent the last year updating both the internal buildout of the building as well as making repairs to the exterior. A color change to the building (Off White and Tan colors) was approved administratively in 2020 as the color closely matched certain colors from the nearby Chapel Trail Plaza.

### **SIGNAGE:**

The applicant proposes to install a 30.83 sign on the north elevation of the building. The sign will display the name of the daycare and logo in multiple colors. The non-illuminated sign will be comprised of pin mounted letters.

The applicant will also be replacing the existing sign face on the monument sign with same logo. The applicant will upgrade the sign (and be compliant with latest sign code) by a providing pan faced panel.

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 subject to the applicant obtaining all necessary permits for construction of these signs.**

**Enclosed:**

- Unified Development Application
- Memo from Planning Division (10/1/20)
- Memo from Zoning Administrator (10/1/20)
- Photos of Building
- 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 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: Joseph Project #: PRJ 20 n/a Application #: SN 2020-08  
Date Submitted: 09/15/20 Posted Signs Required: (n/a) Fees: \$ 757

**SECTION 1-PROJECT INFORMATION:**Project Name: Home Away From HomeProject Address: 18500 Johnson Street Pembroke Pines✓ Location / Shopping Center: Free standing building - 18500 Johnson St. Pembroke Pines FlAcreage of Property: \_\_\_\_\_ ✓ Building Square Feet: 10196 sq ftFlexibility Zone: \_\_\_\_\_ Folio Number(s): 5139 11 03 0025

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

Legal Description: Chapel Trail II 1D-16 B Part of  
Parcel A Desc as, comm at E 1/4 cor of  
Sec 13.

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
	226938	Knoff Sign (Face change)	Plan review		
	227020	Commercial Sign Knoff	Plan Review		



**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: AEA HA LLC  
Owner's Address: 6157 massive Peak Loop Castle Rock Co 80108  
Owner's Email Address: \_\_\_\_\_  
Owner's Phone: \_\_\_\_\_ Owner's Fax: \_\_\_\_\_  
Agent: Dunnie Bennett / Kauff Signs & Lighting  
Contact Person: Lori Bennett  
Agent's Address: 3587 Northlake Blvd, Pk Gardens FL 33410  
Agent's Email Address: lori@kauffs.com  
Agent's Phone: 561-329-7510 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:

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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 non-illuminated  
Flat cut out letters pin mounted  
to fascia.

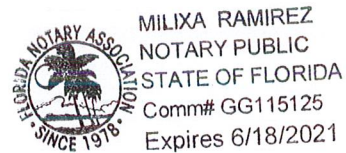
## SECTION 7- PROJECT AUTHORIZATION

### 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]* 09/04/2020  
Signature of Owner Date

Sworn and Subscribed before me this 04 day  
of September, 2020



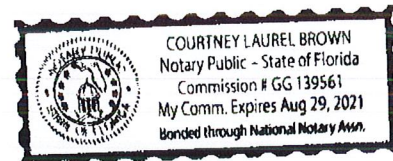
\$ *[Signature]* \_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

### 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]* 9/4/20  
Signature of Agent Date

Sworn and Subscribed before me this 4 day  
of Sept, 2020



*[Signature]* \_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires



## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** October 1, 2020  
**To:** SN 2020-08 file  
**From:** Joe Yaciuk, Planning Administrator  
**Re:** Home Away From Home Daycare

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

All of my comments have been addressed.

MEMORANDUM

October 1, 2020

To: Joe Yaciuk  
Planning Administrator

From: Dean A. Piper  
Zoning Administrator

Re: SN 2020-08 (Home Away From Home)

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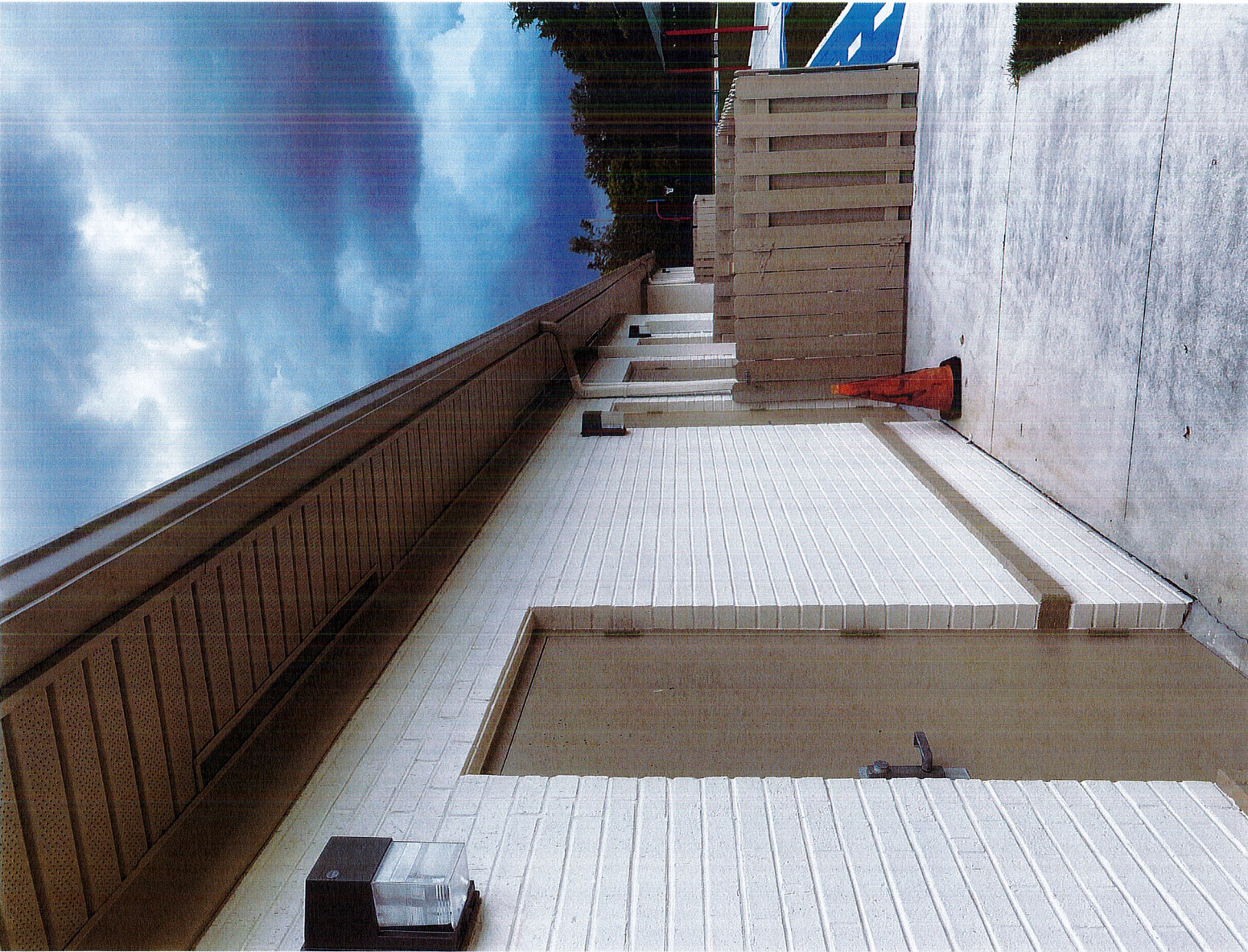
All of my comments regarding the above Sign Plan have satisfied.



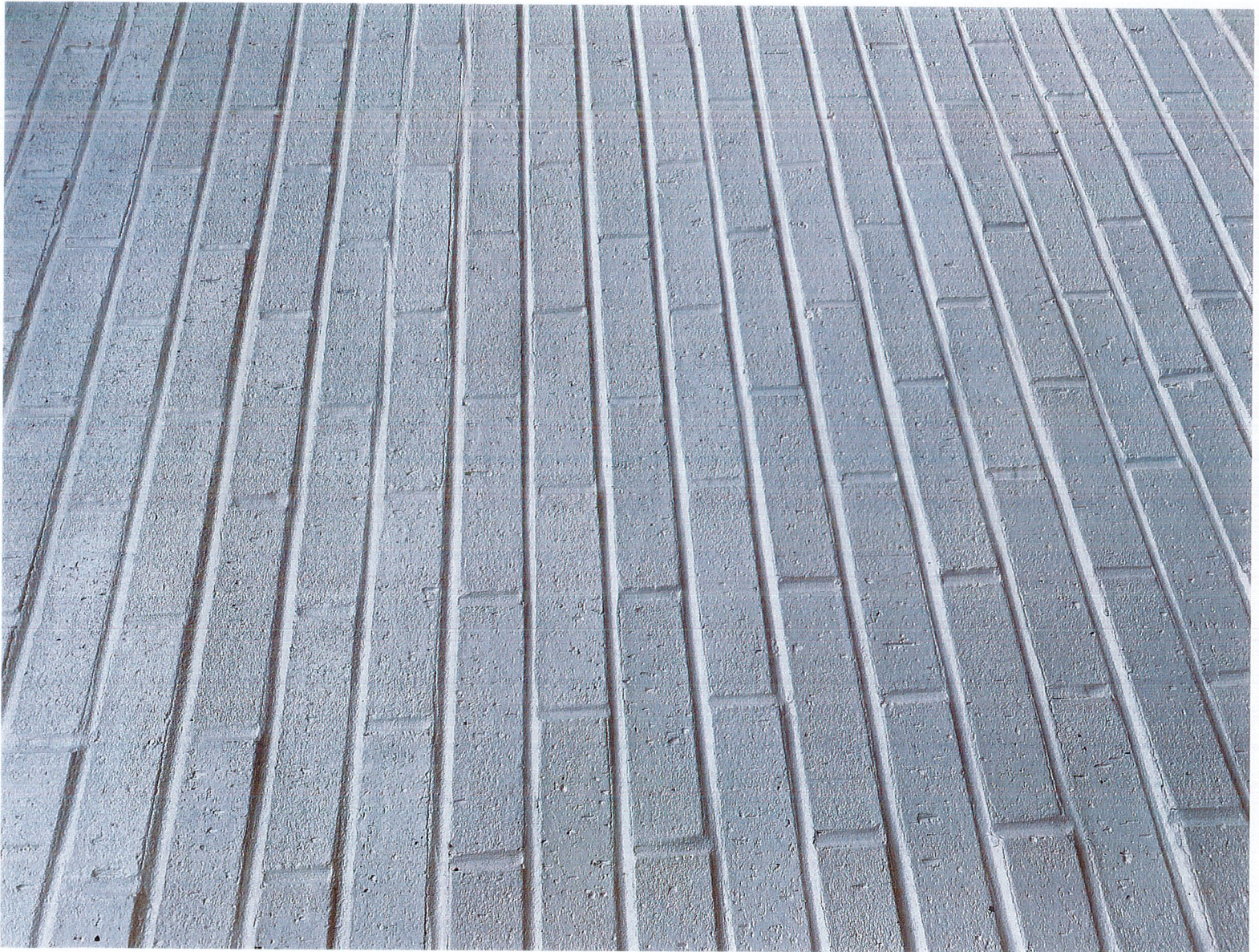


**HOURS**  
Monday - Friday  
7am to 6pm





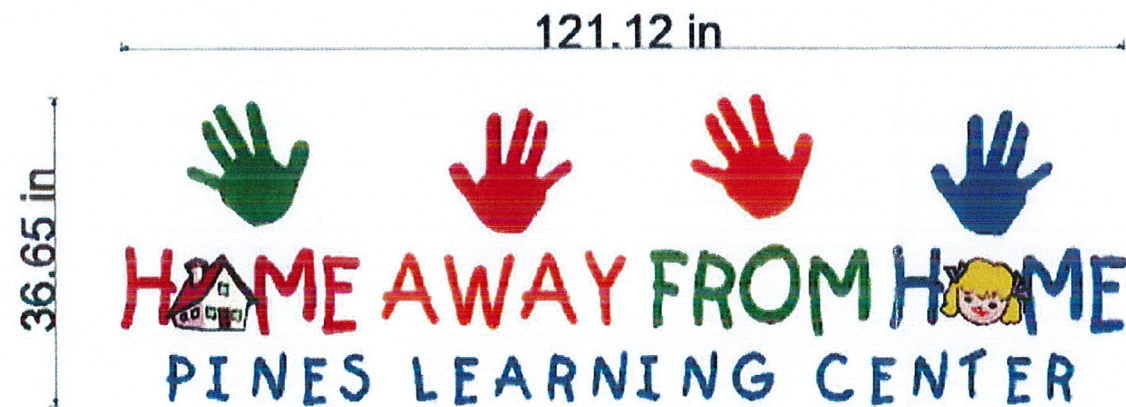






WALL SIGN - NON ILLUMINATED

F.CO. LETTERS PIN-MOUNTED TO FASCIA



NORTH ELEVATION

ALLOWED = 82 SQ.FT    PROPOSED SQ.FT. = 30.83

**KAUFF'S**

ILLUMINATED SIGNS & LIGHTING

"IMAGE IS EVERYTHING"

561.775.3281

ES12001659

SCHEDULE

MATERIAL

1/2" SINTRA PVC

MOUNTING

FLUSH TO WALL W 3/16" DIA STUDS  
AS PER DETAIL

URETHANE PAINT COLORS

RED: MP 10256

GREEN: MP 00039

BLUE: MP03547

ORANGE: MP01049

HOUSE & GIRL LOGO - DIGITAL PRINTS

ILLUMINATION

NONE

NOTES

PRIMARY POWER OUT TO  
LOCATION AND TIME CLOCK  
ARE TO BE PROVIDED BY CUSTOMER  
WHEN APPLICABLE

LOCATION

18500 JOHNSON STREET  
PEMBROKE PINES, FL  
33029

APPROVAL



Christian Langley  
Florida PE #67382  
Cert of Approval #31124

1200 N Federal Hwy. #200  
Boca Raton, FL 33432  
1-888-371-3113

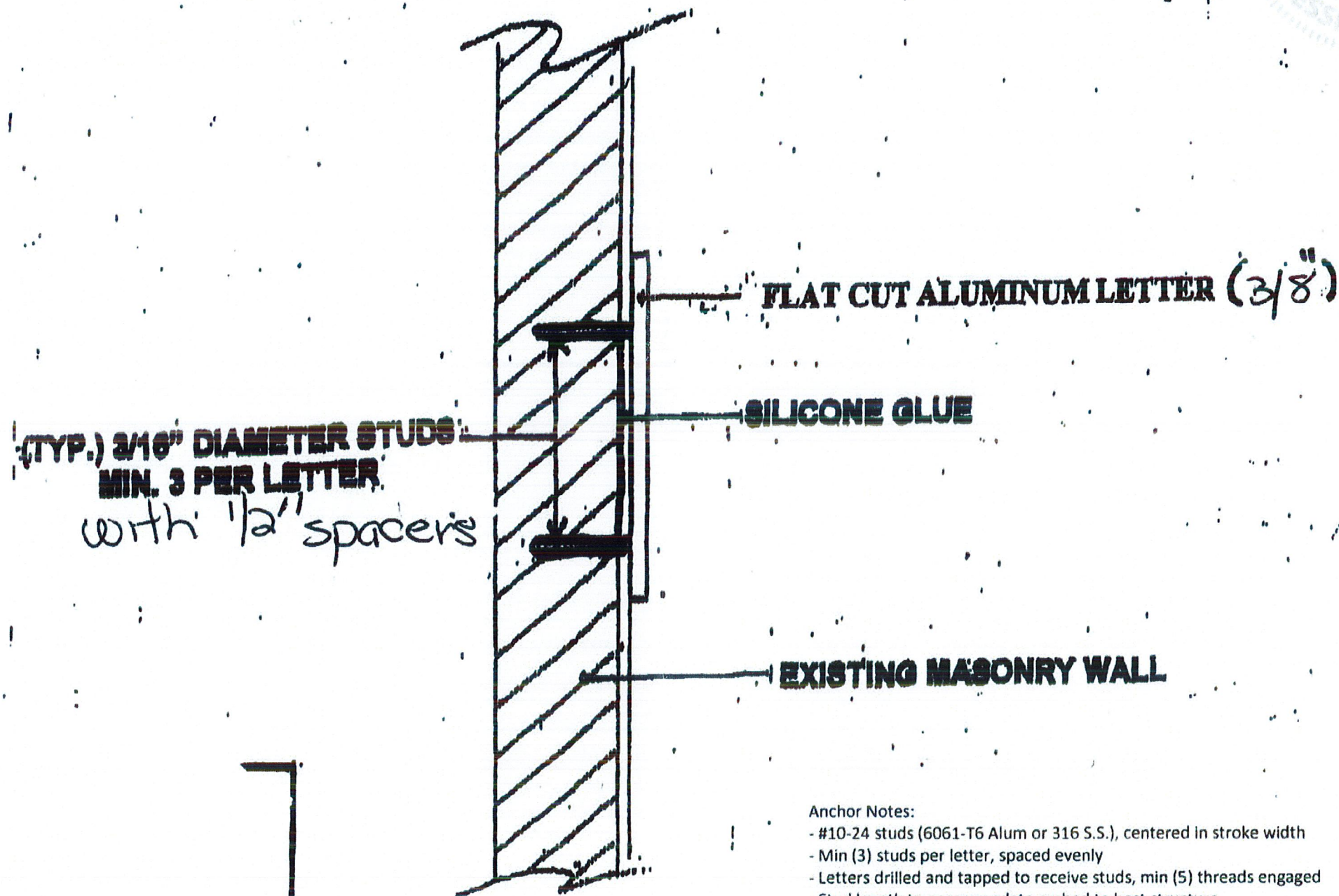
Wall components & cladding:  
• Zone 4:  $\pm 40.8$  psf  
• Zone 5:  $\pm 51.9$  psf

• Sign Height = 30 ft max  
• Kzt=1.0, Kd=0.85, G=0.85  
• ASD Load Coeff = 0.6

ASCE 7-10 WIND LOADS:  
• V=170 mph • Exposure 'C'  
• Risk Category 2 Structure



# Flat Aluminum Letters Stud Mounted



## Anchor Notes:

- #10-24 studs (6061-T6 Alum or 316 S.S.), centered in stroke width
- Min (3) studs per letter, spaced evenly
- Letters drilled and tapped to receive studs, min (5) threads engaged
- Stud length to accommodate embed to host structure
- Min 1.5" stud embed to hollow CBS (block) or concrete
- Fill holes w/ LiquidNails LN-901 adhesive (or equiv)



Christian Langley  
Florida PE #67382  
Cert of Aug #31194

1200 N Federal Hwy, #200  
Boca Raton, FL 33432  
1-888-371-3113

Wall components & cladding:  
• Zone 4:  $\pm 40.8$  psf  
• Zone 5:  $\pm 51.9$  psf

Sign Height = 30 ft max  
• Kzt = 1.0, Kd = 0.85, G = 0.85  
• ASD Load Coeff = 0.6

ASCE 7-10 WIND LOADS:  
• V = 170 mph • Exposure 'C'  
• Risk Category 2 Structure



SUBJECT SITE AERIAL PHOTO

Home Away From Home

(SN 2020-08)

