





**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>	May 13, 2021	<b>Application ID:</b>	SN 2021-01
<b>Project:</b>	Space Coast Credit Union	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Lauren Sands, Planner / Zoning Technician		
<b>Owner:</b>	15500 Pines Boulevard LLC	<b>Agent:</b>	Mike Hanson
<b>Location:</b>	15740 Pines Boulevard		
<b>Existing Zoning:</b>	B-3 (General Business)	<b>Existing Land Use:</b>	Employment Center Low
<b>Reference Applications:</b>	SN 2010-22, ZV 2009-12, ZV 2009-11, SP 2009-03 SP 2006-27		
<b>Applicant Request:</b>	Removal and replacement of two wall signs (north and west elevation) and two directional signs		
<b>Staff Recommendation:</b>	<b>Approval</b>		
<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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Mike Hanson, agent, is requesting approval for the removal and replacement of two wall signs and two ground directional signs of an existing bank located at 15740 Pines Boulevard. The proposed signage is the result of a new owner Space Coast Credit Union.

The existing bank was constructed in 2009 (Tropical Financial ref. SP 2009-03). Signage for the bank was modified in 2010 (ref. SN 2010-22).

<b>Signage:</b> The applicant is requesting approval for the removal and replacement of two wall signs and two ground directional signs of an existing bank located at 15740 Pines Boulevard. The proposed signage is the result of a new owner Space Coast Credit Union.
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The applicant is proposing to remove the existing wall and ground signage and replace in the same location with the following:

- One 59 square foot internally illuminated channel letter wall sign located on the north elevation. The sign will read, "Space Coast Credit Union" in blue copy with trademarked logo that is blue and yellow.
- One 17 square foot internally illuminated channel letter wall sign located on the west elevation. The sign will read, "Space Coast Credit Union" in blue copy with trademarked logo that is blue and yellow.
- Replace two ground directional signs which feature 1.5 square feet of blue sign copy with a white background and blue aluminum frame.

At time of construction, the applicant will be responsible for replacing any damage or missing landscape material.

No other modifications are 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:**

- Sign Plan Application
- Memo from Planning Division (4/27/21)
- Memo from Landscape Division (4/27/21)
- Memo from Zoning Administrator (4/27/21)
- Memo from Planning Division (4/27/21)
- Memo from Zoning Administrator (4/27/21)
- Memo from Landscape Division (4/26/21)
- Memo from Engineering Division (4/26/21)
- Sign Plan
- Site Aerials





## 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: Lauren Project #: PRJ 20 n/a Application #: SN 2021-01

Date Submitted: 04/15/21 Posted Signs Required: (n/a) Fees: \$ 759

**SECTION 1-PROJECT INFORMATION:**Project Name: Space Coast Credit Union P.O. Box 419001 Melbourne FL 32941Project Address: 15740 Pines Blvd Pembroke Pines FL 33027Location / Shopping Center: Stand Alone BankAcreage of Property: 369,900 SF Building Square Feet: 4280Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5140 16 18 0010

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

**Legal Description:**15500 PINES BLVD REPLAT 172-33 B TRACT A LESS POR BEG NE COR  
TR A,S 330.13,W 735.57,N 329.95, E 728.94 TO POB

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: 15500 PINES BOULEVARD LLC

Owner's Address: 1600 SAWGRASS CORP PKWY #STE 400 SUNRISE FL 33323

Owner's Email Address: MIKE.FRIEDMAN@glcommercial.com

Owner's Phone: 954-260-2127 Owner's Fax: \_\_\_\_\_

Agent: \_\_\_\_\_

Contact Person: Cecil Ward

Agent's Address: 365 Oak Place Port Orange, FL 32127

Agent's Email Address: Mhanson@donbellsigns.com

Agent's Phone: 386-788-8084 Agent's Fax: 386-763-4762

*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)**

Install two wall signs with new tenant name where two were previously

Install 2 directional signs where two were previously



## 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

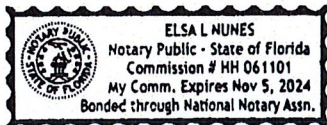
Date

Sworn and Subscribed before me this 8 day  
of April, 20 21

Fee Paid

Signature of Notary Public

My Commission Expires



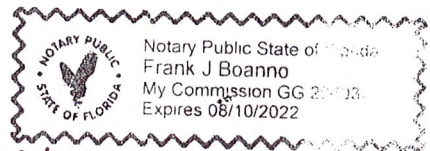
### AGENT CERTIFICATION

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

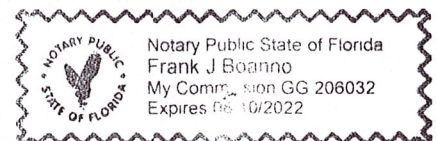
Sworn and Subscribed before me this 9 day  
of April, 20 21



Fee Paid

Signature of Notary Public

My Commission Expires



## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** April 27, 2021  
**To:** SN 2021-01 file  
**From:** Lauren Sands, Planner / Zoning Technician  
**Re:** Space Coast Credit Union

---

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

# MEMORANDUM

April 27, 2021

To: Lauren Sands  
Planner & Zoning Specialist

From: Kristen Jensen  
Landscape Planner/ Designer

Re: (SN2021-01) Space Coast Credit Union

---

The City of Pembroke Pines Planning Division has conducted a landscape review Space Coast Credit Union. The following items need to be addressed prior to this project being found in compliance:

All landscape comments have been addressed at this time.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

**Kristen Jensen**

Landscape Planner/ Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • [kjensen@ppines.com](mailto:kjensen@ppines.com)

Please consider the environment before printing this email.



MEMORANDUM

April 27, 2021

To: Lauren Sands  
Planner/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SN 2021-01 (Space Coast Credit Union)

---

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

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** April 27, 2021  
**To:** SN 2021-01 file  
**From:** Lauren Sands, Planner / Zoning Technician  
**Re:** Space Coast Credit Union

---

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

1. Provide site plan indicating the location of directional signs.
2. Directional signs are limited to 1.5 square feet each per city code 155.699, the entire sign copy area is measured including the background.
3. Show landscaping around the directional signage and clarify if any of it will be changed.
4. Currently there is no monument sign, clarify if one will be added.
5. Clarify if any other changes are happening on site for example lighting or paint change.
6. Confirm if any changes are being made to drive-thru canopy signage or other directional wall signage (ATM for example).
7. Provide itemized response list.
8. Provide 14 color copies for final submittal to Planning and Zoning Board.
9. Further comments may apply based on resubmittal.

MEMORANDUM

April 27, 2021

To: Lauren Sands  
Planner/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: SN 2021-01 (Space Coast Credit Union)

---

Below are my comments regarding the above Sign Plan:

1. Directional Signs limited to 1.5 sq. ft. each.
2. Provide Site Plan showing location(s) of all proposed Directional Signs.
3. Any proposed changes to drive-thru signage on canopy? If so, show all details of proposed sign and these are also limited to 1.5 sq. ft. as they are considered Directional Signs.
4. Was there any thought of a monument sign? Today's code would allow a maximum 24 sq. ft. monument sign along with the proposed wall signs. Total of all signage on site would be 100 sq. ft. which meets code.
5. Any proposed changes to lighting fixtures on site (including under canopy lighting)? Note: Changing out to LED fixtures does still need review and approval.

Please contact me with any questions.



# MEMORANDUM

April 26, 2022

To: Lauren Sands  
Planner & Zoning Specialist

From: Kristen Jensen  
Landscape Planner/ Designer

Re: (SN2021-01) Space Coast Credit Union

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The City of Pembroke Pines Planning Division has conducted a landscape review Space Coast Credit Union. The following items need to be addressed prior to this project being found in compliance:

1. Any landscape damaged during construction must be replanted.
2. All signs must have a row of landscape around each sign.
3. Irrigation check will take place at the time of installation. Please make sure all irrigation is working.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

---

**Kristen Jensen**

Landscape Planner/ Designer  
Planning and Economic Development Division  
City of Pembroke Pines  
954.392.2107 (Office) • [kjensen@ppines.com](mailto:kjensen@ppines.com)

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

# **DRC REVIEW FORM**



**April 26, 2021**

**PROJECT: *SPACE COAST CREDIT UNION BUILDING SIGNS***  
**CITY REFERENCE NUMBER: *SN 2021-01***

**To: To: Lauren Sands, Planning and Zoning Technician**  
**Planning and Economic Development Department**

**From: John L. England, P.E.**  
**Environmental Services/Engineering Division, Public Services Department**  
**(954) 518-9046**

## **RECOMMENDATION:**

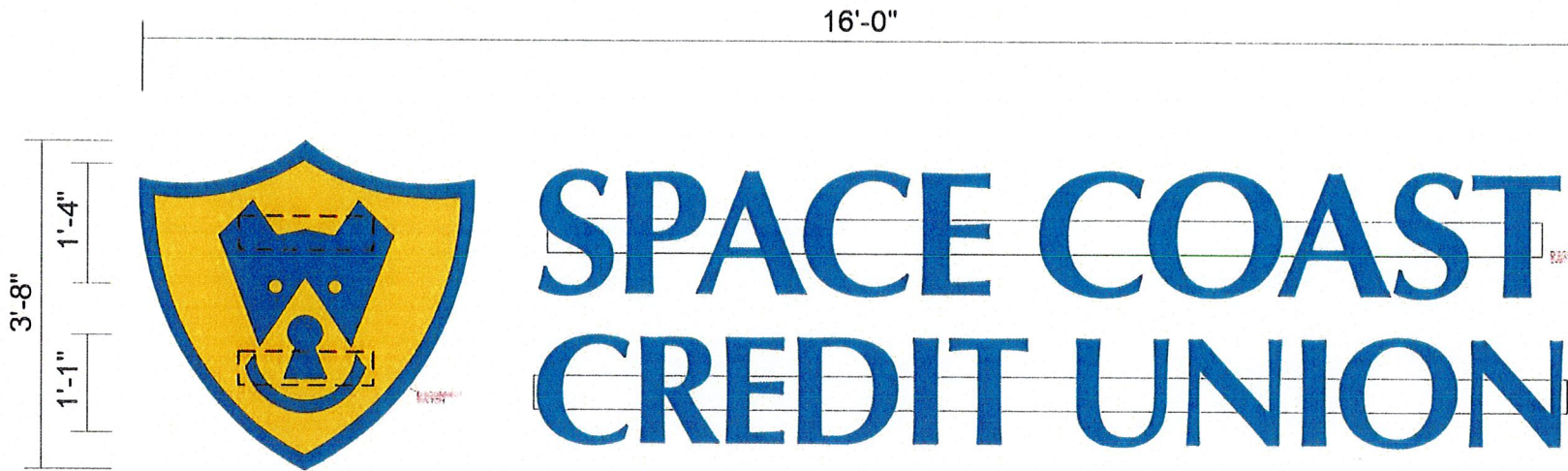
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The Environmental Services/Engineering Division takes 'No Exception' to the proposed Building Signs and the proposed project improvements are hereby recommended for 'Consideration' by the Planning and Zoning Board.



**Scope of Work: A1**

Don Bell Signs to fabricate & install  
(1) set of channel letters & logo  
as specified.



**Elevation of Internally Illuminated Channel Letters**

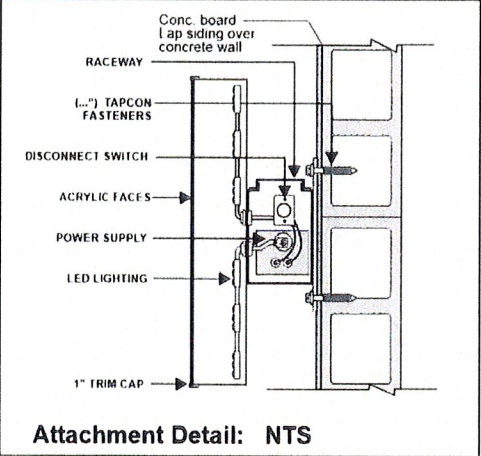
(1) Req'd 59 SQ. FT. Scale: 1/2" = 1'

**Logo**  
Const: 4" Aluminum can  
Paint Returns: PMS 286C, satin finish  
Face: White plex  
Graphics: 3630-157 Sultan Blue trans vinyl  
(PMS 286 close match),  
3630-015 Yellow trans vinyl,  
1st surface  
Illumination: Internal white LEDs  
Attach: to (2) alum. raceways

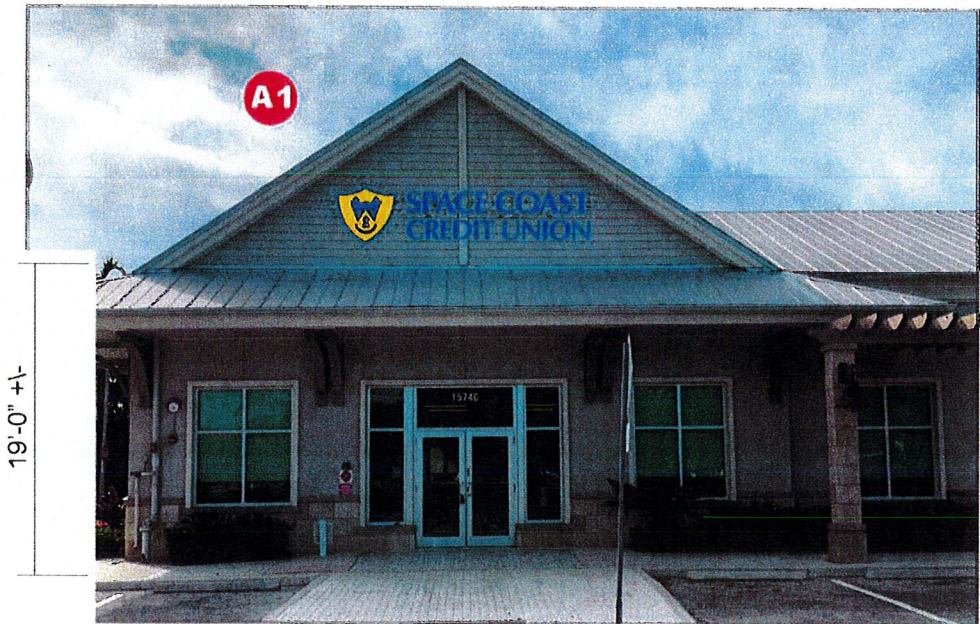
**Channel Letters**  
Const: 4" Aluminum can  
Paint returns: PMS 286C, sat. fin.  
Faces: White plex w/  
Sultan Blue trans vinyl (PMS 286 close match)  
1st surface  
Illumination: Internal white LEDs  
Attach: to alum. raceway

**Raceway:**  
Const.- alum  
Ptd.- to match building (TBD)  
Mtd. to concrete block wall

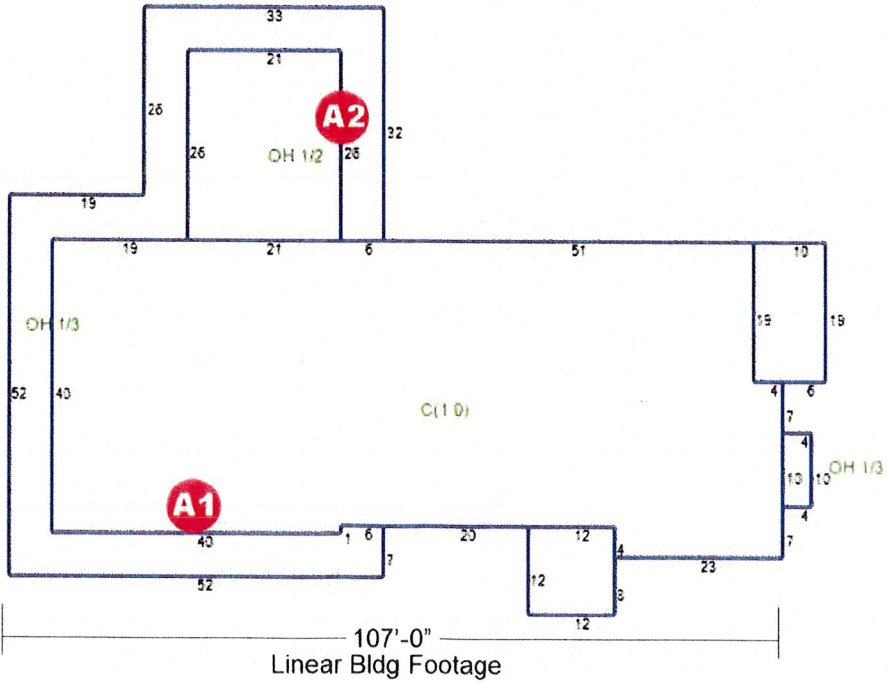
Note: Illumination shall be LED lamps w/ color  
temp. of no more than 6000-7000K




Note: Raceway to have label that says  
'DANGER, THIS RACEWAY CONTAINS  
ENERGIZED CONDUCTORS'




Preview Image: NTS



**NOTE:**  
Max Sq Ft = 107  
Proposed Total = 76  
SIGN A1= 59  
SIGN A2= 17  
Linear Ft of Bldg. = 107

	
PMS 286 3630-157 "sultan blue"	PMS 116 3630-015 "yellow"
COLOR SCHEDULE	

ALL SIGNS WITH ELECTRICAL COMPONENTS TO BE  
MARKED PER NEC 600.3 (A)  
PRIMARY DISCONNECT SWITCH  
TO BE WITHIN VIEW OF SIGN PER NEC 600.6  
(ACTUAL LOCATION MAY VARY)  
SWITCH AMPERE RATING SHALL BE NOT LESS  
THAN TWICE THE AMPERE RATING AS POWER  
SUPPLIES OR BALLASTS  
PER NEC 404.14 & 600.6 (B)  
**(1) ONE 120v-20amp CIRCUIT REQUIRED**  
**PRIMARY ELECTRIC BY OTHERS**



**PEMBROKE PINES  
WEST**

DESIGN #: **2000737 R3**  
DATE: 01.27.21  
DRAWN BY: *Andrew*

Revisions / Date / Initials  
**R2-03.15.21-AF**  
REVISED INTERIOR VINYL PLACEMENT  
**R3-03.16.21-AF**  
REMOVED ANY FROM SIGN, PRODUCED LINE OF DIRECT CHART

ETL Acct. #115459  
UL 48 Listed Signage  
All Sign Components shall be UL  
listed and Recognized in the SAM Manual  
All Wiring shall be at least 90° C rated

ACCOUNT #115459 ☐ 120 Volt  
☐ 277 Volt

**SHEET 1**


ACCOUNT  
**SCCU Pembroke West**

STREET  
15740 Pines Blvd  
CITY  
Pembroke Pines STATE  
FL  
SALES REP  
Izzie Enwall  
SCALE  
As Noted  
FILE NAME  
PROGRAM  
CorelDRAW  
POINTS USED  
CITY/ST/CO IN APPROXIMATE DATE

**NOTE: PHOTO CELL  
OR TIMER BY OTHERS**

**PRIMARY ELECTRIC BY OTHERS**

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above named owner.

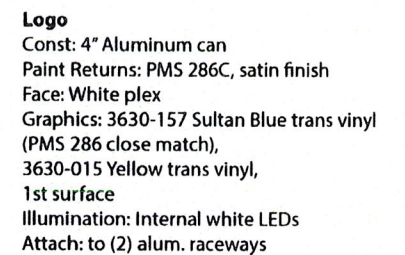


**DON BELL  
SIGNS LLC**

365 OAK PLACE  
PORT ORANGE, FL 32127  
386-788-8084  
800-824-0080



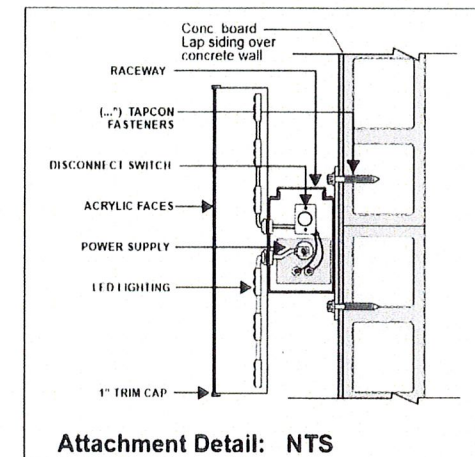
Don Bell Signs to fabricate & install  
(1) set of channel letters & logo  
as specified.



Const: 4" Aluminum can  
Paint returns: PMS 286C, sat. fin.  
Faces: White plex w/  
Sultan Blue trans vinyl (PMS 286 close match)  
1st surface  
Illumination: Internal white LEDs  
Attach: to alum. raceway

Const.- alum  
Ptd.- to match building (TBD)  
Mtd. to concrete block wall

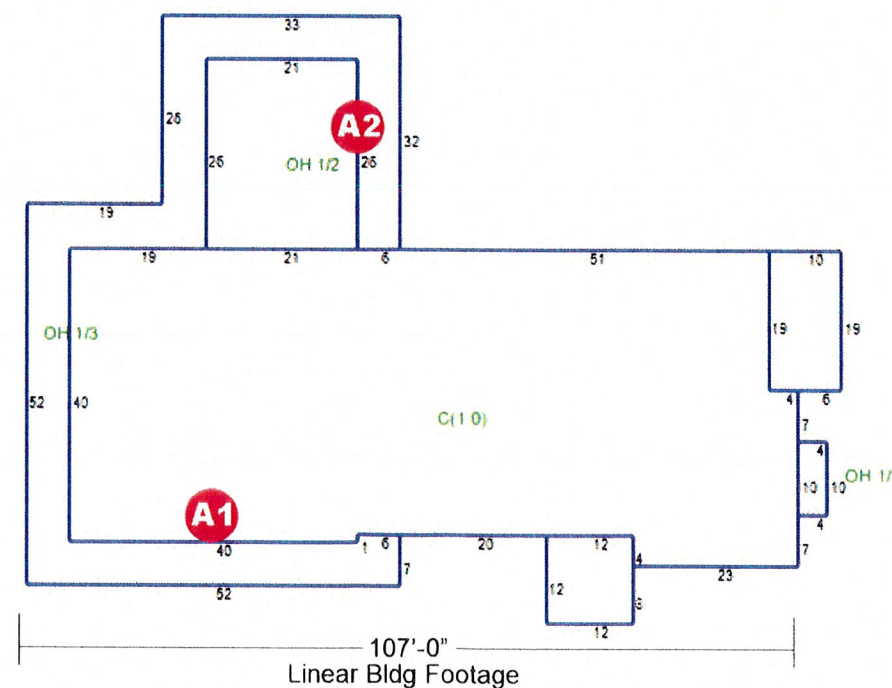
Note: Illumination shall be LED lamps w/ color temp. of no more than 6000-7000k



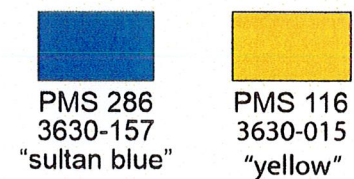
Note: Raceway to have label that says "DANGER THIS RACEWAY CONTAINS ENERGIZED CONDUCTORS"



Preview Image: NTS



**NOTE:**  
Max Sq Ft = 107  
Proposed Total = 76  
SIGN A1= 59  
SIGN A2= 17  
Linear Ft of Bldg. = 107



## COLOR SCHEDULE

**ALL SIGNS WITH ELECTRICAL COMPONENTS TO BE MARKED PER NEC 600.3 (A)**

PRIMARY DISCONNECT SWITCH  
TO BE WITHIN VIEW OF SIGN PER NEC 600.6  
(ACTUAL LOCATION MAY VARY)  
SWITCH AMPERE RATING SHALL BE NOT LESS  
THAN TWICE THE AMPERE RATING AS POWER  
SUPPLIES OR BALLASTS  
PER NEC 404.14 & 600.6 (B)

**(1) ONE 120v-20amp CIRCUIT REQUIRED  
PRIMARY ELECTRIC BY OTHERS**



DESIGN #: **2000737 R3**

DATE: 01.27.21

DRAWN BY: Andrew

Revisions / Date / Initials

R2-03.15.21-AF

REVISED INTERIOR VINYL PLACEMENT

R3-03.16.21-AF

REMOVED ATM FROM SCOPE REDUCED SIZE OF DIRECTONALS

**ETL Acct. #115459**  
**UL 48 Listed Signage**  
 All Sign Components shall be UL  
 listed and Recognized in the SAM Manual  
 All Wiring shall be at least 90° C rated



☐ 120 Volt

☐ 277 Volt

**SHEET 2**

ACCOUNT  
**SCCU Pembroke West**

STREET  
15740 Pines Blvd

CITY  
Pembroke Pines

STATE  
FL

SALE REP  
Izzie Enwall

SCALE  
As Noted

**PROGRAM** CorelDRAW

FOOTNOTES USED

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

**NOTE: PHOTO CELL  
OR TIMER BY OTHERS**

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365 OAK PLACE  
PORT ORANGE, FL 32127  
386-788-8084  
800-824-0080



## Scope of Work: G

Don Bell Signs to remove & discard  
(2) existing alum ground signs & footings

Don Bell Signs to fabricate & install:  
(2) New Ground Signs as specified

.080 aluminum panels painted white.  
All copy, arrows & horz. band at top to be  
Sultan Blue 3630-157 computer cut vinyl.  
Logo to be Sultan Blue 3630-157 & Yellow  
3630-015 computer cut vinyl.

**Notes:**  
All hardware to be non-corrosive.

**NOTE:**  
Max Sq Ft = 1.5 sq ft  
Proposed = 1.5 sq ft

Sign 1

Side A



Side B



Sign 2

Side A



Side B



Existing Signs to be removed & discarded



PMS 286  
3630-157  
"sultan blue"



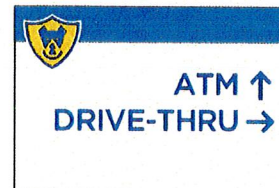
PMS 116  
3630-015  
"yellow"

COLOR SCHEDULE

Sign 1

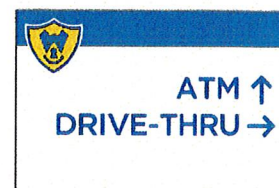


Side A



Side B

Sign 2



Side A

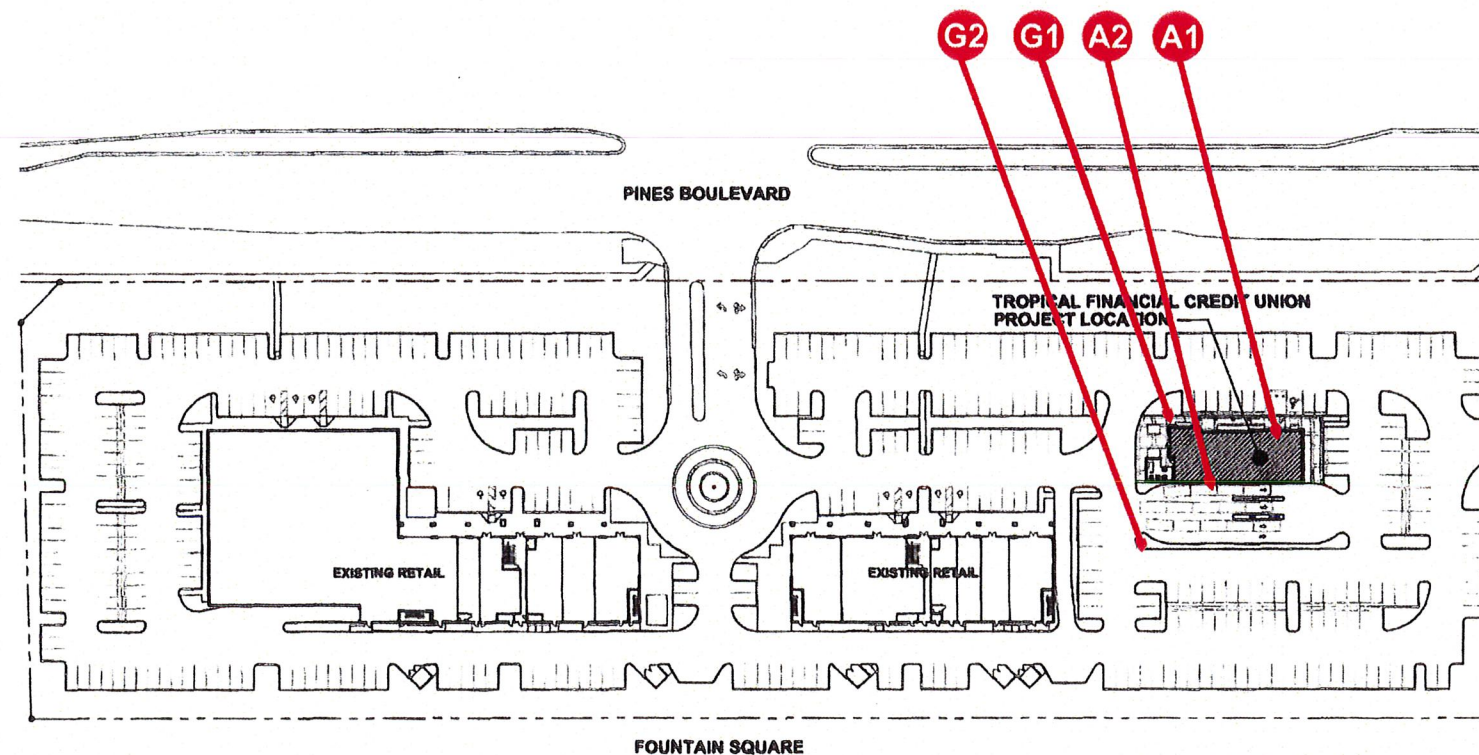
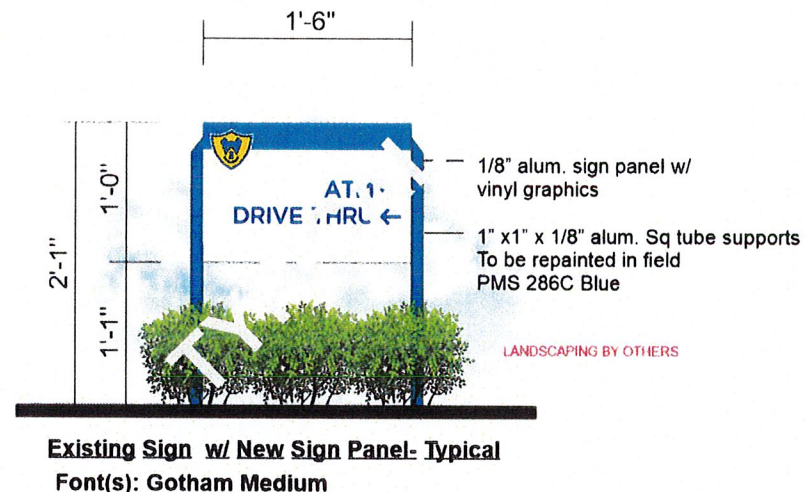


Side B

### Elevation of new Alum. Panels

(1 each) (2 total) Req'd

Scale: 1"=1'



01 OVERALL SITE PLAN  
SCALE: 1"=100'

#### Footings Options:

- Option #1: 1'-0" Diameter Footing @ 1'-0" (0.10 CU YDS Concrete)
- Option #2: 1'-6" Diameter Footing @ 0'-10" (0.15 CU YDS Concrete)
- Option #3: 2'-0" Diameter Footing @ 0'-9" (0.25 CU YDS Concrete)



PEMBROKE PINES  
WEST

DESIGN #: 2000737 R3

DATE: 01.27.21

DRAWN BY: Andrew

Revisions / Date / Initials

R2-03.15.21-AF  
REVISED INTERIOR VINYL PLACEMENT

R3-03.16.21-AF  
REMOVED ATM FROM SCOPE, REDUCED SIZE OF DIRECT CHALS

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ACCOUNT #115459 ☐ 120 Volt  
☐ 277 Volt

## SHEET 3

ACCOUNT  
SCCU Pembroke West

DIRECT  
15740 Pines Blvd  
CITY  
Pembroke Pines STATE FL  
SALES REP  
Izzie Enwall  
SCALE  
As Noted  
FILE NAME

PROGRAM  
CorelDRAW

CUSTOMER APPROVAL DATE

NOTE: PHOTO CELL  
OR TIMER BY OTHERS

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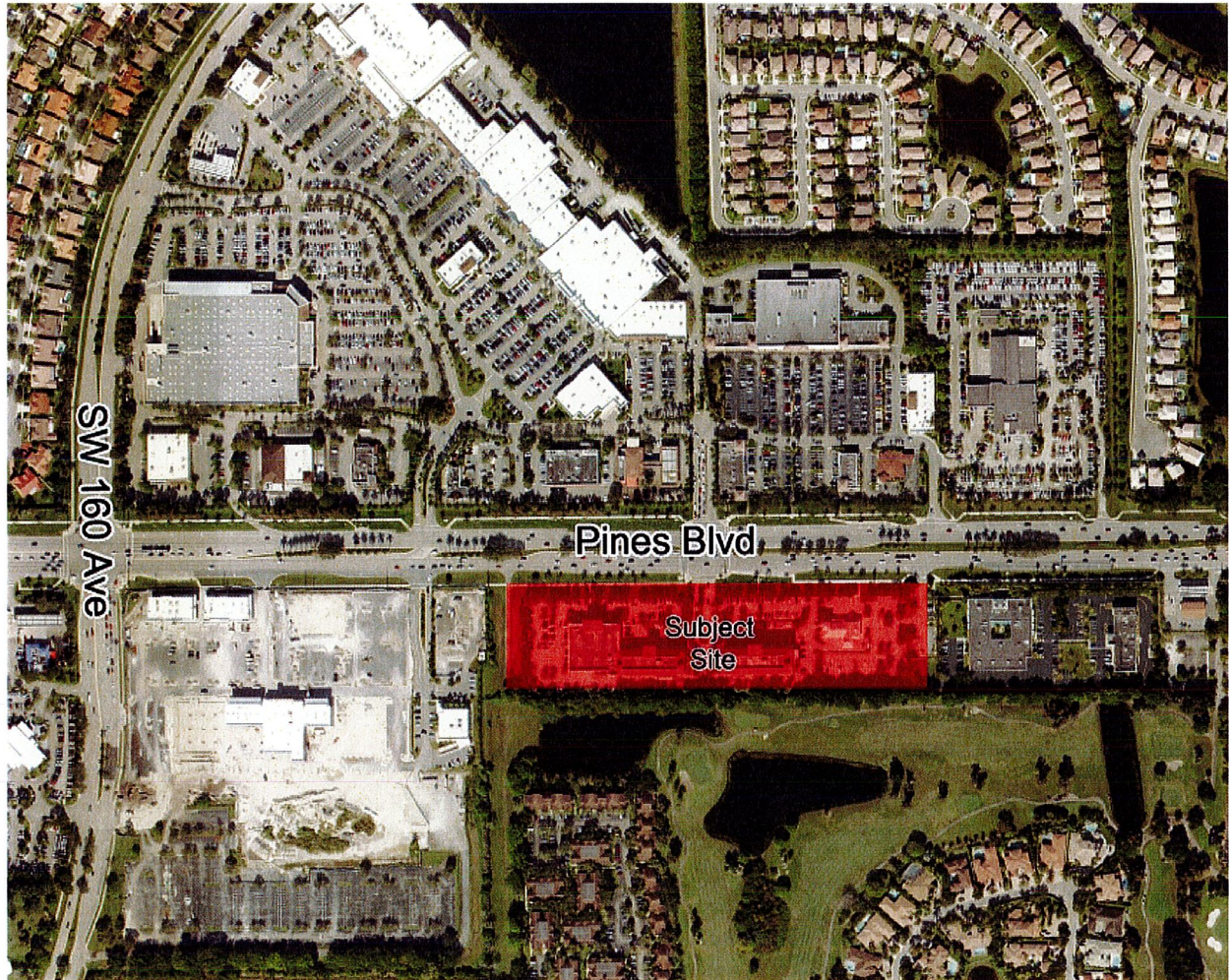
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Space Coast Credit Union

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