



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 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 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: Dean Project #: PRJ 20 21 - 17 Application #: 212022-04

Date Submitted: 02/23/22 Posted Signs Required: (2) Fees: \$ 2,346

SECTION 1-PROJECT INFORMATION:Project Name: VERIZONProject Address: 16040 PINES BLVD #P101, PEMBROKE PINES, FL 33028

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5140-16-01-0020

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description:

UNITED STATES POSTAL SERVICE PLAT 137-18 B PORTION TRACT A, DESC AS BEG NE COR TR A, S 229.81, W 30.28, S 307.73, W 907.98, N 10, W 60.77, S 24.76, W 39, N 14.76, W 32.73, NLY 230.49, N 213.39, NE 118.39, E 282.78, E 692.05 TO POB & POR DESC AS COMM SE COR TR A, N 562.82, W 906.94 TO POB, SLY 17.19 SE 21.68, SLY 60.44, SWLY 38.73, SWLY 90.48, NW 41.98, WLY 9.36, NLY 164.88, E 32.73, S 14.76, E 39, N 24.76, E 60.77, S 10, E 1.04 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: 16000 PINES RETAIL INVESTMENTS LLC

Owner's Address: 2665 S BAYSHORE DR #1020, COCONUT GROVE, FL 33133

Owner's Email Address: _____

Owner's Phone: _____ Owner's Fax: _____

Agent: KEMP SIGNS & SERVICE INC

Contact Person: MARI MORALES

Agent's Address: 1740 HILL AVENUE, WEST PALM BEACH, FL 33407

Agent's Email Address: PERMITTING@KEMPSIGNS.NET *jessica@kempsigns.net*

Agent's Phone: 561-840-6382 Agent's Fax: 561-840-6385

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: N/A

Code Section: ① 155.69B(A)(2)(f)(3) / ② 155.69B(A)(1)(i)

Required: ① 120 sq ft Total / ② 2 Signs

Request: ① 162 sq ft total / ② 3 Signs

Details of Variance, Zoning Appeal, Interpretation Request:

See Attached

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: _____



Since 1965

5198 North Lake Drive | Lake City, GA 30260 | P: 404.361.3800 | F: 404.361.7038
www.claytonsigns.com

City of Pembroke Pines

601 City Center Way - 2nd Floor

Pembroke Pines, FL 33025

This letter is intended to establish hardship for sign variance requests for Verizon, located at 16040 Pines Blvd. STE P101 Pembroke Pines, FL 33028; for a 3rd wall sign and additional square footage in relation to total aggregate footage.

Verizon is located at the intersection of Pines Blvd and 160 SW Ave and currently has walls signs installed on the South and North elevations. Due to the Landlord Master Sign Plan only allowing two wall signs per tenant, Verizon is missing considerable visibility for Eastbound traffic on the primary thoroughfare Pines Blvd that's leads to the primary center entrance at their tenant location. Verizon would be allowed a 3rd wall sign under city ordinance, but the Landlord Master Sign Plan creates a hardship that other retailers in the area do not incur. Verizon has expressed this hardship to their landlord and as such the landlord has agreed to approve a 3rd wall sign regarding this variance request. On behalf of Verizon, we respectfully request a variance approval for a 3rd wall sign to ease the lack of additional visibility and restrictive master sign plan that is not required of other local retailers.

Verizon also request a variance to allow additional square footage to the aggregate wall sign footage so a 3rd wall sign will be the same size and likeness to the existing two wall signs. Verizon Corporate Retail Design Standards call for all visible signs on the same tenant space be of equal size and design to maintain a cohesive appearance. This cohesive standard is intended to elevate the Verizon brand as well as elevate the retail environment of the local community. Replacing the existing wall signs would create a significant financial hardship due to the current cost of material as well as re-construction of the building elevations which include both an EIFS and tile façade.

We look forward to any opportunity to discuss these variance requests in person in more detail if or when applicable.

Thank you,

Jimmy Newmon

Clayton Signs, Inc.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

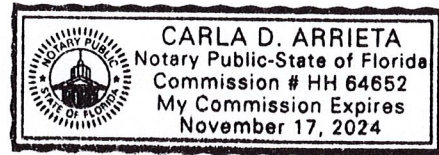
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Owner

12/08/21
Date

Sworn and Subscribed before me this 08 day

of December, 2021



\$0.00
Fee Paid

[Signature]
Signature of Notary Public

11/17/2024
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]
Signature of Agent

12/13/21
Date

Sworn and Subscribed before me this 13th day

of December, 2021

\$0
Fee Paid

[Signature]
Signature of Notary Public

[Signature]
My Commission Expires



