


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

Summary

Agenda Date:	June 23, 2022	Application ID:	ZV 2022-0011
Project Name:	Sleep Number @ 16000 Pines Market	Project Number:	PRJ 2021-17
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	16000 Pines Retail Investments, LLC	Agent:	Allie Inberg, McNeil Signs
Location:	16030 Pines Boulevard, Pembroke Pines, FL 33027		
Existing Zoning:	Mixed Use Development (MXD)	Existing Land Use:	Commercial
Reference Applications:	SP 2019-09		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2022-04	155.698(A)(1)(i)	2 Wall Signs	3 Wall Signs
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustments
Reviewed for the Agenda:	Director: 		Zoning Administrator: 

PROJECT DESCRIPTION / BACKGROUND:

Allie Inberg, as agent for Sleep Number @ 16000 Pines Market, is requesting Zoning Variance #ZV 2022-0011 to allow three (3) wall signs not to exceed 120 square feet instead of the allowed two (2) wall signs not to exceed 120 square feet at 16030 Pines Boulevard.

Pembroke Pines Land Development Code, and 16000 Pines Market Guidelines (MXD) Uniform Sign Plan, restrict all in line, and Perimeter Building tenants, to a maximum of two signs, not to exceed a total of 120 square feet in area.

Requested variance limits total square footage of all three signs to the code allowed 120 square feet.

CODE REFERENCE:

ZV 2022-0011:

Code Section: § 155.698 SIGN PLAN.

(A) Uniform sign plan. (1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers. The owner or owner-designated agent of a shopping center must create or revise a uniform sign plan to reflect the requirements of this section prior to the issuance of any future sign permits by the city. Uniform sign plans shall:

(i) 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 on the primary frontage. Sign area for both signs shall not exceed a maximum area of 120 square feet.

VARIANCE DETERMINATION:

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

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.

In the granting of non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) 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) 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) 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.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 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: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:

Project Name: Slip Number

Project Address: 116000 Pines Blvd

Location / Shopping Center: Pembroke market

Acreage of Property: _____ Building Square Feet: _____

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

Plat Name: United States Postal Service Traffic Analysis Zone (TAZ): _____

Legal Description:

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

Owner's Address: 3109 Grand Ave #349 Coconut Grove, FL 33133

Owner's Email Address: _____

Owner's Phone: 352-988-7870 Owner's Fax: _____

Agent: McNeill Signs

Contact Person: Allie Inberg

Agent's Address: 1305 Poinsettia Drive, #41, Delray Beach

Agent's Email Address: ainberg@mcneillsignsfl.com

Agent's Phone: 954-816-1291 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:

there is limited space between the two buildings which
severely limits visibility. This is a foot traffic area
w/ palm trees running down the center which is an additional
obstruction.

We are requesting one additional sign - one facing
Pineo Blvd and one facing the parking lot w/ a
total aggregate of 120 sqft. to meet code

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)

We are requesting one additional sign
because the building location has very limited
visibility.

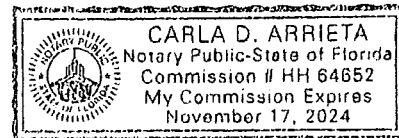
SECTION 7- PROJECT AUTHORIZATION

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] 02/23/22
Signature of Owner Date

Sworn and Subscribed before me this 23 day
of February, 20 22



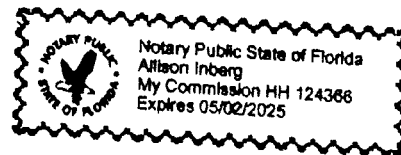
\$0 [Signature] 11/17/2024
Fee Paid Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

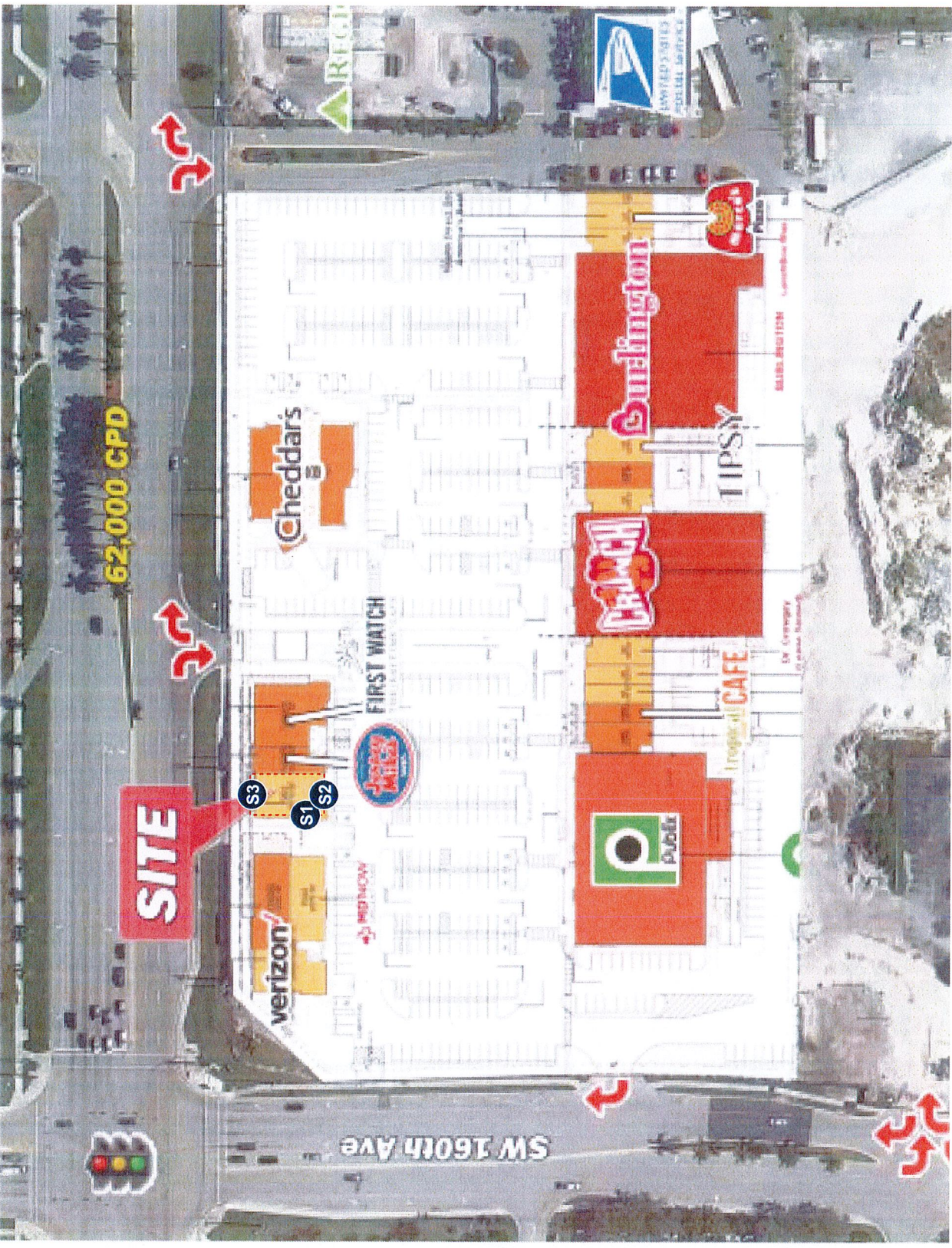
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] Feb 24, 2022
Signature of Agent Date

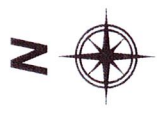
Sworn and Subscribed before me this 24 day
of Feb, 20 22



[Signature] 5/2/25
Fee Paid Signature of Notary Public My Commission Expires



LEGEND	
Front Elevation (West)	S1
Side Elevation (South)	S2
Rear Elevation (North)	S3



Site Plan - Overview

Project No.	4652
Project	Sleep Number Signage Package
Location	16030 Pines Market, Pembroke Pines, FL 33025
Orig. Draft	08.10.2021
Project Mgr.	Jim Zook
Designer	Lila Robin
Rev. Art	Liz Morgan
Rev. Date	08.27.2021
Page Rev.	001
Rev. Details	Add site plan

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425 N Martingale Rd
18th Floor
Schaumburg, IL 60173
Office 847.301.0510
identity.net

S1-1

Proposed Signage = 39.8 SF

Relevant Signage Code

1.5 SF per linear foot tenant width
Secondary Elevation: 1.25 SF per linear foot tenant width; NTE SF of primary
Aggregate total SF all wall signs NTE 120 SF
 $120 / 2 = 60$ SF max each
 $68.7' \times 1.5 \text{ SF} = 103.1$ SF

VARIANCE TO PROPOSE 3 SIGNS: 40 SF MAX EACH

Sign Type


LED Channel Letters, Front-Lit on Backer

Mounting

Flush Mounted

Color Palette

Face: White

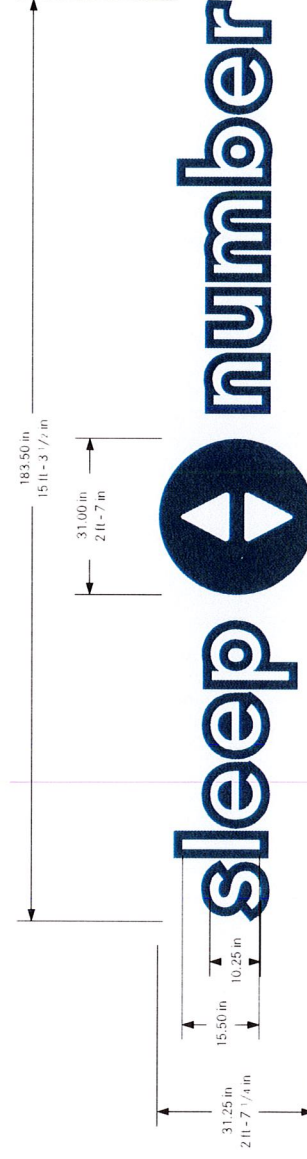
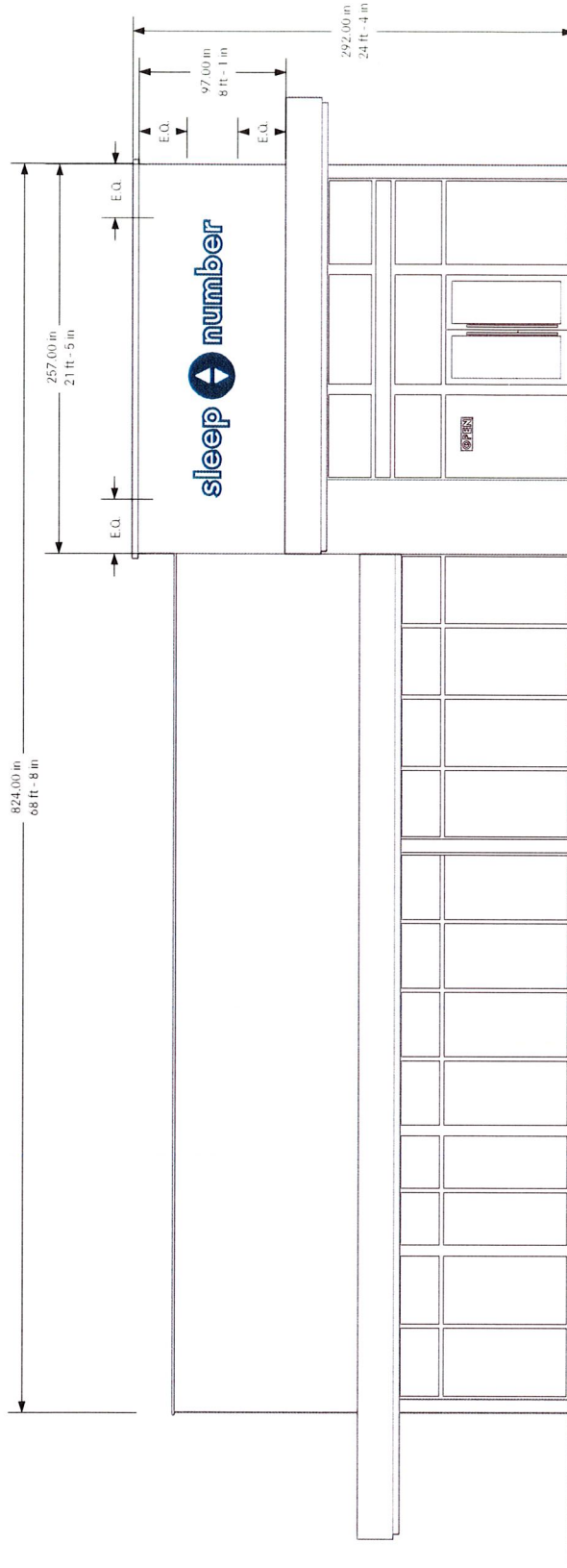
 Vinyl: Oracal 591 Translucent Blue

Trim Cap. Retum. & Backer: MP 14112 Blue

N/A

N/A

VARIANCE REQUIRED TO INCREASE ALLOWABLE NUMBER OF WALL SIGNS



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Scale: $1/2" = 12"$

S2-1

VARIANCE TO PROPOSE 3 SIGNS; 40 SF MAX EACH

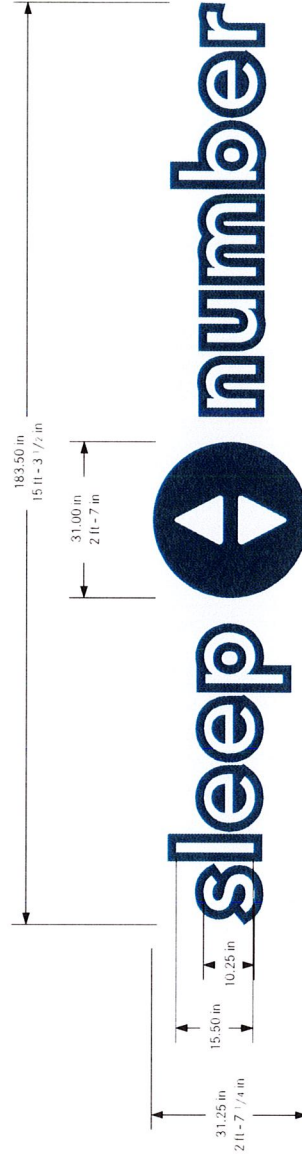
N/A

Rev. Details Add cardinal direction

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Scale: $1/2" = 12"$



Rear (North) Store Elevation

S3-1

Proposed Signage = 39.8 SF
Relevant Signage Code
1.5 SF per linear foot tenant width
Secondary Elevation: 1.25 SF per linear foot tenant width; NTE SF of primary
Aggregate total SF all wall signs NTE 120 SF
120 / 2 = 60 SF max each
42.75' x 1.25 SF = 53.44 SF
VARIANCE TO PROPOSE 3 SIGNS, 40 SF MAX EACH

Sign Type
LED Channel Letters, Front-Lit on Backer

Mounting
Flush Mounted

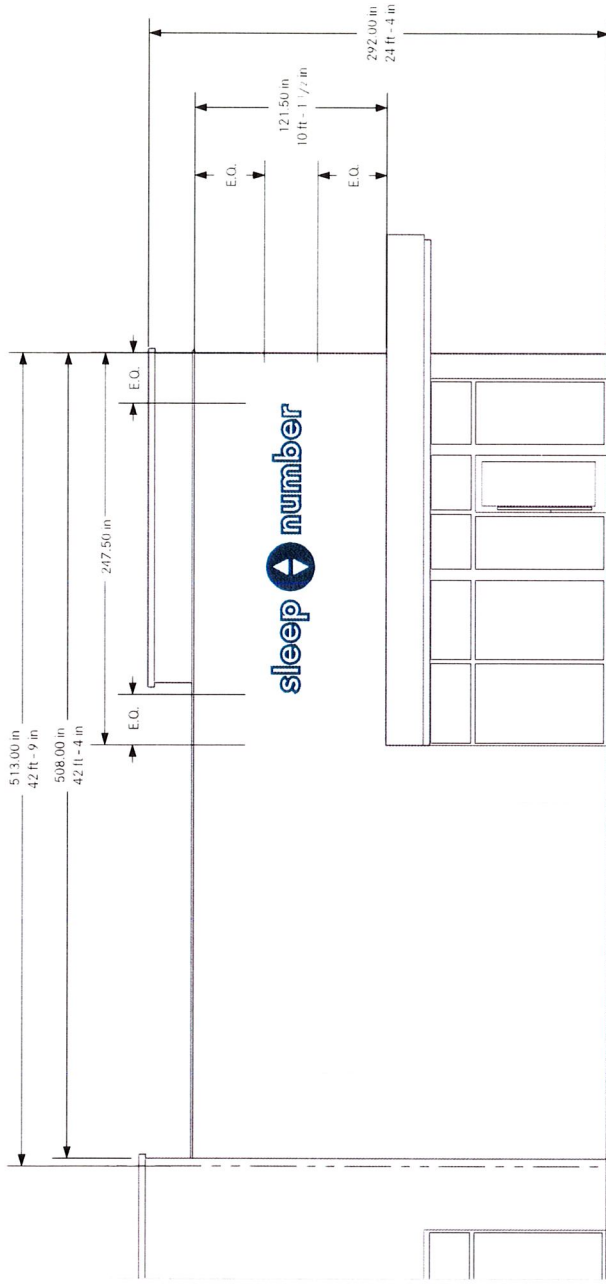
Color Palette
Face: White
Vinyl: Orcacl 591 Translucent Blue
Trim Cap, Return, & Backer: MP 14112 Blue
N/A
N/A

Project No. 4652
Project Sleep Number Signage Package
Location 15030 Pines Market, Pembroke Pines, FL 33025

Orig. Draft 08.10.2021
Project Mgr. Jim Zook
Designer Lila Robin
Rev. Art Liz Morgan
Rev. Date 08.27.2021
Page Rev. 001
Rev. Details Add cardinal direction

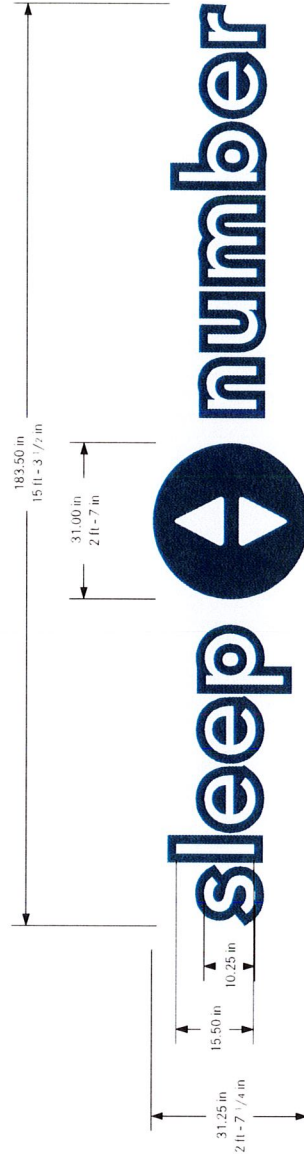
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▲ PROPOSED

VARIANCE REQUIRED TO INCREASE ALLOWABLE NUMBER OF WALL SIGNS



SUBJECT SITE AREIAL PHOTO

Sleep Number @ 16000 Pines Market (ZV 2022-0011)

