



Legislation Text

File #: 2022-24, Version: 1

ZV 2022-0011, Sleep Number @ 16000 Pines Market, 16030 Pines Boulevard, variance request.
(Dean)

SUMMARY EXPLANATION AND BACKGROUND: **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:

§ 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.