



29 November 2017

Proposed: Medical office – 8100 Johnson Street, Pembroke Pines
Project: SP 2017-20

Alternative Bufferyard - Justification Letter

The Applicant, AKSHAR DEVELOPMENT & INVESTMENTS LLC., is the owner of property located in 8100 Johnson Street, Pembroke Pines FL 33024, which carries parcel ID number: 5141 1624 0020. The property is approximately 82,625 SF (1.90 acres) and is located southwest of Johnson Street and N. University Drive. The property is currently vacant, and positioned within the Planned Business Center zoning district (B-2A). The site has a Salvation Army store to the east, a residential community to the north of Johnson Street and another residential community to the west. The south portion of the site abuts a canal.

The applicant is proposing to redevelop the property into an 8,213 SF one-story, premier medical center, focused on providing highest quality healthcare to people with renal and other chronic conditions. As the world's only vertically integrated renal company, this center also offers specialty pharmacy and laboratory services, as well as the most comprehensive line of dialysis equipment, disposable products and renal pharmaceuticals.

In order to adequately develop the site, the Applicant is respectfully requesting relief from the western landscape bufferyard requirement, as mandated under Section 155.056(2) of the Pembroke Pines Code of Ordinance. This ordinance, which relates to separation requirements between residential and non-residential uses, states that "*Landscaping in bufferyards shall be a minimum of 50 feet in width to permit minimum space for the creation of landscape berm, mounds, and the planting of vegetation...*". The application of this buffer would encroach into the existing access on Johnson St and University Blvd – which can increase safety risks for motorists. The possibility to provide sufficient parking would be significantly reduced, and under the requirement mandated by City Code. Moreover, site circulation would be affected, providing challenges for larger vehicles such as ambulances, shuttle vans, sanitation dumpster trucks and fire rescue vehicles. Based on these point, the Applicant believes that a 50-foot landscape bufferyard would create a significant hardship for the development of the site. No variances are being requested on this project.

Furthermore, relief from this code requirement will not be detrimental to the adjacent property or adversely affect public welfare. As shown on the enclosed Photo Exhibit, the west portion of the site faces the side/rear portion of the subject residential community – which consists of a dumpster area and a garage gate. The medical center will operate from 6:00Am to 6:00PM, and little to no disturbance is anticipated for the residents during and after the hours of operations. In order to mitigate any potential inconvenience to these residents, the Applicant will build a 6-foot finished masonry wall to create the desired separation between the two land uses and planting a variety of landscaping consisting of slash pines, live oak and bald cypress trees, as well as shrubs and hedges. The lighting plan is also being carefully designed as to not affect the residential community.

Thank you for the consideration. For any questions, please do not hesitate to contact us at (321)527-9725.

Vishnu Patel, MD

ADI DEVELOPMENT

Photo Exhibit – Proposed medical center (8100 Johnson Street)

