


PLANNING & ZONING BOARD STAFF SUMMARY

DATE: September 6, 2017

TO: Chairman and Members of the
Planning and Zoning Board

FROM: Dean A. Piper 
Zoning Administrator

Project: Pembroke Place Plaza

Project No(s): ZV 2018-07

Location: 10181 Pines Boulevard

Applicant: David Taxman (Agent)

Existing Zoning: B-3 (General Business Districts)

Associated Applications: N/A

Project Summary:

David Taxman, agent for Pembroke Place Plaza, is requesting a variance from Section 155.251 (A) to allow 1,071 parking spaces, instead of the required 1,261 parking spaces at 10181 Pines Boulevard. This request is to allow medical office space. The applicant has provided parking analysis for the entire shopping center based on the current tenant configuration including Renaissance Charter School and the additional outparcels.

Variance Request Summary:

Application	Code Section	Required/Allowed	Request
ZV 2018-07	155.251(A)	1,261 Parking Spaces	1,071 Parking Spaces

Variance Request Details:

ZV 2018-07) to allow 1,071 parking spaces, instead of the required 1,261 parking spaces at 10181 Pines Boulevard.

Code Reference:

Section 155.251 (A)

See attached Amount of Off Street Parking Chart.

Variance Determination:

The Planning and Zoning Board shall not grant any 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 variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

- A) That 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) That 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) That 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.

Enclosures:

Amount of Off Street Parking Chart
Variance Request Application

§ 155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.

The off-street parking required by this subchapter shall be provided and maintained on the basis of the following minimum requirements:

(A) Other uses. Minimum parking shall be required as set forth in the matrix below.

<i>Residential Uses</i>	<i>Requirement</i>
Assisted living facility or special residential or nursing home	0.5 space per room
College dormitory	1 space per bed
Dwelling - mobile home	2 spaces per unit (16 feet x 20 feet or 9 feet x 35 feet)
Dwelling - multi-family	2.1 spaces per unit (See division (E) below)
Dwelling - single-family	2 spaces per unit (16 feet x 20 feet)
Dwelling - two-family	2 spaces per unit (20 feet x 20 feet)
Hotel or motel (limited service)	1 space per room
Hotel (full service)	1.25 spaces per room (See division (F) below)

<i>Commercial Uses</i>	<i>Requirement</i>
Airport - hangar	1 space per hangar (up to 50% interior)
Airport - tie down	1 space per every 5 tie-downs
Auto dealer showroom	1.5 spaces for every 1,000 sq. ft.
Bank	3.5 spaces for every 1,000 sq. ft.
Car wash	See § 155.149(B)(10)
Day care center	3 spaces for every 1,000 sq. ft.
Hotel or motel (limited service)	1 space per room
Hotel (full service)	1.25 spaces per room (See division (F) below)
Industrial - manufacturing	1.5 spaces for every 1,000 sq. ft.
Industrial - warehouse or wholesale	1 space for every 1,000 sq. ft.
Instructional services	3.5 spaces for every 1,000 sq. ft.
Medical - general	5.75 spaces for every 1,000 sq. ft.
Medical - hospital	2.5 spaces for every 1,000 sq. ft.
Medical - specialized	3.5 spaces for every 1,000 sq. ft.
Mortuary or funeral home	5 spaces for every 1,000 sq. ft.
Movie theater - freestanding	1 space for every 3 seats
Movie theater - in line	1 space for every 5 seats
Office	3.5 spaces for every 1,000 sq. ft.
Office - call center	10 spaces for every 1,000 sq. ft.
Personal services	3.5 spaces for every 1,000 sq. ft.

Places of assembly	5 spaces for every 1,000 sq. ft.
Recreation - bowling alley	7 spaces per lane
Recreation - fitness center or gymnasium	7 spaces for every 1,000 sq. ft.
Religious institution	8.5 spaces for every 1,000 sq. ft.
Restaurant	10 spaces for every 1,000 sq. ft.
Restaurant - take out or outdoor dining	20 spaces for every 1,000 sq. ft. of customer service area
Retail - general	3.5 spaces for every 1,000 sq. ft.
Retail - home improvement center	3 spaces for every 1,000 sq. ft.
School - elementary or middle	20% of "population"
School - high	30% of "population"
School - university or college	35% of "population"
Self-storage	0.5 spaces for every 1,000 sq. ft.
Stadium or arena	1 space for every 3 seats



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: Dean Project #: PRJ 20 18 - 09 Application #: 2V2018-07

Date Submitted: 6/11/18 Posted Signs Required: (1) Fees: \$ 2,145

SECTION 1-PROJECT INFORMATION:Project Name: LA COLONIA MEDICAL CENTERProject Address: 10181 PINES BLVDLocation / Shopping Center: PEMBROKE PLACEAcreage of Property: 19 AC+/- Building Square Feet: 8,228Flexibility Zone: N/A Folio Number(s): 514118060010Plat Name: PINES-PALM WEST Traffic Analysis Zone (TAZ): N/ALegal Description:
SEE ATTACHEDHas 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: PEMBROKE PLACE PROPERTY, LLC

Owner's Address: 340 ROYAL POINCIANA WAY, SUITE 316, PALM BEACH, FL 33480

Owner's Email Address: JSPEED@STERLINGORGANIZATION.COM

Owner's Phone: 561-835-1810, EXT 2352 Owner's Fax: N/A

Agent: DAVID TAXMAN, KIMLEY-HORN AND ASSOCIATES, INC.

Contact Person: _____

Agent's Address: 600 NORTH PINE ISLAND ROAD, SUITE 450, PLANTATION, FL 33324

Agent's Email Address: DAVID.TAXMAN@KIMLEY-HORN.COM

Agent's Phone: 954-535-5115 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: N/A

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: N/A

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: N/A

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: N/A

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: 155-251 (A)

Required: 1,071 Parking Spaces on Site

Request: 1,261 Parking Spaces

Details of Variance, Zoning Appeal, Interpretation Request:

PLEASE SEE ATTACHED

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY N/A

☐ City Amendment Only N/A ☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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.

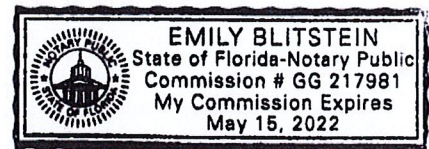
[Signature]

7/6/18

Signature of Owner

Date

Sworn and Subscribed before me this 6 day
of July, 2018



—

Emily Blitstein

5/15/22

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 _____ day
of _____, 20_____

Fee Paid

Signature of Notary Public

My Commission Expires



August 15, 2018

Mr. Christian Zamora, P.E., PTOE
Planner/Zoning Specialist – Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

RE: *Pembroke Place
 Parking Variance Analysis
 Pembroke Pines, Florida*

Dear Mr. Zamora:

Pursuant to our conversations with the City of Pembroke Pines Planning and Economic Development Department staff, the purpose of this letter is to request a parking variance for Pembroke Place located at 10101 – 10501 Pines Boulevard, Pembroke Pines, Florida. There is a currently a building permit for the build-out of existing tenant space to become medical office space for La Colonia Medical Center. As part of the permitting process, it was determined that there is a deficit of parking per Pembroke Pines Zoning Code with the proposed mix of tenants. This analysis provides an assessment of the actual sites parking needs compared to the Zoning requirements.

City of Pembroke Pines Parking Requirement

Table 1 provides a breakdown of the following info:

- Tenant Mix,
- Square footage for each land use,
- Parking requirement per land use per City of Pembroke Pines Zoning Code as stated in section 155.251 (Amount of Off-Street Parking Required),
- Total parking requirement for site (1,110 spaces),
- Parking inventory on-site (1,071 spaces), and
- Surplus/deficit of parking provided (deficit of 39 spaces).

The parking requirements for Jose M. Vargas University and Renaissance Charter School is based on the population and the Zoning Code requirement. Jose M. Vargas University has a total population of 694 people including staff, but there is not more than half at any time. The analysis shows that a total of 1,110 spaces are required for the tenant mix at Pembroke Place with the addition of the La Colonia Medical Center. Since there are 1,071 spaces provided on site, there is a deficit of 39 spaces per the City's Zoning Code parking requirements.

Table 1 – Pembroke Place Parking Requirements Analysis per City Zoning Code

Bay #	Tenant	Use	S.F.	Retail/Office/ Bank (3.5/1000)	Required parking	Medical (5.75/1000)	Required parking	Assembly (5/1000)	Required Parking	Restaurant (10/1000)	Required parking	Other	Required Parking	Total Parking
10101	Matress Giant	RETAIL	3,750	3,750	13		0		0		0			13
10111	Aunt I's	RESTAURANT	2,477		0		0		0	2,477	25			25
10121	CRUNCH	GYM	17,323				0		0		0	17,323	121	121
	Mezanine	Office	400		1									1
10131	JOSE MARIA VARGAS	EDUCATIONAL	28,548		0		0		0		0	28,548	122	122
10135	Applebees (Outparcel)	RESTAURANT	5,490		0		0		0	5,490	55			55
10141	JUMP START	ASSEMBLY	7,495		0		0	7,495	37		0			37
10171	BENJAMIN MOORE PAINTS	RETAIL	3,100	3,290	12		0		0		0			12
10181	LA COLONIA MEDICAL (PROPOSED)	MEDICAL	1,501		0	3,870	22		0		0			22
10191		MEDICAL	6,647		0	4,360	25		0		0			25
10201	Tiger Cuts	PERSONAL SERVICES	1,800	1,800	6		0		0		0			6
10211	NY Bagel Café & Deli	RESTAURANT	1,200		0		0		0	1,200	12			12
10221	AAA Rental	RETAIL	1,200	1,200	4		0		0		0			4
10225	Brake World	RETAIL	3,000	3,000	11		0		0		0			11
10231	CHICKEN GRILL CHOP CHOP	RESTAURANT	1,500		0		0		0	1,500	15			15
10241	Nail Time	PERSONAL SERVICES	1,500	1,500	5		0		0		0			5
10251	Subway	RESTAURANT	1,500		0		0		0	1,500	15			15
10261	Bright Steps Forward	INSTRUCTIONAL	2,250	2,250	8		0		0		0			8
10271	County Dental	MEDICAL	1,900		0	1,500	9		0		0			9
10275	ESTRELLA INSURANCE	OFFICE	1,100	1,500	5		0		0		0			5
10281	Hurricane Grill & Wings	RESTAURANT	6,000		0		0		0	6,000	60			60
10291	Pet Supermarket	RETAIL	8,400	8,400	29		0		0		0			29
10301	Panda Kitchen	RETAIL	3,000	3,000	11		0		0		0			11
10321	AutoZone	RETAIL	8,750	8,750	31		0		0		0			31
10333	Sedanos	RETAIL	29,000	29,000	102		0		0		0			102
10345	Dollar Tree	RETAIL	9,900	9,900	35		0		0		0			35
10401	Kinko's/FedEx	RETAIL	5,500	5,500	19		0		0		0			19
10501	RENAISSANCE CHARTER	SCHOOL	104,912	104,912			0		0		0	1,500	300	300
Total			661,143	1,181,162	281	7,730	34	7,495	37	16,117	111	1,500	694	1,110
														5071
														591

**Jose M. Vargas population: Total Pop. 694 incl. staff
but no more than half at any time (694*35% = 122 parking)

Parking Demand Analysis

Pembroke Place has a wide mix of tenants and land uses, including: retail, restaurant, fitness center, educational facilities, medical, and office space. Due to the large amount of space dedicated to educational institutions, especially the Renaissance Charter School, the peak parking demand for the site is during a weekday afternoon while the school is active. In order to identify the peak parking demand, hourly parking occupancy counts were conducted on two weekdays between 10:00 a.m. and 4:00 p.m. The counts were conducted on Thursday, June 28th and Friday, June 29th, 2018. A parking inventory survey was also conducted, which determined there are 1,071 spaces on the property for the tenants listed in **Table 1**. **Table 2** provides a summary of the parking occupancy counts. Based on the count, the peak parking period was at 2:00 p.m. on both Thursday and Friday when 362 spaces were occupied. The counts show that only 34% of the total spaces were occupied at the peak period.

Table 2 – Summary of Parking Occupancy Counts

Time	Parking Count		Parking Occupancy	
	Thursday, June 28	Friday, June 29	Thursday, June 28	Friday, June 29
Spaces	1,071			
10:00 AM	307	304	29%	28%
11:00 AM	339	337	32%	31%
12:00 PM	364	344	34%	32%
1:00 PM	359	354	34%	33%
2:00 PM	362	362	34%	34%
3:00 PM	342	323	32%	30%

A number of issues need to be accounted for in order to understand the overall peak parking demand. Below is a list of the issues that need to be considered to determine the future peak parking demand:

- Renaissance Charter School was not in session,
- La Colonia Medical Center was under construction,
- Jump Start was not opened, and
- Counts were not conducted during the peak season.

Table 3 provides a future parking needs analysis, which accounts for the issues listed above. The peak month for a shopping center is during December, but the parking counts were conducted in June. Urban Land Institutes (ULI) *Shared Parking, 2nd Edition* is a well-respected resource in the parking industry that includes monthly adjustment factors for a variety of land uses. It was conservatively

assumed that the entire site operates as a shopping center which has a high seasonality factor of 33%, which is the difference in monthly activity between June and the peak month (i.e. December).

Renaissance Charter School, which is a K-8 school is not in session during the summer months. The tenant space for Jump Start and La Colonia Medical Center are not fully built-out and operating. The parking needs for the Renaissance Charter School, Jump Start and La Colonia Medical Center are based on the City of Pembroke Pines Zoning Code.

To calculate the parking surplus a practical capacity factor of 90% was applied to the parking inventory (1,071 spaces). It is standard practice in the parking industry to apply a practical capacity factor which accounts for fluctuations in demand and providing an elevated level of service. Providing an additional buffer of parking availability makes it easier for drivers to locate a space, circulate the site and reduces user frustration.

The analysis shows that the overall peak demand is 813 spaces. There is a surplus of 151 spaces and a need for only 920 spaces when considering a 90% practical capacity factor.

Table 3 – Future Parking Needs Analysis

Peak Demand ⁽¹⁾	362
Renaissance Charter School Occupancy ⁽¹⁾	23
Parking Demand without Renaissance ⁽¹⁾	339
Seasonality Factor ⁽²⁾	33%
Existing Peak Demand without Renaissance ⁽³⁾	451
Renaissance Charter School Parking Requirement ⁽⁶⁾	277
Jump Start Parking Requirement ⁽⁴⁾	37
La Colonia Medical Center Parking Requirement ⁽⁴⁾	47
Total Future Peak Parking Need	813
Parking Inventory	1,071
Practical Parking Capacity (90%) ⁽⁵⁾	964
Surplus/(Deficit) of Parking	151
Parking Spaces Needed	920

¹ Based on 2 p.m. peak parking occupancy count on Friday, June 29, 2018

² Based on Urban Land Institute (ULI) Shared Parking, 2nd Edition monthly factors for shopping center

³ Accounts for a 33% increase from the ULI monthly adjustment factor for shopping center

⁴ Based on City of Pembroke Pines Zoning Code section 155.251 Amount of Off-Street Parking Required

⁵ Based on a 90% practical parking capacity factor

⁶ Based on a City Zoning Code less occupancy observed during peak parking count

Shuttle Parking

La Colonia Medical Center plans to shuttle a number of its patrons from retirement centers, especially for customers unable to drive and/or with limited transportation options. This shuttle service will help to reduce the overall parking demand. These shuttles will be primarily parked during non-business hours (i.e. evening and early morning). Per the lease La Colonia is permitted to park up to 20 company vehicles (i.e. shuttles) on-site. Overall, these shuttles will help reduce the peak parking demand by reducing the number of single-occupancy vehicles traveling to La Colonia Medical Center.

Conclusions

A parking needs analysis was performed for Pembroke Place to determine if adequate parking is provided with the incoming La Colonia Medical Center. All building space will be fully occupied at Pembroke Place once the La Colonia Medical Center and Jump Start tenant space is built-out and operating. Based on the City of Pembroke Pines Zoning Code parking requirements, there is a deficit of 39 spaces when considering all building space and tenant mix at Pembroke Place.

A parking variance is being requested which is based on actual parking utilization and future parking needs. A future parking needs analysis was performed which considers parking occupancy counts during the peak period and the parking requirements for future tenants and the Renaissance Charter School which was not in session during the time of the counts. A seasonality factor was applied to adjust the parking occupancy counts conducted in June to reflect peak season activity for a shopping center (i.e. December). Also, a practical capacity factor (90%) was applied to provide a high level of service and comfort for users driving the site trying to locate a space. Based on this analysis, there is a surplus of 151 spaces during the peak time period at Pembroke Place.

A parking variance of 190 spaces is being requested. Based on the City Zoning Code, there is a parking requirement for 1,110 spaces and there are 1,071 spaces provided on-site, but only a need for 920 spaces. Based on the future parking demand analysis for the site (**Table 3**), a 190 space variance would still provide a surplus of 151 parking spaces during the peak period.

Please review this analysis and let us know if you have any questions.

Very truly yours,



KIMLEY-HORN AND ASSOCIATES, INC.

David Taxman, P.E.
Project Manager

Copy to:

Melibe Thomas, P.E., Kimley-Horn
Jon Speed, Sterling Organization
Chris Kapper, Sterling Organization
Mauricio Dominguez, Sterling Organization