





**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

**Summary**

<b>Agenda Date:</b>	October 10, 2024	<b>Application ID:</b>	ZV2024-0007
<b>Project:</b>	Grand Palms Padel Court Lighting Variance	<b>Project Number:</b>	PRJ2024-0003
<b>Project Planner:</b>	Cole Williams, Senior Planner		
<b>Owner:</b>	Hollywood Lakes Country Club Inc.	<b>Agent:</b>	Bruce Anchell
<b>Location:</b>	110 Grand Palms Drive	<b>District:</b>	District 4
<b>Existing Zoning:</b>	PUD (Planned Unit Development)	<b>Existing Land Use:</b>	Irregular Residential (5.3 du/acre)
<b>Reference Applications:</b>	SP2024-0002, MSC2013-37		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV2024-0006	155.686(D)	Maximum of 12 Foot-Candles	Maximum of 30 Foot-Candles
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustment
<b>Reviewed for the Agenda:</b>	Director: 	Assistant Director: 	

## PROJECT DESCRIPTION / BACKGROUND:

Bruce Anchell, agent, is requesting a lighting variance for the proposed tennis court conversion to padel and pickleball courts, located at 110 Grand Palms Drive to allow a maximum of 30 foot-candles, instead of a maximum of 12 foot-candles.

Grand Palms was approved through several site plans in the late 1980s and early 1990s.

The applicant provided a letter to staff requesting deferral of this item. The deferral was needed to accommodate changes to the plans. The applicant must readvertise this item before scheduling a hearing for a future date.

**Enclosed:** Variance Request Application  
Deferral Letter  
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 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 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: Crown Padel Club

Project Address: 110 Grand Palms Drive Pembroke Pines, FL

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: 1.1 Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514016020010

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: Portion of Plat of "Hollywood Lakes Country Club and Resort"

Plat book 139, Page 29 of the public records of Broward County, Florida

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: Alan M. Segall

Owner's Address: 110 Grand Palms Drive Pembroke Pines, FL

Owner's Email Address: Alan@thesegallgroupus.com

Owner's Phone: 954-275-8323 Owner's Fax: \_\_\_\_\_

Agent: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Agent's Address: \_\_\_\_\_

Agent's Email Address: \_\_\_\_\_

Agent's Phone: \_\_\_\_\_ 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**

**PROPOSED**

Zoning: PUD

Zoning: Recreational

Land Use / Density: Recreational

Land Use / Density: Recreational

Use: Irregular Recreational

Use: Recreational

Plat Name: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

**ADJACENT ZONING**

**ADJACENT LAND USE PLAN**

North: B-3

North: Commerce

South: PUD

South: Irregular Residential

East: A

East: Low-Medium Residential

West: PUD

West: Irregular Residential

*-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:

Request increased lighting level on proposed recreational padel courts and  
Pickelball courts. Current lighting requirement is Max. 12 footcandles of illumination.  
Requesting 30 footcandles.

Reason / Hardship: \_\_\_\_\_

The requirement to be able to see the ball and have adequate lighting to play the  
sports, 30 footcandles minimum lighting is recommended. If this lighting is not provided  
the business will not be able to operate.

**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)**

(7) play courts with enclosures and lighting

One-story approx. 2,000 sq. ft. building which contains office / check in space,

(2) restrooms with showers, Janitor and storage rooms

Outdoor covered seating / gathering area

Monument Sign

Bike rack

Perimeter fencing and gates

Landscaping and irrigation

**Waiver of Florida Statutes Section 166.033, Development Permits and Orders**

Applicant: Crown Padel Club

Authorized Representative: Bruce Anchell

Application Number: \_\_\_\_\_

Application Request: \_\_\_\_\_

I, Bruce Anchell (print Applicant/Authorized Representative name), on behalf of Crown Padel Club (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

8-19-24

\_\_\_\_\_  
Signature of Applicant or Applicant's  
Authorized Representative

Date

Bruce Anchell

\_\_\_\_\_  
Print Name of Applicant/Authorized Representative



**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] 08/20/24  
Signature of Owner Date

Sworn and Subscribed before me this 20<sup>th</sup> day  
of Aug, 2024



0 [Signature] 5/9/2026  
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] 08/20/24  
Signature of Agent Date

Sworn and Subscribed before me this 20<sup>th</sup> day  
of Aug, 2024



0 [Signature] 5/9/2026  
Fee Paid Signature of Notary Public My Commission Expires

SUBJECT SITE AERIAL PHOTO

Grand Palms Paddle Courts (ZV2024-0007)

