



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 2022-05
Project:	Douglas Gardens IV & VI	Project Number:	PRJ 2022-06
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Douglas Gardens IV, LTD Partnership	Agent:	James Kahn, Keith
Location:	705 SW 88 Avenue, Pembroke Pines, Florida 33025		
Existing Zoning:	Agricultural (A)	Existing Land Use:	Medium (10-16 du/acre)
Reference Applications:	SP 2022-04, SUB 91-03		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2022-05	Table 155.410; Maximum Height	60 Feet in height	70 Feet in height
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> Board of Adjustments		
Reviewed for the Agenda:	Director: <u></u> Zoning Administrator: <u></u>		

PROJECT DESCRIPTION / BACKGROUND:

James Kahn, agent for Douglas Gardens IV. LTD Partnership, has submitted Zoning Variance Request #ZV 2022-05 for Phases IV and VI to allow a maximum height of 70 feet instead of the Code allowed maximum height of 60 feet for a structure.

This request is due to the stair tower, and architectural features, extending beyond the allowed 60 foot. Elevations of proposed structure, proposed site plan, for reference only, and justification of request are attached.

Proposed Site Plan #SP 2022-04 will be scheduled for a future Planning & Zoning Board meeting.

CODE REFERENCE:

TABLE 155.410: AGRICULTURE (A)

Standard, Maximum Height:

Non-Residential, 60 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 checked="" 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 checked="" 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: Joe/Dean Project #: PRJ 2022-06 Application #: ZV 2022-05

Date Submitted: 04/04/22 Posted Signs Required: (1) Fees: \$ 2,346

SECTION 1-PROJECT INFORMATION:Project Name: Douglas Gardens IV and VIProject Address: 705 SW 88 Ave.Location / Shopping Center: East of Douglas and South of Pines Blvd.Acreage of Property: 14.182 Building Square Feet: 278,910Flexibility Zone: 108 Folio Number(s): 51411623 0010Plat Name: Pathway 152/15 Traffic Analysis Zone (TAZ): 803Legal Description: See Attached

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: Douglas Gardens IV. LTD Partnership

Owner's Address: 5200 NE 2 Ave. Miami, FL 33137

Owner's Email Address: JefferyF@miamijewish health.org

Owner's Phone: 305-762-1467 Owner's Fax: NA

Agent: KEITH

Contact Person: James Kahn, AICP

Agent's Address: 301 E. Atlantic Blvd. Pompano Beach, FL 33060

Agent's Email Address: jkahn@keithteam.com

Agent's Phone: 954-788-3400 Agent's Fax: NA

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: A

Land Use / Density: MH 25/du

Use: vacant

Plat Name: Pathway

Plat Restrictive Note:

See Attached

PROPOSED

Zoning: A

Land Use / Density: MH 25/du

Use: 400 Senior Dwelling Units

Plat Name: Pathway

Plat Restrictive Note:

See Attached

ADJACENT ZONING

North: R-MF

South: A

East: A & CF

West: A

ADJACENT LAND USE PLAN

North: IRR-12.0

South: MH

East: CF

West: CF

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One):



Zoning Appeal

Interpretation

Related Applications: _____

Code Section: 155.410(C) Dimensional Standards Table 155.410 Residential height

Required: Max. 60 feet

Request: 70 feet for elements above the roof line

Details of Variance, Zoning Appeal, Interpretation Request:

The proposed senior living structure is 6 floors with a roof height of 60 feet.

The main architectural entrance feature extends above the roof line as well as the stair towers. It is typical design to have a parapet wall as well as architectural elements and stair towers permitted above the roof deck. The requested variance is for the architectural elements and the stair towers up to 70 feet.

This request is the minimum required to provide the proper architectural design elements, and fit into the surrounding environment.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: NA

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

The project is a senior living facility that contains two buildings that will be known as Douglas Gardens IV and VI. The buildings will be six stories and be compatible with the existing facilities. The buildings will have ample surface parking and will be set in a lushly landscaped environment. This project will also include a 14,400 square feet adult care center providing a wide array of needed senior services. The two buildings will provide 258 one-bedroom units and 142 two-bedroom units for a total 400 units.

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.

Jeffrey P. Freimark
Signature of Owner Jeffrey P. Freimark

Date 02/15/2022

Sworn and Subscribed before me this 15 day

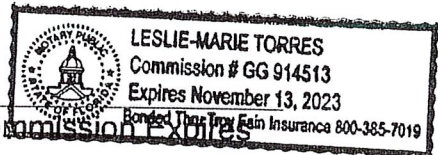
of February, 20 22

\$0.00

Fee Paid

Leslie Marie Torres
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.

John F. Fehr
Signature of Agent

Date 03/24/2022

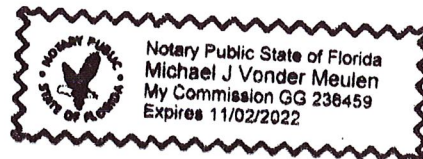
Sworn and Subscribed before me this 24th day

of March, 20 22

N/A
Fee Paid

Michael J. Vonder Meulen
Signature of Notary Public

11/13/22
My Commission Expires



LEGAL DESCRIPTION:

A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, ON PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A", THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING THREE COURSES (1) SOUTH $02^{\circ}08'42''$ EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1059.27 FEET, (2) SOUTH $87^{\circ}45'29''$ WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 827.09 FEET, (3) NORTH $02^{\circ}08'42''$ WEST ALONG A WESTERLY LINE OF SAID TRACT "A", A DISTANCE OF 499.74 FEET; THENCE NORTH $87^{\circ}45'29''$ EAST, A DISTANCE OF 182.28 FEET TO AN INTERSECTION WITH A LINE BEING EAST OF AND PARALLEL WITH SAID WESTERLY LINE; THENCE NORTH $02^{\circ}08'42''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 65.86 FEET TO AN INTERSECTION WITH A LINE BEING 494.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH $87^{\circ}47'13''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH A LINE BEING 232.28 FEET EAST OF AND PARALLEL WITH SAID WESTERLY LINE; THENCE SOUTH $02^{\circ}08'42''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH A LINE BEING 534.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE NORTH $87^{\circ}47'13''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 337.00 FEET TO AN INTERSECTION WITH A LINE BEING 257.81 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE NORTH $02^{\circ}08'42''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 395.00 FEET TO AN INTERSECTION WITH A LINE BEING 139.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE SOUTH $87^{\circ}47'13''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 347.00 FEET TO AN INTERSECTION WITH A LINE BEING 604.81 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE NORTH $02^{\circ}08'42''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 139.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE; THENCE NORTH $87^{\circ}47'13''$ EAST ALONG SAID NORTH LINE, A DISTANCE OF 604.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA CONTAINING 617,799 SQUARE FEET (14.182 ACRES) MORE OR LESS.

March 23, 2022

City of Pembroke Pines
Planning and Economic Development Department
601 City Center Way
Pembroke Pines, FL 33025

RE: Douglas Gardens IV & VI Variance

Dear Sirs,

The applicant is concurrently processing a site plan for a senior housing facility which will consist of 400 units and senior care center in two 6 story buildings located on SW 88 Avenue. The buildings are six stories which equates to 60 feet. However the stair towers, parapet and architectural features at the entrances exceed the code requirement in Table 155.410 in Section 155.410(C) Dimensional Standards of a maximum height of 60 feet.

The code does not take inconsideration common exclusions typical in many codes for special features. We are requesting a variance of up to 10 feet to permit the stair towers, architectural entrance features, and parapet/screening walls. We believe that under the variance section of the code we would qualify under Section 155.301(O)(c):

Granting the variance is not incompatible with public policy, will not adversely affect and adjacent property owners, and the circumstances which cause the special conditions are particular to the property.

The facility is an important component of the fabric of the city providing affordable senior housing and care which is supported by many Comprehensive Plan Goals, Policies and Objectives. The two buildings are situated in a location that the variance would not adversely affect adjacent owners. The location of the facility is unique in that this location has the density needed to maximize services and is isolated allowing a variance to minimal requests with no adjacent impacts.

Sincerely,

James Kahn
Digitally signed by
James Kahn
DN: C=US,
E=jkahn@keithteam.co,
O=KEITH, CN=James
Kahn
Date: 2022.03.22
13:18:58-0400

James Kahn, AICP

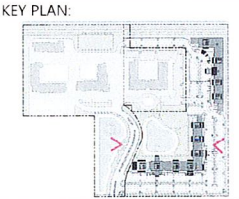
PROJECT AND OWNER:

DOUGLAS GARDENS
705 SW 88th AVE
PEMBROKE PINES | FL | 33025

ARCHITECT:

REPR T W A R
7261 NE 4TH AVENUE, STE 101
MIAMI, FLORIDA 33138
305 673 2121 | REPR T W A R . C O M
#AA26003789

CONSULTING ENGINEERS:
MEP:
STRUCTURAL ENGINEER:
CIVIL ENGINEER:
KEITH & ASSOCIATES INC.
301 E ATLANTIC BLVD
POMPANO BEACH | FL | 33060
t | 954 788 6400
LANDSCAPE ARCHITECT:



DRC SET

PERMIT APPLICATION DATE:	03-28-22
SHEET ISSUE DATE:	03-23-22
PROJECT NO.:	2114
DRAWN BY:	BK
APPROVED BY:	JB

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.



SIGNATURE:
T. TODD MARTIN RA,
LIC# AR0017090
SHEET TITLE:
**PHASE IV - PACE
CENTER - EAST & WEST
ELEVATION**
SCALE:
As indicated
SHEET NO:

A1-2.01
REPR T W A R 2020



1 PHASE IV - EAST ELEVATION
1/16" = 1'-0"

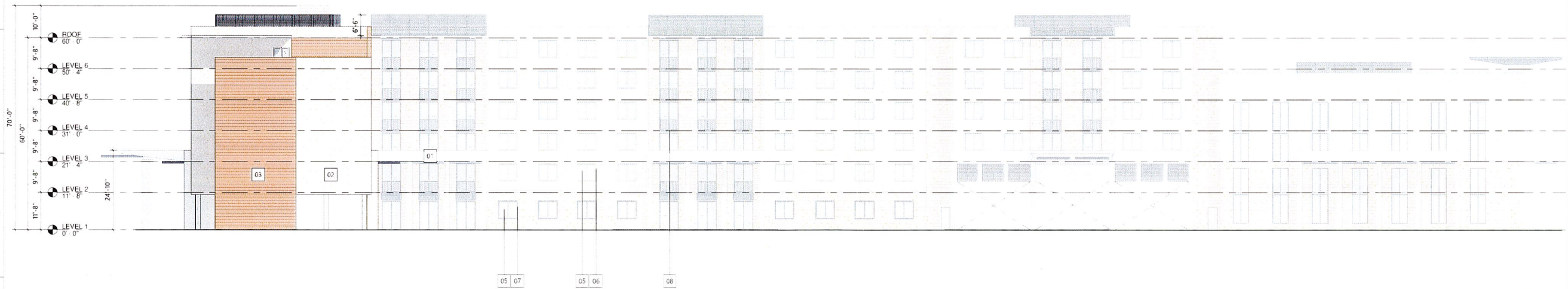


2 PHASE IV - WEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND			
	01 WHITE STUCCO SMOOTH FINISH (SW 7008 ALABASTER)		05 LAMINATED GLASS
	02 CREAMY WHITE STUCCO SMOOTH FINISH (SW 7008 ALABASTER)		06 WHITE ALUMINUM FRAMING
	03 ORANGE STUCCO W/ HORIZONTAL SCORE LINES (SW 7008 ALABASTER)		07 BLACK ALUMINUM FRAMING
	04		08 ALUMINUM PLATE TO MATCH WINDOW FRAME



1 PHASE IV - NORTH ELEVATION
1/16" = 1'-0"



2 PHASE IV - SOUTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND			
	01 WHITE STUCCO SMOOTH FINISH (SW 7008 ALABASTER)		05 LAMINATED GLASS
	02 CREAMY WHITE STUCCO SMOOTH FINISH (SW 7008 ALABASTER)		06 WHITE ALUMINUM FRAMING
	03 ORANGE STUCCO W/ HORIZONTAL SCORE LINES (SW 7008 ALABASTER)		07 BLACK ALUMINUM FRAMING
	04 ALUMINUM PLATE TO MATCH WINDOW FRAME		08 ALUMINUM PLATE TO MATCH WINDOW FRAME

PROJECT AND OWNER:

DOUGLAS GARDENS
705 SW 88th AVE
PEMBROKE PINES | FL | 33025

ARCHITECT:

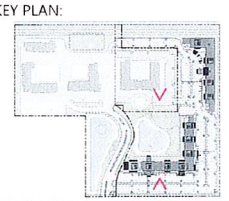
REPRWAR
7261 NE 4TH AVENUE, STE 101
MIAMI | FLORIDA | 33138
305 673 2121 | REPRWAR.COM
#AK26063769

CONSULTING ENGINEERS:
MEP

STRUCTURAL ENGINEER

CIVIL ENGINEER
KEITH & ASSOCIATES INC.
301 E ATLANTIC BLVD
POMPANO BEACH | FL | 33060
t | 954 788 6400


LANDSCAPE ARCHITECT



DRC SET

PERMIT APPLICATION DATE:	03-28-22
SHEET ISSUE DATE:	03-23-22
PROJECT NO.:	2114
DRAWN BY:	BK
APPROVED BY:	JB

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT.

SEAL

SIGNATURE
T. TODD MARTIN RA,
LIC# AR0017090
SHEET TITLE
PHASE IV - PACE
CENTER - NORTH &
SOUTH ELEVATION
As indicated
SHEET NO.
A1-2.02
REPRWAR 2020

