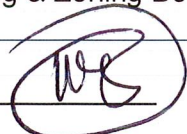





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	November 15, 2018	Application ID:	ZV 2018-09
Project:	SAFStor Pembroke Pines	Project Number:	PRJ 2018-07
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Sunshine Broward Prop Holding LLC	Agent:	Dwayne Dickerson
Location:	Approximately .21 miles west of SW 186 th Avenue on the south side of Pines Boulevard		
Existing Zoning:	Commercial (C-1) Districts w/ Restrictions	Existing Land Use:	Commercial
Reference Applications:	ZC 2018-01(Zoning Change: Approved); SP 2018-11 (Site Plan: Pending)		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2018-02	155.251	78 parking spaces	30 parking spaces
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

Dwayne Dickerson, as agent for owner, is requesting a variance to allow a 30 parking spaces instead of the required 78 parking spaces for a self-storage facility.

Zoning Change (ZC 2018-01) changed the zoning from General Commercial (B-3) to Commercial (C-1) Districts with restrictions for self-storage facility and B-3 Zoning uses only. Site Plan #SP 2018-11 will be scheduled for Planning & Zoning Board consideration at a future meeting.

VARIANCE REQUEST DETAILS:

ZV 2018-09) Allow 30 parking spaces instead the required 78 parking spaces for a self-storage facility.

Code Reference: §155.251 AMOUNT OF OFF-STREET PARKING REQUIRED

Self-Storage: .5 Parking Spaces per 1,000 square feet

VARIANCE DETERMINATION

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and 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

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. 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:

- C) 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
- D) 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

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.

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.

City of Pembroke Pines

Received

Pre Application Meeting Date: _____

Plans for DRC _____

Planner: OCT 4 2018

Indicate the type of application you are applying for:

- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☐ Delegation Request
- ☐ DRI*
- ☐ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☐ Land Use Plan Map Amendment*
- ☐ Miscellaneous
- ☐ Plat*

- ☐ Sign Plan
- ☒ Site Plan*
- ☐ Site Plan Amendment*
- ☐ Special Exception*
- ☐ Variance (Homeowner Residential)
- ☒ Variance (Multifamily, Non-residential)*
- ☐ Zoning Change (Map or PUD)*
- ☐ Zoning Change (Text)
- ☐ Zoning Exception*
- ☐ Deed Restriction

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark **N/A**.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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 - 07 Application #: ZV 2018-09
Date Submitted: 10/4/18 Posted Signs Required: (1) Fees: \$ 2,210

SECTION 1-PROJECT INFORMATION:**Project Name:** SAFStor Pembroke Pines**Project Address:** Pines Blvd, ,Pembroke Pines, FL 33029**Location / Shopping Center:** Along Pines Blvd, approximately .21 miles west of SW 186th Ave & Pines Blvd intersection**Acreage of Property:** 9.14 **Building Square Feet:** 148,518 SF**Flexibility Zone:** N/A **Folio Number(s):** 513913010090; 513913010100**Plat Name:** N/A **Traffic Analysis Zone (TAZ):** **Legal Description:**

Parcel -0090:

FLA FRUIT LANDS CO SUB NO 1 2-17 D 13-51-39 TR 33 E1/2 OF E1/2 LESS RD R/W & LESS E 220,34 E1/2 OF E1/2 LESS E 220,35 E1/2 OF E1/2 LESS E 220

Parcel -0100:

FLA FRUIT LANDS CO SUB NO 1 2-17 D 13-51-39 TRACT 33 W1/2 OF E1/2 LESS RD R/W,34 W1/2 OF E1/2,35 W 1/2 OF E1/2

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: Sunshine Broward Prop Holding LLC

Owner's Address: 8098 W Peterson St Boise ID 83714-2195;
6040 S Durango Dr Suite 105, Las Vegas, NV 89113

Owner's Email Address: _____

Owner's Phone: _____ Owner's Fax: _____

Agent: Dunay, Miskel & Backman, LLP

Contact Person: Dwayne L. Dickerson, Esq.

Agent's Address: 14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432

Agent's Email Address: ddickerson@dmbblaw.com

Agent's Phone: 561-405-3300 Agent's Fax: 561-409-2341

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: General Business(B-3) &
Limited Agricultural(A-1)

Land Use / Density: Commercial

Use: Vacant/ Undeveloped

Plat Name: none

Plat Restrictive Note: none

PROPOSED

Zoning: Commercial(C-1) &
Limited Agricultural (A-1)

Land Use / Density: No change

Use: Self Storage

Plat Name: SAFStor Land Co

Plat Restrictive Note: _____
This plat is restricted to 151,812 square feet of Self
Storage Use and 51,900 square feet of Commercial Use
on Parcel A; and a conservation area on parcel W.

ADJACENT ZONING

North: General Business (B-3)

South: RS-7

East: Commercial (C-1)

West: General Business(B-3);
Limited Agricultural (A-1)

ADJACENT LAND USE PLAN

North: Commercial (C)

South: Low 2 (1-2 du/ac) Residential (L-2)

East: Commercial (C)

West: Agriculture (A)

-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: Section 155.251

Required: Required 78 parking spaces

Request: Proposed 30 parking spaces

Details of Variance, Zoning Appeal, Interpretation Request:

Pursuant to Section 155.251 of the City of Pembroke Pines' Code of Ordinances, self-

storage facilities require .5 spaces for every 1,000 square feet and office space requires

3.5 parking spaces per 1,000 SF. The development requires a total of 78 parking spaces

for the proposed 147,337 SF self-storage facility and 1,181 SF of office space. The site

proposes a total of 30 parking spaces, which include 28 (10'x20') parking spaces and 2

(12'x20') reserved handicap spaces

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)

Site plan approval to permit a three-story 148,518 square foot self-storage facility, which includes 1,181 SF of office. In addition, to a variance request from Section 155.251 to accommodate the proposed 30 parking spaces for a 147,337 SF self-storage facility and 1,181 of office space.

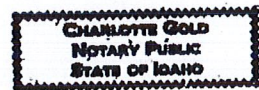
SECTION 7- PROJECT AUTHORIZATION

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.

ANDY PHAM 3-29-2018
Signature of Owner Date

Sworn and Subscribed before me this 21 day
of March, 2018



\$5 CORCA 10-15-2021
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.

Dwight L. Dink 3/22/18
Signature of Agent Date

Sworn and Subscribed before me this 22 day
of March, 2018



0 Ruth McGlynn
Fee Paid Signature of Notary Public My Commission Expires

SUBJECT SITE AERIAL PHOTO

ZV 2018-09 (SAFStore)

