





**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>	November 15, 2018	<b>Application ID:</b>	ZV 2018-10
<b>Project:</b>	Pembroke Pines City Center Perimeter Building P-2 (City Mattress)	<b>Project Number:</b>	PRJ 2017-01
<b>Project Planner:</b>	Dean Piper, Zoning Administrator		
<b>Owner:</b>	Terra City Center Investments LLC	<b>Agent:</b>	Traci Golownia
<b>Location:</b>	10410 Pines Boulevard, Pembroke Pines, FL 33026		
<b>Existing Zoning:</b>	Mixed Use (MXD) District	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	SP 2017-09 (Site Plan: Approved)		
<b>Variance Summary</b>			
<b>Application</b>	<b>Code Section</b>	<b>Required/Allowed</b>	<b>Request</b>
ZV 2018-02	Pembroke Pines City Center MXD Design Guidelines	30' Pines Boulevard Setback	29'-7" Pines Boulevard Setback
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> Board of Adjustments		
<b>Reviewed for the Agenda:</b>	Director: <u></u> Zoning Administrator: <u></u>		

## Project Description / Background

Traci Golownia, as agent for owner, is requesting a variance to allow a 5 inch encroachment into the required 30 foot Pines Boulevard Setback for City Center Building P-2 (City Mattress).

Site Plan #SP 2017-09 was approved showing Building P-2 (City Mattress) located at the required 30' Pines Boulevard Setback. However, when the contractor submitted paperwork for the Certificate of Occupancy, the Final Survey showed Building P-2 encroaching approximately 5 inches into the 30 foot Pines Boulevard Setback.

### VARIANCE REQUEST DETAILS:

**ZV 2018-10)** Encroach 5 inches into required 30 foot Pines Boulevard Setback.

*Code Reference:* Pembroke Pines City Center Mixed-Use Development (MXD) Guidelines.

### 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.*

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: Dean Project #: PRJ 20 17 - 01 Application #: ZV 2018-10

Date Submitted: 10/15/18 Posted Signs Required: (      ) Fees: \$ 2,210\*\*



**SECTION 1-PROJECT INFORMATION:**Project Name: Pines City Center Phase 1Project Address: 10410 Pines BlvdLocation / Shopping Center: Pembroke Pines City Center

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

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514118280014

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

**Legal Description:**Pembroke Pines City Center 176-86 B That 4PT of Parcel  
"A" Desc as Parcel 2 & Parcel 3 in Instr# 113934574

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
	SP2015-15				
6/22/17	SP2017-09	Site Plan	Approved		n/a

## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Terra City Center Investments LLC

Owner's Address: 266 S. Bayshore Dr, Ste 1020 Coconut Grove 33133

Owner's Email Address: traci@bapdesign.com / lcaabrera@terragroup.com  
305-444-7100 Ext 133

Owner's Phone: 305-416-4556 Owner's Fax: \_\_\_\_\_

Agent: Beame Architectural Partnership

Contact Person: Traci Golownia

Agent's Address: 3059 Grand Ave, Suite 440 Coconut Grove 33133

Agent's Email Address: Traci.G@bapdesign.com

Agent's Phone: 305-444-7100 Ext 133 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: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

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

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

### PROPOSED

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

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

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

### ADJACENT ZONING

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

### ADJACENT LAND USE PLAN

North: \_\_\_\_\_

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: City Center MXD Guidelines

Required: 30' Pines Blvd. Setback

Request: 5" encroachment into required setback

Details of Variance, Zoning Appeal, Interpretation Request:

Bldg P2 Encroachment:

Encroachment of 5" into Pines Boulevard -  
Required 30' Building Setback off Pines Boulevard

**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: \_\_\_\_\_

## This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The left edge of the page shows a slight shadow, suggesting it's part of a bound notebook or folder. The paper is otherwise blank, with no handwriting or other markings.



## 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 of Owner

10/1/18  
Date

Sworn and Subscribed before me this 15<sup>th</sup> day

of October, 20 18

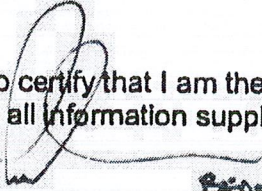
Fee Paid

  
Signature of Notary Public

4/30/2020  
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

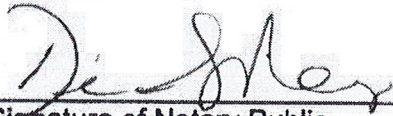
BEAR ARCHITECTURAL PARTNERSHIP  
Date

9/25/2018

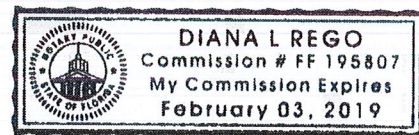
Sworn and Subscribed before me this 25<sup>th</sup> day

of September 2018

Fee Paid

  
Signature of Notary Public

2/3/2019  
My Commission Expires



NORTH LINE

# PINES BOULEVARD (STATE ROAD 820)

200' PUBLIC R/W - (P.B. 176, PG. 86 -B.C.R.)

100'

