




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

Summary

Agenda Date:	December 13, 2018	Application ID:	ZV 2018-12
Project:	Target Center Parking Variance	Project Number:	PRJ 2017-29
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Target Corporation	Agent:	Dwayne Dickerson
Location:	11253 Pines Boulevard, Pembroke Pines, 33026		
Existing Zoning:	General Commercial (B-3) Districts	Existing Land Use:	Commercial
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2018-12	155.251 (A)	897 Parking Spaces	884 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, agent for the owner, is requesting a variance to allow 884 parking spaces where 897 parking spaces are required for the Target Center located on the northwest corner of Pines Boulevard and Hiatus Road. For reference the Target Center includes the Target building, Homegoods, JoAnn Fabrics, City Furniture and recently constructed Target Outbuilding (Starbucks and MOD Pizza).

On August 1, 2018 City Commission passed Ordinance #1904 allowing up to 1% of parking spaces in a center to be used for temporary parking (short term/take out). Code requires that these spaces be surplus and not used for required parking. Based on number of existing parking spaces on site (765 spaces), Target Center could have a maximum of eight (8) temporary parking spaces.

Starbucks, located in the Target Center Outbuilding, was approved for three (3) short term parking spaces located on the south side of the building and Target installed four (4) Pick-Up spaces in front of their store. These four spaces replaced a total of six conventional parking spaces.

During review of Target's pick-up spaces, it was discovered that there are six (6) existing cart corrals located in the parking field, taking up twelve (12) parking spaces. Due to the cart corrals taking away 12 parking spaces, and the loss of two (2) additional parking spaces for the Target Pick-Up spaces, parking provided falls below required parking.

Target has submitted this variance request so the seven temporary parking spaces (Target pick up and Starbucks short term) and existing cart corrals can be permitted.

VARIANCE REQUEST DETAILS:

ZV 2018-11) To allow 884 parking spaces instead of the required 897 parking spaces.

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

(A) Other uses. Minimum parking shall be required as set forth in the matrix below (Note: for reference only – Full Parking Matrix can be viewed online at America Legal Publishing)

VARIANCE DETERMINATION

The Planning and Zoning Board shall not grant any non-single-family variances, permits, or make any decision, finding, and determination unless it first determines that:

1. 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.

2. 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.

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: _____

City of Pembroke Pines

Received

NOV 8 2018

Planning & Economic Development

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:

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 - 29 Application #: 2V2018-12
Date Submitted: 11/08/18 Posted Signs Required: (2) Fees: \$ 2,210

SECTION 1-PROJECT INFORMATION:Project Name: Target Center Parking VarianceProject Address: 11253 Pines Blvd., Pembroke Pines, FL 33026Location / Shopping Center: NWC of Pines Blvd. and Hiatus Rd. / Target CenterAcreage of Property: 10.6 AC Building Square Feet: 125,170 SFFlexibility Zone: N/A Folio Number(s): 5140-1313-0030Plat Name: Pembroke Lakes Regional Center Traffic Analysis Zone (TAZ): N/A
(127-50)

Legal Description:

Please see attached legal description.

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
12/9/93	93-61	Site Plan	Approved		

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Target Corporation

Owner's Address: 1000 Nicollet Mall, TPN 12H, Minneapolis, MN 55403

Owner's Email Address: Laurie.ODonnell@target.com

Owner's Phone: 612-761-1550

Owner's Fax: 612-304-6073

Agent: Dunay, Miskel & Backman, LLP

Contact Person: Dwayne L. Dickerson, Esq.

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

Agent's Email Address: ddickerson@dmbblaw.com

Agent's Phone: 561-405-3356

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: B-3

Land Use / Density: Commercial

Use: Retail/ Shopping Center

Plat Name: Pembroke Lakes Regional Center
(127-50)

Plat Restrictive Note: See Plat

PROPOSED

Zoning: B-3

Land Use / Density: Commercial

Use: Retail/ Shopping Center w/ parking

Plat Name: Pembroke Lakes Regional Center
(127-50)

Plat Restrictive Note: See Plat

ADJACENT ZONING

North: P0-2

South: B-3

East: B-3

West: B-3

ADJACENT LAND USE PLAN

North: Commercial

South: Commercial

East: Commercial

West: Commercial

-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: N/A

Code Section: Section 155.251

Required: 897 Parking Spaces

Request: 884 Parking Spaces

Details of Variance, Zoning Appeal, Interpretation Request:

Variance from Code Section 155.251 to allow for a total of 884 parking spaces where
the City's Code requires 897 parking spaces for a 13 space variance.

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

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

The Target Center is an existing commercial/retail center located in the northwest corner of the intersection at Pines Boulevard and N. Hiatus Road in the City of Pembroke Pines. Target recently implemented mobile pick-up parking spaces. In addition, Starbucks offers reserved parking spaces and a new quick-serve pizza (Mod Pizza) is also proposed adjacent to Starbucks and is anticipated to open before the end of 2018. Together, these actions have resulted in a theoretical shortfall in the parking supply when compared to the requirements in Section 155.251 of the City's Code of Ordinances. A parking study has been provided to analyze the actual parking demands on the property. Based on the analysis, it was concluded that even during peak time periods, there will be a minimum of 439 available parking spaces. Therefore, the subject site will have more than a sufficient number of parking spaces to accommodate the existing retail and restaurant restaurant uses as well as the proposed Mod Pizza restaurant.

SECTION 7- PROJECT AUTHORIZATION

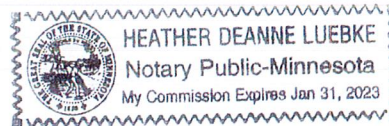
OWNER CERTIFICATION

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.

Target Corporation
[Signature] Date 11-8-18
Signature of Owner Portfolio Manager

Sworn and Subscribed before me this 8 day
of November, 2018

N/A [Signature] 1/31/2023
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] Date 11/8/18
Signature of Agent

Sworn and Subscribed before me this 8th day
of November, 2018

N/A [Signature] 9/13/19
Fee Paid Signature of Notary Public My Commission Expires

