



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

Summary

Agenda Date:	August 8, 2019	Application ID:	ZV 2019-02
Project:	Southport Pembroke Towers	Project Number:	PRJ 2019-09
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	DP Pembroke LLC	Agent:	Mark Rickards
Location:	2201 N University Drive, Pembroke Pines, Florida 33024		
Existing Zoning:	Apartment (R-4) Districts	Existing Land Use:	Residential
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2019-02	155.251(A)	395 parking spaces	188 parking spaces
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustments
Reviewed for the Agenda:	Director:  Zoning Administrator: 		

Project Description / Background

Mark Rickards, as agent for owner, is requesting a variance to allow 188 parking spaces instead of the required 395 parking spaces for the Pembroke Tower Apartments.

The existing Pembroke Tower building and parking were approved through Broward County as a low income, elderly housing project in 1979. In 2011 the City Commission approved land use, rezoning and plat for the parcel granting an additional 100 units on the parcel.

Currently, Pembroke Tower Apartments consists of one building with 100 age-restricted (62 and over) apartment units with fifty (50) parking spaces. The owners of the existing building, and the adjacent vacant parcel, will be submitting a site plan for a proposed 88 unit, age-restricted (62 and over) building to be incorporated with the existing site for a two (2) building, 188 unit, age-restricted complex.

The requested variance would increase the overall parking ratio to one space (1) per dwelling unit, from the existing one half (1/2) space per dwelling unit.

VARIANCE REQUEST DETAILS:

ZV 2019-02) Allow 188 parking spaces instead the required 395 parking spaces for Pembroke Tower Apartments, an age-restricted (62 and over) rental project.

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

(A) Dwelling – multi-family: .2:1 Parking Spaces per unit.

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: April 4, 2019

Plans for DRC _____ Planner: Dean Piper

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 19 - 09 Application #: ZV 2019-02
Date Submitted: 5/23/19 Posted Signs Required: (1) Fees: \$ 2,210.00

SECTION 1-PROJECT INFORMATION:Project Name: Southport Pembroke TowersProject Address: 2201 North University DriveLocation / Shopping Center: University Dr and Taft StAcreage of Property: 4.0 Acres Building Square Feet: 14,655 Sq. FtFlexibility Zone: 15 Folio Number(s): 514110120020, 514110120010Plat Name: A.J. Bendle Sub Traffic Analysis Zone (TAZ): Legal Description: See Attached Full Legal DescriptionPEMBROKE TOWER 101-50 B TRACT A LESS POR DESC AD:BEG SE COR TR "A",W 204.80, N 330.53, E 204.80, S 330.49 TO POB

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
9.21.2010				ORDINANCE # 2009-24 # 1677	SEE ATTACHED

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: DP PEMBROKE LLC

Owner's Address: 5403 W GRAY ST, TAMPA, FLORIDA 33609

Owner's Email Address: SSECKINGER@SPHOME.COM

Owner's Phone: 813-288-6988 Owner's Fax: _____

Agent: KIMLEY-HORN

Contact Person: MARK RICKARDS

Agent's Address: 1615 SOUTH CONGRESS AVE SUITE 201

Agent's Email Address: MARK.RICKARDS@KIMLEY-HORN.COM

Agent's Phone: 561-404-7244 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: R- 25

Land Use / Density: _____

Use: APARTMENT

Plat Name: PEMBROKE TOWER

Plat Restrictive Note: _____

AGE RESTRICTIVE

PROPOSED

Zoning: R-4

Land Use / Density: _____

Use: APARTMENT

Plat Name: PEMBROKE TOWER

Plat Restrictive Note: _____

AGE RESTRICTIVE

ADJACENT ZONING

North: A-1

South: R-4

East: PUD

West: A-1

ADJACENT LAND USE PLAN

North: LOW (5) RESIDENTIAL

South: LOW (5) RESIDENTIAL

East: LOW (5) RESIDENTIAL

West: LOW (5) 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: SECTION 155.251 (A)

Required: 395 PARKING SPACES FOR MULTI-FAMILY UNIT

Request: PARKING VARIANCE FOR 188 PARKING SPACES

Details of Variance, Zoning Appeal, Interpretation Request:

SEE ATTACHED PARKING VARIANCE ANALYSIS AND JUSTIFICATION STATEMENT

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 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]
Signature of Owner

Date

Sworn and Subscribed before me this 24th day

of January, 20 19

Fee Paid

[Signature]
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]
Signature of Agent

5.22.2019
Date

Sworn and Subscribed before me this 22 day

of May, 20 19

Fee Paid

[Signature]
Signature of Notary Public

July 17, 2022
My Commission Expires





May 22, 2019

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

Re: Pembroke Towers Senior Housing Project

The property at 2201 N University Drive, Pembroke Towers, is a 5-story apartment building owned by DP Pembroke LLC. Pembroke Towers is composed of 100 age-restricted apartment units with an age restriction (62 and over). The adjacent parcel is currently vacant with plans to add another 88 units. The proposed redevelopment will add an additional building with 88 new units. The two parcels (514110120020 and 514110120010) make up a total of 4 acres. They are zoned High (25-50) residential.

Parking at the existing development consists of 50 spaces for the 100 units, which is an existing nonconforming ratio of 0.5 spaces per unit with no provision of guest spaces the proposed addition would include the redevelopment of the adjacent vacant parcel with an additional 88 units and provide an additional 138 spaces for a total of 188 parking spaces on site. Section 155.251 provides for a residential parking requirement for multi-family uses of 2.1 spaces per unit. That redevelopment reduces the nonconformity of the existing development, creating a net parking ratio of one space per unit, but Section 155.251 provides for a residential parking requirement for multi-family uses of 2.1 spaces per unit, which would require the provision of 395 spaces for 188 units.

Section	Required Parking	Provided Parking	Variance
155.251	395 spaces (2.1 space per unit @ 188 units)	188 spaces (1 space per unit @ 188 units)	207 spaces

The variance request is mitigated by several factors that make this specific request unique and worthy of consideration for the granting of a variance; which include the following:

- The project has been restricted to persons over the age of 62. This restriction has a direct influence on the amount of vehicular traffic and parking.
- There is no parking requirement for an age-restricted multi-family building in the City Zoning Code, and many jurisdictions recognize that as residents age out of being a daily driver, and in some cases do not drive at all, the parking requirements should adjust to this new stage of life, from a pragmatic standpoint.

- Parking Observations - Kimley-Horn conducted a parking analysis in February 2019 to observe and quantify parking habits and to quantify specific counts, which were conducted on a weekday and weekend. The analysis is attached in full; with a conclusion provided that the existing parking spots and anticipated parking spots with the new development will meet the demands on the Southport Pembroke Towers with a surplus of 72 spots.
- Alternate means of transportation –In addition to parking residents at Southport Pembroke Towers can access the Broward County Transit Bus System. Located 0.2 miles away from Pembroke Towers is the University D/Pasadena bus stop. This stop provides residents access to two routes which are part of three route schedules located in the city of Pembroke Pines. ADA access is provided on Broward County Transit.

Due to the specific nature of this redevelopment and supporting evidence we feel that a parking variance should be granted from City of Pembroke Pines for 207 spaces. This is based on the age restriction and the observed parking utilization on site.

Best Regards;



Mark Rickards, AICP

May 22, 2019

Mr. Dean Piper
City of Pembroke Pines Department of Planning and Economic Development
601 City Center Way, 3rd Floor
Pembroke Pines, Florida 33025

RE: **Southport Pembroke Towers**
Pembroke Pines, Florida 33024
Parking Variance Analysis

Dear Mr. Piper:

Pursuant to our conversations with the City of Pembroke Pines (City) Planning and Economic Development Department staff, the purpose of this letter is to request a parking variance for the proposed Southport Pembroke Towers redevelopment located at 2201 North University Drive, Pembroke Pines, Florida. Currently, the site is occupied by a 100 age-restricted (62 and over) apartment units. The proposed redevelopment plans to include 88 additional age-restricted apartment units for a total of 188 age-restricted apartment units.

City of Pembroke Pines Parking Requirement

Table 1 provides the parking requirements per the City of Pembroke Pines Zoning Code as stated in section 155.251 (Amount of Off-Street Parking Required). Currently, there are 50 spaces provided on-site for 100 units. The development plans include the addition of 88 units and 138 parking spaces for a total of 188 units and 188 parking spaces. Per the City Zoning Code, 2.1 spaces are required per a multi-family unit, which equates to a parking requirement of 395 spaces and a deficit of 207 spaces for the proposed redevelopment.

Table 1: City Zoning Code Parking Requirements Analysis

	Multi-Family Units ⁽¹⁾	Parking Spaces	Parking Code ⁽¹⁾	Parking Requirement
Existing	100	50	2.1 per unit	210
Proposed	88	138		185
Total	188	188		395
Parking Surplus/(Deficit)				(207)

¹ Parking requirement for assisted multi-family per Section 155.251 of City of Pembroke Pines Zoning Code

Parking Occupancy Counts

There is no parking requirement for an age-restrictive multi-family building in the City Zoning Code. However, there is a parking requirement for assisted living facilities, special residential, and nursing homes, which is 0.5 spaces per room. As an age-restricted building, Southport Pembroke Towers may generate parking activity more similar to an assisted living facility than a typical multi-family building.

In order to identify the true parking activity and needs at Southport Pembroke Towers, hourly parking occupancy counts were conducted during a typical weekday and Saturday between 5:00 a.m. and 4:00 p.m. The counts were conducted on Saturday, February 16th and Tuesday, February 19th, 2019. A parking inventory survey was also conducted, which determined there are 50 spaces. **Table 2** provides a summary of the parking occupancy counts. The counts are summarized between residents and staff/visitors since resident parking is reserved. Based on the count, the peak resident parking demand is at multiple times when 36 of the 42 spaces are occupied. There are only 8 spaces designated for staff and visitors, but there is a peak occupancy of 19 vehicles at 12:00 p.m. during the Saturday count.

Table 2: Parking Occupancy Counts

Saturday, February 16, 2019							
Time	Resident	Handicap	Visitor	Manager Parking	Staff Only	Other	Visitor/Staff Totals
Spaces	42	2	4	1	1	-	8
5:00 AM	36	2	2	0	0	3	7
6:00 AM	36	2	2	0	0	3	7
7:00 AM	35	2	2	0	1	3	8
8:00 AM	34	2	3	0	1	3	9
9:00 AM	33	2	3	0	1	4	10
10:00 AM	29	2	2	0	1	7	12
11:00 AM	25	2	4	0	1	9	16
12:00 PM	24	2	4	1	1	11	19
1:00 PM	22	2	3	1	1	10	17
2:00 PM	25	2	4	1	1	10	18
3:00 PM	28	2	2	1	0	10	15
4:00 PM	29	2	1	1	1	9	14
NOTES: 1.No cars parked outside the lot and walk to the apartments building. 2.Most of the other parking was on the southern border.							

Tuesday, February 19, 2019							
Time	Resident	Handicap	Visitor	Manager Parking	Staff Only	Other	Visitor/Staff Totals
Spaces	42	2	4	1	1	-	8
5:00 AM	36	2	2	0	0	3	7
6:00 AM	36	2	2	0	0	3	7
7:00 AM	36	2	1	0	0	3	6
8:00 AM	31	2	3	1	1	4	11
9:00 AM	29	2	3	1	1	6	13
10:00 AM	28	2	4	1	1	8	16
11:00 AM	30	2	4	1	1	10	18
12:00 PM	28	1	3	1	1	10	16
1:00 PM	29	2	3	1	1	7	14
2:00 PM	26	1	3	1	1	10	16
3:00 PM	28	1	2	1	1	6	11
4:00 PM	32	1	2	1	1	7	12
NOTES: 1.No cars parked outside the lot and walk to the apartments building. 2.Most of the other parking was on the southern border.							

Parking Demand Analysis

A parking demand analysis was conducted to determine the number of parking spaces needed to support residents and visitor/staff parking for the proposed redevelopment of the Southport Pembroke Towers. Since resident parking is reserved it was analyzed separately from staff/visitor parking. A 10% seasonality factor was applied to both resident and staff/visitor parking to account for any surges in parking demand and to provide an extra level of convenience for each user to help prevent frustration with locating an available space. Accounting for a 10% seasonality factor provides an extra level of assurance that adequate parking is being provided to support future demand.

Table 3 provides an assessment of the projected parking demand for both residents and staff/visitors and the overall parking surplus/deficit. With a total of 188 units, it is projected that 116 parking spaces are needed to support both the resident and visitor/staff parking needs. This analysis assumes that resident parking is reserved and not available for visitors or staff. If a total of 188 parking spaces are provided there is a projected surplus of 72 parking spaces at Southport Pembroke Towers.

Table 3: Future Parking Needs Analysis

User Type	Parking Demand ⁽¹⁾	Peak Parking Demand ⁽²⁾	Parking Demand Ratio per Unit ⁽³⁾	Peak Parking Demand ⁽⁴⁾
Resident	36	40	0.40	76
Staff/Visitor	19	21	0.21	40
Total Parking Needs				116
Total Proposed Parking Inventory				188
Parking Surplus/(Deficit)				72

¹ Based on parking occupancy counts

² Assumed a 10% seasonality factor

³ Calculated from peak parking demand and number of occupied units (100)

⁴ Calculated from parking demand ratio and number of total proposed units (188)

Conclusions

A parking needs analysis was performed for Southport Pembroke Towers to determine if adequate parking is planned for the proposed addition of 88 age-restricted units. There is no parking requirement stated in the City Zoning Code for age-restricted multi-family buildings. A parking variance is being requested which is based on actual parking utilization and future parking needs. Parking occupancy counts were conducted during a typical weekday and weekend to determine the current utilization and projected parking needs with the redevelopment to a total of 188 age-restricted units. It is estimated that a total of 116 parking spaces are needed to support the future parking demand at Southport Pembroke Towers. This parking needs projection accounts for providing reserved parking for residents and a 10% seasonality factor.

A parking variance of 279 spaces is being requested. Based on the City Zoning Code, there is a parking requirement for 395 spaces and there are 188 total spaces planned, but only a need for 116 spaces. Based on the future parking demand analysis for the site (Table 3), a 188 parking spaces would provide a surplus of 72 spaces at Southport Pembroke Towers.

Please review this analysis and let us know if you have any questions.

Very truly yours,



KIMLEY-HORN AND ASSOCIATES, INC.

David Taxman, P.E.
Project Manager

Copy to:

Mark T. Rickards, AICP, Kimley-Horn
Sarah Pardue, Kimley-Horn