



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

Summary

Agenda Date:	September 12, 2019	Application ID:	ZV 2019-05
Project:	Holiday Showplace Plaza	Project Number:	PRJ 2019-12
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Holiday Showplace, Inc.	Agent:	Angela Martin
Location:	9101-9163 Taft Street, Pembroke Pines, Florida 33024		
Existing Zoning:	Community Business (B-2) Districts	Existing Land Use:	Commercial
Reference Applications:	N/A		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2019-05	155.251 (A)	139 parking spaces	124 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

Angela Martin, as agent for owner, is requesting a variance to allow the existing 124 parking spaces instead of the code required 139 parking spaces for Holiday Showplace Plaza. This plaza was built in 1976 (SP 74-05) and is considered existing legal non-conforming. Parking requirements and means of evaluating required parking have changed since the project was originally developed.

Proposed variance request would bring existing conditions into compliance, allow for minimal flexibility in future tenant mix without creating future parking issues. The existing parking chart showing required parking is included with attached Variance Request Application.

Due to the incorrect number of required parking spaces being used in the original public notice and advertising, this item was deferred from the August 8, 2019 meeting to this meeting.

VARIANCE REQUEST DETAILS:

ZV 2019-05) Allow 124 parking spaces instead the required 139 parking spaces for Holiday Showplace Plaza.

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

(A) Other uses. Minimum parking shall be required as set forth in Parking Chart.
(attached)

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 Division Unified Development Application

Planning and Economic Development
Building -B, Third Floor
10100 Pines Boulevard
Pembroke Pines, FL 33026
Phone: (954) 435-6513
Fax: (954) 435-6546
<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: 7/1/2019

Plans for DRC _____ Planner: Dean

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 Number: PRJ 2019-12
2U 2019-05

Date Submitted: 7/2/19

Posted Signs Required: 2

Fees: \$ 2,210.00

SECTION 1-PROJECT INFORMATION:Project Name: Holiday Sharplace, Inc.Project Address: 9101-9103 Taft StreetLocation / Shopping Center: 9101-9103 Taft StreetAcreage of Property: _____ Building Square Feet: 32677Flexibility Zone: _____ Folio Number(s): 514108020840

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

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

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Holiday Shawplace, Inc.

Owner's Address: 4313 Hollywood Blvd. Ste 201 Hollywood, FL 33021

Owner's Email Address: angela.c.martin@aol.com

Owner's Phone: 954-983-6663 Owner's Fax: _____

Agent: _____

Contact Person: Angela Martin

Agent's Address: 4313 Hollywood Blvd Ste 201 Hollywood, FL 33021

Agent's Email Address: angela.c.martin@aol.com

Agent's Phone: 954-983-6663 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: 155.251(A)

Required: 133 Parking Spaces

Request: 124 Parking Spaces

Details of Variance, Zoning Appeal, Interpretation Request:

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: _____

§ 155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.

The off-street parking required by this subchapter shall be provided and maintained on the basis of the following minimum requirements:

(A) Other uses. Minimum parking shall be required as set forth in the matrix below.

<i>Residential Uses</i>	<i>Requirement</i>
Assisted living facility or special residential or nursing home	0.5 space per room
College dormitory	1 space per bed
Dwelling - mobile home	2 spaces per unit (16 feet x 20 feet or 9 feet x 35 feet)
Dwelling - multi-family	2.1 spaces per unit (See division (E) below)
Dwelling - single-family	2 spaces per unit (16 feet x 20 feet)
Dwelling - two-family	2 spaces per unit (20 feet x 20 feet)
Hotel or motel (limited service)	1 space per room
Hotel (full service)	1.25 spaces per room (See division (F) below)

<i>Commercial Uses</i>	<i>Requirement</i>
Airport - hangar	1 space per hangar (up to 50% interior)
Airport - tie down	1 space per every 5 tie-downs
Auto dealer showroom	1.5 spaces for every 1,000 sq. ft.
Bank	3.5 spaces for every 1,000 sq. ft.
Car wash	See § 155.149(B)(10)
Day care center	3 spaces for every 1,000 sq. ft.
Hotel or motel (limited service)	1 space per room
Hotel (full service)	1.25 spaces per room (See division (F) below)
Industrial - manufacturing	1.5 spaces for every 1,000 sq. ft.
Industrial - warehouse or wholesale	1 space for every 1,000 sq. ft.
Instructional services	3.5 spaces for every 1,000 sq. ft.
Medical - general	5.75 spaces for every 1,000 sq. ft.
Medical - hospital	2.5 spaces for every 1,000 sq. ft.
Medical - specialized	3.5 spaces for every 1,000 sq. ft.
Mortuary or funeral home	5 spaces for every 1,000 sq. ft.
Movie theater - freestanding	1 space for every 3 seats
Movie theater - in line	1 space for every 5 seats
Office	3.5 spaces for every 1,000 sq. ft.
Office - call center	10 spaces for every 1,000 sq. ft.
Personal services	3.5 spaces for every 1,000 sq. ft.

Places of assembly	5 spaces for every 1,000 sq. ft.
Recreation - bowling alley	7 spaces per lane
Recreation - fitness center or gymnasium	7 spaces for every 1,000 sq. ft.
Religious institution	8.5 spaces for every 1,000 sq. ft.
Restaurant	10 spaces for every 1,000 sq. ft.
Restaurant - take out or outdoor dining	20 spaces for every 1,000 sq. ft. of customer service area
Retail - general	3.5 spaces for every 1,000 sq. ft.
Retail - home improvement center	3 spaces for every 1,000 sq. ft.
School - elementary or middle	20% of "population"
School - high	30% of "population"
School - university or college	35% of "population"
Self-storage	0.5 spaces for every 1,000 sq. ft.
Stadium or arena	1 space for every 3 seats

(B) Uses not specifically mentioned. The requirements for off-street parking for any uses not specifically mentioned in this section shall be the same as provided in this section for the use most similar to the one sought, it being the intent to require all uses except agricultural to provide off-street parking.

(C) Fractional measurements. When units or measurements determining number of required off- street parking spaces result in requirement of fractional space, any fraction shall require a full off-street parking space.

(D) Mixed uses. In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately, and off-street parking space for one use shall not be considered as providing the required off- street parking for any other use.

(E) Dwelling, multiple-family. 2.1 parking spaces for each dwelling unit.

(1) Dwelling, multiple-family of 30 units or more per development. 2.1 parking spaces for each dwelling unit,.

(a) However, the City Commission, upon recommendation of the Planning and Zoning Board may, pursuant to application filed with the Planning and Zoning Board, authorize up to one-half parking space for each dwelling unit of the two parking spaces hereby required, to be maintained in reserve, in a grassed-over or landscaped condition rather than paved, subject to the further and future requirement of the City Commission that the reserve space, or any portion thereof, shall be paved, lined, and marked in the event and at such time as the City Commission shall determine that the additional, paved parking space is required to provide adequate parking for the occupants and guests of the dwelling.

(b) In considering an application filed pursuant to the provisions hereof to leave and maintain a portion of the required parking space in reserve in a grassed or landscaped condition, the City Commission shall consider:

1. Whether it can reasonably be anticipated that any appreciable number of units will be occupied by singles.
2. Whether it can reasonably be anticipated that any appreciable number of units will be occupied by retired persons.

3. The desirability of additional grassed or landscaped areas for drainage and aesthetic purposes.

4. Such other factors as the board and the City Commission may deem relevant.

(c) The City Commission shall require, as a condition of granting any such application, a recordable covenant, executed by all owners of the real estate affected, providing for the paving, lining, and marking of the reserved area, or any portion thereof, by the owner of the property at the direction of the City Commission; and further providing that in the event of the failure of the owner thereof to properly pave, line, and mark the reserved area within 90 days after being so required by the City Commission, that the paving, striping, and marking be accomplished by the city at the cost and expense of the owner of the property, which cost shall constitute a lien upon the real property for the cost and expense, together with all costs incurred by the city in enforcing the lien. In the event that the land is subsequently developed as a condominium complex, the covenant referred to herein shall be included in the condominium documents required to be given the condominium purchasers, and shall be binding upon the condominium association and all condominium owners; and a lien shall be enforceable against all condominium units.


(F) Full service hotels. Full service hotels are generally mid-price, upscale or luxury hotels with a restaurant, lounge facilities and meeting space as well as minimum service levels often including bell service and room service. Parking requirements for full service hotels will be subject to a review of the ancillary services offered.

(G) Measurement. For the purpose of this subchapter, **FLOOR AREA** shall mean the gross floor area inside of the exterior walls; in hospitals, bassinets shall not count as beds. In stadiums, sport arenas, churches, and other places of assembly in which occupants utilize benches, pews, or other similar seating facilities, each 20 lineal inches of those seating facilities shall be counted as one seat for the purpose of computing off-street parking requirements.

(‘69 Code, App. A § 9.3) (Ord. 218, passed 10-23-69; Am. Ord. 450, passed 9-6-77; Am. Ord. 488, passed 1-22-79; Am. Ord. 662, passed 6-15-83; Am. Ord. 1114, passed 2-1-95; Am. Ord. 1121, passed 5-17-95; Am. Ord. 1171, passed 8-7-96; Am. Ord. 1452, passed 8-6-03; Am. Ord. 1738, passed 9-19-12) Penalty, see § 155.999

OWNER CERTIFICATION

Signature of Owner Kurt Meyer Date 6/17/19

 Angela C. Martin
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF994402
Expires 5/18/2020

AGENT CERTIFICATION

Signature of Agent Angela C Martin Date 7/2/19

SHERYL MCCOY
MY COMMISSION # FF 917746
EXPIRES: December 5, 2019
Bonded Thru Notary Public Underwriters

Fee Paid n/a Signature of Notary Public [Signature] My Commission Expires 12/05/2019

Holiday Showplace, Inc.
4313 Hollywood Blvd. Suite 201
Hollywood, FL 33021
(954) 983-6663 Phone (954) 963-5930

To whom it may concern,

Holiday Showplace, Inc. is requesting a parking variance for property locate at 9101-9163 Taft Street, Pembroke Pines, FL 33024.

Pembroke Pines code requires 139 parking spaces for the center
There are 124 existing spaces for the center

In reality, based on the actual use during tenant business hours parking is adequate. (Chart with business hours for each day of the week and photos included)

With the granted variance, any future businesses opening at the center will be like for like usage.

Thank you for your consideration.

Best regards,

Angela Martin

Holiday Showplace, Inc.
9101-9163 Taft Street
Pembroke Pines, FL 33024

July 2nd Tuesday
10:00 AM



Holiday Showplace, Inc.
9101-9163 Taft Street
Pembroke Pines, FL 33024

July 9th Tuesday
3:00 PM



Holiday Showplace, Inc.
9101-9163 Taft Street
Pembroke Pines, FL 33024

July 14th Sunday
7:30 PM





Shopping Center Name: HOLIDAY SHOWPLACE			Zoning: B-2			FOLIO: 514108020840			Updated on: 1/31/2017										
Shopping Center Address Range: 9101-9163 Taft Street			Management Company Name: Angela Martin			Company Phone #: 954-478-5774 / angela.c.martin@aol.com													
Bay #	Tenant	Use	G.S.F.	N.S.F.	Retail/Office (3.5/1000)	Required parking	Medical General (5.75/1000)	Required parking	Assembly (5/1000)	Required parking	Restaurant (10/1000)	Required parking	Rest CSA (1/50)	Required parking	Church (8.5/1000)	Required parking	Other	Required Parking	Total Parking
9163	FOOD STORE	RETAIL	2,400.0	2,227.0	2,227.0	7.8		0.0		0.0				0.0		0.0			7.8
9157	MARIO PIZZA	RESTAURANT	1,500.0	1,436.0		0.0		0.0		0.0	1,436.0	14.4		0.0		0.0			14.4
9155	KINGDON TAX PRO	OFFICE	900.0	851.0	851.0	3.0						0.0		0.0		0.0			3.0
9153	VACANT	RETAIL	600.0	559.0	559.0	2.0		0.0		0.0				0.0		0.0			2.0
9151	HIS CITY BARBER SHOP	PERSONAL SERVICES	900.0	851.0	851.0	3.0		0.0		0.0				0.0		0.0			3.0
9149	LUC NAILS	PERSONAL SERVICES	900.0	851.0	851.0	3.0		0.0		0.0				0.0		0.0			3.0
9147	CHURCH	CHURCH	1,200.0	1,200.0		0.0						0.0		0.0	1,200.0	10.2			10.2
9143-45	GLIMMER OF LIFE	OFFICE	2,400.0	2,400.0	2,400.0	8.4		0.0		0.0				0.0		0.0			8.4
9141	VACANT	PROPOSED OFFICE	1,500.0	1,500.0	1,500.0	5.3								0.0		0.0			5.3
9139	VACANT	PROPOSED OFFICE	900.0	900.0	900.0	3.2		0.0		0.0				0.0		0.0			3.2
9137	Charm Spa	PROPOSED OFFICE	1,200.0	1,200.0	1,200.0	4.2								0.0		0.0			4.2
9135	EXTENSION HAIR AND NAILS SALON	PERSONAL SERVICES	900.0	851.0	851.0	3.0		0.0		0.0				0.0		0.0			3.0
9133	YDALIA'S HAIR SALON	PERSONAL SERVICES	1,200.0	1,143.0	1,143.0	4.0		0.0		0.0				0.0		0.0			4.0
9131	DIAMOND GRAPHICS & SPORTS	RETAIL	900.0	851.0	851.0	3.0		0.0		0.0				0.0		0.0			3.0
9129	CORAL KINGDOM	RETAIL	900.0	851.0	851.0	3.0		0.0		0.0				0.0		0.0			3.0
9127	INSURE 4 LESS	OFFICE	1,200.0	1,167.0	1,167.0	4.1		0.0		0.0				0.0		0.0			4.1
9125	MILLENIUM PRINTING	RETAIL	978.0	927.0	927.0	3.2								0.0		0.0			3.2
9123	I RESTORE & REPAIR	RETAIL	832.0	785.0	785.0	2.7		0.0		0.0				0.0		0.0			2.7
9121	PASADENA INN	RESTAURANT	900.0	851.0		0.0		0.0		0.0	851.0	8.5		0.0		0.0			8.5
9119	PUNTA CANA	RESTAURANT	1,500.0	1,402.0		0.0		0.0		0.0	1,402.0	14.0		0.0		0.0			14.0
9117	PARADISE ADULT DAY CARE	DAY CARE	1,500.0	1,402.0		0.0		0.0		0.0				0.0		0.0	1,402.0	4.2	4.2
9113-15		DAY CARE	2,100.0	2,040.0		0.0								0.0		0.0	2,040.0	6.1	6.1
9109-11	VACANT (Fire damaged)	SPECIALIZED MEDICAL	1,800.0	1,728.0	1,728.0	6.0		0.0		0.0				0.0		0.0			6.0
9107	LOURDES CATERING & PARTY RENTAL	OFFICE	900.0	851.0	851.0	3.0		0.0		0.0				0.0		0.0			3.0
9105	LOVABLE FAMILY HOME CARE SRVCS	OFFICE	900.0	851.0	851.0	3.0		0.0		0.0				0.0		0.0			3.0
9103			900.0	851.0	851.0	3.0													3.0
9101			900.0	851.0	851.0	3.0		0.0		0.0		0.0			0.0		0.0		
Total			32,710.0	31,377.0	23,046.0	80.7	0.0	0.0	0.0	0.0	3,689.0	36.9	0.0	0.0	1,200.0	10.2	3,442.0	10.3	138.1
														TOTAL NUMBER OF EXISTING SPACES*				133.0	
														NUMBER OF REMAINING SPACES				-5.1	
														*Variance #ZV 2019					

SUBJECT SITE AERIAL PHOTO

Holiday Showplace Plaza variance request

(ZV 2019 - 05)

