





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

Summary

Agenda Date:	January 23, 2020	Application ID:	ZV 2019-15
Project:	Flamingo Road Business Center	Project Number:	PRJ 2019-20
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Family Flamingo 12320, LLC	Agent:	Moe Azar
Location:	Generally located at SEC of Flamingo Road and NW 18th Street Pembroke Pines, Florida 33026		
Existing Zoning:	B-3 General Business	Existing Land Use:	Commercial
Reference Applications:	SP 2017-16 / ZV 2017-06		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2019-15	155.149	15'-0" Front/Street Side Landscape Buffer	9'-0" Front/Street West Side Landscape Buffer
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

Moe Azar, Saltz Michelson Architects (as agent), is requesting a variance for the Flamingo Road Business Center to allow a 9'-0" front/street side landscaped buffer along the west side of the property instead of the required 15' front/street side landscaped buffer

On April 27, 2017 the Planning & Zoning Board approved Variance #ZV 2017-06 allowing a 14' Landscape Buffer along the west side property line instead of the required 15' landscape buffer. Exhibits submitted with this variance request and the proposed Site Plan (SP 2017-16) showed this Landscape Buffer as existing at 14' wide.

However, when the final survey was submitted to receive a Certificate of Occupancy for the building at this location, this Landscape Buffer was shown at 9' wide. Review of Broward County Property Appraiser web site aerials revealed this buffer was always existing at nine (9) feet wide and it was determined that the documentation submitted for the variance and site plan approvals was incorrect.

The agent for this project has submitted Variance request ZV 2019-15 to correct this error.

VARIANCE REQUEST DETAILS:

ZV 2019-15 Allow a 9'-0" landscape buffer along the west side (street side yard) of the property instead of the required 15' landscaped buffers.

Code Reference: § 155.149 General Business (B-3) Districts:

G)(4) Front and street side yards. The first fifteen feet of all front and street side yards adjacent to the property line shall be fully landscaped with sod, ground shrubbery, and trees, except where crossed by permitted access driveways or walkways. The balance of the required yards may be used for parking.

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: _____

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 - 20 Application #: ZV 2019-15

Date Submitted: 11/14/19 Posted Signs Required: (____) Fees: \$ 2,251

SECTION 1-PROJECT INFORMATION:Project Name: 1753-1771 N. Flamingo Road Business CenterProject Address: 1753-1771 North Flamingo Road, Pembroke Pines, FL 33026Location / Shopping Center: Southeast corner of Flamingo Road & Northwest 18th StreetAcreage of Property: 1.276 more or less Building Square Feet: Building 1: 3,726 sq. ft.
Building 2: 6,007 sq. ft.Flexibility Zone: N/A Folio Number(s): 514012010015Plat Name: N/A Traffic Analysis Zone (TAZ): N/ALegal Description: See attached (Exhibit "A")

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
Application Submitted: February 16, 2017	Unified Development Application - Variance	Variances (5)	Approved by Planning & Zoning Board on April 27, 2017	ZV2017-05-09	None

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Family Flamingo 12320, LLC

Owner's Address: PO Box 126356, Hialeah, FL 33012

Owner's Email Address: Alex@FPISecurity.com

Owner's Phone: 305-772-8102 Owner's Fax: N/A

Agent: Saltz Michelson Architects

Contact Person: Moe Azar

Agent's Address: 3501 Griffin Road, Fort Lauderdale, FL 33312

Agent's Email Address: Mazar@saltzmichelson.com

Agent's Phone: 954-266-2700 Agent's Fax: N/A

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 General Business

Land Use / Density: Commercial

Use: Commercial Building

Plat Name: N/A

Plat Restrictive Note: N/A

PROPOSED

Zoning: B-3 General Business

Land Use / Density: Commercial

Use: Commercial Building

Plat Name: N/A

Plat Restrictive Note: N/A

ADJACENT ZONING

North: B-3 General Business

South: B-3 General Business

East: B-3 General Business

West: PUD

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: SP 2017-16 / ZV 2017-06

Code Section: 155.149 (6)(4)

Required: 15' Front/Street Side yard buffer

Request: 9' Front/Street West side yard buffer

Details of Variance, Zoning Appeal, Interpretation Request:

N/A - See Attached

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)

Description of Project attached hereto as Exhibit "B"

EXHIBIT "A"

Legal Description

A portion of Tracts 19 and 20 in Section 12, Township 51 South, Range 40 East of the EVERGLADES SUGAR AND LAND COMPANY'S SUBDIVISION, as recorded in Plat Book 2, Page 39, of the Public Records of Miami-Dade County, Florida, and more particularly described as follows:

Commence at the Southwest corner of the Northwest one quarter (NW 1/4) of said Section 12; thence North 0° 26' 16" East along the West line of the said Northwest one-quarter (NW 1/4) of Section 12 for a distance of 448.01 feet; thence South 88° 13' 38" East for a distance of 204.06 feet to the Point of Beginning of the following described parcel of land; thence continue South 88° 13' 38" East for a distance of 175.00 feet; thence South 0° 26' 16" West for a distance of 195.00 feet; thence North 88° 13' 38" West for a distance of 175.00 feet; thence North 0° 26' 16" East along a line that is 204.00 feet East of and parallel with the West line of the said Northwest one-quarter (NW 1/4) of Section 12 for a distance of 195.00 feet to the Point of Beginning; said lands lying and being in Broward County, Florida.

Exhibit "B"
Description of Project

This variance request is for the following:

Reduction of previously approved variance of landscape buffer of 14'-0" to 9'-0" on the west side due to existing field conditions. Please see attached site plan.

SECTION 7- PROJECT AUTHORIZATION

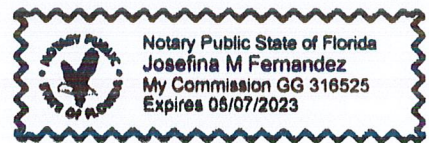
OWNER CERTIFICATION

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

11-07-19
Date

Sworn and Subscribed before me this 7 day
of November, 2019



Fee Paid

[Signature]
Signature of Notary Public

25-07-2023
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

11-10-2019
Date

Sworn and Subscribed before me this 13th day
of November, 2019

\$0

Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires



SANDRA M MACDONALD
Commission # GG 245348
Expires November 11, 2022
Bonded Thru Budget Notary Services



