





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

Summary

Agenda Date:	October 14, 2021	Application ID:	ZV 2021-10
Project:	Proposed Grocer	Project Number:	PRJ 2021-06
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Pembroke Pines 2, LLC	Agent:	Tayler Parker, PE Bohler Engineering
Location:	11470 Pines Boulevard, Pembroke Pines, Florida 33026		
Existing Zoning:	General Business (B-3)	Existing Land Use:	Commercial
Reference Applications:	SP 2021-05		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2021-10	Section 155.608 Short-Term Parking	Short-Term Parking Allow 1% of Total Parking Spaces on Site (4 Spaces Allowed)	Short-Term Parking Allow 5% of Total Parking Spaces on Site (20 Spaces Requested)
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:

Bohler Engineering, as agent for Pembroke Pines 2, LLC, is requesting Zoning Variance #ZV 2021-10 to allow 5% Short-Term Parking spaces (20 spaces) at Best Buy Plaza. 10 spaces would be designated for Proposed Grocer and 10 spaces would be designated to Best Buy.

Proposed Site Plan #SP 2021-05, showing all details of Proposed Grocer, will be heard by the Board later on this agenda.

VARIANCE REQUEST DETAILS:

ZV 2021-10)

§ 155.608 SHORT-TERM PARKING

(A) Short-term parking may be permitted within multi-tenant non-residential shopping centers.

2. Multi-tenant shopping centers, office parks or industrial parks may be allotted up to 1% of the total parking on site to be used for short-term parking space. Short-term parking in a multi-tenant shopping center must be distributed throughout the parking area of the shopping center.

VARIANCE DETERMINATION:

The Planning & Zoning Board shall not grant any non-single-family residential 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 non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) 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) 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) 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



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 21 - 06 Application #: 2V 2021-10
Date Submitted: 07/20/21 Posted Signs Required: 5^{on} Fees: \$ 2,258

SECTION 1-PROJECT INFORMATION:Project Name: Proposed GrocerProject Address: 11470 Pines Boulevard Pembroke Pines, FL 33026Location / Shopping Center: Best Buy / Bed Bath & Beyond / Party City Shopping CenterAcreage of Property: _____ Building Square Feet: approx. 49,978 SFFlexibility Zone: _____ Folio Number(s): 5140-13-16-0031Plat Name: Nasher Plat Traffic Analysis Zone (TAZ): _____Legal Description: See attached.

_____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: Pembroke Pines 2, LLC

Owner's Address: 17100 Collins Avenue, Suite 225 Sunny Isles Beach, FL 33160

Owner's Email Address: azidar@rkcenters.com

Owner's Phone: (305) 949-4110

Owner's Fax: (305) 948-3410

Agent: Bohler Engineering

Contact Person: Taylor Parker, PE

Agent's Address: 200 South Biscayne Boulevard, 20th Floor, Miami, FL 33131

Agent's Email Address: tparker@bohlereng.com

Agent's Phone: (786) 681-0800

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: PUD

Land Use / Density: Commercial

Use: retail store

Plat Name: Nasher Plat

Plat Restrictive Note: _____

PROPOSED

Zoning: PUD

Land Use / Density: Commercial

Use: retail/ grocer

Plat Name: Nasher Plat

Plat Restrictive Note: _____

Parcel A: 290,000 SF of commercial use, Parcel B: 100,000 SF of commercial use, 120 detached single family dwelling units, along with 967 Garden Apartments on Parcel C and D.

ADJACENT ZONING

North: General Business (B-3)

South: Planned Unit Development (PUD)

East: General Business (B-3)

West: Planned Unit Development (PUD)

ADJACENT LAND USE PLAN

North: Commercial

South: Residential / Open Space

East: Commercial

West: 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: Site Plan application submitted on 05-10-2021

Code Section: 155.608 Short Term Parking

max. allowed pick up spaces is 1% of total provided parking for Best Buy

Required: Center

Request: 20 pick up spaces for the proposed grocer

Details of Variance, Zoning Appeal, Interpretation Request:

According to the Zoning Code Section 155.608A, 1% of total provided parking of the
entire Best Buy Shopping Center can be allocated for pick up/short term use. Per
Code, 366 parking spaces are required for the overall center. The proposed project
has a total parking count of 411 spaces, with the applicant requesting a variance to
allow 20 pick up/short term parking stalls to be added to proposed Grocer/Best Buy
parking fields. 10 Spaces will be provided for the Grocer, and 10 will be located in
front of Best Buy. Removing the proposed 20 spaces from the 411 overall provided,
the site yields an excess of 25 spaces beyond the required 366.

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: _____

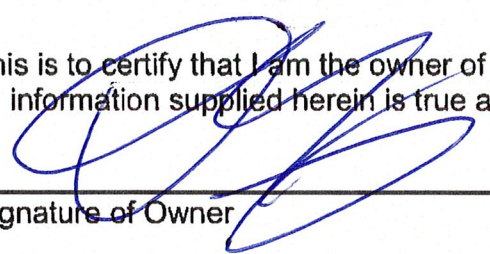
SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Project involves redevelopment of an existing vacant retail space, previously Bed Bath & Beyond, into a proposed grocery retail store within the existing shopping center. The existing building will be retrofitted for the proposed use (grocer) with architectural upgrades being made to the building. Minor modifications to the site are proposed including removal of intermediate landscape islands for placement of parking corrals, installing electric charging stations for several parking stalls and allocating parking spaces for online pick-up, and curb modifications for necessary truck accessibility. Minor loading area, utility, drainage and landscape modifications are also proposed to support the 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.

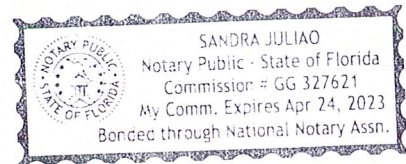


Signature of Owner

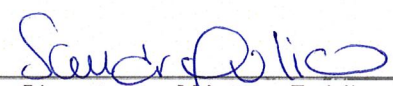
6/29/21

Date

Sworn and Subscribed before me this 29 day
of June, 2021



Fee Paid



Signature of Notary Public

4-24-2023

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 of Agent

Date

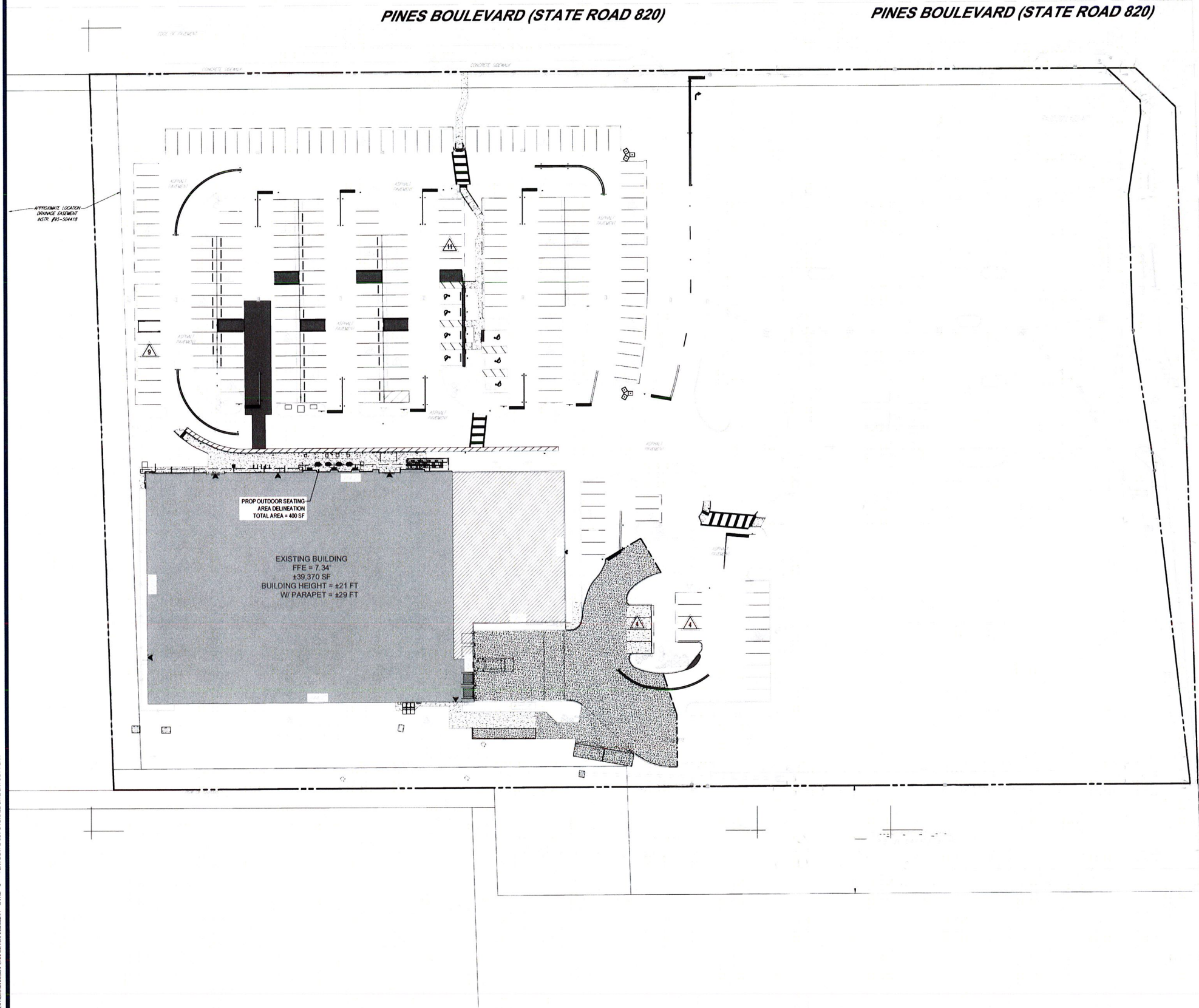
Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid

Signature of Notary Public

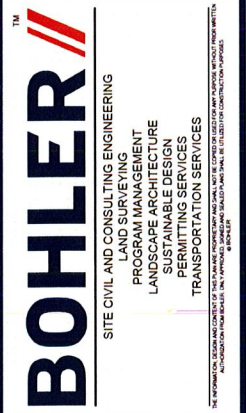
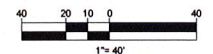
My Commission Expires

Site 01, 2021
H:\2020\10\2021\DRAWINGS\PLAN SET\10\2021\00021 - OVR. 0 - LAYOUT C-301 OVERALL SITE LAYOUT PLAN
C-301



SITE DATA TABLE			
JURISDICTION	CITY OF PEMBROKE PINES		
CURRENT ZONING	PLANNED UNIT DEVELOPMENT (PUD)		
PROPOSED ZONING	N/A		
OVERLAY DISTRICT	N/A		
FUTURE LAND USE	COMMERCIAL		
FEMA FLOOD DESIGNATION	ZONE X		
TOTAL SITE AREA	±435,287 SF (9.993 AC)		
TOTAL EXISTING BUILDING AREA	±95,900 SF (2.201 AC / 22% COVERAGE)		
GROCEER BUILDING AREA	±40,185 SF (0.923 AC)		
CONVVA - HUMANA BUILDING AREA	±9,995 SF (0.229 AC)		
BEST BUY BUILDING AREA	±45,720 SF (1.05 AC)		
MAX. ALLOWED BUILDING HEIGHT	3 STORIES / 75 FT		
EXISTING BUILDING HEIGHT	37.83 FT w/ PARAPET - 1 STORY		
PROPOSED BUILDING HEIGHT	36.67 FT w/ PARAPET - 1 STORY		
# OF PROPOSED BUILDINGS	0 - EXISTING TO BE REMODELED		
PROPOSED BUILDING PROTOTYPE	N/A		
OPEN SPACE	MINIMUM	EXISTING	PROPOSED
	35% OF GROSS AREA (3.4976 AC)	3.013 AC (30.2%)	3.013 AC (30.2%)
FLOOR AREA RATIO (F.A.R.)	MAXIMUM	EXISTING	PROPOSED
	0.23	0.22	0.22
SITE AREA BREAKDOWN	EXISTING		PROPOSED
	316,504 SF (7.268 AC / 72.71 % COVERAGE)		320,113.2 SF (7.348 AC / 73.3% COVERAGE)
IMPERVIOUS AREA	118,783 SF (2.727 AC / 27.29 % COVERAGE)		115,173.8 SF (2.645 AC / 2.67%)
	PERVIOUS AREA		
LANDSCAPE BUFFERS	REQUIRED	EXISTING	PROPOSED
	40 FT	40 FT / 50 FT +	40 FT / 50 FT +
FRONT (NORTH)	10 FT	15 FT	15 FT
SIDE (EAST)	10 FT	20 FT	27.7 FT
REAR (BEST BUY - SOUTH)	15 FT	64 FT	MATCH EXISTING
LAND USE SEPARATION BUFFERYARD - GROCEER (W/AVE PREVIOUSLY APPROVED FROM THE REQUIRED SETBACK OF 100 TO 64' WITH 50' LANDSCAPING)	100 FT	64 FT	64 FT
SETBACKS / YARDS (PER APPROVED PUD)	REQUIRED (PER APPROVED PUD)	EXISTING	PROPOSED
	50 FT	299 FT / 340 FT	299 FT / 340 FT
FRONT/STREET (NORTH)	20 FT	27.9 FT	27.9 FT
SIDE (EAST)	20 FT	27.7 FT	27.7 FT
REAR (BEST BUY - SOUTH)	15 FT	15 FT	15 FT
LAND USE SEPARATION BUFFERYARD - GROCEER (W/AVE PREVIOUSLY APPROVED FROM THE REQUIRED SETBACK OF 100 TO 64' WITH 50' LANDSCAPING)	100 FT	64 FT	64 FT
PARKING	REQUIRED	EXISTING	PROPOSED
	3.5 SPACES PER 1,000 SF + 5.75 SPACES PER 1,000 SF + 20 SPACES PER 1,000 SF + (85.189 * 0.0035) + (9,711 * 0.00575) + 400 * (20 / 1,000) = 366 SPACES	414 SPACES	391 SPACES (EXCLUDES 20 PICKUP SPACES LOCATED AT BEST BUY AND THE GROCEER THREE SPACES ARE TO BE REMOVED)
ADA SPACES (INCLUDED IN TOTAL PARKING)	9 SPACES	12 SPACES	13 SPACES
TOTAL ELECTRIC VEHICLE SPACES (INCLUDED IN TOTAL PARKING)	N/A	N/A	2 SPACES
TOTAL PICK UP SPACES (NOT INCLUDED IN TOTAL PARKING)	N/A	N/A	20 SPACES

S.W. 14TH AVE



REVISIONS			
REV	DATE	COMMENT	CHANGED BY
1	06/23/2021	PER DRC COMMENTS	VAC
2	07/28/2021	PER DRC COMMENTS	SMM
3	08/25/2021	PER DRC COMMENTS	VAC



ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB200241
DRAWN BY: VAC
CHECKED BY: SMM
DATE: 06/16/2021
CAD ID: OVR.0

PROJECT: **PROP. SITE PLAN DOCUMENTS** FOR



PROPOSED DEVELOPMENT
11470 PINES BLVD
PEMBROKE PINES, FL 33026
BROWARD COUNTY



SHEET TITLE: **OVERALL SITE LAYOUT PLAN**
SHEET NUMBER: **C-301**
REVISION 3 - 08/25/2021



1. PARKING FIELD FRONTING THE PROPOSED GROCER BUILDING AND WITHIN THE LOADING DOCK AREA TO REPLACE ALL PAVEMENT MARKINGS AND SIGNAGE SEALCOAT EXISTING PAVEMENT PRIOR TO INSTALLING MARKINGS.

A. ALL PAVEMENT MARKINGS AND SIGNAGE, INCLUDING THE SUPPORT POSTS, SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS" (BCTED) AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) STANDARDS.
 B. ALL CROSSINGS SHALL BE THERMOPLASTIC WITH YELLOW AND WHITE PAINT AND FOOT STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE REFLECTORIZED (PAINT MEETING THE BCTED STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR STANDARD PAINT).
 C. ALL YELLOW REFLECTORIZED MARKINGS SHALL BE ASSOCIATED WITH STOP BARS ARE TO HAVE YELLOW/WHITE RPM'S AT 20' 0".
 D. REFLECTIVE PAVEMENT MARKERS (RPM'S) SHALL BE CLASS "B" OR EQUIVALENT APPLIED WITH THE FOLLOWING RETURNING REFLECTIVITY PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RPM'S SHALL BE IN ACCORDANCE WITH FOOT STANDARD PLANS INDEX NO. 706-01.
 E. PROVIDE THE FOLLOWING REFLECTIVE PAVEMENT MARKERS (RPM'S) IN THE CENTER OF THE NEAREST TRAVELSTREET LANE:
 BLUE (PURE HYDRANTS)
 WHITE (WATER MAIN VALVES IN ADJACENT GREENLANDSCAPE AREAS)
 ORANGE (SEWER MANHOLES IN ADJACENT GREENLANDSCAPE AREAS)
 F. PROVIDE POWER FLOOR MAIN VALVES IN ADJACENT GREENLANDSCAPE AREAS.
 G. PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) 'STANDARDS PLANS', INDEX NOS. 711-001 AND 700-102 AND LATEST CITY STANDARD DETAIL R-32.
 H. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A SIDEWALK OR CURB AND FOOT STANDARD. IF A CROSSING STRICTLY SERVES OR IS DESIGNATED FOR ACCESS TO ACCESSIBLE PARKING SPACES, THE USE OF ACCESSIBLE CROSSING (WH-1) SIGNAGE IS RECOMMENDED INSTEAD OF THE TYPICAL CROSSING (WH-1-2) SIGNAGE.
 I. CROSSING STRICTLY SERVES OR IS DESIGNATED FOR ACCESS TO ACCESSIBLE PARKING SPACES, THE USE OF "EMPHASIS" PAVEMENT MARKINGS (CROSSWALKS) SHALL BE "PREFORMED OR HIGH FRICTION THERMOPLASTIC" COMPLYING WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 711.
 J. ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, ACCESSIBLE ROUTES AND RAMPS MUST BE ADA COMPLIANT PER FLORIDA BUILDING CODE, SIXTH EDITION, "ACCESSIBILITY".
 K. ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, ACCESSIBLE ROUTES AND RAMPS SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH ADA STANDARDS/REQUIREMENTS, INCLUDING SLOPING, NON-CONFORMING ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, ACCESSIBLE ROUTES AND RAMPS. THE FIELD CHECK SHALL BE REQUIRED TO BE REPEATED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.
 L. VEHICULAR TRAFFIC, PEDESTRIAN PAVEMENT MARKINGS AND SIGNAGE WITHIN THE PROJECT LIMITS SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH BCTED STANDARDS/REQUIREMENTS, ALL NON-CONFORMING PAVEMENT MARKINGS AND SIGNAGE, INCLUDING THE SUPPORT POSTS, WILL BE REQUIRED TO BE REPEATED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.
 M. A FINAL INSPECTION OF THE COMPLETED SITE ENGINEERING IMPROVEMENTS WORK MUST BE CONDUCTED THROUGHOUT THE CONSTRUCTION PERIOD TO MONITOR AND ENSURE ACCEPTANCE OF THE WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.



ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION

PROJECT No.:	FLB200241
DRAWN BY:	VAC
CHECKED BY:	SMM
DATE:	05/10/2021
CAD LD.:	SITE-0

PROJECT:

**PROP.
SITE PLAN
DOCUMENTS**

FOR



**PROPOSED
DEVELOPMENT**

**11470 PINES BLVD
PEMBROKE PINES, FL 33026
BROWARD COUNTY**

BOHLER //

200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

FLORIDA BUSINESS CERT. OF AUTH. No. 30760

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-302

REVISION 3 - 08/25/2021

