

**PLANNING & ZONING BOARD STAFF SUMMARY**

**DATE:** December 3, 2018

**TO:** Chairman and Members of the Planning and Zoning Board

**FROM:** Dean A. Piper   
Zoning Administrator

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**Project:** Chapel Trade Center

**Project No(s):** ZV 2017-19

**Location:** 20841-20871 Johnson Street, 33029

**Applicant:** Ingrid Hazoury (Agent)

**Existing Zoning:** Planned Unit Development (M-2 (Medium Industrial Districts) per Chapel Trail PUD Guidelines)

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**Project Summary:**

Ingrid Hazoury (as agent) is requesting a variance for Chapel Trail Trade Center at 20841-20871 Johnson Street. The variance being requested (ZV 2017-19) is to allow 638 parking spaces instead of the required 710 parking spaces. This request would allow one (1) designated parking space for the owner of each unit.

**Variance Request Summary:**

Application	Code Section	Required/Allowed	Request
ZV 2017-19	155.251(A)	710 Parking Spaces	638 Parking Spaces

**Variance Request Details:**

**ZV 2017-19)** Allow 638 parking spaces instead of the required 710 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.

**(See Attached)**

**Variance Determination:**

The Planning and Zoning Board shall not grant any 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 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.

**Enclosures:** Variance Request Application

**TITLE XV: LAND USAGE / CHAPTER 155: ZONING CODE / OFF-STREET PARKING AND LOADING / § 155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.**

<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

<i>Commercial Uses</i>	<i>Requirement</i>
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"

<i>Commercial Uses</i>	<i>Requirement</i>
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



**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.ppinies.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 2017 - 21 Application #: 2V 2017-14

Date Submitted: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Posted Signs Required: (\_\_\_\_) Fees: \$ 2,145.00

**SECTION 1-PROJECT INFORMATION:**Project Name: Chapel Trail Trade Center, IncProject Address: 2084-20871 Johnson Street, Pembroke Pines, FL

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): \_\_\_\_\_

Plat Name: \_\_\_\_\_ 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: Chapel Trail Trade Center, Inc

Owner's Address: 20841-20871 Johnson Street

Agent Owner's Email Address: IHAZOURY@MYprofessionalmanagement.com

Agent Owner's Phone: (305) 254-8995 Owner's Fax: (305) 254-8965

Agent: Professional Management &amp; Association Services, Inc.

Contact Person: Ingrid Hazoury

Agent's Address: 12905 SW 132nd St #5, Miami FL 33186

Agent's Email Address: IHAZOURY@MYprofessionalmanagement.com

Agent's Phone: (305) 254-8995 Agent's Fax: (305) 254-8965

*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: 638 parking Spaces

Request: 710 parking Spaces

Details of Variance, Zoning Appeal, Interpretation Request:

We hereby request to have one assigned parking space per a unit within the community. Allow parking for maximum use of 710 parking spaces as only 638 are provided. All Businesses are not multi with using a minimum usage and all parking spaces are not being used as per code regulations.

**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)

We hereby request to have one assigned parking space per a unit in the community. Allow parking for maximum use of 710 parking spaces as only 638 are provided. All businesses are not multi with using a minimum usage and all parking spaces are not being used as per code regulations.

**SECTION 7- PROJECT AUTHORIZATION****OWNER CERTIFICATION**

*- See Attached minutes on Action for this  
Owner Certification for Manager/Agent*

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.

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Signature of Owner

Date

Sworn and Subscribed before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_\_

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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.

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Signature of Agent

Date

*11/7/2017*

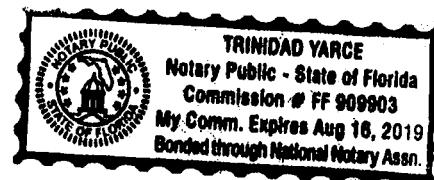
Sworn and Subscribed before me this 7 day  
of November, 20 17

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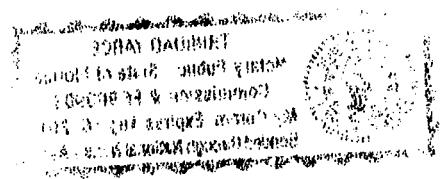
Signature of Notary Public

My Commission Expires



*Aug 16<sup>th</sup>, 2019*

# AGENDA ITEM #2



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DIRECTOR OF INTELLIGENCE  
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## AGENDA ITEM #2

Per BC: 30% office-70%manufacturing warehouse

\*MSC 2007-100: NC Parking for Church  
\*\*MSC 2010-24: NC Parking for Tabernacle Wed (7-9) Sun (9-12)

\*MSC 2007-100: NC Parking for Church  
\*\*MSC 2010-24: NC Parking for Tabernacle Wed (7-9) Sun (9-12)

# AGENDA ITEM #2

Shopping Center Name: CHAPEL TRAIL TRADE CTR		ZONING/PUD		FOLIO: ALL WITHIN 513910AA0000, 513910AA0000, 513910AA0000		Management Company Name: True Quest Management (Peter Medina)		Company Phone #: 954-436-9000		Update: 4/12/2017						
Bay #	Tenant	Use	S.F.	Retail Office (3,500/000)	Required Parking	Medical General Parking	Required Parking (5/1000)	Assembly (5/1000)	Required Parking (20/1000)	Rest CSA Parking	Required Parking (8,5/1000)	Church Parking	Required Parking (11/100)	Industrial Parking	Required Parking	Total Parking
101	EVERGLADES COMMUNITY CHURCH	OFFICE	3,125.0	3,125.0	10.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.9
102	COMPROMISE	OFFICE	2,927.0	2,927.0	10.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.2
103	VENTILEX	OFFICE	2,915.0	2,915.0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.0
104	THE WAY FELLOWSHIP	CHURCH	2,912.0	2,912.0	0.0	0.0	0.0	0.0	0.0	0.0	2,912.0	24.8	0.0	0.0	0.0	24.8
105	M WAREHOUSE	OFFICEWarehouse	2,909.0	1,394.0	4.8	0.0	0.0	0.0	0.0	0.0	0.0	1,395.0	1.5	6.3	0.0	1.5
107	INVESTIGO	OFFICE	2,905.0	2,905.0	10.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.2
108	MILLENIUM AIR PARTS	OFFICE	3,000.0	2,945.0	10.3	0.0	0.0	0.0	0.0	0.0	0.0	4,416.0	37.5	0.0	0.0	37.5
109	PINES WOODS OF JEROME'S WITNESS	CHURCH	4,471.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
111	TWO PLUS	OFFICE	4,367.0	4,367.0	15.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	15.3
112	AUTOPERFORMANCE	IND. MANUFACTURING	4,312.0	655.0	2.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.3
113	LA MODA HINDU	WHOLESALE/OFFICE	2,905.0	1,398.0	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8
115	INGEMEL	OFFICE	2,987.0	2,897.0	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.1
116	INSIGHT SOFTWARE	OFFICE	3,220.0	3,156.0	10.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.9
Total			48,640.0	31,595.0	10.3	0.0	0.0	0.0	0.0	0.0	7,320.0	62.3	9,604.0	11.4	182.9	
101	BST MOTORSPORTS	OFFICEMANUFACTURING	3,415.0	3,299.0	11.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.5
102	ELLETRA PACKAGING	IND.MANUFACTURING	2,981.0	280.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	2,636.0	2.6	4.5	0.0	4.5
103	DIGITAL IMAGING	OFFICEWarehouse	2,981.0	1,234.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	1,398.0	1.4	10.1	0.0	10.1
104	VENTILEX	OFFICE	2,991.0	5,982.0	20.9	0.0	0.0	0.0	0.0	0.0	0.0	1,757.0	1.8	6.1	0.0	6.1
105	GM ELECTRIC SOLUTION	WAREHOUSE	2,981.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
108	CORNER CONTRACTING	OFFICEMANUFACTURING	2,991.0	1,239.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	1,782.0	1.8	6.1	0.0	6.1
109	EDGE MANUFACTURING	OFFICEMANUFACTURING	2,991.0	380.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	5,622.0	5.6	6.9	0.0	6.9
111	CURRY BROS, INC	IND.MANUFACTURING	2,991.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,991.0	3.0	3.0	0.0	3.0
112	VACANT	OFFICE	2,991.0	2,991.0	10.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.5
113	VACANT	OFFICE	2,991.0	2,991.0	10.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.5
114	VACANT	OFFICE	2,991.0	2,991.0	10.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.5
115	AMERICA ENERGY MANUFACTURING	MANUFACTURING/OFFICE	2,991.0	520.0	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.8
116	FUNDIETTA INTERNATIONAL INC	OFFICE	2,991.0	2,991.0	10.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.5
117	CM LAB, INC	OFFICE	2,991.0	5,982.0	20.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.9
118	APPLIANCE SERVICE GROUP	APPLIANCE REPAIR	1,900.0	1,412.0	4.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.9
119	KENT ELECTRONICS TECH	OFFICE	1,991.0	1,651.0	5.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.9
120	VACANT	OFFICE	1,981.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
121	VACANT	OFFICE	1,412.0	1,412.0	4.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.9
122	V&C IMPORT-EXPORT	OFFICE	60,554.0	37,959.0	132.5	0.0	0.0	0.0	0.0	0.0	0.0	21,598.0	46.6	177.0	0.0	177.0

