


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

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)

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.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 17 - 24 Application #: 21 2017-19

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

SECTION 1-PROJECT INFORMATION:

Project Name: Chapel Trail Trade Center, Inc

Project 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 & 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 /

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING /

ADJACENT LAND USE PLAN /

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

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.

Signature of Owner Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

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.

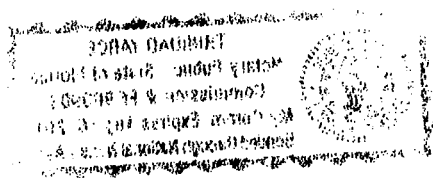
[Signature] _____ *11/7/2017*
Signature of Agent Date

Sworn and Subscribed before me this 7 day

of November, 2017



\$2,000.00 _____ Aug 16th, 2019
Fee Paid Signature of Notary Public My Commission Expires



														20851
101	BENEVENTO GROUP	OFFICE	3,413.0	3,413.0	11.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.3
102	NAVEIRA & REYES BODY REPAIR	OFFICEMANUFACTURING	3,071.0	562.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.8
103	JC MARTING TEAM	WAREHOUSE	2,991.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.0
104			2,991.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.5
105	HF BUSINESS CORP	MANUFACTURERS-AGENTS	2,991.0	2,991.0	10.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.4
106	M&A WINDOWS, INC	OFFICEMANUFACTURING	2,991.0	553.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.2
107	GOD CHANCE TEXTILE	OUTWEAR AND WOMEN ITEMS	2,991.0	897.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.2
108	GARRISON MECH SERVICE CORP	AIR CONDITIONING REPAIR	2,991.0	897.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.2
109	AERONATE INC	OFFICE	2,991.0	897.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.2
110	PBAR INVESTMENTS	OFFICE	2,991.0	897.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.2
111	RESOLF INDUSTRIAL REFRIGERATION REPAIR	OFFICEMANUFACTURING	2,991.0	553.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.4
112			2,991.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0
113	SNS HOLDINGS, LLC	PERSONAL SERVICES	2,991.0	2,991.0	10.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.5
114	J&J CARPET	CARPET REPLACEMENT	2,991.0	2,991.0	10.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.5
115	**ADAMS TABERNACLE OF FAITH CHURCH	CHURCH	2,991.0	2,991.0	10.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.4
116	A TO Z NUTRITION INTERNATIONAL	OFFICE	6,027.0	5,982.0	20.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.9
117-118	FLUIDYNE INVESTMENTS	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	5.9
119	MAX EFFORT GYM	INSTRUCTIONAL SERVICES	1,691.0	1,691.0	5.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.9
120	GERALD AND SUSAN REMILLARD	INSTRUCTIONAL SERVICES	1,691.0	1,691.0	5.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.9
121	SOUTHEAST MANAGEMENT	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	4.9
122			60,391.0	32,841.0	114.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	166.0
Total														
101	SHAOLIN KUNG FU ACADEMY	INSTRUCTIONAL SERVICES	3,216.0	3,216.0	11.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	11.3
102	* ABIDING GRACE CHRISTIAN CHURCH	CHURCH	2,872.0	2,872.0	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	24.4
103	TEN BEST, INC	OFFICE	2,872.0	2,872.0	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.1
104	BRM BUILDING INVESTMENTS, INC	REFRIGERATION, ENG SERVS	2,872.0	2,872.0	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.1
105	DDSM CONSULTING	OFFICEMANUFACTURING	2,872.0	2,872.0	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.1
106	WALTER AND PATRICIA TANQUEZ	OFFICE	2,872.0	2,872.0	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.1
107	ENGINEERING RESOURCES GROUP, LLC	CONSULTANTS	2,872.0	2,872.0	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.1
108	DR G'S MARINE AQUACULTURE	INDUSTRIAL MANUFACTURING	2,872.0	2,872.0	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.1
109	LYYA GROUP, LLC	REAL ESTATE	4,318.0	4,318.0	15.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	15.1
110	ACADEMY OF ARTS, LLC	INSTRUCTIONAL SERVICES	2,872.0	2,872.0	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.1
111	FERNANDO & MONICA ROJAS	MEDIA AGENCY	3,110.0	3,110.0	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.1
112	PINNACLE TECHNOLOGIES	OFFICE	47,026.0	39,431.3	138.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	168.5
Total														
Overall Totals														
277,489.0 141,855.3 485.7 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 59.5														

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 (8-12)

AGENDA ITEM #2

Shopping Center Name: CHAPEL TRAIL TRADE CTR				ZONING: PUD		FOLIO: ALL WITHIN 513910AA0000, 513910AA0000, 513910AA0000				Update: 4/12/2017									
Shopping Center Address Range: 20841, 20851, 20861, 20871 Johnson Street				Management Company Name: True Quest Management (Peter Medina)												Company Phone #: 954-436-9000			
Bay #	Tenant	Use	S.F.	Retail/Office (3.5/1000)	Required parking (6.75/1000)	Medical General (6.75/1000)	Required parking (6.75/1000)	Assembly (6.75/1000)	Required parking (6.75/1000)	Rest CSA (20/1000)	Required parking (20/1000)	Church (8.5/1000)	Required parking (8.5/1000)	Industrial 1/1000	Required Parking	Total Parking			
20871																			
101	EVERGLADES COMMUNITY CHURCH	OFFICE	3,125.0	3,125.0	10.9		0.0		0.0		0.0		0.0		0.0	10.9			
102	COMPRO	OFFICE	2,927.0	2,927.0	10.2		0.0		0.0		0.0		0.0		0.0	10.2			
103	VENTILEX	OFFICE	2,913.0	5,866.0	20.3		0.0		0.0		0.0		2,912.0		0.0	20.3			
104	THE WAY FELLOWSHIP	CHURCH	2,912.0		0.0		0.0		0.0		0.0		2,912.0		24.8	24.8			
105	M WAREHOUSE	OFFICE/WAREHOUSE	2,999.0	1,364.0	4.8		0.0		0.0		0.0		0.0		1,535.0	1.5			
106	INVESTIGO	OFFICE	2,995.0	2,925.0	10.2		0.0		0.0		0.0		0.0		0.0	10.2			
107	MILLENNIUM AIR PARTS	OFFICE	3,000.0	2,945.0	10.3		0.0		0.0		0.0		0.0		0.0	10.3			
108	PNES W CONG OF JEHOVAH'S WITNESS	CHURCH	4,417.0		0.0		0.0		0.0		0.0		4,416.0		37.5	37.5			
109	TWO PLUS	OFFICE	4,367.0		15.3		0.0		0.0		0.0		0.0		0.0	15.3			
110	AUTOPERFORMANCE	IND MANU/OFFICE	4,212.0	665.0	2.3		0.0		0.0		0.0		0.0		3,547.0	5.3			
111	LA MODA HINDU	WHOLESALE/OFFICE	2,905.0	1,368.0	4.8		0.0		0.0		0.0		0.0		4,522.0	4.5			
112	INGEMEL	OFFICE	2,867.0	2,867.0	10.1		0.0		0.0		0.0		0.0		0.0	10.1			
113	INSIGHT SOFTWARE	OFFICE	3,228.0	3,126.0	10.9		0.0		0.0		0.0		0.0		0.0	10.9			
Total			48,540.0	31,595.0	110.3	0.0	0.0	0.0	0.0	0.0	0.0	7,328.0	62.3	5,694.0	11.4	183.9			
20851																			
101	DST MOTORS/SPORTS	OFFICE/WAREHOUSE	3,413.0	3,299.0	11.5		0.0		0.0		0.0		0.0		0.0	11.5			
102	ELIETRA PACKAGING	IND MANUFACTURING	2,991.0	281.0	1.0		0.0		0.0		0.0		0.0		2,659.0	2.6			
103	DIGITAL IMAGING	OFFICE/WAREHOUSE	2,991.0	2,482.0	8.7		0.0		0.0		0.0		0.0		1,369.0	1.4			
104	VENTILEX	OFFICE	2,991.0	1,294.0	4.3		0.0		0.0		0.0		0.0		1,757.0	1.8			
105	GM ELECTRIC SOLUTION	WAREHOUSE	2,991.0	5,982.0	20.9		0.0		0.0		0.0		0.0		2,991.0	3.0			
106	CORNER CONTRACTING	OFFICE/WAREHOUSE	2,991.0	1,238.0	4.3		0.0		0.0		0.0		0.0		1,752.0	1.8			
107	EDGE MANUFACTURING	OFFICE/IND MANUFACTURING	2,991.0	360.0	1.3		0.0		0.0		0.0		0.0		5,622.0	5.6			
108	CURY BROS, INC	IND MANUFACTURING	2,991.0		0.0		0.0		0.0		0.0		0.0		2,991.0	3.0			
109	VACANT	OFFICE	2,991.0	2,991.0	10.5		0.0		0.0		0.0		0.0		0.0	10.5			
110	VACANT	OFFICE	2,991.0	2,991.0	10.5		0.0		0.0		0.0		0.0		0.0	10.5			
111	AMERICA ENERGY MANUFACTURING	MANUFACTURING/OFFICE	2,991.0	520.0	1.8		0.0		0.0		0.0		0.0		2,471.0	3.7			
112	FUNDEFA INTERNATIONAL, INC	OFFICE	2,991.0	2,991.0	10.5		0.0		0.0		0.0		0.0		0.0	10.5			
113	CM LAB, INC	OFFICE	2,991.0	5,982.0	20.9		0.0		0.0		0.0		0.0		0.0	20.9			
114	APPLIANCE SERVICE GROUP	APPLIANCE REPAIR	1,500.0	1,412.0	4.9		0.0		0.0		0.0		0.0		0.0	4.9			
115	KENT ELECTRONICS TECH	OFFICE	1,691.0	1,691.0	5.9		0.0		0.0		0.0		0.0		0.0	5.9			
116	VACANT	OFFICE	1,691.0	1,412.0	4.9		0.0		0.0		0.0		0.0		0.0	4.9			
117	V&C IMPORT-EXPORT	OFFICE	1,691.0	1,412.0	4.9		0.0		0.0		0.0		0.0		0.0	4.9			
Total			60,554.0	37,658.0	122.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	21,589.0	45.6	179.0			

