





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

Summary

Agenda Date:	June 26, 2025	Application ID:	ZV2025-0009
Project:	Tanglewood Plaza Parking Variance	Project Number:	PRJ2025-0008
Project Planner:	Cole Williams, Senior Planner		
Owner:	Tanglewood Plaza at Pembroke	Agent:	Sam Susi
Location:	9610 – 9728 Pines Boulevard	District	District 1
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2012-34, SN 2012-23, MSC 2006-07, SN 2003-17, SP 2002-17, SP85-24, SP85-16, SP84-22		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV2025-0009	Table 155.605 Minimum Parking Requirements	186 Parking Spaces	156 Parking Spaces
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> Board of Adjustment	
Reviewed for the Agenda:	Director:  Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Sam Susi, agent, is requesting a parking variance for Tanglewood Plaza located at 9610 – 9728 Pines Boulevard to facilitate the conversion of an existing takeout-only tenant bay into a full-service restaurant. The variance is also intended to provide flexibility for future leasing, as outlined in the applicant's justification statement. The applicant is specifically requesting to allow 156 existing parking spaces instead of the required 186 parking spaces.

In 1984, the plaza was approved through site plan application SP84-22. In 2012, a non-concurrent parking agreement was approved to accommodate a medical use. Due to the proposed tenant mix, a non-concurrent parking agreement is no longer viable for the site.

VARIANCE REQUEST DETAILS:

The applicant is requesting a parking variance to facilitate the conversion of an existing takeout-only tenant bay into a full-service restaurant. The variance is also intended to provide flexibility for future leasing, as outlined in the applicant's justification statement. The specific request is to allow the 156 parking spaces provided, instead of the required 186 parking spaces.

To support their request, the applicant has provided the attached justification statement detailing the history of the site, proposed conversion of the existing tenant and the desire to have future flexibility with leasing. Minimum off street parking is regulated by Land Development Code section 155.605. For reference, staff has attached Table 155.605: Minimum Parking Requirements from Article 6 of the Land Development Code.

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
Variance Justification Statement
Table 155.605 Minimum Parking Requirements
Shopping Center Parking Chart
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: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:Project Name: Tanglewood Plaza at Pembroke PinesProject Address: 9610-9728 Pines Blvd. (Excluding 9700 - Starbucks)Location / Shopping Center: Tanglewood PlazaAcreage of Property: 3.8922 Building Square Feet: 36,398 BOMAFlexibility Zone: N/A Folio Number(s): 514117-17-0030 & 32Plat Name: Tanglewood Plaza Plat No. 1 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
12/13/12	MSC-2012-34	Non-Concurrent	Passed	MSC-2012	None
		Parking		-34	

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Tanglewood Plaza at Pembroke Pines, Inc.

Owner's Address: 7806 Charney Lane, Boca Raton, FL 33496

Owner's Email Address: sam@susienterprises.com

Owner's Phone: (561) 445-2501 Owner's Fax: None

Agent: _____

Contact Person: _____

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ 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: None

Code Section: Section 115.605, Minimum Off Street Parking Requirements

Required: _____

Request: Permit an ongoing deficit of up to 30 parking spaces.

Details of Variance, Zoning Appeal, Interpretation Request:

The variance is requested due to changing uses in the community and shopping
center industry, whereby general retail is being replaced by medical, restaurant,
fitness, entertainment and other uses which require higher parking in accordance
with City code than originally contemplated when the shopping center was first
approved and constructed in the mid-1980s.

For example, the outparcel located at 9650 Pines Blvd. was originally constructed for
a retail use. It is now an urgent care, which requires 5.75 parking spaces per 1,000
sf versus 3.5 parking spaces per 1,000 sf for a retail use.

In addition, a business at 9610 Pines Boulevard changed hands. The new owner

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)

wants to change the use from a convenience store (3.5 parking spaces per 1,000 sf) to a restaurant (10 parking spaces per 1,000 sf), in line with community preferences.

Finally, when the site plan for the shopping center was approved parking for Kindercare at 9600 Pines Blvd., which has no parking on its own site, required parking be provided by the shopping center, resulting in the available parking for the shopping center to meet the parking required by code for the shopping center's tenants being reduced by 14.5 parking spaces, further reducing the available parking for the changing uses in the shopping center since it was approved and constructed in the mid-1980s.

The combination of these more intense uses caused by changes in community demand in the City and the loss of 14.5 spaces to Kindercare, means the shopping center does not meet the code required parking without a variance for the permitted uses the community needs and demands.

A general variance for a limited shortfall in required parking provides the property owner and City staff with the opportunity to allow for permitted use changes without returning for a variance each time a tenant changes hands to a use which is more parking intensive than the previous use.

See also - Justification Letter

SECTION 7- PROJECT AUTHORIZATION

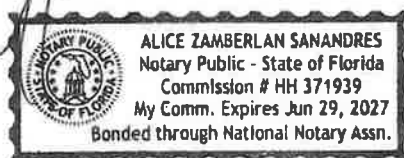
OWNER CERTIFICATION

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] April 3, 2025
Signature of Owner Date

Sworn and Subscribed before me this 3rd day
of April, 2025

\$0.00 [Signature] June 29th, 2027
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 of Agent Date

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

Fee Paid Signature of Notary Public My Commission Expires

TANGLEWOOD PLAZA AT PEMBROKE PINES, INC.

c/o Susi Enterprises, Inc.
7806 Charney Lane
Boca Raton, Florida 33496

(561) 483-2030
Fax (561) 483-2959
Sam@SusiEnterprises.com

April 4, 2025

Planning & Zoning Board
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

Re: Parking Variance Justification Letter
Tanglewood Plaza
9600-9728 Pines Boulevard (Excludes 9700 - Starbucks)

Dear Planning & Zoning Board Members:

Please accept this letter as justification for the parking variance request from Section 155.251 of the City of Pembroke Pines Code of Ordinances.

Relevant Facts:

Tanglewood Plaza at Pembroke Pines ("Tanglewood Plaza") is a strip shopping center built circa 1984-85. Tanglewood Plaza currently provides its community with 21 different businesses in the back strip shopping center portion of Tanglewood Plaza, with a variety of offices, personal services and medical uses, both general and specialized, and restaurant, entertainment and fitness uses, which are all within the permitted uses of Tanglewood Plaza. Tanglewood Plaza also owns one outparcel, presently occupied by MD Now, an urgent care facility (9650 Pines Blvd.). In addition, Tanglewood Plaza, under a shared parking agreement with another outparcel, provides 14.5 required parking spaces to KinderCare daycare (9600 Pines Blvd.), which is owned by a third party.

Tanglewood Plaza has a total of 156 parking spaces on both the back strip shopping center and the one outparcel it owns. On December 13, 2012, Tanglewood Plaza was approved for non-concurrent parking by the Planning & Zoning Board, which allowed for a shortfall from required parking of 16.6 spaces with no shortfall in the required parking after the non-concurrent analysis.

Recently the tenant at 9610 Pines Blvd. within Tanglewood Plaza sold its business to Byrd's Hot Chicken ("Byrd's"). The prior use at that location was that of a convenience store with a deli counter. As the required parking for a convenience store is the same as that of a take-out only restaurant, Byrd's is approved to operate in the space as a take-out only restaurant. However, Byrd's wishes to change its use to that of a

restaurant with eat-in dining. The current take-out only restaurant use requires 3.5 parking spaces per 1,000 sf, while an eat-in restaurant use requires 10 parking spaces per 1,000 sf.

Tanglewood Plaza proposed an update to the currently approved non-concurrent parking approval, which allowed for a shortfall of 16.6 parking spaces from required parking on a non-concurrent parking basis. However, due to the changes in uses since the approval of the non-concurrent parking in 2012, non-concurrent parking is not workable currently because the analysis assumes if a business is open on a particular day or at a particular time that all the required parking must be provided.

Tanglewood Plaza wishes to allow Byrd's to change its use to a restaurant use with eat-in dining, which is a permitted use at Tanglewood Plaza, and to allow for a continuing parking deficit from required parking to provide flexibility for future use changes due to changed market conditions and community needs and demand for shopping centers such as Tanglewood Plaza without a new variance for each such change of use.

Tanglewood Plaza is made up of primarily small "mom and pop" tenants, ranging in size from 900 sf to 1,320 sf, excluding MD Now in the outparcel building and 3-4 larger tenants in the strip shopping center building. The current uses require more parking by code than the uses which were previously common at shopping centers like Tanglewood Plaza (retail uses such as clothing stores, shoe stores and other goods retailers).

Strict adherence to the City's parking ordinance would require that a significant number of additional parking spaces be built at Tanglewood Plaza. This is not possible as there is no land available for such purposes.

In short, a variance is requested due to:

1. Changes in permitted business uses in Tanglewood Plaza over time due to changing market conditions and community needs and demand.
2. Differences in required parking versus actual parking needs, both due to different hours of operation and different intensities at different times during those hours. Non-concurrent parking was previously approved for Tanglewood Plaza in 2012. Note that the shortfall on the submitted parking analysis of 13.5 spaces is still less than the shortfall of 16.6 spaces approved in 2012 with non-concurrent parking.

3. Under the City's code, required parking for the MD Now urgent care is 5.75 parking spaces per 1,000 sf. However, at MD Now, there are rarely more than 6-8 cars parked on-site to visit this tenant, yet required parking is 31.8 spaces. The code is too general in its classifications, especially in the medical category.
4. At the time of the original approvals for this property, KinderCare (9600 Pines Blvd.) was allowed to have zero parking on the KinderCare site due to a shared parking agreement with the developer of Tanglewood Plaza. That adds 14.5 required parking spaces to Tanglewood Plaza's required parking for a user that is not a tenant of Tanglewood Plaza, further burdening Tanglewood Plaza's required vs. actual parking. Those additional 14.5 parking spaces, if not required of Tanglewood Plaza, would mean that Tanglewood Plaza would meet all of its required parking without a variance.
5. Not granting the variance may result in vacant spaces at Tanglewood Plaza and will put Tanglewood Plaza at a leasing disadvantage to new properties through no fault of its own.
6. Not granting the variance may require future additional variances for otherwise permitted uses which are more parking intense than current uses. This is (a) a poor use of City staff's time; and (b) will cause delays in future tenants being able to open for business at significant cost to both the tenant and the owners of Tanglewood Plaza. Mom and pop tenants are not financially, emotionally and psychologically equipped to undertake individual variances. It would be expected that such a requirement would reduce interest by future tenants to locate in the City and at Tanglewood Plaza when compared to other locations outside of the City which would not have similar variance requirements.
7. Vacant spaces in the City are an eyesore, do not benefit the community, lower revenues to the City and the property owner and justify a lower the property value of Tanglewood Plaza for real estate tax purposes further impacting the City's revenues.

Justification for Approving Variance:

1. Variance is not contrary to public interest health or welfare:

Approving the variance is in harmony with the general purposes of the City of

Pembroke Pines zoning ordinances, and not contrary to public interest, health, or welfare. The purpose of the zoning ordinances is to promote the public health, safety, morals, convenience, and comfort of the community. See City of Pembroke Pines, Fla., Code § 155.003.

2. Variance is the minimum variance that will accomplish the intended purpose of the Code:

A. Special circumstances:

Special circumstances apply to Tanglewood Plaza such that the variance should be granted: Tanglewood Plaza was built in the mid-1980s and cannot conform to the current parking ordinance without being deprived of reasonable use and profitable business opportunities.

Tanglewood Plaza when built met market and community needs of the time and was in compliance with the then applicable parking ordinances. However, with the passage of time, the market and community needs and demands have changed. To continue to be of advantage to the City's community, the types of businesses Tanglewood Plaza houses have to change and adapt to current community needs and demands. Byrd's intended change from a take-out restaurant to an eat-in restaurant as well as future tenant changes to more parking intense uses are consistent with the current and future needs of the community. The parking requirement is a hardship as it prohibits Tanglewood Plaza from making reasonable use of its property and from fulfilling a market demand that it can supply.

B. No Self-Created Hardship:

The hardship is not self-created by Tanglewood Plaza, as Tanglewood Plaza is currently subject to ordinances that it cannot comply with given its age and the current uses presently of need to and demanded by the community. The present variance request is an exception necessary for the reasonable use of Tanglewood Plaza, and a symptom of market demands and community needs that Tanglewood Plaza can fulfill with this variance, and which would bring a benefit to the community.

C. Variance Will Not Adversely Affect Other Properties:

The variance will not adversely affect any adjacent property owners, as Tanglewood Plaza will be supplying the parking spaces needed for the operation of all the other businesses in Tanglewood Plaza.

Tanglewood Plaza respectfully requests that a variance be granted to allow Tanglewood Plaza to maintain a maximum shortfall of 30 required parking spaces in order to allow Byrd's to change its use to an eat-in restaurant, to permit for a fluctuation in tenant uses at Tanglewood Plaza in the future and to maintain Tanglewood Plaza's benefit to the community at large without seeking a variance for every future change in a permitted use due to required parking under the City's parking ordinance.

If there is any other information the Board requires for the approval of the variance, please feel free to direct such inquiries to me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samuel Susi', with a stylized flourish at the end.

Samuel Susi
President

SS:mmm

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Tanglewood Plaza at Pembroke Pines, Inc.

Authorized Representative: Samuel Susi

Application Number: _____

Application Request: _____

I, Samuel Susi (print Applicant/Authorized Representative name), on behalf of Tanglewood Plaza at Pembroke Pines (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



4/3/25

Signature of Applicant or Applicant's
Authorized Representative

Date

Samuel Susi

Print Name of Applicant/Authorized Representative

- (A) The required off-street parking facilities shall be identified on the plan submitted to the Planning and Economic Development Department.
- (B) Off-street parking facilities including drive aisle and driveways shall be surfaced with a hard, dustless material and maintained in a smooth, well graded condition.
- (C) The required parking shall be completely accessible by the public during operating hours. Any parking areas not open to the public either behind a gate, wall, fence, etc. will not count toward the required parking as identified in this section.

155.605 MINIMUM OFF STREET PARKING REQUIREMENTS

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

Table 155.605 Minimum Parking Requirements		
Use Category	Use Type	Requirement
Residential		
Residences	Dwelling – Mobile Home	2 spaces per unit (16 feet x 20 feet or 9 feet x 35 feet)
	Dwelling – Multi-Family	2 spaces per unit (1 or 2 bedroom)
		2.5 spaces per unit (3 or more bedrooms)
		2.5 guest parking spaces per ten units
	Dwelling – Single Family	2 spaces per unit (16 x 20 feet)
	Dwelling – Single-Family Zero Lot Line	2 spaces per unit (16 x 20 feet)
		2.5 guest parking spaces per ten units
	Dwelling – Two-Family	2 spaces per unit (20 feet x 20 feet)
	Dwelling – Town House	2 spaces per unit (1 or 2 bedroom)
		2.5 spaces per unit (3 or more bedrooms)
		2.5 guest parking spaces per ten units
Group Living	College Dormitory	1 space per bed
	Assisted Living Facility or Special Residential or Nursing Home	0.5 space per room
Community Facilities/ Government/ Institutional		
Educational Facilities	School - Elementary or Middle	20% of "population"
	School – High	30% of "population"
	School - University or College	35% of "population"
Government	Library	5 spaces per 1,000 square feet

Table 155.605 Minimum Parking Requirements		
Use Category	Use Type	Requirement
Religious Institution	Religious Institution [1]	8.5 spaces per 1,000 square feet
Commercial		
Automotive, Boats, Equipment and Vehicle sales and service	Car wash - manual	2 spaces per work station See 155.508
	Service Station	3.5 per 1,000 square feet 155.527
	Vehicle Rental and Trailer Storage	3.5 per 1,000 square feet 155.529
	Vehicle Sales	3.5 per 1,000 square feet 155.505
Animal Related	Veterinary office	3.5 spaces per 1,000 square feet
Office and Professional Services	Office - Call Center	10 spaces per 1,000 square feet
	Office - General	3.5 spaces per 1,000 square feet
Daycare	Adult Daycare	3 spaces per 1,000 square feet
	Day Care Center	3 spaces per 1,000 square feet
Financial Services	Bank	3.5 spaces per 1,000 square feet
Food and Beverage Service	Banquet Hall	10 spaces per 1,000 square feet
	Night Club	20 spaces per 1,000 square feet
	Restaurant	10 spaces per 1,000 square feet
	Restaurant or Outdoor Dining [2]	15 spaces per 1,000 square feet of customer service area
	Food Production / Take Out (No Seating)	3.5 spaces per 1,000 square feet
Health Care Related; Medical Office	Medical – General	5.75 spaces per 1,000 square feet
	Medical – Hospital	2.5 spaces per 1,000 square feet
	Medical – Specialized	3.5 spaces per 1,000 square feet
	Freestanding Emergency Facility	3.5 spaces per 1,000 square feet
Lodging, Visitor Accommodations	Hotel or Motel (Limited Service)	1 space per room
	Hotel (Full Service)	1.25 spaces per room
Personal Services	Personal Services	3.5 spaces per 1,000 square feet
	Mortuary or Funeral Home	5 spaces per 1,000 square feet
Recreation and Entertainment	Amusement Center	5 spaces per 1,000 square feet
	Movie Theater – Freestanding	1 space per 3 seats
	Movie Theater – In Line	1 space per 5 seats
	Bowling Alley	7 spaces per lane
	Fitness Center/Gymnasium	7 spaces per 1,000 square feet
	Specialized Gymnasium	5 spaces per 1,000 square feet
	Stadium or Arena	1 space for every 3 seats

Table 155.605 Minimum Parking Requirements		
Use Category	Use Type	Requirement
	Outdoor Recreational Facility [3]	Varies
	Raquet and Paddle Courts	3 spaces per court
	General	3.5 spaces for every 1,000 square feet
Retail	Home Improvement Center and Furniture Sales	3 spaces for every 1,000 square feet
Other	Instructional Services	3.5 spaces per 1,000 square feet
	Place of Assembly	5 spaces per 1,000 square feet
	Self-Storage	0.5 spaces for every 1,000 square feet
Industrial		
Manufacturing and Production	Manufacturing	1.5 spaces per 1,000 square feet
Storage and Warehousing	Warehouse or Wholesale	1 space per 1,000 square feet
Other		
Miscellaneous	Airport – Hangar	1 space per hangar (up to 50% interior)
	Airport – Tie Down	1 space per every 5 tie-downs
	Places of Assembly	5 spaces per 1,000 square feet
<p>[1] Up to 50% of the required parking may be surfaced with grass or lawn.</p> <p>[2] This requirement shall apply to outdoor dining that is located within the footprint of the principal building.</p> <p>[3] Open lot recreational use parking requirements shall be determined by the Planning and Economic Development Director or Designee and such requirements shall be based on the number of people that can reasonably be expected to be on such premises at one (1) time.</p>		

- Other uses not specifically mentioned above shall meet the off-street parking requirements of the uses listed above which are similar or compatible as determined by the Planning and Economic Development Director or Designee.
- Staff may request a parking study for uses that do not have a similar or compatible use as determined by the Planning and Economic Development Director or Designee.
- 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.
- Measurement. For the purpose of this LDC, calculation for parking is measured from the interior walls of the space.
- Measurement for outdoor dining. Applicants proposing outdoor dining shall provide the Planning and Economic Development department an outdoor dining plan in accordance with 155.519. Upon review, dimensions of the area will be determined.
- Combined off-street parking. Nothing in this section shall be construed to prevent collective provision for, or joint use of, off-street parking facilities for two or more buildings, adjacent parcels or uses by two or more owners or operations, excluding outparcels. However, the total of those parking spaces when combined or used together shall not be

Shopping Center Name: Tanglewood Shoppes Parking Analysis																		5/14/2025				
Shopping Center Address Range: 9600-9728 Pines Boulevard (Excludes 9700 - Starbucks)									Management Company Name: Susi Enterprises, Inc.								Company Phone #: (561) 445-2501					
Bay #	Tenant	Use	Hours of Operation	Gross (BOMA) SF	Net SF (Interior)	%	Retail/Of fice	Required Parking	Medical Office	Required Parking	Fitness Center/Gym (7/1000)	Required Parking	Restaurant (1/100)	Required Parking	Food Production Take-Out Only No Seating	Required parking	Church	Required Parking	OTHER	Required Parking	Total Parking	
9600	KINDER CARE*	Daycare	6:30am - 6:30pm M-F	5,358.0	4,822.2	0.9000													4,822.2	14.5	14.5	
9650	MD Now Urgent Care	Medical	M-Su 8-8	6,148.0	5,533.2	0.9000	5,533.2	31.8													31.8	
9610	Byrd's Hot Chicken	Restaurant	11-9 M-Su	1,320.0	1,228.7	0.9308							1,228.7	12.3							12.3	
9614	The Jerk Shop	Restaurant	8-8 M-F&Su; Closed Sat.	1,320.0	1,233.3	0.9343							1,233.3	12.3							12.3	
9618	Universal Pain Management	Specialized Medical	Varied	1,200.0	1,121.2	0.9343	1,121.2	3.9													3.9	
9622	Epic Vibes Smoothies	Retail	8-4 M-F; 8-1 S	900.0	840.9	0.9343	840.9	2.9													2.9	
9626-34	Grit60 Fitness	Fitness Center/Gym	4:30am-7:30pm M-F; 7:30am-11:30am S; 7:30am-10:30am Su	2,700.0	2,522.6	0.9343													2,522.6	12.6	12.6	
9638	Adrian the Shoe Maker	Retail	8-6 M-F; 9-3 S	1,360.0	1,270.6	0.9343	1,270.6	4.4													4.4	
9642	Sweet Art Bakery	Retail	10-6 M-S	1,280.0	1,195.9	0.9343	1,195.9	4.2													4.2	
9646 & 9654	Chang Orthodontics	Specialized Medical	8:30-5:30 M-F	1,800.0	1,681.7	0.9343	1,681.7	5.9													5.9	
9660	Callas Beauty Salon	Personal Service	9-7 T-S	900.0	840.9	0.9343	840.9	2.9													2.9	
9664	T'Amore Nail Spa	Personal Service	9:30-6:30 T-S; 10:30-5 Su	900.0	840.9	0.9343	840.9	2.9													2.9	
9668	Huse Artificial Limb & Brace	Specialized Medical	9-5 M-F	1,320.0	1,233.3	0.9343	1,233.3	4.3													4.3	
9672	Beachfront Realty, Inc.	Office	9-5 M-F	2,640.0	2,466.6	0.9343	2,466.6	8.6													8.6	
9680	Wellness 4 Life	Office	9-6 M-Th; 9-4 F	900.0	840.9	0.9343	840.9	2.9													2.9	
9684	Great Florida Insurance	Office	9-6 M-F; 10-2 S	900.0	840.9	0.9343	840.9	2.9													2.9	
9688-92	Pines Podiatry	Specialized Medical	9-5 M, Tu, Th & F; Clsd W	1,778.0	1,661.2	0.9343	1,661.2	5.8													5.8	
9696	Pines MRI	Specialized Medical	9-5 M-F	1,320.0	1,233.3	0.9343	1,233.3	4.3													4.3	
9704-08	Thrive Dance	Personal Service	2-7:30 M-Th; 9:30am -11:30am S	2,220.0	2,074.1	0.9343	2,074.1	7.3													7.3	
9712	Almaria Beauty Bar	Personal Service	10-6:30 M-F; 10-5:30 S	900.0	840.9	0.9343	840.9	2.9													2.9	
9716	Bloom Pilates	Specialized Gym	New Not Open Yet	900.0	840.9	0.9343													840.9	4.2	4.2	
9720	Carmen's Day Spa	Personal Service	10-6 M-Sa	900.0	840.9	0.9343	840.9	2.9													2.9	
9724-28	Beauty Alliance dba SalonCentric	Retail	8-7M, 8-6 T,Th&F, 8-6:30 W,Th&F, 8:30-4Sa	2,640.0	2,457.3	0.9308	2,457.3	8.6													8.6	
Total				41,604.0	38,462.1		27,814.5	109.8	0.0	0.0	0.0	0.0	2,461.9	24.6	0.0	0.0	0.0	0.0	8,185.7	31.3	165.7	
																TOTAL NUMBER OF EXISTING SPACES					156.0	
																NUMBER OF REMAINING SPACES					-9.7	
*Non-exclusive shared parking with Tanglewood Plaza																						

*Non-exclusive shared parking with Tanglewood Plaza

