



Received
Planning + Economic Development
5/1/2025
3:34 p.m.

Type of Meeting

Planning and Zoning Board

QUASI-JUDICIAL PROCEEDINGS AFFECTED PERSON

INSTRUCTIONS: This form must be completed and returned to the City Clerk's office at least seven (7) calendar days before the meeting.

AFFECTED PERSON: (a person who is the owner of the subject property or who owns property within 500 feet of the subject property or who resides in or operates a business within 500 feet of the subject property)

CASE# ZV2025-0007

PROJECT NAME: Culver's

MEETING DATE: May 8, 2025

NAME: Nicolas Saenz & Maria F. Santamaria

BUSINESS ADDRESS:

HOME ADDRESS: 1294 Sw 113th Way, P. Pines, FL 33025

TELEPHONE NUMBER: (214) 846-4056 / (702) 2415092

QUALIFIES AS "AFFECTED PERSON":

- ☐ Subject property owner
- ☒ Owns property within 500 ft.
- ☒ Resides within 500 ft.
- ☐ Operates a business within 500 ft.
- ☐ City of Pembroke Pines representative

Signature of Affected Person Nicolas Saenz / Maria Santamaria **Date:** 5/1/25

EVIDENCE TO BE PRESENTED: (identify and attach a copy of all evidence to be presented at the hearing. Use additional sheet(s) if necessary.)

A. Increased traffic: The project will attract a high volume of vehicles, which can lead to congestion, noise, and increased risk of accidents in nearby residential streets.

B. Noise pollution: Drive-thrus, late-night hours, and delivery services can cause a constant stream of noise,

PROPOSED WITNESS LIST: (Use additional sheet for each witness)

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: () _____

SPEAKING: ☐ IN FAVOR OF PETITION ☒ AGAINST PETITION

(cont)
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(next page)

which can disrupt the peace and quiet of the neighborhood.

C. Litter and waste:

Fast food restaurants often lead to an increase in litter, overflowing trash bins, and food waste, which can attract pests, and degrade the cleanliness of the area.

D. Unhealthy Influence:

Easy access to fast food may encourage unhealthy eating habits among local residents especially children and teens.

E. Light Pollution:

Bright signage and 24/7 lighting can disturb sleep and reduce the aesthetic quality of the neighborhood at night.

F. Property value Impact:

Some potential homebuyers may see a nearby fast food restaurant as a drawback, potentially lowering property values.

which can disturb the peace and quiet of the neighborhood.

C. Litter and waste:

Fast food restaurants often lead to an increase in litter, overflowing trash bins, and food waste, which can attract pests, and degrade the cleanliness of the area.

D. Unhealthy Influence:

Easy access to fast food may encourage unhealthy eating habits among local residents, especially children and teens.

E. Night Pollution:

Bright signs and 24/7 lighting can disturb sleep and reduce the aesthetic quality of the neighborhood at night.

F. Property Value Impact:

Some potential homebuyers may see a nearby fast food restaurant as a drawback, potentially lowering property values.

G. Odors and air quality:

Fryers and grills can emit strong food odors that linger and affect air quality in surrounding homes.

H. Crime potential:

Areas with fast food stores sometimes attract loitering or minor criminal activity, especially late at night.

Sincerely,

Nicolas Saenz & Maria F.

Santamaria

Owners @ 1294 SW 113th Way.

Raintree at Mayfair.

G. Odors and air quality:
Fishes and gills can emit strong
food odors that trigger and affect
air quality in surrounding homes.

H. Crime Potential:
Areas with fast food stores sometimes
attract loitering or minor criminal
activity, especially late at night.

Shirley,

Nicolas Jones & Maria K.
Santamaria

Owner of 1544 SW 113th Way
Rainier of Madison.