





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

Summary

Agenda Date:	May 8, 2025	Application ID:	ZV2025-0007
Project:	Culver's Drive-Thru Stacking Variance	Project Number:	PRJ2024-0017
Project Planner:	Cole Williams, Senior Planner		
Owner:	Raintree at Pines LLC	Agent:	Michelle Diaz-Mendez
Location:	1580 S Hiatus Road	District	District 1
Existing Zoning:	C-1 (Commercial)	Existing Land Use:	Irregular Residential Flexed to Commercial
Reference Applications:	SP 2025-0004, ZC 2024-0004, SP 2021-08, SP 2020-09, ZV 2020-08, SP 2017-03, ZV 2017-02, ZV 2017-03, ZV 2017-04, ZV 2017-14, ZC 2017-02, SP 2015-01, SP 2014-22, MSC 2010-07, SP 2008-02, MSC 2007-71, SP 2006-53, ZC 2005-06, ZC 2005-07, ZC 2003-02, AM 2003-07		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV2025-0007	Table 155.611 Minimum Drive-Thru Stacking Spaces	5 inbound vehicle stacking spaces per drive-thru lane	4 inbound vehicle stacking spaces per drive-thru lane
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> Board of Adjustment	
Reviewed for the Agenda:	Director:  Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Michelle Diaz-Mendez, agent for Culver's, is requesting a drive-thru stacking variance to allow 4 inbound vehicle stacking spaces per drive-thru lane, instead of the required 5 inbound vehicle stacking spaces per drive-thru lane for the proposed Culver's restaurant, located at 1580 S Hiatus Road. The proposed Culver's will have two drive-thru lanes.

Currently, a commercial shopping center with a Wawa gas station exists on site. The City Commission approved the base site plan for the shopping center (SP 2006-53) at its April 18, 2007 meeting. Modifications to the site plan were made in 2007, 2008 and 2010, 2014 and 2015 (SP2015-01). The Wawa gas station was approved in 2017 through SP2017-03.

At the April 16 Commission Meeting, ZC2024-0004 was approved rezoning the property from B-3 (General Business) with restrictive covenants to C-1 (Commercial) with restrictive covenants.

Site plan application, SP2025-0004 shall be heard by the Planning and Zoning Board at later date for the proposed Culver's.

VARIANCE REQUEST DETAILS:

The applicant is requesting a variance to allow 4 inbound vehicle stacking spaces per drive-thru lane, instead of the required 5 inbound vehicle stacking spaces per drive-thru lane.

The applicant has provided the attached site plan which depicts the proposed restaurant and two drive-thru lanes. Also attached is a justification statement to support their request. Drive-thru stacking spaces are regulated by Land Development Code Table 155.611 Minimum Drive-Thru Stacking Spaces. For reference, staff has attached the code section 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
Proposed Site Plan
Table 155.611: Minimum Drive-Thru Stacking Spaces
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: 1/14/2025

Plans for DRC _____ Planner: Cole Williams

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: Culver's RestaurantProject Address: 1580 S. Hiatus RoadLocation / Shopping Center: Villages of MayfairAcreage of Property: 3.58 Building Square Feet: 4620Flexibility Zone: 7 Folio Number(s): 514024020063Plat Name: Pembroke Lakes South Traffic Analysis Zone (TAZ):

Legal Description: A portion of Tract G-2 and Tract G-3 of Pembroke Lakes South,
according to the plat thereof, as recorded in Plat Book 119, Page 1 of the Public
Records of Broward County, Florida

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
2/11/21	ZV 2020-08	Provide 424 sp.	Approved		
3/19/25	ZC2024-0004	Rezone to C-1		2025-04	

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Raintree at Pines LLC
Owner's Address: 6540 East Tropical Way Plantation, FL 33317
Owner's Email Address: manny@msrein.com
Owner's Phone: 954-804-3515 Owner's Fax: _____
Agent: Mendez Engineering Design, Inc.
Contact Person: Michelle Diaz-Mendez, P.E.
Agent's Address: 9000 Sheridan Street PMB #15 Pembroke Pines, FL 33024
Agent's Email Address: michelle@mendezengdesign.com
Agent's Phone: 954-655-4572 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: B-3
Land Use / Density: IRR (5.52)
Use: Vacant
Plat Name: Pembroke Lakes South
Plat Restrictive Note: B-2 Uses
and Gas Station

ADJACENT ZONING

North: PUD
South: City of Miramar
East: R-MF (Apt. R-4)
West: PUD

PROPOSED

Zoning: C-1
Land Use / Density: IRR (5.52)
Use: Restaurant (Fast Food)
Plat Name: Pembroke Lakes So.
Plat Restrictive Note: B-3 Uses
and Self-Storage

ADJACENT LAND USE PLAN

North: IRR 5.52
South: City of Miramar
East: Commercial (Flex to Res)
West: IRR 5.52

-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

Code Section: 155.611

Required: Stacking for 5 Inbound Vehicle Spaces

Request: Stacking for 4 Inbound Vehicle Spaces

Details of Variance, Zoning Appeal, Interpretation Request:

The proposed Culver's restaurant has been designed with two drive-thru lanes, each with capacity for four inbound vehicle spaces. The drive-thru configuration includes an escape lane/exit. In addition, a POD (Personal Order Dispensing) unit is proposed in the second drive-thru lane. The POD is used when the drive-thru lanes are busy and allows an employee to take the order and the payment at the same time, eliminating the need for the patron to make the second stop at the window.

It is meant to serve the patrons in a faster and more efficient manner. Finally, there are 9 waiting spaces beyond the payment window, leaving plenty of room for patrons to stack after their order is placed.

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)

The property is part of the Villages of Mayfair commercial project located at the northwest corner of Hiatus Road and Pembroke Road. The project site was previously approved for four office buildings as part of the master plan for the Villages of Mayfair. Instead of the four office buildings, the project site will now include a Self-Storage Facility (Under separate application) and a Culver's Restaurant.

The project will consist of 4,572 sf of restaurant with a 48 sf kiosk. The restaurant will utilize two drive-thru lanes with a pick-up window where patrons will make their payment and then be asked to queue until their food is brought to them. When the drive-thru becomes busy, an employee will be tend the kiosk in the second drive-thru lane and take payment there. This will eliminate the need for a second stop to make payment, improving flow of traffic, reducing stacking and making the overall process more efficient.

Parking is provided as part of the overall shopping center for the Villages of Mayfair.

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]
Signature of Owner

9/25/2025
Date

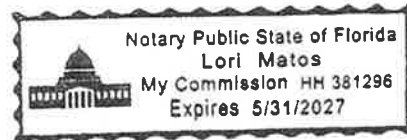
Sworn and Subscribed before me this 25th day

of March, 20 25

Fee Paid

[Signature: Lori Matos]
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: Michelle M.]
Signature of Agent

3/25/25
Date

Sworn and Subscribed before me this 25th day

of March, 20 25

Fee Paid

[Signature: Lori Matos]
Signature of Notary Public

My Commission Expires



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Raintree at Pines LLC

Authorized Representative: Manny Synalovski

Application Number: _____

Application Request: Variance

I, Manny Synalovski (print Applicant/Authorized Representative name), on behalf of Raintree at Pines LLC (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.



Signature of Applicant or Applicant's
Authorized Representative

3/25/2025

Date

Manny Synalovski

Print Name of Applicant/Authorized Representative

MENDEZ ENGINEERING DESIGN, INC.

March 25, 2025

Mr. Cole Williams AICP
Senior Planner,
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025

Re: Culver's Restaurant at Villages of Mayfair
Variance Request

Dear Mr. Williams

Please accept this letter as a Variance Request from Code Section 155.611 Drive-Thru Stacking Spaces for the above-referenced project. Specifically, we are requesting a variance for the minimum inbound vehicle stacking spaces requirement of 5 cars.

The proposed Culver's Restaurant is located at the northwest corner of Pembroke Road and Hiatus Road within the Villages of Mayfair shopping center. The project consists of a 4,572-sf building with two drive-thru lanes and a POD (Personal Order Dispensing) unit in the second drive-thru.


We feel this variance is justified for the following reasons.

1. Because there are two drive-thru lanes, each with a capacity of 4 inbound vehicle stacking spaces, the actual stacking (8 cars) exceeds the minimum of 5 cars if there was only one drive-thru.
2. Secondly, the owner is proposing the construction of a POD unit in the second drive-thru lane. The POD allows an employee to take payment at the point of order, so patrons are not required to make the second stop at the payment window. This allows the restaurant to move patrons through the drive-thru lanes in a faster and more efficient manner while avoiding unnecessary stacking. The POD is intended to be used when the restaurant is busy and helps prevent congestion between the point of order and the payment window.
3. Lastly, there are 9 outbound vehicle spaces provided as opposed to the required 2 spaces. Patrons receive their food while waiting in one of the 9 spaces and do not have to wait at the window for their food. This allows for more patrons to flow through the payment window without impacting the inbound vehicle stacking.

Included with this submittal is a Unified Development Application and a site plan showing the drive-thru lanes and the car stacking. We trust you will find this information useful and will be able to proceed with the Variance process.

Should you have any questions or require additional information, please contact me.

Sincerely,



Michelle Diaz-Mendez, P.E.

Table 155.611: Minimum Drive-Thru Stacking Spaces		
Type of Facility (Per Lane)	Inbound Vehicle Spaces	Outbound Vehicle Spaces
Bank	3	1
Beverage / Food	5	2
Car Wash Automatic as an Accessory	8	3
Car Wash Automatic with Attendant	18	5
Laundry	3	1
Pharmacy	2	1



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY MICHELLE DIAZ-MENDEZ, P.E. ON THE DATE
SHOWN ABOVE. PRINTED COPIES OF
THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ELECTRONIC COPIES.

**CULVER'S RESTAURANT
AT THE VILLAGES OF MAYFAIR
1580 SOUTH HIATUS ROAD PEMBROKE PINES, FL
CLIENT: BARON GROUP PROPERTIES LLC**

DATE	
REVISION	
NO.	

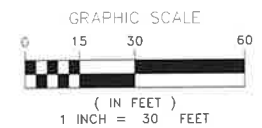
SCALE:
1 IN = 30 FT
DATE:
03.20.2025
PROJECT NO.
25-165.01

SITE PLAN

SH. 2 OF 13

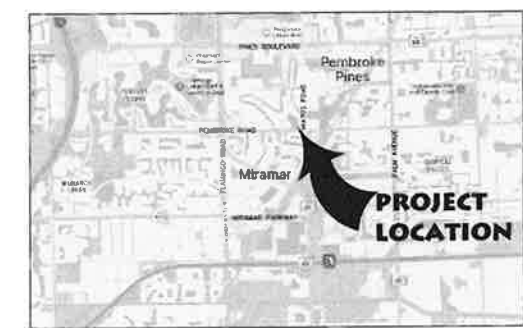
S-2

NOTE:
REFER TO SIGNING & MARKING
PLAN FOR PARKING STALL DETAILS
AND WHEEL STOP LOCATIONS.



LEGEND

- PROPERTY LINE / PARCEL LINE
- NON-VEHICULAR ACCESS LINE
- EASEMENT LINE
- LIMITS OF CONSTRUCTION LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PAVEMENT AREA
- EXISTING SIGN (SINGLE POST)



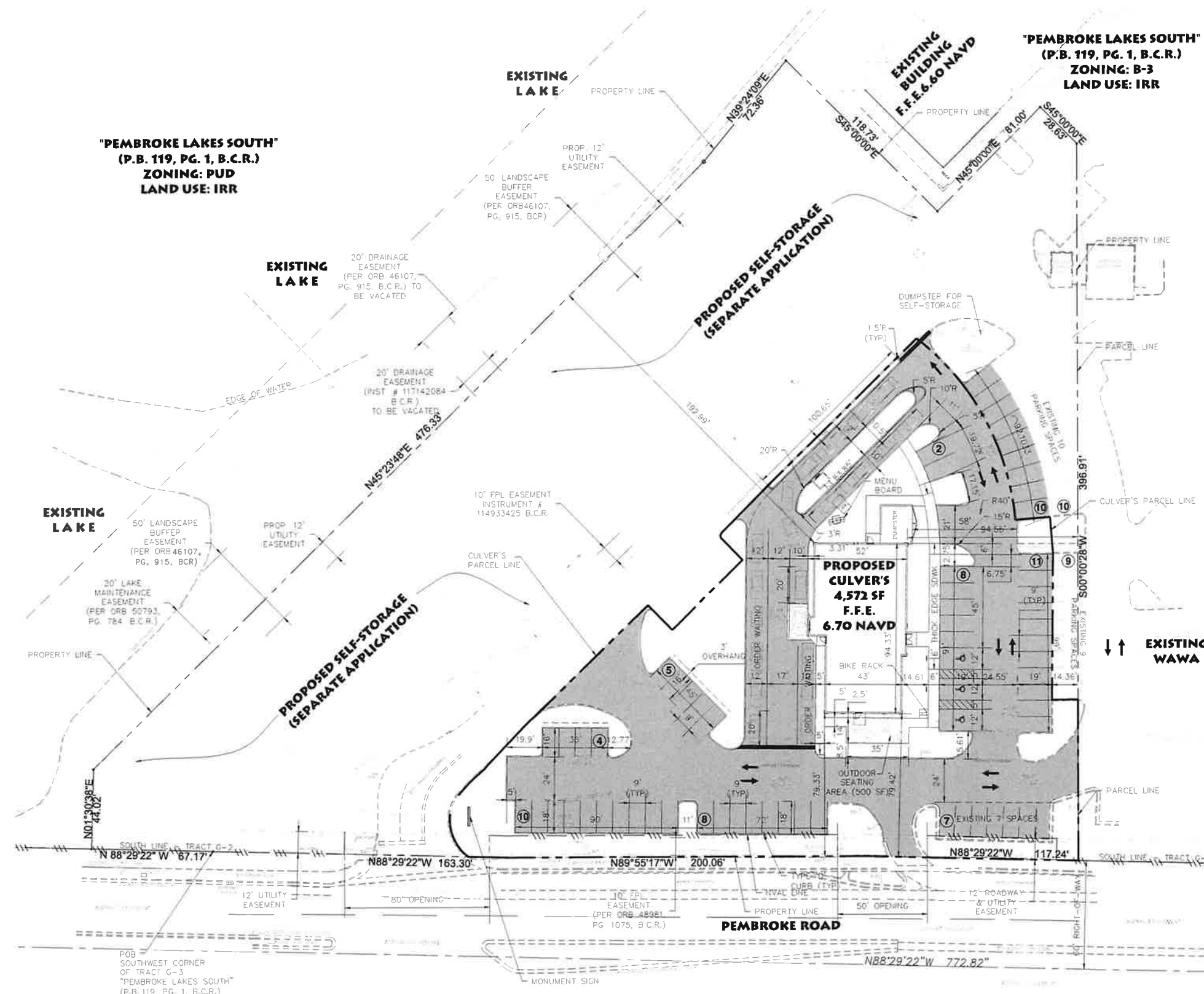
LOCATION MAP
FOLIO NO. 514024020063

LEGAL DESCRIPTION

LAND DESCRIPTION: (PARCEL 24)
A PORTION OF TRACT G-2 AND TRACT G-3 OF PEMBROKE LAKES SOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT G-3, THENCE NORTH 88 DEGREES 29' 22" WEST ALONG THE SOUTH LINE OF THE ABOVE MENTIONED TRACT G-2, A DISTANCE OF 67.17 FEET; THENCE NORTH 01 DEGREE 30' 38" EAST A DISTANCE OF 44.02 FEET; THENCE NORTH 45 DEGREES 23' 48" EAST A DISTANCE OF 476.33 FEET; THENCE NORTH 39 DEGREES 24' 09" EAST A DISTANCE OF 72.36 FEET; THENCE SOUTH 45 DEGREES 00' 00" EAST A DISTANCE OF 118.73 FEET; THENCE NORTH 45 DEGREES 00' 00" EAST A DISTANCE OF 81.00 FEET; THENCE SOUTH 45 DEGREES 00' 00" EAST A DISTANCE OF 28.63 FEET; THENCE SOUTH 00 DEGREES 00' 28" WEST A DISTANCE OF 396.91 FEET; THENCE NORTH 88 DEGREES 29' 22" WEST ALONG THE SOUTH LINE OF SAID TRACT G-3, A DISTANCE OF 117.24 FEET; THENCE NORTH 89 DEGREES 55' 17" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 200.06 FEET; THENCE NORTH 88 DEGREES 29' 22" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 163.30 FEET TO THE POINT OF BEGINNING.

SITE DATA TABLE

TOTAL SITE AREA:	59,190 SF	1.36 AC	100%
PERVIOUS AREA/OPEN SPACE:	15,653 SF	0.36 AC	26.45%
IMPERVIOUS AREA:	43,537 SF	1.00 AC	73.55%
BUILDING AREA:	4,620 SF	0.11 AC	7.80%
SIDEWALK AREA:	2,151 SF	0.05 AC	3.63%
VEHICULAR USE AREA:	36,766 SF	0.84 AC	62.12%



SUBJECT SITE AERIAL PHOTO Culver's Drive-Thru Stacking Variance (ZV2025-0007, PRJ2024-0017)

