



**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

## Summary

<b>Agenda Date:</b>	August 13, 2020	<b>Application ID:</b>	MSC 2020-10
<b>Project:</b>	Nuevo Comienzo Church	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	Jorge Vanegas	<b>Agent:</b>	Jorge Vanegas
<b>Location:</b>	20841 Johnson Street Unit 102		
<b>Existing Zoning:</b>	PUD (Planned Unit Development)	<b>Existing Land Use:</b>	Industrial
<b>Reference Applications:</b>	MSC 2018-03, ZV 2017-19, MSC 2011-12, MSC 2007-100, SP 2005-42, SP 2005-22		
<b>Applicant Request:</b>	Non-concurrent parking agreement for new Church.		
<b>Staff Recommendation:</b>	Approval		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director: 	Planning Administrator: 	

## Project Description / Background

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Jorge Vanegas, agent, is requesting approval of a non-concurrent parking agreement for Nuevo Comienzo Church located with the Chapel Trail Trade Center at 20841 Johnson Street unit 102.

Chapel Trail Trade Center was approved through SP 2005-22. In 2017, zoning variance (ZV 2017-19) was approved allowing 638 parking spaces instead of the required 710 parking spaces to allow 1 space (72 total) per owner unit reserved between the hours of 9:00 am to 5:00 pm only. Additionally, in 2018 through MSC 2018-03 a non-concurrent parking agreement was approved for Everglades Community Church.

### **PARKING**

The Chapel Trail Trade Center contains 638 parking spaces for public use. The applicant has provided an hourly required parking count for this property based on the current tenants. Based on the analysis provided, the peak number of parking spaces required based on current uses and hours of operation is 633.7 (Monday – Friday 5:00am – 5:00pm), which does not exceed the provided amount (638). Nuevo Cominezo Church will operate on Sundays between 11:00am and 12:30pm. The analysis shows that based on current uses only 141.1 parking spaces are required on Sunday of the 638 provided.

**Staff Recommendation: Approval of this application based on the uses described in the attached chart. If the intensity of uses or days of operation change and such change results in an increase of parking required per day, then the applicant will need to amend this agreement.**

**Enclosed:**                   Miscellaneous Plan Application  
                                  Memo from Planning Division, (8/5/20)  
                                  Memo from Zoning Administrator, (8/5/20)  
                                  Miscellaneous Plan  
                                  Site Aerials



# 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 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: NUERO COMIENZO, INCProject Address: 20841 Johnson St. Unit 102 PEMBROKE PINES,  
FL 33029Location / Shopping Center: CHAPEL TRAIL

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

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

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_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: GLORIA E VANEGRAS

Owner's Address: 20841 Johnson St. Unit 101 Pembroke Pines

Owner's Email Address: ACADEMYSIMPLY@GMAIL.COM

Owner's Phone: 954-450-4666 Owner's Fax: 954-435-9830

Agent: N/A

Contact Person: N/A

Agent's Address: N/A

Agent's Email Address: N/A

Agent's Phone: N/A 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: \_\_\_\_\_

Code Section: \_\_\_\_\_

Required: \_\_\_\_\_

Request: \_\_\_\_\_

#### Details of Variance, Zoning Appeal, Interpretation Request:

## **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: \_\_\_\_\_

WILL BE TEACHING BIBLE STUDIES ALSO  
TEENS, COUPLES COUNSELING SERVICES

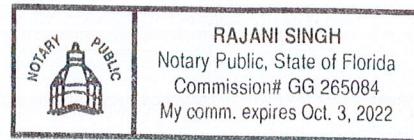
*Leslie Bavar*

08/03/2020

Signature of Owner

Date

Sworn and Subscribed before me this 08 day  
of 03, 2020



N/A

*Rajani Singh*

Oct 3<sup>rd</sup> 2022

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

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** August 5, 2020  
**To:** MSC 2020-10 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Nuevo Cominezo Church Non- Concurrent.

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**Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:**

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

MEMORANDUM

August 5, 2020

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2020-10 (Nuevo Comienzo Non-Concurrent Parking)

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All of my comments have been satisfied.

Bldg 20841	Usage	new name	Hours	Tenant	Area in SqFt	Office Sq.Ft.	Warehouse Sq.Ft.	Church Sq.Ft.	Days Usage	Operation	Mon-Fri		Sat		Sun	
Unit #											5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p
101	Office	Shaolin Academy	M-F 2 to 7 pm	Shaolin Kung Fu Academy	3,216.0	3,216.0	0.0	0.0	M-F	2 pm - 7:30 pm	11.3	11.3	0.0	0.0	0.0	0.0
102	Church	Nuevo Comienzo Inc.	Sunday 11:00am - 12:30	Nuevo Comienzo Inc.	2,991.0	0.0	0.0	2,991.0	Sunday	11am-12:30pm	0.0	0.0	0.0	0.0	25.5	0.0
103	Community Services	Abiding Grace	Sunday 6:15 pm	Filipino-American Church	2,991.0	0.0	0.0	2,872.0	Sunday	9 am - 9 pm	0.0	0.0	0.0	0.0	0.0	25.5
104	Medical Office	sun east dental	M-F 8 to 5 pm	Sun East Dental	2,991.0	2,872.0	0.0	0.0	M-F	8 am - 5 pm	16.5	0.0	0.0	0.0	0.0	0.0
105	Office Warehouse															
106	Office Warehouse															
107	Office Warehouse	Resof	M-F 8 to 5 pm	Resof	9,047.0	4,371.0	4,676.0	0.0	M-F	8 am - 5 pm	20.0	0.0	0.0	0.0	0.0	0.0
108	Office Warehouse	Walter and Patricia Tanchez		Engineering Resources Group	2,991.0	2,872.0	0.0	0.0	M-F	9 am - 7 pm	10.1	10.1	0.0	0.0	0.0	0.0
109	Office Warehouse	Engineering Resources	M-F 9 to 5 pm	Engineering Resources Group	2,905.0	2,905.0	0.0	0.0	M-F	9 am - 6 pm	10.2	10.2	0.0	0.0	0.0	0.0
110	Office Warehouse	Dr G's Marine	M-F 9 to 5 pm	Dr. G's Marine Aquaculture	2,998.0	245.3	2,752.7	0.0	M-F	9 am - 5 pm	5.0	5.0	0.0	0.0	0.0	0.0
111	Office Warehouse	Luya Group	M-F 9 to 5 pm	Luya Group	4,319.0	4,319.0	0.0	0.0	M-F	9 am - 5 pm	15.1	0.0	0.0	0.0	0.0	0.0
113	Office	Academy of Arts	M-F 9-to 5 pm	Academy of Arts	4,376.0	4,376.0	0.0	0.0	M-F	2 pm - 9:30 pm	15.3	15.3	15.3	0.0	0.0	0.0
114	Office	Academy of Arts	Sat 10 to 6 pm	Academy of Arts	2,972.0	2,972.0	0.0	0.0	M-F	2 pm - 9:30 pm	10.4	10.4	10.4	0.0	0.0	0.0
115	Office Warehouse	AW Tees	M-F 9 to 5 pm	AW Tees	2,872.0	2,872.0	0.0	0.0	M-F	9 am - 5 pm	10.1	0.0	0.0	0.0	0.0	0.0
116	Office Warehouse	AW Tees	M-F 9 to 5 pm	AW Tees	3,110.0	3,110.0	0.0	0.0	M-F	9 am - 5 pm	10.9	0.0	0.0	0.0	0.0	0.0
<b>Total SqFt</b>					<b>47,779.0</b>	<b>34,130.3</b>	<b>7,428.7</b>	<b>5,863.0</b>		<b>Total Parking</b>	<b>134.7</b>	<b>62.2</b>	<b>25.7</b>	<b>0.0</b>	<b>25.5</b>	<b>25.5</b>

Bldg 20851	Usage	Tenant	Area in SqFt	Office Sq.Ft.	Warehouse Sq.Ft.	Church Sq.Ft.	Days Usage	Operation	Mon-Fri		Sat		Sun	
Unit #									5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p
101	Office	Vacant	3,413.0	3,413.0	0.0	0.0	M-F	9 am - 5 pm	11.9	0.0	0.0	0.0	0.0	0.0
102	Office Warehouse	Vacant	3,071.0	582.0	2,489.0	0.0	M-F	9 am - 5 pm	5.8	0.0	0.0	0.0	0.0	0.0
103	Warehouse	JC Karting	2,991.0	0.0	2,991.0	0.0	M-F	9 am - 6 pm	4.5	4.5	0.0	0.0	0.0	0.0
104	Warehouse	JC Karting	2,991.0	0.0	2,991.0	0.0	M-F	9 am - 6 pm	4.5	4.5	0.0	0.0	0.0	0.0
105	Office	HF Business Corp	2,991.0	2,991.0	0.0	0.0	M-F	9 am - 5 pm	10.5	0.0	0.0	0.0	0.0	0.0
106	Office Warehouse	M&A Windows	2,991.0	553.0	2,438.0	0.0	M-F	9 am - 6 pm	5.6	5.6	0.0	0.0	0.0	0.0
107	Office Warehouse	Good Chance Textiles	2,991.0	897.0	2,015.0	0.0	M-F	8am - 6pm	6.2	6.2	0.0	0.0	0.0	0.0
108	Office Warehouse	Garrison	2,991.0	897.0	2,015.0	0.0	M-F	9 am - 5 pm	6.2	0.0	0.0	0.0	0.0	0.0
109	Office Warehouse	Aeronate	2,991.0	897.0	2,015.0	0.0	M-F	8:30 am - 5:30 pm	6.2	0.0	0.0	0.0	0.0	0.0
110	Office Warehouse	Trashouts	2,991.0	897.0	2,015.0	0.0	M-F	6am - 8 pm	6.2	6.2	0.0	0.0	0.0	0.0
111	Warehouse	Resof	2,991.0	553.0	2,438.0	0.0	M-F	8 am - 5 pm	4.4	0.0	0.0	0.0	0.0	0.0
112	Warehouse	Resof	2,991.0	0.0	2,991.0	0.0	M-F	8 am - 5 pm	3.0	0.0	0.0	0.0	0.0	0.0
113	Office Warehouse	Corporate Cleaners	2,991.0	2,991.0	0.0	0.0	M-F	8 am - 7 pm	10.5	10.5	0.0	0.0	0.0	0.0
114	Office Warehouse	J&J Carpet	2,991.0	2,991.0	0.0	0.0	M-F	7:30 am - 6 pm	10.5	10.5	0.0	0.0	0.0	0.0
115	Community Services	Adams AME Church	2,991.0	2,991.0	0.0	0.0	Tuesday - Friday	10am - 2 pm	10.5	0.0	0.0	0.0	0.0	0.0
116	Community Services	Adams AME Church	2,991.0	0.0	0.0	2,991.0	Sunday	9 am - 5 pm	0.0	0.0	0.0	0.0	25.5	0.0
117-118	Office Warehouse	A to Z Nutrition Intl Inc	6,027.0	5,982.0	0.0	0.0	M-F	7 am - 5 pm	20.9	0.0	0.0	0.0	0.0	0.0
119	Office Warehouse	Vacant	1,412.0	1,412.0	0.0	0.0	M-F	9 am - 5 pm	4.9	0.0	0.0	0.0	0.0	0.0
120	Instructional Servicces	Max Effort Gym	1,691.0	1,691.0	0.0	0.0	M-F	9 am - 5 pm	5.9	0.0	0.0	0.0	0.0	0.0
121	Office	Gerald and Susan Remilliar	1,691.0	1,691.0	0.0	0.0	M-F	9 am - 5 pm	5.9	0.0	0.0	0.0	0.0	0.0
122	Office	Southeast Management	1,412.0	1,412.0	0.0	0.0	M-F	9 am - 5 pm	4.9	0.0	0.0	0.0	0.0	0.0
Total SqFt			60,591.0	32,841.0	24,398.0	2,991.0		Total Parking	148.9	47.8	0.0	0.0	25.5	0.0

Bldg 20861	Usage	Tenant	Area in SqFt	Office Sq. Ft	Warehouse Sq. Ft.	Church Sq.Ft.	Days Usage	Operation	Mon-Fri	Sat	Sun
Unit #									5a-5p	5a-5p	5p-9p
101	Office Warehouse	DST Motor Sports	3,413.0	3,299.0		0.0	M - F	11 am - 7 pm	11.5	11.5	0.0
102	Office Warehouse	Eletra Packaging	2,991.0	281.0	2,636.0	0.0	M - F	9 am - 5 pm	4.9	0.0	0.0
103	Office Warehouse	Digital Imaging	2,991.0	2,991.0	0.0	2,991.0	M - F	8 am - 5 pm	10.5	0.0	0.0
104	Office Warehouse	Digital Imaging	2,991.0	2,991.0	0.0	2,991.0	M - F	8 am - 5 pm	10.5	0.0	0.0
105	Office Warehouse	Ventilex	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 6 pm	10.5	10.5	0.0
106	Office Warehouse	Clever Truck	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 5 pm	10.5	10.5	0.0
107	Office	Superior Cleaning	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 5 pm	10.5	0.0	0.0
108	Office Warehouse	Corner Contracting	2,991.0	1,239.0	1,752.0	0.0	M - F	8:30 am - 5:00 pm	7.0	0.0	0.0
109	Office	Edge Manufacturing	2,991.0	2,991.0	0.0	0.0	M - F	9 am - 5 pm	10.5	0.0	0.0
110	Office		2,991.0	2,991.0	0.0	0.0	M - F	9 am - 5 pm	10.5	0.0	0.0
111	Office Warehouse	Cury Bros, Inc	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 6 pm	10.5	6.0	0.0
112	Office Warehouse	Vacant	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 6 pm	10.5	6.0	0.0
113	Office Warehouse	Vacant	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 6 pm	10.5	6.0	0.0
114	Office Warehouse	Vacant	2,991.0	2,991.0	0.0	0.0	M - F	8 am - 6 pm	10.5	6.0	0.0
115	Office	America Energy Manufacturing	2,991.0	520.0	2,471.0	0.0	M - F	8 am - 5 pm	10.5	0.0	0.0
116	Office Warehouse	Fundefa International	2,991.0	2,991.0		0.0	M - F	8:30 am - 5 pm	10.5	0.0	0.0
117	Office	CM Lab Incorporated, Inc.	2,991.0	2,991.0	0.0	0.0	M-Sat	8 am - 11 pm (M-F), 9am - 2 pm Sat	10.5	10.5	0.0
118	Office	CM Lab Incorporated, Inc.	2,991.0	2,991.0	0.0	0.0	M-Sat	8 am - 11 pm (M-F), 9am - 2 pm Sat	10.5	10.5	0.0
119	Office Warehouse	Appliance Service Group	1,500.0	1,412.0	0.0	0.0	M - F	8:30 am - 5 pm	4.9	0.0	0.0
120	Office	Kent Electronic's tech	1,691.0	1,691.0	0.0	0.0	M - F	9 am - 5 pm	5.9	0.0	0.0
121	Office	Vacant	1,691.0	1,691.0	0.0	0.0	M - F	9 am - 5 pm	5.9	0.0	0.0
122	Office Warehouse	V&C Custom Cabinets	1,412.0	1,412.0	0.0	0.0	M - Saturday	9 am - 5 pm	4.9	0.0	4.9
		Total SqFt	60,554.0	53,419.0	6,859.0	5,982.0		Total Parking	202.2	77.5	25.9
									0.0	0.0	0.0

Bldg 2087	Usage	Tenant	Area in Sq Ft	Office Sq Ft	Warehouse Sq Ft	Church Sq Ft	Days Usage	Operation	Mon-Fri		Sat		Sunday	
									5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p
Unit #														
101	Church	Everglades Community Church*	3,125.0	3,125.0	0.0	3,125.0	M-F; Saturday-Sunday	9 am - 5 pm (office), 5 pm - 9 pm (church); 9 am - 9 pm (church)	10.9	26.6	26.6	26.6	26.6	26.6
102	Office Warehouse	Commpro LLC	2,927.0	2,927.0	0.0	0.0	M-F	8 am - 7 pm	10.2	10.2	0.0	0.0	0.0	0.0
103	Office Warehouse	Shred Monkeys	2,913.0	2,913.0	0.0	0.0	M-F	9 am - 5 pm	10.2	0.0	0.0	0.0	0.0	0.0
104	Office Warehouse		2,893.0	2,893.0	0.0	0.0	M-F	9 am - 5 pm	10.1	0.0	0.0	0.0	0.0	0.0
105	Church	The Way Fellowship	2,912.0	0.0	0.0	2,912.0	Tuesday, Sunday	7 pm - 9 pm, 9 am - 3 pm	10.2	24.8	0.0	0.0	26.6	0.0
106	Office Warehouse	M Warehouse	2,899.0	1,364.0	1,535.0	0.0	M-F, Saturday	8 am - 6 pm; 9 am - 4 pm	7.1	6.8	7.1	0.0	0.0	0.0
107	Distribution Office	UN Fluid / Investgo (no answer)	2,995.0	2,925.0	0.0	0.0	M-F	9 am - 5 pm	10.2	0.0	0.0	0.0	0.0	0.0
108	Office Warehouse	Millenium Air Parts	3,000.0	2,945.0	0.0	0.0	M-F	9 am - 7 pm	10.3	10.3	0.0	0.0	0.0	0.0
109	Church	Pines West Congregation of Jehovah Witness	4,471.0	0.0	0.0	4,471.0	Tuesday-Thursday, Saturday-Sunday	6 pm - 8 pm; 9 am - 2 pm	15.3	38.0	38.0	0.0	38.0	0.0
111	Office Warehouse	Two Plus	4,367.0	4,367.0	0.0	0.0	Monday-Friday, Saturday	9:30 am - 6 pm; 11:30 am - 4 pm	15.3	0.0	15.3	0.0	0.0	0.0
112	Office Warehouse	Autoperformance	4,212.0	665.0	3,547.0	0.0	M-F	1 pm - 8 pm	7.6	3.3	0.0	0.0	0.0	0.0
113	Office Warehouse	La Moda Clothing	5,810.0	1,368.0	4,552.0	0.0	Monday-Friday, Saturday	10 am - 5pm						
114	Office Warehouse								9.3	0.0	9.3	0.0	0.0	0.0
115	Office Warehouse	Ingemel Development LLC	2,887.0	2,887.0	0.0	0.0	M-F	9 am - 6 pm	10.1	10.1	0.0	0.0	0.0	0.0
116	Office	KandooIT, LLC	3,229.0	3,126.0	0.0	0.0	M-F	8 am - 5 pm	10.9	0.0	0.0	0.0	0.0	0.0
		Total Area SqFt	48,640.0	31,505.0	9,634.0	10,508.0		Total Parking	147.9	130.1	96.2	26.6	91.1	26.6

	Parking Usage					
	Mon		Sat		Sun	
	5a-5p	5p-9p	5a-5p	5p-9p	5a-5p	5p-9p
<b>Building 20841</b>	134.7	62.2	25.7	0.0	25.5	25.5
<b>Building 20851</b>	148.9	47.8	0.0	0.0	25.5	0.0
<b>Building 20861</b>	202.2	77.5	25.9	0.0	0.0	0.0
<b>Building 20871</b>	147.9	130.1	96.2	26.6	91.1	26.6
<b>Total</b>	633.7	317.6	147.8	26.6	142.1	52.1
<b>Total Available</b>	<b>638</b>					
<b>ZV 2017-19</b>	<b>710</b>					

SUBJECT SITE AERIAL PHOTO

Nuevo Comienzo (MSC 2020-10)

