





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

Summary

Agenda Date:	January 8, 2026	Application ID:	ZV2025-0023
Project:	LCVRN Parking Variance	Project Number:	PRJ2025-0013
Project Planner:	Cole Williams, Senior Planner		
Owner:	S&S Pembroke Plaza LLC	Agent:	Michael Sasoni
Location:	6726 – 6780 Pembroke Road	District	District 1
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	MSC2015-20, MSC2014-15, MSC2012-31, SN2010-33, SN2010-32, SP2007-42		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV2025-0010	Table 155.605 Minimum Parking Requirements	124 Parking Spaces	70 Parking Spaces
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> Board of Adjustment	
Reviewed for the Agenda:	Director: <u></u> Assistant Director: <u></u>		

PROJECT DESCRIPTION / BACKGROUND:

Michael Sasoni, agent, is requesting a variance for the LCVRN plaza located at 6726 – 6780 Pembroke Road to allow 70 existing parking spaces instead of the required 124 parking spaces. The request is to allow for a new religious institution tenant.

The existing shopping plaza was constructed in the early 1970s. In 2014, a nonconcurrent parking plan was approved through miscellaneous application MSC2014-15. The nonconcurrent parking plan was amended administratively in 2021. Due to the proposed tenant mix and hours of operation a nonconcurrent parking plan is no longer feasible for the site.

VARIANCE REQUEST DETAILS:

The applicant is requesting a variance to allow the 70 parking spaces provided, instead of the required 124 parking spaces.

The applicant has provided the attached justification statement to support their request. 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
Table 155.605 Minimum Parking Requirements
Proposed 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 foot 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: Pembroke Pines parking varianceProject Address: 5726-6780 Pembroke Road, Pembroke Pines, FL 33023Location / Shopping Center: S & S Pembroke Plaza, address as aboveAcreage of Property: 1.64 ACRES Building Square Feet: 19,703Flexibility Zone: _____ Folio Number(s): 514123140010

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description: WELWYN PARK FIRST ADD RESUB OF BLKS 1 & 15 53-7 BPARCEL A LESS E 200 & LESS N 15

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: S & S PEMBROKE PLAZA LLC

Owner's Address: 3763 Churchill Downs Drive

Owner's Email Address: msasoni@aol.com

Owner's Phone: 9544650035 Owner's Fax: _____

Agent: MICHAEL SASONI

Contact Person: Ezra Skandrani

Agent's Address: 3370 NE 190 Street, apt # 1807, Aventura, FL 33180

Agent's Email Address: ssrefl@aol.com

Agent's Phone: 9548578870 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: _____

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: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

The project submission is about increasing the allowed parking spaces from 70 to 124 spots as a variance to accommodate the city's allowance for tenant use. The parking lot is mostly empty during the day and never exceeds the physical capacity for all tenants and their customers at any time of the day. The restaurant has a 27 parking lot allowance. The place rarely exceeds ten at any given time as it is mostly a pickup and go facility with very little sitting space. We are attempting to accommodate the tenant requirement to help bolster tenant diversity as with current numbers we are unable to allow for any additional business occupation outside of Church use given that most other business is closed on Sunday thereby providing greater space availability on that day.

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

12.01.25
Date

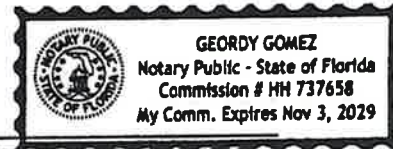
Sworn and Subscribed before me this 01 day

of Dec, 2025

0
Fee Paid

[Signature]
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]
Signature of Agent

12/01/25
Date

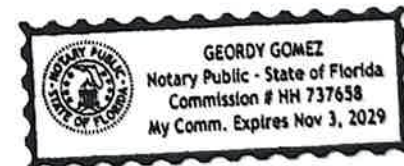
Sworn and Subscribed before me this 01 day

of Dec, 2025

0
Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Michael Saroni

Authorized Representative: _____

Application Number: _____

Application Request: _____

I, Michael Saroni (print Applicant/Authorized Representative name), on behalf of 5 + 5 Pembroke Plaza (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.

 12/03/25
Signature of Applicant or Applicant's Date
Authorized Representative

Michael Saroni
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]	5 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
Retail	General	3.5 spaces for every 1,000 square feet
	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
[1] Up to 50% of the required parking may be surfaced with grass or lawn. [2] This requirement shall apply to outdoor dining that is located within the footprint of the principal building. [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.		

- 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 less than the sum of the requirements of the several individual uses computed separately in accordance with this article.

Shopping Center Name: LCVRN Plaza					ZONING: B-3		FOLIO: 514123140010										Update: 10/9/2024						
Shopping Center Address Range: 6726-6780 Pembroke Road					Management Company Name: Michael Sessonni																	Company Phone #: (954) 554-2838 / (954) 465	
Bay #	Tenant	Use	S.F.	Retail/Office (3.5/1000)	Required parking	Medical General (5.75/1000)	Required parking (10/1000)	Assembly (10/1000)	Required parking (10/1000)	Restaurant (10/1000)	Required parking (20/1000)	Rest CSA (20/1000)	Required parking (8.5/1000)	Church (8.5/1000)	Required parking	Other	Required parking	Total Required Parking					
6726-30	THE HOUR OF RESURRECTION	CHURCH	2,700		0.0		0.0		0.0				0.0	2,700	23.0		0.0	23.0					
6732-34	EXTRIM MIAMI LLC	RETAIL	1,800	1,800	6.3		0.0		0.0				0.0		0.0		0.0	6.3					
6736	DOVAL TAX SERVICES	OFFICE	900	900	3.2		0.0		0.0				0.0		0.0		0.0	3.2					
6738	PINOLANDIA RESTAURANT	OFFICE	900	900	3.2		0.0		0.0				0.0		0.0		0.0	3.2					
6740-48	PINOLANDIA RESTAURANT	RESTAURANT	2,700		0.0		0.0		0.0	2,700			0.0		0.0		0.0	27.0					
6750	UNITED CHURCH OF JESUS	CHURCH	900		0.0		0.0		0.0				0.0	900	7.7		0.0	7.7					
6752	INGLESIA CRISTIANA	CHURCH	1,200		0.0		0.0		0.0				0.0	1,200	10.2		0.0	10.2					
6754-58	Estrella Insurance	OFFICE	1,800	1,800	6.3		0.0		0.0				0.0		0.0		0.0	6.3					
6760-62	Dreams event center & décor rental LLC	OFFICE	1,800	1,800	6.3		0.0		0.0				0.0		0.0		0.0	6.3					
6770-72	Miracle Through Prayer	CHURCH	1,800		0.0		0.0		0.0				0.0	1,800	15.3		0.0	15.3					
6774	Naahomie Louts Salon	PERSONAL SERVICES	900	900	3.2		0.0		0.0				0.0		0.0		0.0	3.2					
6776	Lobo Enterprises DBA Metro PCS	RETAIL	900	900	3.2		0.0		0.0				0.0		0.0		0.0	3.2					
6780	Restore Banquet Hall	ASSEMBLY	900		0.0		0.0	900	9.0				0.0		0.0		0.0	9.0					
Total			19,200	9,000	31.5	0	0.0	900	9.0	2,700	0	27.0	0	6,600	56.1	0	0.0	123.6					
														TOTAL NUMBER OF EXISTING SPACES					70				
														NUMBER OF REMAINING SPACES					(53.6)				

SUBJECT SITE AERIAL PHOTO

LCVRN Parking Variance (ZV2025-0023, PRJ2025-0013)

