





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

Summary

Agenda Date:	April 10, 2025	Application ID:	ZV2025-0001 & ZV2025-0006
Project:	1300 N University Drive	Project Number:	PRJ2025-0001
Project Planner:	Cole Williams, Senior Planner		
Owner:	SKECC Realty Inc.	Agent:	Jennifer Berriel
Location:	1300 N University Drive	District	District 2
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	SP78-13		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV2025-0001	Table 155.605 Minimum Parking Requirements	48 Parking Spaces	23 Parking Spaces
ZV2025-0006	155.663(A)	Interior parking islands must be a minimum 10 feet wide from inside of curb.	A minimum of 6.5 feet wide interior parking islands
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> Board of Adjustment	
Reviewed for the Agenda:	Director:  Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Jennifer Berriel, agent for the property owner, is requesting a variance for the minimum number of off-street parking spaces and the minimum width of interior parking islands for the site located at 1300 N University Drive. The variances proposed are required to accommodate a proposed restaurant tenant.

The existing building, constructed in the early 1970s, has primarily been occupied by Umberto's Pizza (Closed in 2021) and a florist (Currently a smoke shop) for most of the site's history. The site does not comply with many of today's Land Development Code regulations; however the site was designated as an existing non-conforming property.

In 2023, a new restaurant was proposed for the former Umberto's space. Before obtaining the necessary building permits (Code Case 231004013), the tenant made modifications to the tenant bay, including expanding the existing dining room. The expansion of the dining room requires that the site meet code requirements including but not limited to minimum parking requirements, ADA, Engineering and Fire Prevention standards.

The applicant worked with the Engineering Division and Fire Department to create a new parking layout that could meet their respective requirements. The proposed parking layout has been reviewed by the zoning division and the subject variances were identified as necessary to bring the site into compliance.

Should the variances be approved, the applicant will be required to attain respective permits as required by the city.

VARIANCE REQUEST DETAILS:

The applicant is requesting the following variances:

- ZV2025-0001: To allow the proposed 23 parking spaces instead of the required 48 parking spaces.
- ZV2025-0006: To allow a minimum interior parking island width of 6.5 feet instead of the required 10 feet.

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, and parking islands are regulated by Land Development Code Section 155.663. For reference, staff has attached Table 155.605: Minimum Parking Requirements and section 155.663 Parking Islands 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
Section 155.663 Parking Islands
Table 155.605 Minimum Parking Requirements
Resident Quasi-Judicial Affected Support Form
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 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 checked="" 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: Parking VarianceProject Address: 1300 N University DriveLocation / Shopping Center: 1310-1320Acreage of Property: Less than Acre Building Square Feet: 5843Flexibility Zone: 105 Folio Number(s): 5141 09 04 0010Plat Name: Plat-P Book 62 Page 11 Traffic Analysis Zone (TAZ): 827Legal Description: BOULEVARD HEIGHTS SECTION 9 1STADDITION 62-11 B TRACT C & UNDIVIDED 1/40 INT IN EAST LAKE

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: Skecc Realty Inc.

Owner's Address: 4265 MAHOGANY RIDGE DR WESTON FL 33331-3838

Owner's Email Address: zoujy88@gmail.com

Owner's Phone: 9542586889 Owner's Fax: 3054020169

Agent: Mama Jennie's Italian Restaurant Inc.

Contact Person: Jennifer Berriel

Agent's Address: 1320 N University Dr Pembroke Pines, FL 33026

Agent's Email Address: mamajennies@gmail.com

Agent's Phone: 7862298638 Agent's Fax: 3054020169

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 2

Land Use / Density: _____

Use: restaurant

Plat Name: 1ST ADD. BLVD HEIGH

Plat Restrictive Note: N/A

PROPOSED

Zoning: B 2

Land Use / Density: _____

Use: restaurant

Plat Name: 1ST ADD. BLVD. HE

Plat Restrictive Note: N/A

ADJACENT ZONING

North: B 3

South: B 3

East: R 1 C

West: R 1 C

ADJACENT LAND USE PLAN

North: B 3

South: B 3

East: R 1 C

West: R 1 C

-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: N/A

Code Section: 155.605

Required: 10 Spaces per 1000 SQFT. 30 Spaces required

Request: 8 Spaces per 1000 SQFT 24 Spaces

Details of Variance, Zoning Appeal, Interpretation Request:

This is a request for a parking variance. According to Pembroke Pines code,
the required parking is 10 spaces per 1,000 square feet of restaurant space.

We are requesting a reduction of this requirement to 6 spaces per 1,000 square feet.

The proposed space has been continuously operated as a restaurant for over 50 years,
reason a variance is necessary is due to a recent lapse in operations.

The proposed parking will consist of 2 handicap spaces ADA complaint
and a new ramp with landing space, as well 23 regular spaces. Updated striping, and
Stop sign in parking area,

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

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

Please "exhibit A" current
"exhibit B" proposed

SECTION 7- PROJECT AUTHORIZATION

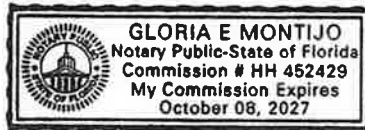
OWNER CERTIFICATION

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] 1/11/25
Signature of Owner Date

Sworn and Subscribed before me this 11th day
of January, 20 25

[Signature]
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] 1/11/25
Signature of Agent Date

Sworn and Subscribed before me this 11th day
of January, 20 25

[Signature]
Fee Paid Signature of Notary Public My Commission Expires



Jennifer Berriel
11500 N.W. 14 ST
Pembroke Pines, FL 33026
mamajennies@gmail.com

March 11, 2025

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

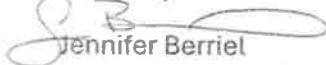
Dear Members of the Planning and Zoning Board,

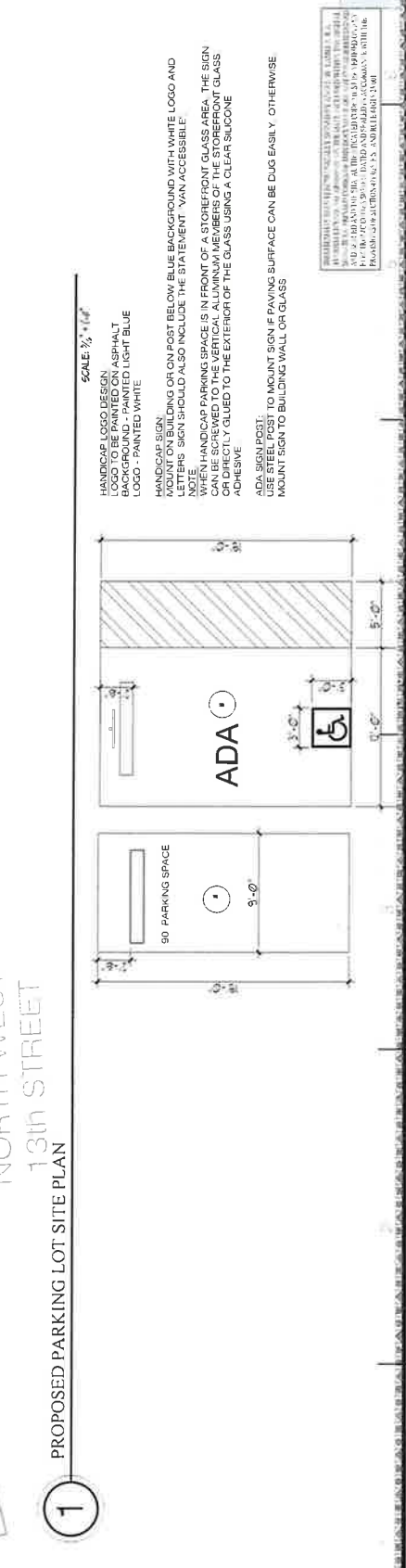
I am writing to request a parking landscaping variance for my property located at 1300 N. University Dr., Pembroke Pines, FL 33026. Due to the size of the lot and the position of the building on the lot, it is not feasible to comply with the current parking landscaping regulations while maximizing the parking area.

The unique circumstances of my property, including the layout of the parking area and the size of the lot, necessitate this variance. Granting this variance will facilitate the establishment of a family-style restaurant, potentially host community events, and create job opportunities. To mitigate potential negative effects, the parking plan includes measures to enhance the curb appeal and overall aesthetic of the lot.

Thank you for your consideration of my request. I look forward to your response.

Sincerely,


Jennifer Berriel



LOW BLUE BACKGROUND WITH WHITE LOGO AND THE STATEMENT "VAN ACCESSIBLE" IN FRONT OF A STOREFRONT GLASS AREA. THE SIGN LUMINUM MEMBERS OF THE STOREFRONT GLASS TOP OF THE GLASS USING A CLEAR SILICONE

VANING SURFACE CAN BE DUG EASILY. OTHERWISE

CLASS

1 PROPOSED PARKING LOT SITE PLAN

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
Religious Institution	Religious Institution [1]	8.5 spaces per 1,000 square feet
Commercial		
Automotive, Boats, Equipment and	Car wash - manual	2 spaces per work station See 155.508
	Service Station	3.5 per 1,000 square feet 155.527

- (b) Installed material shall attain an 100% coverage of the delineated green roof area within one year of installation, and
 - (c) The green roof shall be maintained in an attractive condition free of weeds, debris and structural defects.
 - 5. Nothing contained in this LDC, including design standards or guidelines included or referenced herein, shall be deemed to prohibit the installation of a green roof that meets the requirements of this section, as accessory equipment to conforming buildings.
 - 6. Due to design considerations and functionality requirements, a green roof system shall be in conformance with height limitations in 155.636.
 - 7. To be deemed a green roof it must cover at least twenty-five (25) percent of the roof surface.
- (F) Minimum Landscape Requirements for a Vegetable Garden. A Vegetable Garden shall comply with Florida State Statute section 604.71.

155.663 PARKING ISLANDS

- (A) Landscaping of interior parking areas, also defined as parking islands and other vehicular use areas within a property shall be a mixture of ground cover, turfgrass, hedge material, trees, and palms with no more than 50% of total island areas planned or installed as turfgrass sod or mulch. Interior islands must be a minimum ten feet wide from inside of curb adequately landscaped and contain minimum of one tree. The intent of interior parking islands is to create a fully landscaped parking lot without disrupting continuous parking stalls and to lower the area ambient surface temperature.
- (B) Parking lot landscaping should be designed to be sustainable and to function as part of the development's stormwater management system.
- (C) For other vehicular use areas only, where the strict application of minimal landscaping requirements will seriously limit the function of the area, the required landscaping may be located near perimeter of the paved area, including those perimeters that may be adjacent to a building on the site. The required interior landscaping which is relocated as provided herein shall be in addition to the perimeter landscape requirements.
- (D) Concrete curbing, wheel stops permanently anchored three feet away from landscape area at a four-inch height, or other approved equal shall be installed to prevent encroachment of vehicles into the required landscape area.
- (E) Individual interior parking lot areas shall be a minimum of 100 square feet total adequately landscaped with shrubs, groundcover, or other authorized landscape material not to exceed 24 inches in height in addition to requirements listed below. The landscape areas shall be located in such a manner as to divide and break up the expanse of paving.
- (F) Parking lots shall comply with the following minimum requirements:

1. One tree:
 - (a) Every five parking spaces; and
 - (b) Every 100 square feet of interior landscaping;
2. Ten square feet of interior landscaping every parking space up to 50 spaces;
3. One hundred square feet of landscaping every ten parking spaces over 50 spaces;
4. One square foot of landscaping:
 - (a) Every 100 square feet of paved areas up to 50,000 square feet; and
 - (b) Every 200 square feet of paved area over 50,000 square feet; andInterior parking landscape requirements shall be reduced by 25% for areas zoned for industrial use.

155.664 PLANT MATERIAL DESIGN AND INSTALLATION STANDARDS

- (A) All areas not covered by main and accessory structures, walks and vehicular use areas shall be fully landscaped with living plant material. Non-living landscape materials shall not be considered as substitution for living plant material unless specifically approved on the landscape plan.
- (B) Landscaped areas shall be constructed with no more than 25% of the total area of gravel, stone, or other similar materials. Landscape areas shall not be used for parking.
- (C) It shall be the duty of a property owner that all plant material and non-living durable landscaping material shall be installed and perpetually maintained in a manner as determined by qualified City staff to be generally consistent with proper horticultural practices found in the most recent editions of the following:
 1. Grades and Standards for Nursery Plants from the Florida Department of Agriculture Division of Plant Industry;
 2. Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries from the Florida Department of Environmental Protection;
 3. Selecting and Planting Trees for the South Florida Urban Forest from the Florida Urban Council;
 4. The Right Tree in the Right Place brochure from Florida Power and Light;
 5. American National Standards Institute A-300 and Z-133; and
 6. Principles and Practices of Planting Trees and Shrubs by Gary W. Watson and E.B. Himelick.
- (D) All installed plant material shall be a minimum grade of Florida #1 or better as identified in Grades and Standards by the Florida Department of Agriculture, where applicable.
- (E) All landscape areas excavated shall be filled with 50% muck soil mix.
- (F) All plant installations shall conform to all applicable regulations in regards to planting distances away from above ground utility structures and lines and shall not be installed underneath



City of Pembroke Pines
Received

MAR 25 2025

Type of Meeting

Planning and Zoning Board

Planning & Economic Development

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# ZV2025-0001 & 0006

PROJECT NAME: 1300 N University Drive

MEETING DATE: April 10, 2025

NAME: Alexandro Barrios

BUSINESS ADDRESS: 1400 NW 79th Way P. Pines

HOME ADDRESS: 1400 NW 79th Way P. Pines

TELEPHONE NUMBER: () 305 478 9659

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 [Signature]

Date: 03/25/2025

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. _____

B. _____

C. _____

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

NAME: Alexandro Barrios

ADDRESS: 1400 NW 79th Way P. Pines

TELEPHONE NUMBER: () 305 478 9659

SPEAKING: ☒ IN FAVOR OF PETITION

☐ AGAINST PETITION

SUBJECT SITE AERIAL PHOTO 1300 N University Drive (ZV2025-0001 & ZV2025-0006, PRJ2025-0001)

