



**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>	December 9, 2021	<b>Application ID:</b>	MSC 2021-32
<b>Project:</b>	Sirocco Outdoor Dining Cover	<b>Project Number:</b>	N/A
<b>Project Planner</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	JRA HHF Venture LLC	<b>Agent:</b>	Josselyn Moreno
<b>Location:</b>	521 SW 145 Terrace		
<b>Existing Zoning:</b>	PCD (Planned Commercial Development)		
<b>Existing Land Use:</b>	Commercial		
<b>Reference Applications:</b>	MSC 2018-10 MSC 2007-11 ZC 2005-04, PH 2004-10, SUB 2005-03, SP 2005-36, SP 2006-27, ZC 2006-07, MSC 2007-07)		
<b>Applicant Request:</b>	Installation of a louvered canopy over existing outdoor dining.		
<b>Staff Recommendation:</b>	<b>Approval</b>		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director: <u></u> Planning Administrator: <u></u>		

## Project Description / Background

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Josselyn Moreno, agent, is requesting approval of a louvered canopy over existing outdoor dining at Sirocco Mediterranean Restaurant located at 521 SW 145 Terrace.

Tenant modifications for Sirocco Mediterranean Restaurant were approved in 2018 through MSC 2018-10.

<b>BUILDINGS / STRUCTURES:</b>
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The applicant proposes to remove the existing fabric awning, to be replaced with a 9' tall, 24'x8' (192 square feet) louvered canopy. The new canopy will cover a portion of the previously approved outdoor dining. The structure will be painted bronze consistent with the existing outdoor dining perimeter fence and have white louvers.

No signage is proposed for the new canopy

**Staff recommendation: Approval**

**Enclosed:**

- Site Plan Application
- Memo from Planning Division (12/1/21)
- Memo from Zoning Administrator (12/1/21)
- Memo from Planning Division (11/23/21)
- Memo from Engineering Division (11/23/21)
- Memo from Zoning Administrator (11/22/21)
- Memo from Fire Prevention (11/18/21)
- Site Plan
- 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 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: Cole Project #: PRJ 20 n/a Application #: MSC 2021-32

Date Submitted: 11/15/21 Posted Signs Required: (n/a) Fees: \$ 1,082

**SECTION 1-PROJECT INFORMATION:**Project Name: Tarek YounesProject Address: 521 sw 145 Terrace Pembroke Pines,33027Location / Shopping Center: Shops At Pembroke GardensAcreage of Property: \_\_\_\_\_ Building Square Feet: 402526Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514015050010

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

Legal Description:

SHOPS AT PEMBROKE GARDENS 176-101 B PARCEL A

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
	AP-258640				

## SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: JRA HHF VENTURE LLC

Owner's Address: 521 sw 145 Terrace Pembroke Pines, 33027

Owner's Email Address: Bdarwiche@myularkin.org

Owner's Phone: (954)707-0123 Owner's Fax: \_\_\_\_\_

Agent: Lsselyn Moreno

Contact Person: Lsselyn Moreno

Agent's Address: 980 N Federal Hwy #110 Boca Raton FL 33432

Agent's Email Address: info@hippyhouseimp.com

Agent's Phone: (954)400-5092 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: (PCD)-PLANNED COMMERCIAL D

Land Use / Density: 15-Regional shopping centers

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

### ADJACENT ZONING

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

### PROPOSED

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

### 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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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)

Install and supply 8x24 Louvered perimeter with  
Iso pads



## SECTION 7- PROJECT AUTHORIZATION

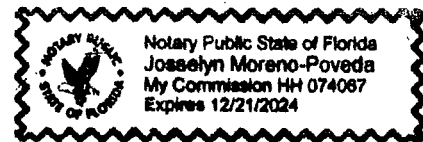
### OWNER CERTIFICATION

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.

Tania Xoua  
Signature of Owner

10/11/21  
Date

Sworn and Subscribed before me this 11 day  
of October, 20 21



\$0.00  
Fee Paid

[Signature]  
Signature of Notary Public

12/21/2024  
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

11/15/21  
Date

Sworn and Subscribed before me this 15 day  
of November, 20 21



\$10  
Fee Paid

[Signature]  
Signature of Notary Public

08/07/2024  
My Commission Expires





December 2, 2021

City of Pembroke Pines  
Building/Zoning Department  
601 City Center Way  
Pembroke Pines, Florida

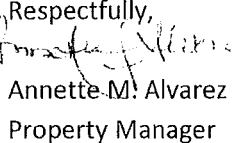
Regarding: **Sirocco Mediterranean**  
521 SW 145<sup>th</sup> Terrace  
The Shops at Pembroke Gardens  
Pembroke Pines, Florida 33027

To Whom It May Concern:

Please be advised that the Owners of The Shops at Pembroke Gardens have a fully executed lease with **Sirocco Mediterranean** and they have our approval to apply for and be issued the necessary permits to complete the tenant improvement that they are filing for. The Tenant in these matters is to be considered the "OWNER" of the improvements and may assign an "AGENT" to sign any and all applications on their behalf. The space involved in this tenant improvement is: 521 SW 145 Terrace (Leasing Space #7120).

**AGENT:**

Should you have any questions please do not hesitate in contacting my office at (954) 450-1580.

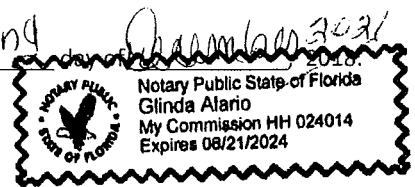
Respectfully,  
  
Annette M. Alvarez  
Property Manager

cc: Lease File

**NOTORIZATION:**

Sworn to and subscribed before me this 2nd day of December 2021.

  
Signature of Notary Public



Notary Seal (Required)

Personally known ☒ OR, Produced Identification ☐

Type of Identification: \_\_\_\_\_

527 SW

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** December 1, 2021  
**To:** MSC 2021-32 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Sirocco

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

**ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED..**

MEMORANDUM

December 1, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2021-32 (SPG – Sirocco Mediterranean Restaurant)

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All of my comments regarding the above Miscellaneous Plan have been satisfied.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

**Date:** November 23, 2021  
**To:** MSC 2021-32 file  
**From:** Cole Williams, Planner / Zoning Technician  
**Re:** Sirocco

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

1. Clarify if there is any signage associated with new structure
2. Clarify if the roof system is capable of being closed.
3. Provide site plan indicated the sidewalk clearance for accessibility.
4. Please contact me prior to resubmittal

**CITY OF PEMBROKE PINES  
PUBLIC SERVICES DEPARTMENT  
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

# **DRC REVIEW FORM**



**November 23, 2021**

**PROJECT: *SIROCCO AT SPG OUTDOOR SEATING LOUVERED ROOF PERGOLA***  
**CITY REFERENCE NUMBER: *MSC 2021-32***

**To: Cole Williams, Planning and Zoning Technician**  
**Planning and Economic Development Department**

**From: John L. England, P.E.**  
**Environmental Services/Engineering Division, Public Services Department**  
**(954) 518-9046**

## **RECOMMENDATIONS:**

The Environmental Services/Engineering Division takes 'No Exception' to the proposed Outdoor Seating Louvered Roof Pergola and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

MEMORANDUM

November 22, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2021-32 (SPG – Sirocco Mediterranean Restaurant)

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The following are my comments regarding the above Miscellaneous Plan:

1. Railing design shown on black and white elevations, color rendering, etc. should all be the same.
2. Are louvers fixed, or can they be closed to create a solid roof?

Please contact me with any questions.

## **DRC REVIEW FORM**

**PEMBROKE PINES FIRE RESCUE  
FIRE PREVENTION BUREAU**

**FIRE PLANS EXAMINER BY:** Brian Nettina, Assistant Fire Marshal  
(954) 499-9566 bnettina@ppines.com

**PROJECT NAME:** Sirocco

**REFERENCE #:** MSC 2021 - 32

**DATE REVIEWED:** 11/18/2021

**THIS PROJECT CONFORMS TO  
THE CITY OF PEMBROKE PINES FIRE RESCUE DEPARTMENT STANDARDS**

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YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THIS REVIEW.

**NOTE: IF TRELLIS IS TO BE COVERED, FIRE SPRINKLERS WILL BE REQUIRED**



SUBJECT SITE AERIAL PHOTO

Sirocco Mediterranean Restaurant (MSC 2021-32)

