



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: 5/21/18

Plans for DRC _____ Planner: Dean

Alt: Planning

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 checked="" 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: Dean Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$ 2,150.00

SECTION 1-PROJECT INFORMATION:* Project Name: TASO Group LLC d/b/a-Check Cashing USA* Project Address: 2064 N. University Drive, Pembroke Dr.

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:* PASADENA LAKES 65-1B PT of TR A Desc AS Comm AT SW COR of TR A, N
702, E 360, S 60, E 65, N 360 to POB, W 200, N to PT on line 200 S of N/L
of TR A, E 200, S AIG EL to POB Toget with A Por TR A Desc. AS S 75 of
N 200 OF E 200

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: GATOR Investments

Owner's Address: 7850 NW 146 Street 4th Fl.

Owner's Email Address: IMiller@gatorinvestments.com

Owner's Phone: 31949-9049 Owner's ^{Cell}Fax: _____

*Agent: TASO Group LLC d/b/a-Check Cashing USA

Contact Person: Brian Sorolaw

Agent's Address: 10300 SW

Agent's Email Address: brian@ccusafsc.com

Agent's Phone: 786-454-9700 Agent's ^{Cell}Fax: 786-299-6414

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

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

West: _____

TASO Group LLC
10300 SW 72 St Suite 380
Miami, Fl. 33173

Check Cashing USA has been serving South Florida since 1986. We pride ourselves on clean, well-organized stores with impeccable customer service. Our experienced management teams make sure we hold our stores, and the staff that operate them to the highest of industry standards.

Our current location, located at 1980 N University Drive has been serving the community of Pembroke Pines as a Financial Service Center since 2004.

We provide a clean, welcoming environment where our customers can come to pay their bills, send and receive money transfers, purchase money orders, cash a check, perform fax and copy services, or just get a notary public. The majority of our clientele are long standing, loyal customers who depend on our services to conduct their daily business.

We are requesting to move just three doors down from our current location at 1980 N University Drive to our new location at 2064 N University Drive to continue serving the Pembroke Pines community.

This move has become necessary due to increasing cost at our current location. This move will reduce cost by decreasing our footprint, which in turn reduces our operating expenses.

Regards,

A handwritten signature in black ink, appearing to be 'BS' with a stylized flourish.

Brian Socolow

Chief Operating Officer, TASO Group LLC

-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: none

Code Section: 32.082

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

* See Attached

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)

See attached

SHE-Taso Group, LLC

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

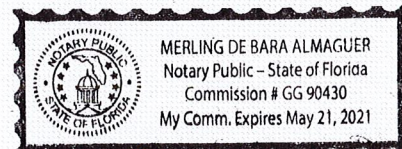
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Owner

5/21/18
Date

Sworn and Subscribed before me this 21 day

of MAY, 20 218



Fee Paid

[Signature]
Signature of Notary Public

5/21/21
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

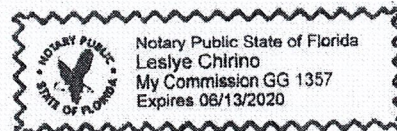
Lisha K. Miller, SRVP

Date

5/21/18

Sworn and Subscribed before me this 21st day

of May, 20 18



\$0
Fee Paid

[Signature]
Signature of Notary Public

06/13/20
My Commission Expires