





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

Summary

Agenda Date:	February 11, 2021	Application ID:	ZV 2020-08
Project:	Village of Mayfair (Finger Lickin Parking)	Project Number:	PRJ 2020-13
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	Flakey Crust Properties LLC	Agent:	Synalovski Romanick Architects Saye
Location:	1458 S Hiatus Road, Pembroke Pines, 33025		
Existing Zoning:	General Business (B-3) Districts	Existing Land Use:	Commercial
Reference Applications:	SP 2014-22; SP 2020-09		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2020-08	155.251(A) & (D)	456 Parking Spaces	424 Parking Spaces
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustments
Reviewed for the Agenda:	Director:  Zoning Administrator: 		

PROJECT DESCRIPTION / BACKGROUND:

Synalovski Romanik Saye Architects, as agent, is requesting a parking variance for the Village of Mayfair shopping center, generally located north of Pembroke Road and west of Hiatus Road. The proposed parking variance is being requested in order to accommodate an existing restaurant expansion.

The applicant recently submitted a site plan amendment application to staff (SP 2020-09) which contemplates a 3,167 square foot addition to the Finger Lickin restaurant within the Village of Mayfair. The proposed Finger Lickin restaurant addition will expand the kitchen area only and will result in no changes/alterations to the existing restaurant layout or customer service areas. This application is currently under staff review.

The restaurant expansion will result in a required shopping center parking demand of 456 parking spaces where only 424 parking spaces currently exist within the center.

The related site plan amendment application will require future Planning and Zoning Board review should this variance receive a favorable outcome.

VARIANCE REQUEST DETAILS:

ZV 2020-08) To allow 424 parking spaces instead of the required 456 parking spaces.

Code Reference: § 155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.

The off-street parking required by this subchapter shall be provided and maintained on the basis of the following minimum requirements:

(A) Other uses. Minimum parking shall be required as set forth in the matrix below.

*(Refer to code section in its entirety)

(D) 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.

VARIANCE DETERMINATION

The Planning and Zoning Board shall not grant any non-single-family variances, permits, or make any decision, finding, and determination unless it first determines that:

- 1) 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.

- 2) In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:
- A) That 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) That 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) That 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
 Subject Site Aerial Photo



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

February 4, 2021

DEAN A. PIPER

Zoning Administrator, Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33311

RE: Permit #SP 2020-09 file
Parking Variance
Finger Lickin Patties-Pastries
1458 S Hiatus Rd
Pembroke Pines, FL 33025

Dear Mr. Piper

We are the Architect of Record for the above referenced project. For clarification, the site plan amendment contains plans indicating a 3,167 SF one story building addition to the back of house kitchen.

The submitted floor plans indicate an addition strictly limited back of house operations with the following spaces:

- Patty Machine Room.
- Walk in Cooler
- Walk in Freezer
- Dry storage
- Lounge
- Restroom

The Variance Request is for a total of 32 parking spaces (PS), for a total required parking of 456 parking spaces (PS), and a provided 424 parking spaces (PS).

There are no proposed additions the dining room or outdoor seating. And no proposed modifications to the parking. The existing Kitchen staff who are currently prepare the patties by hand in the existing back of house kitchen would be using this new machinery. There is no additional staff for this operation.

In advance, thank you for your attention to this matter. Do not hesitate to contact me should you have any questions regarding the above.

Respectfully,
Manuel Synalovski, AIA.
FL. LIC. #11,628.

SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316
T 954.961.6806 • F 954.961.6807 • www.synalovski.com



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: DEC 16 2020

Plans for DRC _____ Planner: _____

Planning & Economic Development

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 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 2020-13 Application #: ZV 2020-08
Date Submitted: 12/16/20 Posted Signs Required: (5) Fees: \$ 2,258

SECTION 1-PROJECT INFORMATION:

Project Name: VILLAGE OF MAYFAIR FINGER LICKIN EXPANSION

Project Address: 1485 SOUTH HIATUS ROAD, PEMBEROKE PINES 33025

Location / Shopping Center: VILLAGE OF MAYFAIR

Acreage of Property: 9.99 ACRES Building Square Feet: EXISTING 4,900 SF
PROMISED ADDITION 3,167 SF
TOTAL 8,067 SF

Flexibility Zone: COMMERCIAL/RESIDENTIAL Folio Number(s): 514024020065

Plat Name: PEMBROKE LAKES SOUTH Traffic Analysis Zone (TAZ): 833

Legal Description:

PEMBROKE LAKES SOUTH 119-13 ADPT OF T12 G-2, DESAS COMM AT

MOST NELY COR OF T12 G-3, N 202.57W 192.61 TO POB, SW 258.02, NWLY

93.40, NWLY 54.38, NWLY 23.38, NE 266.06, SE 67.58, SE 56.12 TO POB

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: FLAKEY CRUST PROPERTIES LLC

Owner's Address: 1458 S. HIATUS RD. PEMBROKE PINES FL 33025-3521

Owner's Email Address: _____

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

Agent: SYNALOWSKI ROMANICK SAYE ARCHITECTS

Contact Person: MANUEL SYNALOWSKI / STEVEN HATZIDAKIS

Agent's Address: 1800 ELLER DRIVE, SUITE 500, FORT LAUDERDALE FL 33316

Agent's Email Address: MSYNALOWSKI@SYNALOWSKI.COM / SHATZIDAKIS@SYNALOWSKI.COM

Agent's Phone: 954-961-6806 Agent's Fax: 954-961-6807

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: B3

Land Use / Density: COMERCIAL

Use: RESTURANT

Plat Name: PEMBROKE LAKES SOUTH
AMENDMENT

Plat Restrictive Note: 114928983

\$AMENDMENT 049665/1896/1149043

PROPOSED

Zoning: B3 NO CHANGE

Land Use / Density: COMERCIAL

Use: NO CHANGE

Plat Name: NO CHANGE

Plat Restrictive Note: _____

NO CHANGE

ADJACENT ZONING

North: PUD

South: B3

East: B3

West: PUD

ADJACENT LAND USE PLAN

North: NO CHANGE

South: NO CHANGE

East: NO CHANGE

West: NO CHANGE

-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: 155.251 ZONING CODE

Required: 10 SPACES PER 1000 SQ. FT.

Request: 32 SPACES (456 spaces instead of 424 spaces)

Details of Variance, Zoning Appeal, Interpretation Request:

THE PROPOSED BUILDING ADDITION IS LIMITED TO
BACK OF HOUSE KITCHEN PRODUCTION. THE SUBMITTED
PLANS INDICATE PATTIES MACHINES, COOLERS, FREEZERS,
AND STORAGE. NO PROPOSED INCREASE CUSTOMER SEATING.
EXISTING KITCHEN STAFF WHO CURRENTLY PREPARE THE
PATTIES BY HAND WOULD BE USING THIS NEW SPACE.

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)

PROPOSED KITCHEN BACK OF HOUSE ADDITION TO THE
EXISTING RESTURANT -

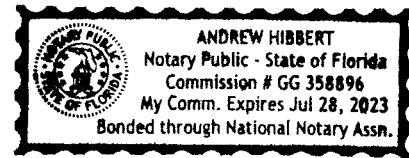
SECTION 7- PROJECT AUTHORIZATION

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.

X [Signature] _____ 12/7/2020
Signature of Owner Date

Sworn and Subscribed before me this 4 day
of DECEMBER, 2020



 [Signature] July 28, 2023
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

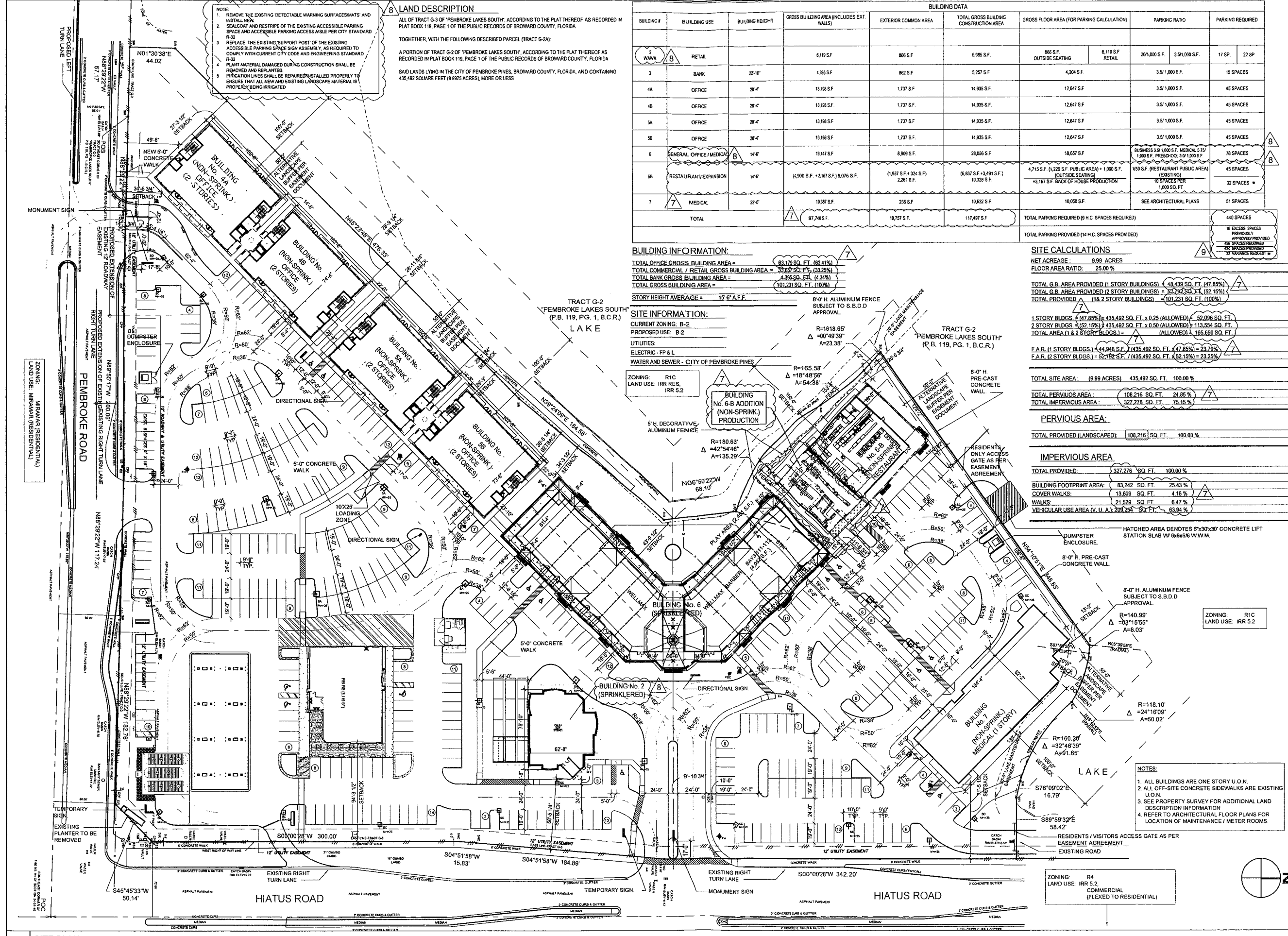
SRS
SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

1800 Elber Drive, Suite 500
Fort Lauderdale, FL 33316

T 954.961.8808
F 954.961.8807

www.synalovskisd.com

E:\11308-180300 Finger Lock Int'Drawings\Site Plan Submittal 073120.T-001.dwg 12/14/2020 2:28:32 PM



BUILDING DATA									
BUILDING #	BUILDING USE	BUILDING HEIGHT	GROSS BUILDING AREA (INCLUDES EXT. WALLS)	EXTERIOR COMMON AREA	TOTAL GROSS BUILDING CONSTRUCTION AREA	GROSS FLOOR AREA (FOR PARKING CALCULATION)		PARKING RATIO	PARKING REQUIRED
2	WALK	8	6,119 S.F.	866 S.F.	6,985 S.F.	866 S.F.	6,119 S.F.	201,000 S.F.	17 SP.
3	BANK	22-10"	4,385 S.F.	862 S.F.	5,257 S.F.	4,204 S.F.		3.5/1,000 S.F.	15 SPACES
4A	OFFICE	28-4"	13,186 S.F.	1,737 S.F.	14,923 S.F.	12,647 S.F.		3.5/1,000 S.F.	45 SPACES
4B	OFFICE	28-4"	13,186 S.F.	1,737 S.F.	14,923 S.F.	12,647 S.F.		3.5/1,000 S.F.	45 SPACES
5A	OFFICE	28-4"	13,186 S.F.	1,737 S.F.	14,923 S.F.	12,647 S.F.		3.5/1,000 S.F.	45 SPACES
5B	OFFICE	28-4"	13,186 S.F.	1,737 S.F.	14,923 S.F.	12,647 S.F.		3.5/1,000 S.F.	45 SPACES
6	GENERAL OFFICE / MEDICAL	14-6"	19,147 S.F.	8,909 S.F.	28,056 S.F.	18,657 S.F.		3.5/1,000 S.F.	45 SPACES
6B	RESTAURANT/EXPANSION	14-6"	(4,900 S.F. + 3,187 S.F.) 8,087 S.F.	(1,937 S.F. + 324 S.F.) 2,261 S.F.	(6,837 S.F. + 3,491 S.F.) 10,328 S.F.	4,715 S.F. (1,229 S.F. PUBLIC AREA) + 1,000 S.F. (OUTSIDE SEATING) (EXISTING)	150 S.F. (RESTAURANT PUBLIC AREA)	BUSINESS 3.5/1,000 S.F. MEDICAL 5.75/1,000 S.F. PRESCHOOL 3.0/1,000 S.F.	78 SPACES
7	MEDICAL	22-5"	10,387 S.F.	235 S.F.	10,622 S.F.	10,050 S.F.		SEE ARCHITECTURAL PLANS	51 SPACES
TOTAL			97,740 S.F.	19,757 S.F.	117,497 S.F.	TOTAL PARKING REQUIRED (B.H.C. SPACES REQUIRED)			440 SPACES
						TOTAL PARKING PROVIDED (14 H.C. SPACES PROVIDED)			16 EXCESS SPACES PREVIOUSLY APPROVED 456 SPACES REQUIRED 432 SPACES PROVIDED 24 VARIANCE REQUEST #

BUILDING INFORMATION:
TOTAL OFFICE GROSS BUILDING AREA = 63,178 SQ. FT. (62.41%)
TOTAL COMMERCIAL / RETAIL GROSS BUILDING AREA = 33,657 SQ. FT. (33.25%)
TOTAL BANK GROSS BUILDING AREA = 4,385 SQ. FT. (4.34%)
TOTAL GROSS BUILDING AREA = 101,221 SQ. FT. (100%)

SITE INFORMATION:
CURRENT ZONING: B-2
PROPOSED USE: B-2
UTILITIES:
ELECTRIC: FP & L
WATER AND SEWER - CITY OF PEMBROKE PINES

ZONING: R1C
LAND USE: IRR RES. IRR 5.2

SITE CALCULATIONS

NET ACREAGE: 9.99 ACRES
FLOOR AREA RATIO: 25.00 %

TOTAL G.B. AREA PROVIDED (1 STORY BUILDINGS) = 48,439 SQ. FT. (47.85%)
TOTAL G.B. AREA PROVIDED (2 STORY BUILDINGS) = 54,792 SQ. FT. (52.15%)
TOTAL PROVIDED (1 & 2 STORY BUILDINGS) = 103,231 SQ. FT. (100%)

1 STORY BLDGS. (47.85%) x 435,492 SQ. FT. x 0.25 (ALLOWED) = 52,096 SQ. FT.
2 STORY BLDGS. (52.15%) x 435,492 SQ. FT. x 0.50 (ALLOWED) = 113,554 SQ. FT.
TOTAL AREA (1 & 2 STORY BLDGS.) = 165,650 SQ. FT. (ALLOWED)

F.A.R. (1 STORY BLDGS.) = 44,948 S.F. / 435,492 SQ. FT. x 47.85% = 23.79%
F.A.R. (2 STORY BLDGS.) = 52,792 S.F. / 435,492 SQ. FT. x 52.15% = 23.79%

TOTAL SITE AREA: (9.99 ACRES) 435,492 SQ. FT. 100.00 %

TOTAL PAVEMENT AREA: 108,216 SQ. FT. 24.85 %
TOTAL IMPERVIOUS AREA: 327,276 SQ. FT. 75.15 %

PERVIOUS AREA:

TOTAL PROVIDED (LANDSCAPED): 108,216 SQ. FT. 100.00 %

IMPERVIOUS AREA

TOTAL PROVIDED: 327,276 SQ. FT. 100.00 %
BUILDING FOOTPRINT AREA: 83,242 SQ. FT. 25.43 %
COVER WALKS: 13,609 SQ. FT. 4.16 %
WALKS: 21,529 SQ. FT. 6.47 %
VEHICULAR USE AREA (V.U.A.) 205,296 SQ. FT. 63.94 %

SRS
SYLONSKI ROMANIK SAYE
Architecture + Planning + Interior Design

1800 Elier Drive, Suite 500
Fort Lauderdale, FL 33316
T 954.961.6806
F 954.961.6807
www.srsync.com

Marcel Sylonski, AIA
AR 0011698
SEAL

LICENSE NO. AA26001863

**VILLAGE OF MAYFAIR
FINGER LICKIN EXPANSION**

PEMBROKE ROAD / HIATUS ROAD
PEMBROKE PINES, FLORIDA

CLIENT: FLAKY CRUST PATTIES, INC.

REV	DATE	DESCRIPTION
1	11.05.17	NEW FENCE PLAN, GUTTER
2	11.16.17	UPDATED PARKING CALCULATIONS
3	01.30.18	REVISED BUILDING #7
4	09.10.18	REVISED PARKING 1, LAND TO WALK
5	04.04.18	BUILDING #6 PLAY AREA VARIANCE
6	09.10.19	BUILDING #6A ADDITION
7	12.02.20	RESPONSE TO COMMENTS
8	12.18.20	VARIANCE COORDINATION

DESIGN SITE PLAN
DELIVERABLE: AMENDMENT
ISSUE DATE: 09/08/20

PROJECT NUMBER:
DRAWN BY: JS
CHECKED BY: MS

Copyright (c) by SYLONSKI ROMANIK SAYE, LLC
All Rights Reserved.

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP-101



SYNALOVSKI ROMANIK SAYE

1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
T 954.961.6806
F 954.961.6807
www.synalovskiromaniksaye.com

Manuel Synalowski, AIA
AR 00116598
SEAL

LICENSE NO. AA26001863

VILLAGE OF MAYFAIR
FINGER LICKIN EXPANSION
PEMBROKE ROAD / HIAIUS ROAD
PEMBROKE PINES, FLORIDA
CLIENT: FLAKY CRUST PATTIES, INC.

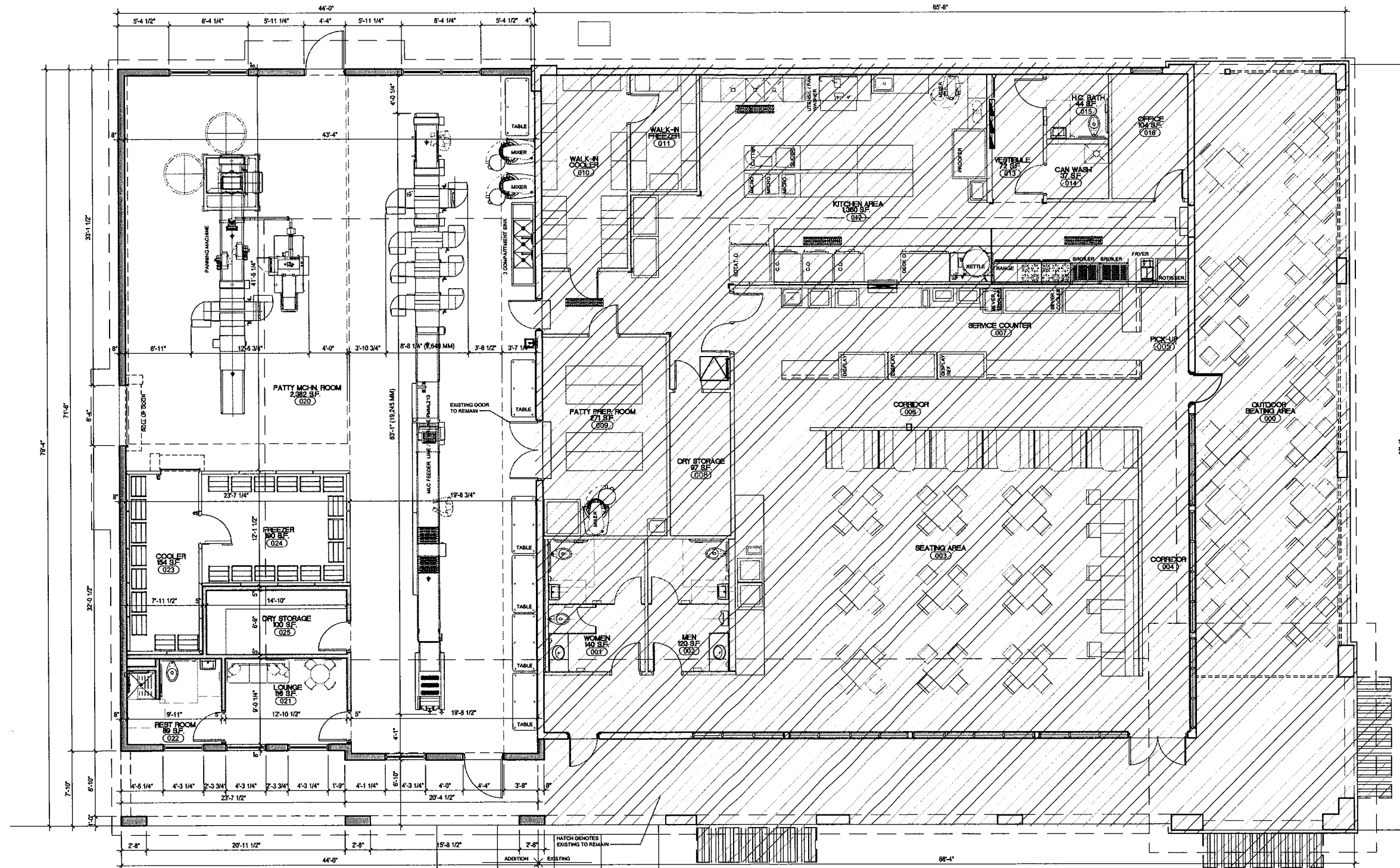
REV	DATE	DESCRIPTION
1	09/07/20	RESPONSE TO COMMENTS

DESIGN SITE PLAN
DELIVERABLE: AMENDMENT
ISSUE DATE: 09/07/20

PROJECT NUMBER:
DRAWN BY: SH
CHECKED BY: MS
Copyright © 2020 by SYNALOVSKI ROMANIK SAYE, LLC
All Rights Reserved.

PROPOSED
FLOOR PLAN

SHEET NUMBER:
A-101



AREA CALCULATIONS	
EXISTING	
ENCLOSED	1,209.97 S.F.
RESTAURANT	1,209.97 S.F.
OUTDOOR DINING	1,209.97 S.F.
COVERED WALKWAY	894.1 S.F.
ADDITION	
ENCLOSED KITCHEN	1,167.2 S.F.
ADDITION	1,167.2 S.F.
COVERED WALKWAY	324.2 S.F.
TOTAL ENCLOSED BUILDING	8,089.7 S.F.
TOTAL OUTDOOR DINING	1,209.97 S.F.
TOTAL COVERED WALKWAY	1,218.3 S.F.



1 BUILDING FLOOR PLAN
SCALE: 3/16"=1'-0"