



PINECREST

Building and Planning Department

DATE: January 12, 2026

TO: Yocelyn Galiano, ICMA-CM
Village Manager

FROM: Stephen Olmsted, AICP
Planning Director

RE: Conditional Use Permit - Alcohol Consumption on Premises
Sergio's Restaurant – 11927 Pinecrest Parkway

PETITION REQUEST

MMG Pinecrest Center, LLC (Owner) and Sergio's Pinecrest #7, LLC/Carlos Gazitua (Applicant) are requesting approval of a Conditional Use Permit (Sale of alcohol for consumption on the premises) to allow the on-premise consumption of beer, wine and spirits (4-COP license) with the sale of food. Sergio's recently opened their new restaurant in Pinecrest in the space formerly occupied by International House of Pancakes ("IHOP") within the MMG Pinecrest Center Shopping Center.

OWNER/APPLICANT

OWNER: MMG Pinecrest Center, LLC

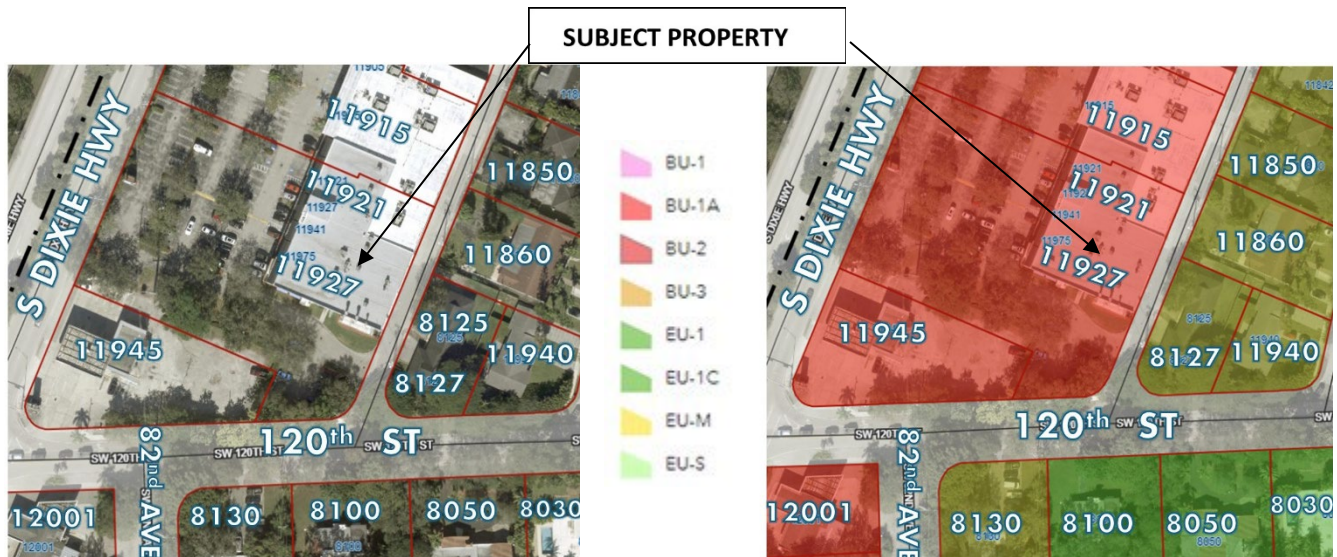
APPLICANT: Sergio's Pinecrest #7, LLC/Carlos Gazitua

PUBLIC COMMENT

The Building and Planning Department has not received any correspondence regarding the requested conditional use permit.

SITE LOCATION

The existing restaurant is located within the MMG Pinecrest Center Shopping Center, located at 11927 Pinecrest Parkway, Pinecrest, Florida 33156, within the BU-1A, General Business Development zoning district.



PINECREST LAND DEVELOPMENT REGULATIONS

“Alcohol consumption on premises” is a conditionally permitted use within all of the commercial business zoning districts of the Village of Pinecrest, including the BU-1A General Business Development zoning district. Requirements for consideration and approval of a conditional use are described and provided in the Village’s Land Development Regulations, Division 3.3, Conditional Use Approval. Consideration of the proposed conditional use permit by the Village Council at a quasi-judicial public hearing is required.

A conditional use may be permitted by the Village Council upon a finding that the proposed use is in compliance with the criteria and requirements of the Land Development Regulations. A conditional use may be denied if the Village Council determines that the proposed use does not meet the criteria herein provided or is averse to the public interest. Required criteria include the following:

1. LAND USE COMPATIBILITY - *The conditional use, including its proposed scale and intensity, traffic generating characteristics, and off-site impacts shall be compatible and harmonious with adjacent land uses and shall not adversely impact land use activities in the immediate vicinity.*

The existing restaurant is a permitted and established use on the subject property. Consumption of beer, wine, and spirits with meals on site is ancillary to the permitted restaurant use and will not adversely impact other commercial land use activities in the immediate vicinity.

2. SUFFICIENT SIZE, SITE SPECIFICATIONS AND INFRASTRUCTURE TO ACCOMMODATE THE PROPOSED USE - *The size and shape of the site, the proposed access and internal circulation, and the urban design must be adequate to accommodate the proposed scale and intensity of conditional use requested. The site shall be of sufficient size to provide adequate screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.*

The existing restaurant has sufficient size, site specifications and infrastructure to accommodate the proposed conditional use.

3. COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) AND LAND DEVELOPMENT CODE - *The conditional use and site plan shall comply with environmental, zoning and other applicable regulations of the Land Development Code, and shall be consistent with the CDMP.*

The proposed use is consistent with Policies 1-1.2.1, 1-1.2.2, and 1-1.2.3 of the Village's Comprehensive Development Master Plan and complies with all applicable provisions of the Land Development Regulations (LDRs).

4. PROPER USE OF MITIGATIVE TECHNIQUES - *The conditional use and site plan shall incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.*

The restaurant's hours of operation are Sunday through Thursday from 6:00 a.m. to 10:00 p.m., and Friday and Saturday from 6:00 a.m. to 12:00 midnight. Consumption of beer, wine, and spirits is proposed to occur both indoors and outdoors within an outdoor dining area immediately adjacent to the restaurant. The proposed conditional use will be established in compliance with the Village Land Development Regulations. Staff is unaware of any adverse impacts that would be detrimental to the public health, safety, and welfare and, so mitigative measures appear to be unwarranted.

5. HAZARDOUS WASTE - *No conditional use which generates hazardous waste or uses hazardous materials shall be located in the Village unless the specific location is consistent with the CDMP, Land Development Code, and does not adversely impact well fields, aquifer recharge areas, or other conservation resources, as may be applicable now or in the future. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation unless the Village Council approves conditions requiring mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare.*

Approval of a conditional use permit to serve beer, wine, and spirits with food on the premises will not generate hazardous waste or use hazardous materials.

RECOMMENDATION

The Building and Planning Department recommends approval of the requested conditional use for the on-premise consumption of beer, wine, and spirits (4-COP license) in conjunction with the sale of food at Sergio's Restaurant.

PUBLIC HEARING NOTICE



PUBLIC HEARING NOTICE

PINECREST

Building and Planning Department

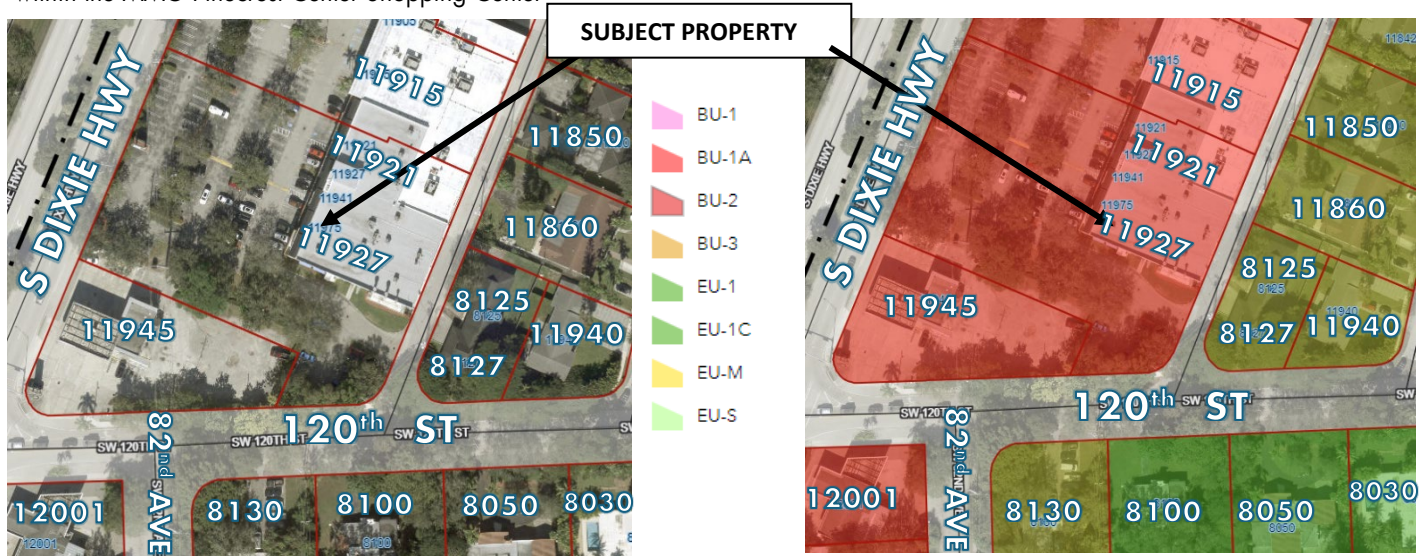
On **Tuesday, January 20, 2026**, to begin being heard not later than 7:00 p.m., the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

OWNERS/APPLICANT(S): MMG Pinecrest Center, LLC (Owner) and Sergio’s Pinecrest #7, LLC/Carlos Gazitua (Applicant)

ITEM: Conditional use permit (Sale of alcohol for consumption on the premises) to allow the on-premise consumption of beer, wine and spirits (4-COP license)

LOCATION: The subject property is located at 11927 Pinecrest Parkway, Pinecrest, Florida 33156 within the MMG Pinecrest Center Shopping Center. The existing restaurant, “Sergio’s”, is located within the BU-1A, General Business Development Zoning District.

REQUEST: Approval of a conditional use permit (Sale of alcohol for consumption on the premises) to allow the on-premise consumption of beer, wine and spirits (4-COP license) on property located at 11927 Pinecrest Parkway, Pinecrest, Florida 33156 within the MMG Pinecrest Center Shopping Center



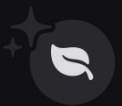
All interested parties are urged to participate. Live streaming video of the meeting will be available at www.pinecrest-fl.gov/live. If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to planning@pinecrest-fl.gov or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 12:00 Noon on Tuesday January 20, 2026. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or by writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the application is on file.

In accordance with the American with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not later than seven business days prior to such proceeding.

Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).



Add a Caption



Look Up Oak >

Monday • Dec 15, 2025 • 8:51 AM

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IMG_9570



Add a Caption



Look Up Plant >

Monday • Dec 15, 2025 • 8:51 AM

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IMG_9569



Add a Caption

Monday • Dec 15, 2025 • 8:50 AM

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Add a Caption

Monday • Dec 15, 2025 • 8:52 AM

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Monday • Dec 15, 2025 • 8:53 AM

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Date: Nov 24, 2025

To: Village of Pinecrest Community Development Department

Subject: Letter of Intent for Use Permit – Alcohol Sales for On-Premises Consumption

To Whom It May Concern,

On behalf of **Sergio's Pinecrest #7 LLC** located at **11927 South Dixie Hwy, Miami FL** I am submitting this Letter of Intent in support of our application for a **Use Permit from the Village of Pinecrest** to allow the **sale of alcoholic beverages for consumption on the premises.**

Sergio's is a family-owned and operated restaurant group serving the South Florida community for over 50 years. Our Pinecrest location is designed to provide a welcoming dining environment for families, residents, and visitors. As part of enhancing our guest experience and aligning this location with our other restaurants, we are requesting approval to offer a curated selection of beer, wine, and liquor alcoholic beverages to complement our food menu.

Our intent is to maintain a safe, responsible, and community-focused operation. Sergio's has a longstanding reputation for responsible alcohol service, and all staff members involved in service will continue to be properly trained and certified according to state and local requirements. Alcohol sales will be incidental to food service, and Sergio's will continue to operate primarily as a full-service restaurant.

The approval of this Use Permit will allow us to better serve our guests and support the restaurant's long-term success within the Village of Pinecrest. We appreciate your consideration and remain committed to being a positive partner in the Pinecrest community.

Please feel free to contact me directly should you require any additional information or clarification.

Sincerely,

Carlos Gazitua

CEO

Sergio's Restaurants



VILLAGE OF PINECREST
Building & Planning Department

PUBLIC HEARING APPLICATION

Administrative Review Application

- Please check one:
- VILLAGE COUNCIL
 - PLANNING BOARD
 - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY	
Application No.	<u>CU2511-0001</u>
Date Received:	<u>11/25/25</u>

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|---|--|
| <input type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit)		
<u>Sergio's Pinecrest #7, LLC</u>		
Mailing Address	City, State, Zip	Telephone
<u>12380 SW 130 St.</u>	<u>Miami, FL 33180</u>	Email
Name of Owner		
<u>Carlos Gazitua</u>		
Mailing Address	City, State, Zip	Telephone
<u>12380 SW 130 St.</u>	<u>Miami, FL 33180</u>	<u>305-552-9623</u>
		Email
		<u>Carlos@sergios.com</u>

PROPERTY INFORMATION

- A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).
If metes and bounds description – Complete description, including section, township and range).

Folio Number 20-5010-013-0460

Address 11927 S. Dixie Hwy

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (if applicable): _____ FLOOD _____ ZONE _____

Revised 8/2016

B. ADDRESS (If number has been assigned) 11927 S. Dixie Hwy

C. SIZE OF PROPERTY _____ ft. X _____ ft. = _____ sq. ft.; _____ acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

11927 S. Dixie Hwy

E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

Sergio's Pinecrest #7, LLC is requesting Village of Pinecrest approval to sell and serve alcohol on premise. The business is a full service Cuban restaurant providing around 130 seats.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

Sergio's Pinecrest #7, LLC is requesting approval to provide alcoholic beverages as part of the full service Cuban restaurant. Sergio's has been operating for 50 years with a good respectable reputation. This establishment has a permanent food service license and will be applying for a 4COP SFS restaurant alcohol license.

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) Completed Building

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents

Other _____

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

Nov 24, 2025 _____, Carlos Gazitua
Date Applicant's Signature Print Name

Date Applicant's Signature (if more than one) Print Name

I/We MMA Pincrest Center, LLC as Owner(s) of Lot(s) _____

Block _____ Section _____ PB/PG _____

of property which is located at 1927 S. Dixie Hwy desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pincrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

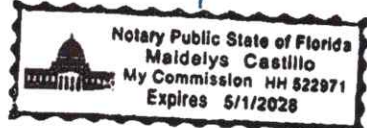
- do hereby authorize _____ to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

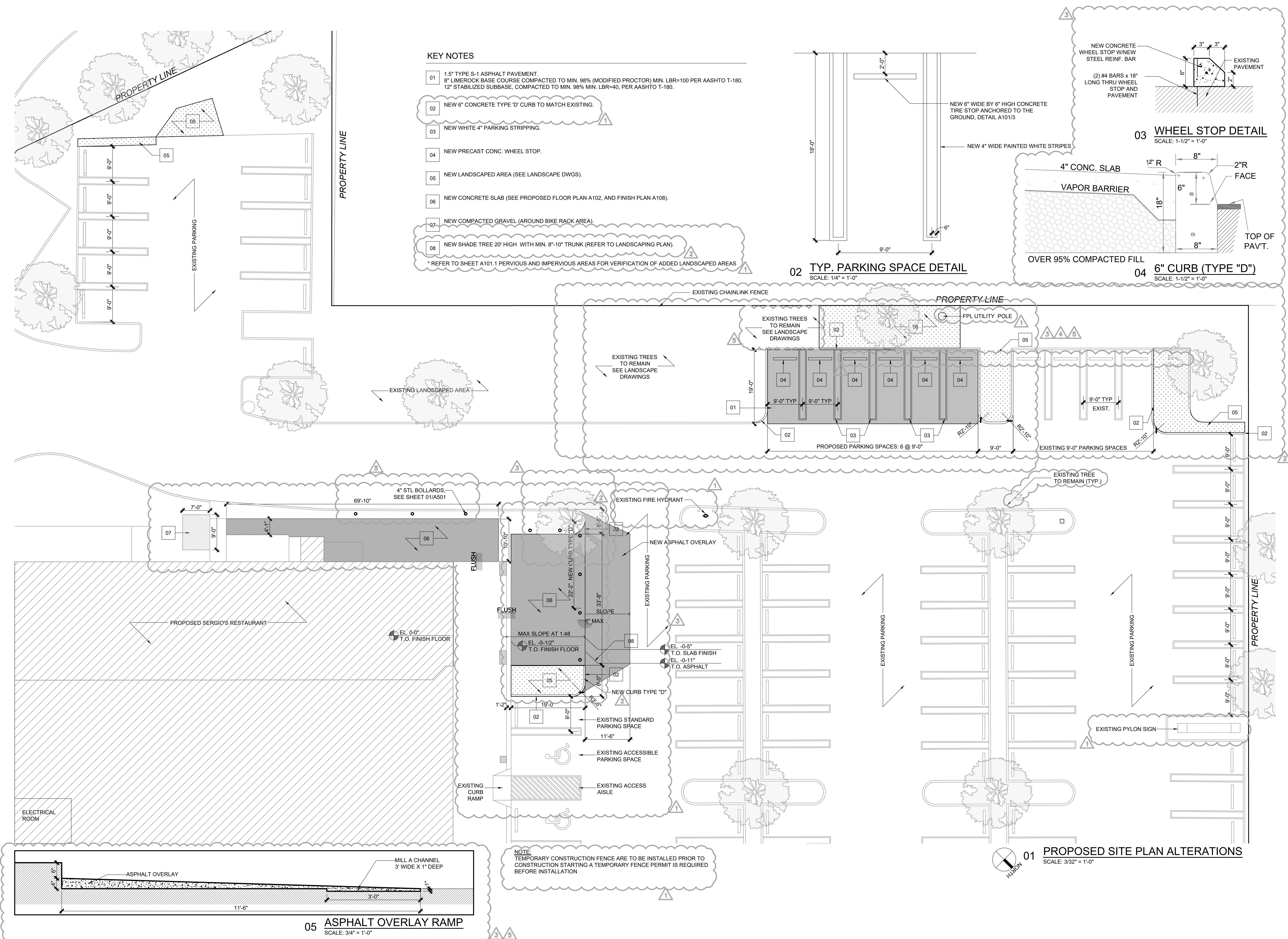
Owner's Name MANGI NAPOLANO Signature _____ Date 11-24-2025
MANGI

Owner's Name _____ Signature _____ Date _____
Notary to Owner: 

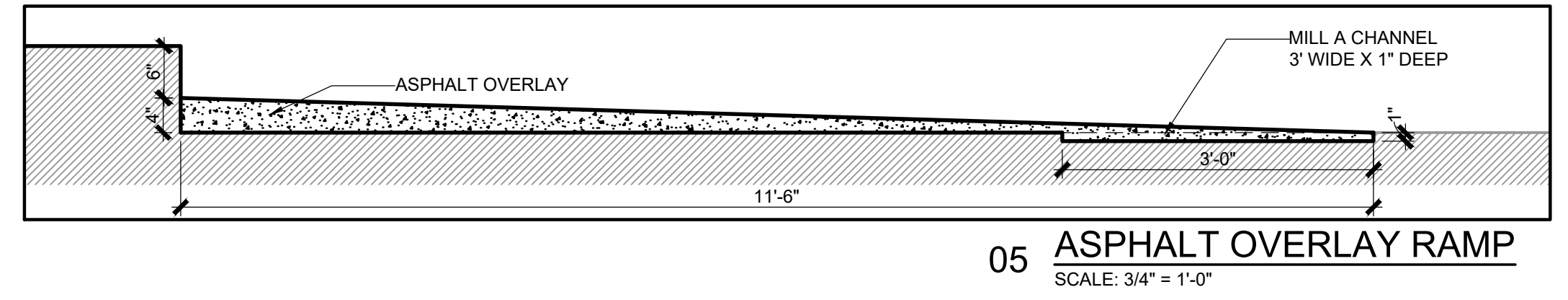
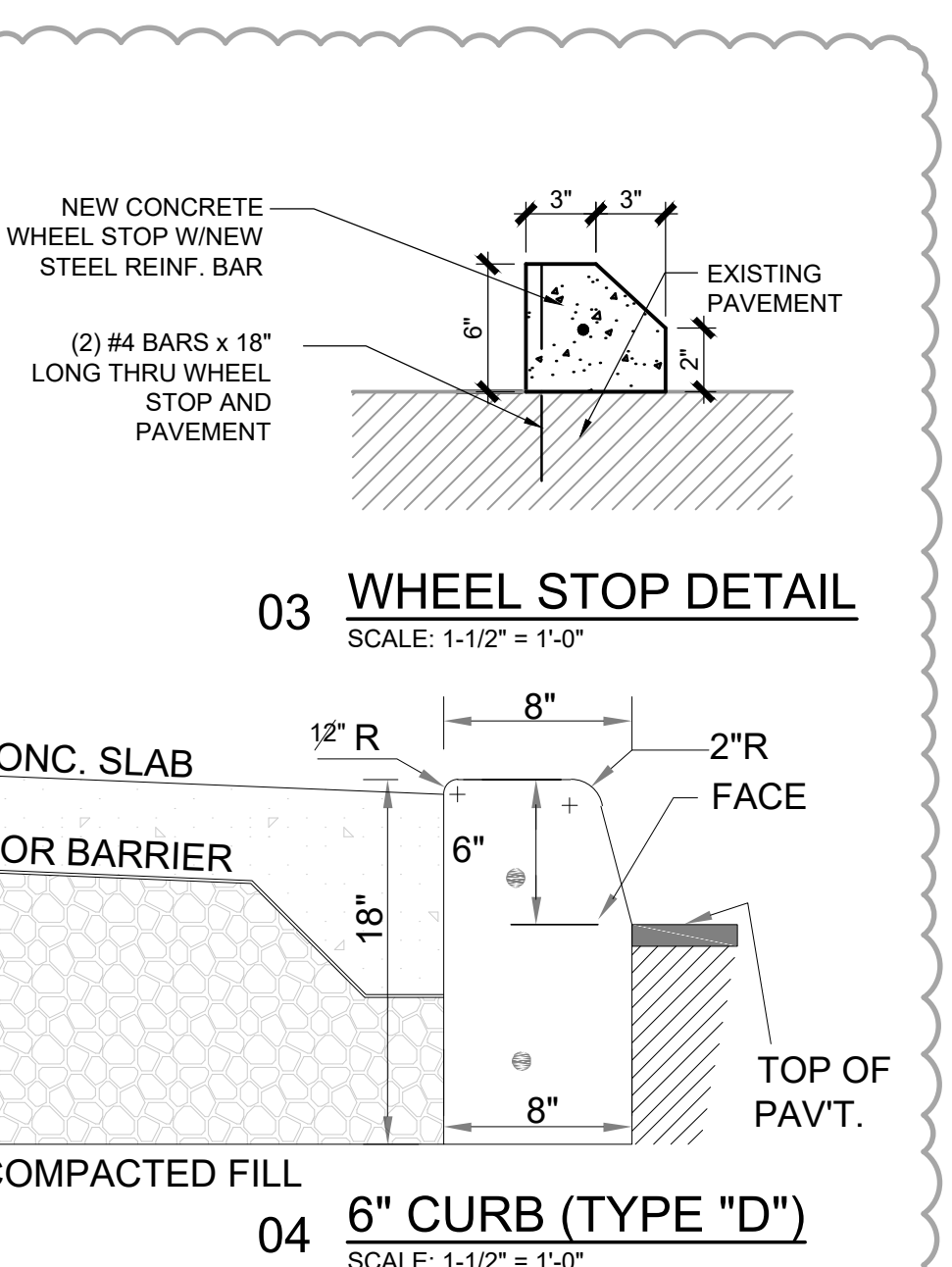
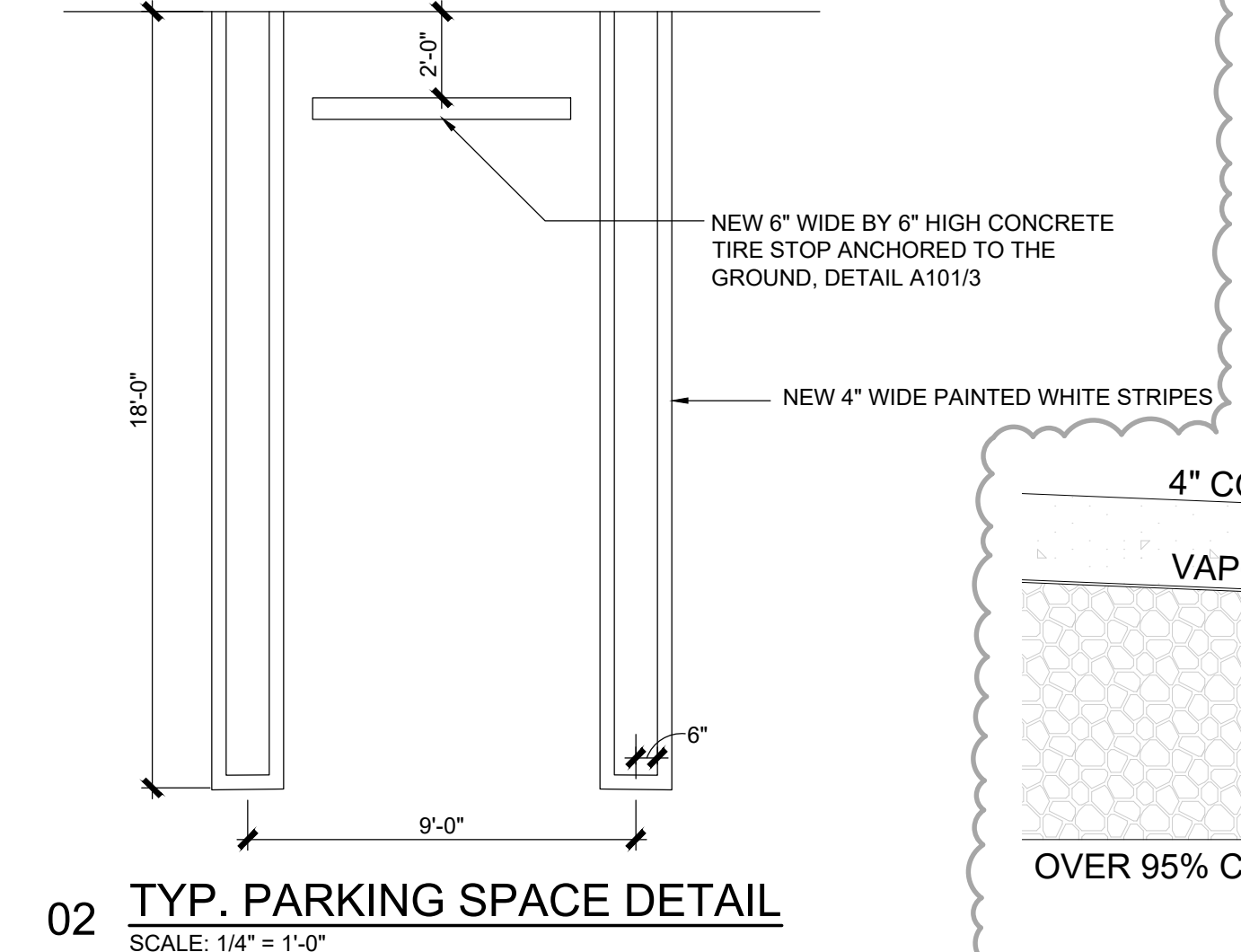
Applicant's Name Carlos GAZTAN Signature _____ Date Nov 24, 2025

Notary to Applicant: Maidelys Castillo *MPC* 11/24/2025



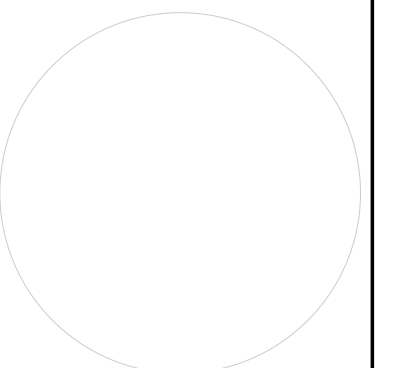
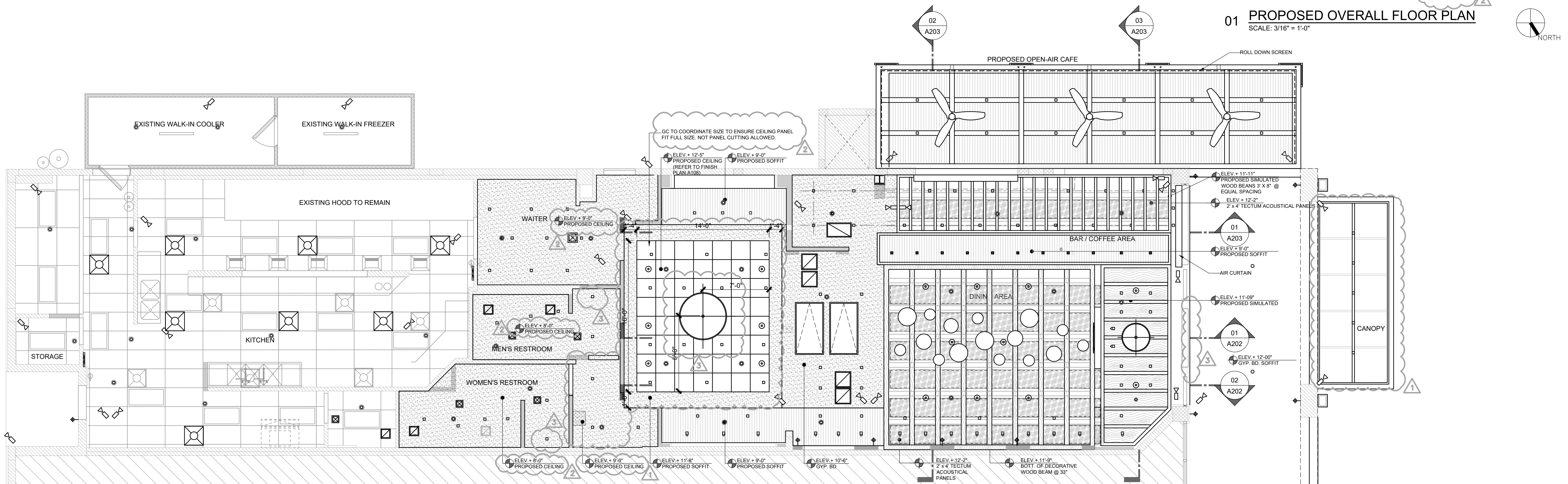
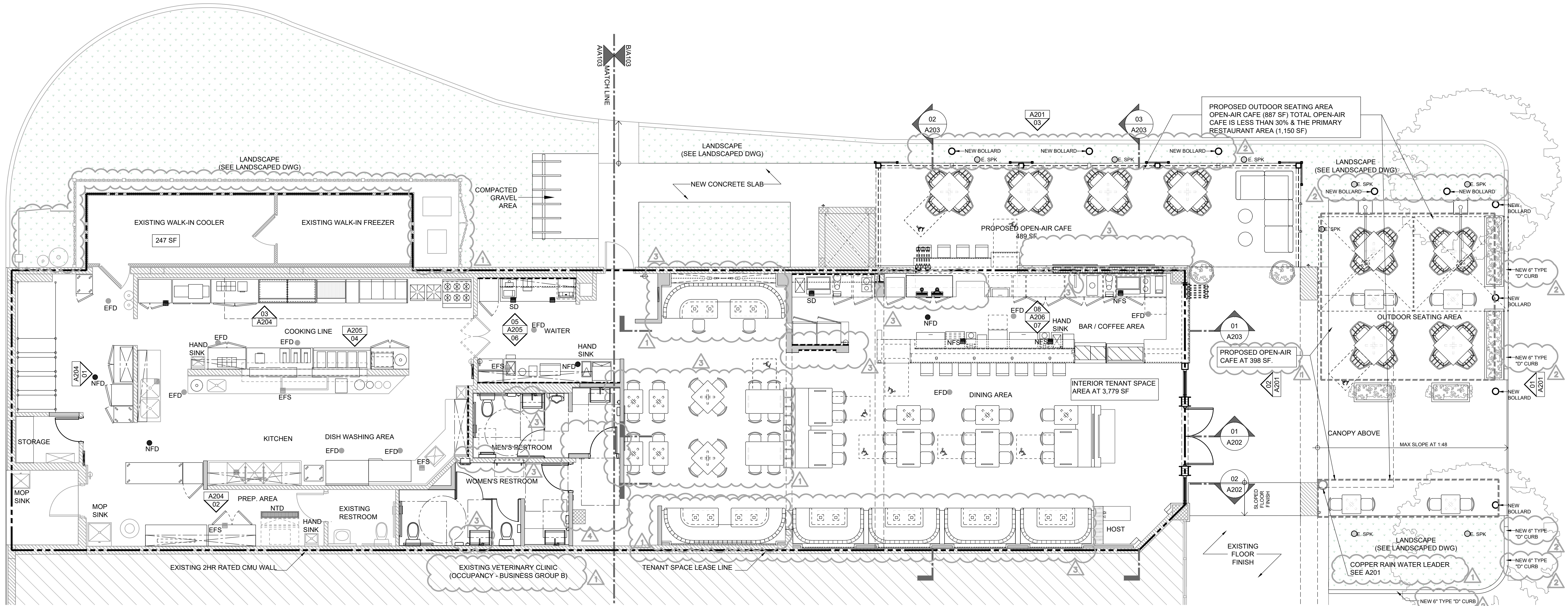


- KEY NOTES**
- 01 1.5" TYPE S-1 ASPHALT PAVEMENT
8" LIMEROCK BASE COURSE COMPACTED TO MIN. 98% (MODIFIED PROCTOR) MIN. LBR=100 PER AASHTO T-180.
12" STABILIZED SUBBASE, COMPACTED TO MIN. 98% MIN. LBR=40, PER AASHTO T-180.
 - 02 NEW 6" CONCRETE TYPE 'D' CURB TO MATCH EXISTING.
 - 03 NEW WHITE 4" PARKING STRIPPING.
 - 04 NEW PRECAST CONC. WHEEL STOP.
 - 05 NEW LANDSCAPED AREA (SEE LANDSCAPE DWGS).
 - 06 NEW CONCRETE SLAB (SEE PROPOSED FLOOR PLAN A102, AND FINISH PLAN A108).
 - 07 NEW COMPACTED GRAVEL (AROUND BIKE RACK AREA).
 - 08 NEW SHADE TREE 20' HIGH WITH MIN. 8"-10" TRUNK (REFER TO LANDSCAPING PLAN).
- * REFER TO SHEET A101.1 PERVIOUS AND IMPERVIOUS AREAS FOR VERIFICATION OF ADDED LANDSCAPED AREAS



NOTE:
TEMPORARY CONSTRUCTION FENCE ARE TO BE INSTALLED PRIOR TO CONSTRUCTION STARTING A TEMPORARY FENCE PERMIT IS REQUIRED BEFORE INSTALLATION

1	REVISION	02.05.25
2	BLDG DEPT. REV	03.21.25
3	REVISION	07.30.25
4	REVISION	09.10.25
5	REVISION	



DATE SUBMITTED TO BLDG DEPT: 12.29.24
JOB NO: 2206-03
DRAWN: FOLDRMMES
CHECKED: FR
REVISIONS:

1	REVISION	02.04.25
2	BLDG DEPT REV	03.21.25
3	REVISION	05.07.25
4	COORDINATION	06.06.25