





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

Summary

Agenda Date:	May 23, 2019	Application ID:	MSC 2019-05
Project:	Pines City Center Phase II Outdoor Seating	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Terra City Center Investments II, LLC	Agent:	RSP Architects
Location:	South of Pines Boulevard and west of Southwest 106 Avenue		
Existing Zoning:	MXD (Mixed Use Development)	Existing Land Use:	Local Activity Center
Reference Applications:	SP 2019-02, SP 2018-03, SP 2017-05, MSC 2017-02, MSC 2016-21, SP 2016-21, SP 2016-16, ZC 2016-05, PH 2016-02, SP 2015-06, PH 2015-02, ZC 2015-04, MSC 2013-30, SP 2013-06, ZC 2013-01, SP 2012-17, PH 2012-02, MSC 2012-01, ZV 2011-30, ZV 2011-26-28, SP 2011-15, ZC 2007-04, ZC 2006-08, PH 2004-08, ZC 2004-04, PH 2003-05, SUB 2003-04		
Applicant Request:	The creation of a master outdoor dining plan for City Center Phase 2 site.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u>	Planning Administrator: <u></u>	

Project Description / Background

The City Center phase II commercial site is located south of Pines Boulevard and west of Southwest 106 Avenue. The City Commission at its November 4, 2015 meeting approved the underlying City Center MXD zoning design guidelines (ZC 2015-04) as well as City Center Phase II site plan (SP 2016-21). The approved City Center phase II site plan consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined. At this time Chuy's is the only future perimeter building to gain approval within this center. City Center Phase II and Chuy's is currently going through the building permit process. The final future perimeter building P-8 (Walk-On's) is currently going through the site plan review process.

The applicant seeks miscellaneous plan approval for the creation of a master outdoor dining plan for this property. The applicant proposes outdoor dining in 8 locations throughout the center as indicated in red on the site plan. Should the site plan for P-8 (Walk-On's) change during the review process, the outdoor dining plan will be revised to reflect the changes. The total outdoor dining proposed is 5,341 square feet. Should this plan be approved, City staff will work with each outdoor dining tenant to ensure each dining area meets all city requirements. The applicant has a note on the plans indicating future compliance with outdoor dining standards.

The proposed outdoor dining plan applies to only the indicated locations in City Center Phase II Commercial. The applicant will be required to amend the outdoor dining plan if they wish to add outdoor dining to other locations within phase II or within the City Center Phase I Commercial property to the east.

Parking:

The site was approved for 465 parking spaces. Total parking required for this property inclusive of all approved uses and proposed outdoor dining is 463 parking spaces.

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

Enclosed:

- Miscellaneous Plan Application
- Memo from Planning Division, (5/15/19)
- Memo from Zoning Administrator, (5/15/19)
- Memo from Zoning Administrator, (3/14/19)
- Memo from Engineering Division, (3/13/19)
- Memo from Landscape Division, (3/12/19)
- Memo from Fire Prevention Bureau, (3/11/19)
- Memo from Planning Division, (3/7/19)
- Miscellaneous Plan
- Site Aerials



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.ppin.es.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="radio"/> Appeal* | <input type="radio"/> Sign Plan |
| <input type="radio"/> Comprehensive Plan Amendment | <input type="radio"/> Site Plan* |
| <input type="radio"/> Delegation Request | <input type="radio"/> Site Plan Amendment* |
| <input type="radio"/> DRI* | <input type="radio"/> Special Exception* |
| <input type="radio"/> DRI Amendment (NOPC)* | <input type="radio"/> Variance (Homeowner Residential) |
| <input type="radio"/> Flexibility Allocation | <input type="radio"/> Variance (Multifamily, Non-residential) * |
| <input type="radio"/> Interpretation* | <input type="radio"/> Zoning Change (Map or PUD)* |
| <input type="radio"/> Land Use Plan Map Amendment* | <input type="radio"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="radio"/> Zoning Exception* |
| <input type="radio"/> Plat* | <input type="radio"/> Deed Restriction |

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with*).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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*).
- 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.
- 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.

<i>Staff Use Only</i>	
Project Planner: <u>Cole</u>	Project#: PRJ 20 <u>w/a</u> Application #: <u>MSC 2019-05</u>
Date Submitted: <u>03/4/19</u>	Posted Signs Required: <input checked="" type="checkbox"/> Fees: \$ <u>1,006</u>

1-PROJECT INFORMATION:

Site Name: **PINES City Center- Phase II**

Project Address: Bldg. E-10630, Bldg. F-10640, Bldg. H-10720, Bldg. P-8-10780, Bldg. P-9 – 10610 Pines Blvd. Pembroke Pines, FL 33026

Location / Shopping Center Pembroke Pines

Acreage of Property: 9.18 Acres Building Square Feet: 100,811 sf

Flexibility Zone: _____ Folio Number(s): 514118280040

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

Legal Description:

AN AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN ILLUSTRATING THE OUTDOOR DINING.

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

Owners Name: Terra City Center Investments II, LLC

Owner's Address: 2665 South Bayshore Drive, Suite 1020, Coconut Grove, FL 33133

Owner's Email Address: kcabrera@terraigroup.com

Owner's Phone: 305-416-4556 Owners Fax: _____

Agent: RSP Architects

Contact Person: Traci Golownia

Agent's Address: 3059 Grand Avenue, Suite 440, Miami, FL 33133

Agent's Email Address: Traci.Golownia@rsparch.com

Agent's Phone: 305-444-7100 ext.: 133 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

PROPOSED

Zoning: MXD(Mixed- Use District)

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: Commercial

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: MXD(Mixed- Use District)

South: -----

East MXD(Mixed- Use District)

East: -----

West: MXD(Mixed- Use District)

West: -----

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

AN AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN ILLUSTRATING THE OUTDOOR DINING.

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- Date January 17, 2019

Sworn and Subscribed before me this 17 day
of January, 20 19



Fee Paid _____
[Signature] Signature of Notary Public
My Commission Expires 4/30/2020

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 Date 1/10/2019

Sworn and Subscribed before me this 10th day
of JAN, 20 19



Fee Paid _____
[Signature] Signature of Notary Public
My Commission Expires FEB. 3rd 2019

**Terra City Center
Investments II, LLC**

2665 SOUTH BAYSHORE DRIVE
STE 1020
COCONUT GROVE, FL 33133
Contact: GIANCARLO CUNIBERTI
305.416.4556
gcuniberti@terragroup.com

NO.	DATE	DESCRIPTION
1	04/18/2019	CITY COMMENTS REVISIONS

PINES City Center
PHASE II - MASTER SITE PLAN
LOCATED AT:
10620 PINES BLVD, PEMBROKE PINES, FL 33026

PHASE II-OUTDOOR DINING AREA

Architect

LAWRENCE BEAME R.A.
REGISTRATION No. 7871

DATE
08/07/2017

SHEET NUMBER

EXH-08

Outdoor Dining General Notes:

Pines City Center Phase II offers future tenants the opportunity to utilize the sidewalk for outdoor dining in the shaded areas denoted above. Tenants that desire to utilize this area for outdoor dining must submit, under a separate cover, a plan illustrating the proposed areas with dimensions plus photos and specifications of the furniture, umbrellas and planters they intend to use for review and approval by the City of Pembroke Pines Planning and Economic Development Department.

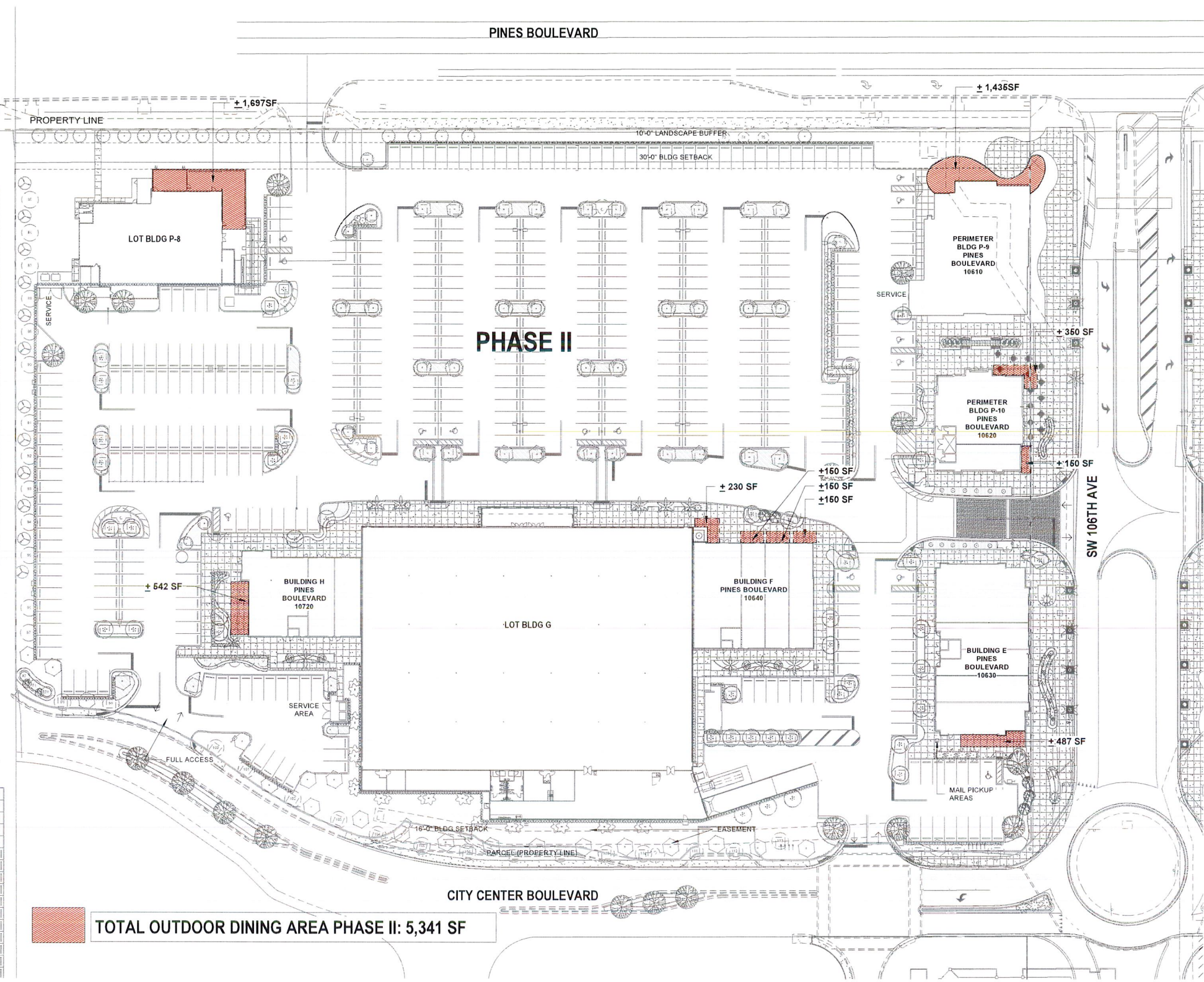
Outdoor dining must be mindful of providing a safe flow of pedestrian traffic and a visual appearance that is within keeping of the established urban character

- A 5'-0" minimum path shall remain clear and unobstructed for pedestrians
- Tenant Entrances shall remain clear and unobstructed for patrons
- Adjacent tenant spaces shall remain clear and unobstructed for patrons
- The use of planters or architectural features to define the seating area is encouraged. Barriers such as fences or ropes are discouraged.
- All furniture shall be commercial quality for outdoor performance.

Parking Data:

	AREA	PARKING SP
BLDG E	+/- 8,853 SF	40 SP
BLDG F	+/- 7,041 SF	32 SP
BLDG G	+/- 55,000 SF	248 SP
BLDG H	+/- 5,159 SF	23 SP
BLDG P-8	+/- 8,820 SF	40 SP
BLDG P-9	+/- 7,950 SF	36 SP
BLDG P-10	+/- 4,605 SF	21 SP
OUTDOOR DINING	+/- 5,341 SF	24 SP
TOTAL REQUIRED:		463 SP
TOTAL PROVIDED:		465 SP

ROOMS TO GO



TOTAL OUTDOOR DINING AREA PHASE II: 5,341 SF

1 PHASE II- OUTDOOR DINING AREAS
1" = 40'-0"



PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 15, 2019
To: MSC 2019-05 file
From: Cole Williams, Planner / Zoning Technician
Re: Pines City Center Phase II Outdoor Seating

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

ALL COMMENTS HAVE BEEN SATISFIED

MEMORANDUM

May 15, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-05 (Pines City Center Phase II Outdoor Dining)

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

MEMORANDUM

March 14, 2019

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-05 (Pines City Center Phase II Outdoor Dining)

The following are my comments regarding the above Miscellaneous Plan:

1. Each tenant using these outdoor dining areas will be required to submit all details of their furniture, barriers, handicapped access around seating, etc. through the Administrative Approval process.
2. No additional signage is allowed on outdoor dining furniture/umbrellas.
3. Update parking chart to show additional outdoor dining square footages still meet code.
4. Updated Site Data to show percentage of restaurant square footage now being proposed meets code maximum allowed of 35% for site.

Please contact me with any questions.

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

DRC REVIEW FORM



March 13, 2019

**PROJECT: PINES CITY CENTER PHASE II – OUTDOOR SEATING
CITY REFERENCE NUMBER: MSC 2019-05**

**To: Cole Williams, Planner
Planning Administrator, 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’ at this time to the proposed ‘Outdoor Seating’ within the above referenced approved project and the proposed ‘Outdoor Seating’ is hereby recommended for ‘Consideration’ by the Planning and Zoning Board.

The Applicant should be advised that the following will be applicable at the time of submittal for the required Engineering Construction Permit:

1. **NOTE** that each tenant will be required to obtain a separate Engineering Construction Permit for their proposed Outdoor Seating area/improvements, unless the proposed Outdoor Seating is included in the overall Engineering Permit for a given project submitted for permit after receipt of approval of this Site Plan Amendment or for which an Engineering Permit is still valid/active at the time of approval of this Site Plan Amendment thus allowing for a Permit Revision to be processed for given proposed Outdoor Seating for that valid/active permit.
2. A “Blow-Up Detail” to scale for each of the proposed Outdoor Seating areas confirming adequate walkway/sidewalk areas for proper pedestrian access and addressing ADA access requirements, as may be applicable based upon the configuration, seating locations/layout within a given proposed Outdoor Seating area will be required for review.

3. Detailed information on the material specifications and any surface treatments for a given proposed Outdoor Seating area must be provided for review. In addition, detailed information related to any proposed railing and gate installations to be installed to secure and/or “separate” the proposed Outdoor Seating area from the general pedestrian traffic which may use the adjacent contiguous walkway/sidewalk areas must be provided for review.

MEMORANDUM

March 12, 2019

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner/ Designer

Re: (MSC 2019-05) Pines City Center Phase II Outdoor Seating

The City of Pembroke Pines Planning Division has conducted a landscape review for Pines City Center Phase II Outdoor Seating Lakes as per documents provided. The following items need to be addressed prior to this project being found in compliance:

No Comments at this moment.

Note: Please make sure that any landscape damaged during construction be replaced.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Kristen Jensen

Landscape Planner/Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • kjensen@ppines.com

Please consider the environment before printing this email.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Daniel Almaguer, Prevention Captain
(954) 499-9557

PROJECT NAME: Pines City Center Phase II (Outdoor Dining)

REFERENCE #: MSC 2019-05

DATE REVIEWED: 03/11/2019

**CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT
STANDARDS**

No Issues Noted, All outdoor dining will need to be reflected on buildout permits.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 7, 2019
To: MSC 2019-05 file
From: Cole Williams, Planner / Zoning Technician
Re: Pines City Center Phase II Outdoor Seating

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

- ~~1. Outdoor seating is not permitted within the 30' setback located on the North side of the property. Per section 9. C. 3 of the MXD guidelines.~~
2. Provide updated parking chart verifying that there is adequate parking for the additional 5,631 square feet of outdoor dining.
3. Provide close ups of each location showing that with the addition of outdoor dining a minimum 5' wide pedestrian sidewalk will be provided.
4. Be advised each tenant will individually have to seek approval for their outdoor dining. Provide letter acknowledging that each tenant will need to individually gain approval for their outdoor dining.
5. Be advised that the gross floor area of tenant spaces where a restaurant is the primary use shall be limited to 35% of the total gross building are of the City Center District.
6. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). **The DRC will not review your resubmittal if you fail to provide this response.**

SUBJECT SITE AERIAL PHOTO

Pines City Center Phase II Outdoor Seating (MSC 2019-05)

