



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

Summary

Agenda Date:	August 13, 2026	Application ID:	ZV2026-0003-0005
Project:	Dutch Bros Coffee	Project Number:	PRJ2026-0005
Project Planner:	Cole Williams, Senior Planner		
Owner:	Larch Avenue-Pines LLC	Agent:	Corporate Property Services
Location:	8579 Pines Boulevard	District	District 2
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	MSC2024-0019, SN93-26, SP92-34		
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV2026-0003	Table 155.431 Street Side Setback	30' Street Side Setback	21' Street Side Setback
ZV2026-0004	Table 155.431 Minimum Floor Area	1,500 Square Feet	986 Square Feet
ZV2026-0005	155.633(A)2.	40' landscape buffer	20.6' landscape buffer
Final:	☒ Planning & Zoning Board ☐ Board of Adjustment		
Reviewed for the Agenda:	Director:  Assistant Director: 		

PROJECT DESCRIPTION / BACKGROUND:

Corporate Property Services, agent, has submitted three variance request for the proposed Dutch Bros Coffee site (formerly Checkers) located at 8579 Pines Boulevard. The applicant is specifically requesting the following:

- To allow a 21' street side setback instead of the required 30' street side setback.
- To allow a minimum floor area of 986 square feet instead of the required minimum floor area of 1,500 square feet.
- To allow a 20.6' wide landscape buffer along the Pines Boulevard Corridor instead of the required 40' wide landscape buffer along the Pines Boulevard Corridor.

The existing building was approved in 1992 through SP 92-34. At the November 14, 2024, Planning and Zoning Board meeting miscellaneous application MSC2024-0019 was approved allowing architectural and signage modifications to the site for a proposed Turbo Shot coffee. None of the approved changes were made and the property has since been sold.

The applicant has submitted a site plan application, SP2026-0006 requesting approval to demolish the existing building and construct a new drive-thru coffee shop, Dutch Bros Coffee. Should this variance request be approved, the site plan will be heard at a later date.

VARIANCE REQUEST DETAILS:

The applicant is requesting three variances for the proposed Dutch Bros. The applicant has provided the attached justification statement to support their request.

- ZV2026-0003: To allow a 21' street side setback instead of the required 30' street side setback.
- ZV2026-0004: To allow a minimum floor area of 986 square feet signage instead of the required minimum floor area of 1,500 square feet of signage.
- ZV2026-0005: To allow a 20.6' wide landscape buffer along the Pines Boulevard Corridor instead of the required 40' wide landscape buffer along the Pines Boulevard Corridor.

Setbacks and minimum floor area are regulated by Land Development Code section 155.431 and the Pines Boulevard Corridor is regulated by Land Development Code section 155.633. For reference, staff has attached applicable sections from Article 4 and 6 of the Land Development Code.

VARIANCE DETERMINATION:

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

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.

In the granting of non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

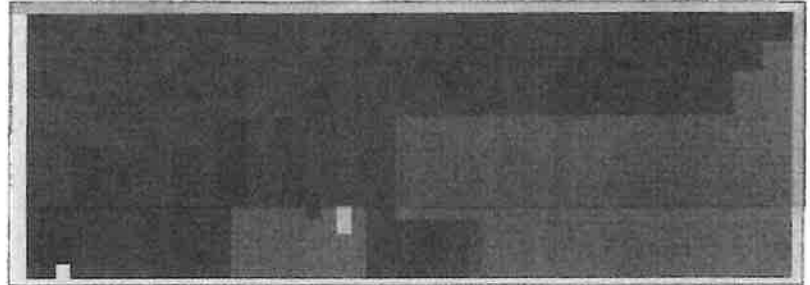
1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:
 - a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land 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) 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) 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
Justification Statement
Conceptual 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>



Indicate the type of application you are applying for:

- | | |
|---|---|
| ☐ Appeal* | ☒ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☒ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ 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 foot 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: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:Project Name: Dutch Bros Coffee FL3204Project Address: 8579 Pines Boulevard, Pembroke Pines, FL 33024

Location / Shopping Center: _____

Acreage of Property: .681 Building Square Feet: 986Flexibility Zone: 105 Folio Number(s): 51-41-16-16-0022Plat Name: Pines 86 Traffic Analysis Zone (TAZ): 830Legal Description: See legal description attached and on cover sheet.

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
	SP 92-34				
	SN 93-26				

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Superior Auto Property Group, LLC

Owner's Address: 530 36th Street

Owner's Email Address: _____

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

Agent: Corporate Property Services, Inc.

Contact Person: Daryl Johnson

Agent's Address: 1239E. Newport Center Drive, Suite113 Deerfield Beach FL33442

Agent's Email Address: _____

Agent's Phone: (954) 426-5144 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: B-2 Community Business

Land Use / Density: Commercial

Use: Coffee Shop

Plat Name: Pines 86

Plat Restrictive Note: _____

PROPOSED

Zoning: B-2

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

ADJACENT ZONING

North: B-2

South: Public Right of Way

East: B-2

West: Public Right of Way

ADJACENT LAND USE PLAN

North: Office Building

South: Pines Blvd

East: Restaurant

West: NW 86th Avenue

-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: SP 92-34, SN 93-26

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

See included Letter of Intent and Variance Justification

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: N/A

Existing County Land Use: N/A

Requested County Land Use: N/A

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

See included Letter of Intent and Variance Justification

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 of Owner

Date

Sworn and Subscribed before me this _____ day

of _____, 20____

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.

GM
Signature of Agent

6/17/26
Date

Sworn and Subscribed before me this 17 day

of June, 2026



JG
Fee Paid

Signature of Notary Public

My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Corporate Property Service, Inc.

Authorized Representative: Craig McDonald

Application Number: _____

Application Request: Site Plan & Variance

I, Craig McDonald (print Applicant/Authorized Representative name), on behalf of Corporate Property Services, Inc. (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

 6/17/24
Signature of Applicant or Applicant's Date
Authorized Representative

Craig McDonald
Print Name of Applicant/Authorized Representative



**LETTER OF INTENT AND VARIANCE JUSTIFICATIONS
SITE PLAN/VARIANCES/ARCHITECTURAL/SIGNAGE APPROVALS**

Dutch Bros Coffee – FL3204

8579 Pines Boulevard

Pembroke Pines, Florida

June 16, 2026

The subject site is 0.68 acres (29,658 square feet) and is located at the northeast corner of NW 68th Avenue & Pines Boulevard, in the City of Pembroke Pines, Florida. The proposed Dutch Bros Coffee incorporates a 1-story, 986 square foot fast food restaurant with dual drive thru lanes. For this proposed infill project, the existing abandoned Checker's Restaurant will be demolished. The property is zoned B-2 (Community Business) and a "Commercial" future land use designation. Pembroke Road has a mixture of uses located along the corridor that include restaurants, retail and residential. Coffee restaurants are permitted by right in the B-2 zoning district. Dutch Bros Coffee is requesting site plan, architectural and signage approval along with a request for three variances: one for the minimum building size, one for the west landscape buffer adjacent to NW 86th Avenue and one for the landscaping buffer along Pines Boulevard.

Vehicular ingress/egress into the Dutch Bros Coffee will come from the existing main shopping center access drive from NW 86th Avenue and the main shopping center access from Pines Boulevard. The Pembroke Pines Land Development requires 4 parking spaces for the 986 square foot Coffee Restaurant and 13 parking spaces will be provided. Parking will consist of a 90-degree angle spaces adjacent to 24' drive aisles, and an ADA connection point to the public sidewalk along Pines Boulevard is proposed. The site configuration will foster safe circulation between Dutch Bros Coffee and Chipotle parcel immediately adjacent to the east.

Dutch Bros is proposing a drive thru configuration with dual drive-thru lanes that will enhance service and provide additional car stacking capacity, without blocking any parked vehicles or backing out into the drive aisle. This proposed stacking will exceed the required code 5 spaces from the menu board and 2 spaces from the pick-up window. The previous Checker's Restaurant provided inadequate queueing. In addition to the dual drive thru lanes, Dutch Bros is proving a by-pass lane. Coffee and fast-food restaurants today are being developed to meet the changing needs of society. Order taking continues to be the longest process in the drive-thru experience. As Dutch Bros business has grown over the last few years, the orders placed by the customers have become more complex because of increased drink options. This complexity of orders causes more interactions between the customer and order takers. The net effect is slower order taking per car and less drive-thru capacity. The proposed side-by-side drive thru configuration will not affect the parking lot



circulation, but rather will allow vehicles to move through the drive thru process with greater efficiency, while providing better coordination with the staff in the restaurant.

The dumpster is located at the rear of the site and the trash enclosure will be constructed with concrete block walls and contain opaque gates. The dumpster walls will be concealed by hedges and will be painted to match the main color of the restaurant. There is a pedestrian entrance for employees, so that they do not have to open the gates every time they dump trash and recyclables. The trash enclosure will be easily accessed by a garbage truck, from the two-way drive aisle.

Dutch Bros will enhance the site with new trees, hedges, shrubs, groundcover and ornamental grass. Even though the landscape buffers adjacent to Pines Boulevard and NW 86th Avenue will deviate from the required buffer width code, they will contain the required plantings for the full buffer width. The project will meet and/or exceed the landscape code requirements and will bring a fresh vibrant look to the parcel and surrounding parcels and roadways.

Dutch Bros Coffee has designed this development to provide paramount service to the community, while keeping the public's safety and welfare in mind. The proposed restaurant will include a modern building façade that includes earth grey colors with blue branding wall, stone veneers wainscot, columns and wainscot sill, metal awnings, and a canopy with stone columns for coffee walk-up window. There will be no outdoor seating. The project will further enhance a personal dialogue with their customers and the communities that they are a part of, by providing an environment that defines Dutch Bros brand. The proposed Dutch Bros Coffee will provide Pembroke Pines residents with a new coffee option, while at the same time promoting employment opportunities.

In order to accomplish the proposed infill redevelopment plan, Dutch Bros is seeking relief based upon the criteria established in 155.301 (O) Variance and from the following code requirement:

CPS
CORPORATE PROPERTY SERVICES
MINIMUM FLOOR AREA

CODE SECTION	REQUIREMENT	ALLOWED	PROPOSED	VARIANCE
Section 155.611(c). Dimensional Standards Table Minimum Floor Area	1500 square feet	Variance Requested	986 square feet	Variance request of 514 square feet

1. **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 ordinance would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building;**

Strict application of the provisions of the zoning ordinance would result in an unnecessary hardship and deprive Dutch Bros of the reasonable use of the land and building. The subject site is irregular with an extremely small width of 114 feet. In order to construct the side-by-side drive thru, the by-pass lane, the building and walk-up canopy, Dutch Bros can only provide fit a small 986 square feet of building. The improved operational efficiency gained by the proposed site plan will have a positive impact on the Dutch Bros customers, as well as the Pembroke Pines community. The proposed site layout complies with the intent of the Pembroke Pines Land Development Code and will enable redevelopment of a vacant eyesore. Variance approval will foster the infill development of a small parcel and bring a new, vibrant look to the parcel and surrounding parcels and roadways.

2. **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;**

The alleged hardship is not self-created by Dutch Bros as the site is unusual in its size, specifically the width of the parcel. In order to incorporate the dual drive thru configuration, a smaller building is required. The requested variance is not a mere disregard for or in ignorance of the provisions of the zoning ordinance of the City. The hardship is created by the code requirements for the minimum floor area, while trying to redevelop a property that has uniquely unusual property dimensions. The size of the building is a result of providing the code required vehicle stacking, by-pass lane, landscape buffers and parking. Dutch Bros desires to improve operational efficiency and safety for its customers and employees, which is paramount in the site design. Dutch Bros has made every effort to design this development in harmony with the purpose and intent of the code and preserve



its spirit. The proposal for greater operational efficiency necessitates the request for a smaller building.

- 3. Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and the circumstances which cause the special conditions are peculiar to the subject property.**

Dutch Bros has made every effort to construct a coffee restaurant that will be in harmony with the purpose and intent of the code and preserve its spirit. Therefore, granting of the queuing variance is not incompatible with public policy and does not adversely affect any adjacent property owners. The proposal meets the intent of the code while providing for the health, safety and welfare of the Pembroke Pines community.

TRASH ENCLOSURE STREET SIDE SETBACK ADJACENT TO NW 86th AVENUE

CODE SECTION	REQUIREMENT	ALLOWED	PROPOSED	VARIANCE
Code Section: 155.431 (C) Street Side Setback	Minimum off- ROW Buffer: Pursuant to table 155.431 (C): Street Side Setback is 30 feet	Variance Requested	21-foot ROW Street Side Setback	Variance request of 9 feet

- 1. 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 ordinance would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building;**

Strict application of the provisions of the zoning ordinance would result in an unnecessary hardship and deprive the Dutch Bros of reasonable use of the land. The Land Development Code requires 30-foot street side setback adjacent to NW 86th Avenue. Dutch Bros is proposing a 21' trash enclosure street side setback due to the extremely limited width of the property. In order to incorporate the trash enclosure and employee parking, Dutch Bros can only provide a 21' foot wide buffer. Dutch Bros desire to improve operational efficiency and safety for its customers and employees. The proposed site plan is far superior to the previous Checker's site layout. The improved operational efficiency gained by the proposed site plan will have a positive impact on Dutch Bros' customers, as well as the Pembroke Pines community. The proposed site layout complies with the intent of the Pembroke Pines Land Development Code and allows the redevelopment of a vacant



eyesore. The same hedging material around the west, north and south sides of the trash enclosure will be provided with a 21' setback versus the 30' setback. The 21' setback allows five employees and overflow customer parking at the rear of the site. The setback is minimal, while allowing for superior site design and providing the same landscape buffering of the trash enclosure from NW 86th Avenue. Approval of the 9 foot variance is negligible due to the extremely narrow site and will not affect the superior site layout. Variance approval will foster the infill development of a small parcel and bring a new, vibrant look to the parcel and surrounding parcels and roadways.

- 2. 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;**

The alleged hardship is not self-created by Dutch Bros as the site is unusual in its size, specifically the extremely narrow width of the parcel. In order to incorporate a new dual drive thru configuration and employee/overflow customer parking, a reduced street side setback is necessary. The requested variance is not a mere disregard for or ignorance of the provisions of the zoning ordinance of the City. The hardship is created by trying to redevelop an existing parcel that is extremely narrow in width. The hardship is created by the code requirement for the side street trash enclosure setback and Dutch Bros desire to improve operational efficiency and safety for its employees and customers. Dutch Bros has made every effort to develop this site in harmony with the purpose and intent of the code and preserve its spirit. Dutch Bros' proposal for greater operational efficiency necessitates the requested variance for the reduced street side setback.

- 3. Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and the circumstances which cause the special conditions are peculiar to the subject property.**

Dutch Bros has made every effort to construct a coffee drive thru restaurant in harmony with the purpose and intent of the code and preserve its spirit. Variance approval would not be incompatible with public policy and would not adversely affect any adjacent property owners. The reduced street side trash enclosure setback is the direct result of an extremely narrow width of the parcel. The proposal meets the intent of the code while providing for the health, safety and welfare of the Pembroke Pines community. Variance approval will have a positive effect on community and the surrounding business and will eliminate a vacant eyesore of a site.

SOUTH LANDSCAPE BUFFER ADJACENT TO PINES BOULEVARD



CODE SECTION	REQUIREMENT	ALLOWED	PROPOSED	VARIANCE
Code Section: 155.633 Pines Boulevard Corridor - Bufferyard	Minimum off- ROW Buffer: Pursuant to table 155.6033: ROW Landscape Buffer is 40 feet	Variance Requested	20.6-foot ROW Landscape Buffer	Variance request of 19.4

- 1. 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 ordinance would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building;**

Strict application of the provisions of the zoning ordinance would result in an unnecessary hardship and deprive the Dutch Bros reasonable use of the land. The Land Development Code requires a 40-foot wide ROW landscaping buffer adjacent to Pines Boulevard. Dutch Bros is proposing a 20.6' ROW landscape buffer in order to incorporate a side-side drive thru and by-pass lane, both of which ensures greater on-site efficiency so that the drive thru queuing does not conflict with other vehicles onsite. Dutch Bros desire to improve operational efficiency and safety for its customers and employees, as well as Chipotle's customers. The improved operational efficiency gained by the proposed site plan will have a positive impact on Dutch Bros' customers, as well as the Pembroke Pines community. The proposed site layout complies with the intent of the Pembroke Pines Land Development Code and allows for the redevelopment of a vacant eyesore. The same number of required trees, shrubs and ground cover will be placed in the 20.6' buffer that would be required in the 40' buffer. Variance approval will foster the infill development of a small parcel and bring a new, vibrant look to the property and surrounding parcels and roadways.

- 2. 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;**

The alleged hardship is not self-created by Dutch Bros as the site is unusual in its size, specifically the width of the parcel. The new dual drive thru and by-pass lane will assist



customer service and operational efficiency, so a smaller ROW landscape buffer width is required. The requested variance is not a mere disregard for or ignorance of the provisions of the zoning ordinance of the City. The hardship is created by trying to redevelop an existing site and complying with the drive-thru queuing and by-pass lane code requirements. The hardship is created by the code requirements for ROW large landscape buffers and Dutch Bros desire to improve operational efficiency and safety for its employees and customers. They have made every effort to develop this project in harmony with the purpose and intent of the code and preserve its spirit. Dutch Bros' proposal for greater operational efficiency necessitates the requested variance for the reduced west ROW landscape buffer. The variance request is consistent with the authority and purpose of this Code, as it provides the ability for a Code deviation, which will address an evolving need for restaurants that provide the greatest efficiency and safe site circulation for its customers and the City of Pembroke Pines residents.

3. Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and the circumstances which cause the special conditions are peculiar to the subject property.

Dutch Bros has made every effort to construct a restaurant development in harmony with the purpose and intent of the code and preserve its spirit. Variance approval is not incompatible with public policy and does not adversely affect any adjacent property owners. The reduced ROW landscape buffer width is the direct result of providing a superior site plan design with the side-by-side drive thru configuration and by-pass lane. Safe site efficiency achieved by the proposed site plan far exceeds the impact of a decreased ROW landscape buffer width along Pines Boulevard. The project will meet and/or exceed the landscape code, and the new building architecture will bring a new, vibrant look to the parcel and surrounding area, which will compensate for the decreased landscape buffer. The proposal meets the intent of the code while providing for the health, safety and welfare of the Pembroke Pines community. Variance approval will have a positive effect on community and the surrounding business and will eliminate a vacant eyesore.

155.431 COMMUNITY BUSINESS (B-2)

(A) Purpose. This district is intended to primarily meet the shopping and service needs of surrounding residential neighborhoods and communities.

(B) Permitted Uses. See Table 155.501.

(C) Dimensional Standards Table

Table 155.431: Community Business (B-2)	
Standard	Non-Residential
Minimum Lot Area	15,000 square feet
Minimum Lot Dimensions	150 feet of frontage on the primary traffic artery and 100 feet in depth
Maximum Height	100 feet [1]
Front or Street Side Setback [5]	30 feet in depth [2,3]
Side Setback [5]	10 feet in width which shall be totally landscaped [4]
Rear Setback [5]	15 feet in depth [7]
Minimum Floor Area	Each structure having a permitted or combination of permitted uses shall have a minimum of 1,500 square feet [6]
Note(s): [1] No building within 100 feet of any single family dwelling shall exceed two stories or 35 feet. [2] For buildings exceeding 35 feet in height, front or street side setbacks must be increased one foot for every two feet in height in excess of 35 feet. [3] The first 15 feet of all front and street side setbacks adjacent to the property line shall be fully landscaped with sod, ground shrubbery, and trees, except where crossed by permitted access driveways or walkways. The balance of the required setbacks may be used for parking. [4] For buildings exceeding 35 feet in height, side setbacks must be increased one foot for every five feet in height in excess of 35 feet. [5] All lots abutting a residential district or use shall have setbacks in accordance with 155.630-155.633 [6] However, existing outparcels delineated on a plat recorded prior to 2-6-85 for a shopping facility shall be exempt from providing a building of the above minimum square footage. [7] The first 10 feet must be fully sodded and landscaped.	

(D) Additional Criteria

See Article 6 for additional criteria for Community Business (B-2) development.

4. Landscaping requirements

1. One shade tree of a height not less than 12 feet with a three inch caliper trunk measured at a height of four and one half feet above grade shall be planted for each 500 square feet of landscaped bufferyard. Provided, however, one-half of the required trees may be other landscaped material if it complies with the requirements of this section as determined by the Planning and Zoning Board.
2. The final landscape design shall provide an effective visual screen between the two uses within three years of planting. Hedge materials and suitable ground cover shall be provided. Hedging shall be planted to a height not less than two feet at installation. Irrigation shall be required in all landscaped areas.
3. Grass seeding shall be provided during the initial phases of site development to mitigate against the nuisance factors that occur during large-scale construction.

155.633 PINES BOULEVARD CORRIDOR – BUFFERYARD

(A) The following bufferyards shall be established for all properties adjacent to Pines Boulevard as outlined in the *Pines Boulevard Corridor Study and Manual of Design Guidelines*:

1. Properties located east of University Drive shall have a minimum 15' landscape buffer between the right-of-way and the base building line.
2. Properties located west of University Drive shall have a minimum 40' landscape buffer between the right-of-way and the base building line.

155.634 SETBACK ENCROACHMENT REGULATIONS

(A) Every part of every required setback shall be open and unobstructed from the ground to the sky, except as hereinafter provided or as otherwise permitted in this article

(B) Setback Encroachment Regulations Table

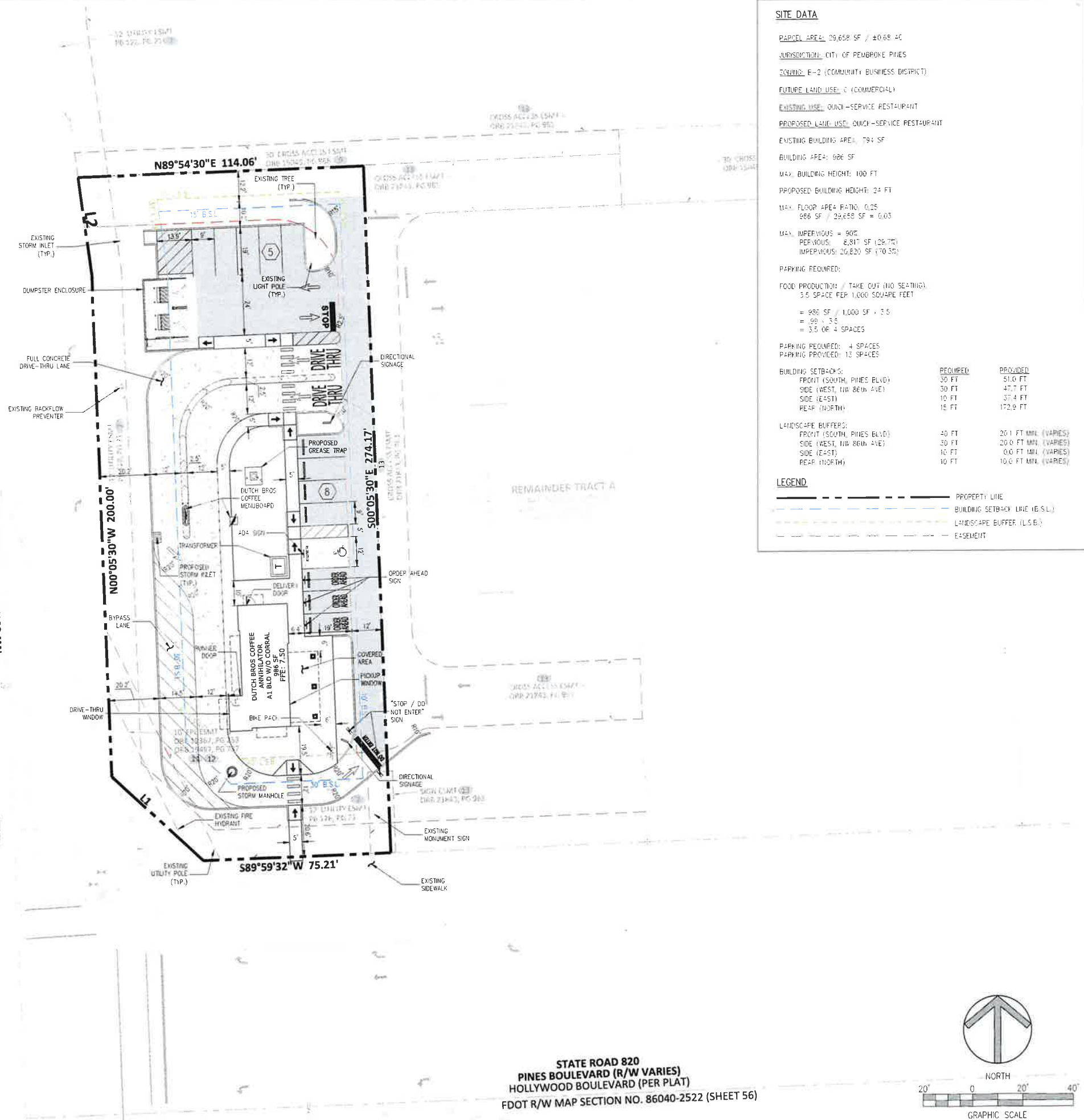
Table 155.634 Setback Encroachment Regulations						
Type	Maximum Setback Encroachment				Maximum Dimensions	Additional regulations
	Front	Side	Street Side	Rear		
Sills or Belt Courses	1 foot	1 foot	1 foot	1 foot	N/A	N/A
Cornices, Eaves, Gutters, Overhangs, and retractable awnings	1/3 of required setback	1/3 of required setback	1/3 of required setback	1/3 of required setback	5 feet regardless of setback	For yards less than 5 feet, shall not exceed 1/2 of the setback width.

SUBJECT SITE AERIAL PHOTO Dutch Bros (PRJ2026-0005, ZV2026-0003 – ZV2026-0005)



LINE	BEARING	DISTANCE
L1	N45°02'59"W	49.46'
L2	N05°48'08"W	39.25'

FDOT R/W MAP SECTION NO. 86040-2522 (SHEET 56)
NW 86TH AVENUE (R/W VARIES)



SITE DATA

PARCEL AREA: 29,658 SF / ±0.68 AC
JURISDICTION: CITY OF PEMBROKE PINES
ZONE: E-2 (COMMUNITY BUSINESS DISTRICT)
FUTURE LAND USE: C (COMMERCIAL)
EXISTING USE: QUEEN-SERVICE RESTAURANT
PROPOSED LAND USE: QUEEN-SERVICE RESTAURANT
 EXISTING BUILDING AREA: 794 SF
 MAX. BUILDING HEIGHT: 100 FT
 PROPOSED BUILDING HEIGHT: 24 FT
 MAX. FLOOD AREA RATIO: 0.25
 966 SF / 29,658 SF = 0.03
 MAX. IMPERVIOUS = 90%
 PERVIOUS: 8,817 SF (29.7%)
 IMPERVIOUS: 26,820 SF (70.3%)

PARKING REQUIRED:

FOOD PRODUCTION / TAKE OUT (NO SEATING)
3.5 SPACE PER 1,000 SQUARE FEET

$$= 985 \text{ SF} / 1,000 \text{ SF} = .985$$

$$= .985 \times .35$$

$$= .34475 \text{ OR } 4 \text{ SPACES}$$

PARKING REQUIRED: 4 SPACES
PARKING PROVIDED: 13 SPACES

BUILDING SETBACKS:
FRONT (SOUTH, PINES BLVD)
SIDE (WEST, NW 86th AVE)
SIDE (EAST)
REAR (NORTH)

LANDSCAPE BUFFERS:

FRONT (SOUTH PINES BLVD)	40 FT	20.1 FT MIN. (VARIES)
SIDE (WEST, NW 86TH AVE)	30 FT	20.0 FT MIN. (VARIES)
SIDE (E-CT)	10 FT	0.0 FT MIN. (VARIES)
REAR (NORTH)	10 FT	10.0 FT MIN. (VARIES)

LEGEND

— PROPERTY LINE
 — BUILDING SETBACK LINE (B.S.L.)
 — LANDSCAPE BUFFER (L.S.B.)
 — EASEMENT

**Z DEVELOPMENT
SERVICES**
CIVIL ENGINEERING CONSULTANTS

CA 29354

1201 E. ROBINSON STREET
ORLANDO, FL 32801

PH: (407) 271-8911

DAIE

REVISION

SARAH CULOTTA, P.E.
FL REG. # 87413

This item has been digitally signed and sealed by SARAH CULOTTA on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DUTCH BROS COFFEE - FL3204
8579 PINES BOULEVARD
PEMBROKE PINES, FLORIDA

DATE: 05/22/26
DRAWN: BG
CHECKED: SC

DP2

SITE DIMENSION PLAN

PROJECT NO.: 2025 231