

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

Summary

Agenda Date:	August 11, 2022	Application ID:	ZV 2022-0012
Project:	Chipotle Mexican Grill	Project Number:	PRJ 2022-0010
Project Planner:	Dean Piper, Zoning Administrator		
Owner:	8559 Pines Blvd JV, LLC	Agent:	Stefano De Luca
Location:	8559 Pines Boulevard, Pembroke Pines, Florida 33024		
Existing Zoning:	Community Business (B-2)	Existing Land Use:	Commercial
Reference Applications:			
Variance Summary			
Application	Code Section	Required/Allowed	Request
ZV 2022-0012	Table 155.611: Minimum Drive Thru Parking Spaces, Beverage/Food	5 Inbound Vehicle Spaces	4 Inbound Vehicle Spaces
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board		<input type="checkbox"/> Board of Adjustments
Reviewed for the Agenda:	Director: <u>MS</u>		Zoning Administrator: <u>[Signature]</u>

PROJECT DESCRIPTION / BACKGROUND:

Stefano De Luca, agent for Chipotle Mexican Grill, is requesting Variance #ZV 2022-0012 for number of Drive Thru Inbound Vehicle Stacking spaces for the proposed Chipotle Mexican Grill at 8559 Pines Boulevard (previously Boston Market).

Requested variance is to allow four (4) Inbound Vehicle Spaces at the existing drive-thru instead of the required five (5) Inbound Vehicle Spaces. The existing building, and site layout, was approved in 1993 as Boston Chicken and was part of Site Plan #SP 93-53.

Chipotle Mexican Grill is looking to establish a new location at this site; site details (elevations, colors, signage, landscaping, etc.) of the proposed restaurant space are pending. The applicant has stated that they are not proposing any changes to the existing building footprint, existing drive-thru lane or existing lot layout. When this building was built the City did not have a code requirement for vehicle stacking at drive-thru windows.

The applicant has submitted a conceptual plan to provide context and to display the existing condition of the drive-thru lane. The applicant will need to submit a proposed plan, showing all proposed details, for Staff to determine approval process.

VARIANCE REQUEST DETAILS:

ZV 2022-0012)

Table 155.611 Minimum Drive-Thru Stacking Spaces:

Beverage/Food – 5 Inbound Vehicle Spaces

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
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.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="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:

- 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 feet 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.

Staff Use Only

Project Planner: Dean Project #: PRJ 2022 - 10 Application #: ZV 2022-0012

Date Submitted: ___/___/___ Posted Signs Required: (1) Fees: \$ _____

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: 8559 Pines Blvd JV, LLC

Owner's Address: 1200 NW 17th ave suite 15, Delray Beach, FL 33445

Owner's Email Address: Evan@MouhalisCM.com

Owner's Phone: 904-662-7021 Owner's Fax: _____

Agent: Stefano De Luca & Associates, Inc.

Contact Person: Stefano De Luca

Agent's Address: 4501 Pierce Street, Hollywood, FL 33021

Agent's Email Address: stefano.deluca@sdlainc.com

Agent's Phone: 954-927-2690 Agent's Fax: NA

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: B2 - Community Business

Zoning: B2B2 - Community Bus

Land Use / Density: Commercial/?

Land Use / Density: Commercial

Use: Restaurant

Use: Restaurant

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: NA

Plat Restrictive Note: NA

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: R-1B

North: Low Medium

South: B-3/R-MF/C-1

South: Commerical/Irregular

East: B-3

East: Commercial

West: B-3

West: Commercial

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

The existing Boston Market drive-thru is currently non-compliant. The existing design will only permit four (4) inbound vehicles. Please note that Chipotle will utilize the drive-thru only as a pick-up lane. All orders and payment are completed on-line to avoid delays at the window.

Due to the minimum, per vehicle, lane stacking requirement of a 10' wide x 20' length, the existing curb will need to be replaced per the drawings provided, to avoid blocking the service drive.

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: CHIPOTLE MEXICAN GRILL

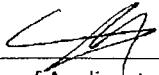
Authorized Representative: Evan J Mouhalis

Application Number: _____

Application Request: _____

I, Evan J Mouhalis (print Applicant/Authorized Representative name), on behalf of CHIPOTLE MEXICAN GRILL (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.

 5/23/2022
Signature of Applicant or Applicant's Date
Authorized Representative

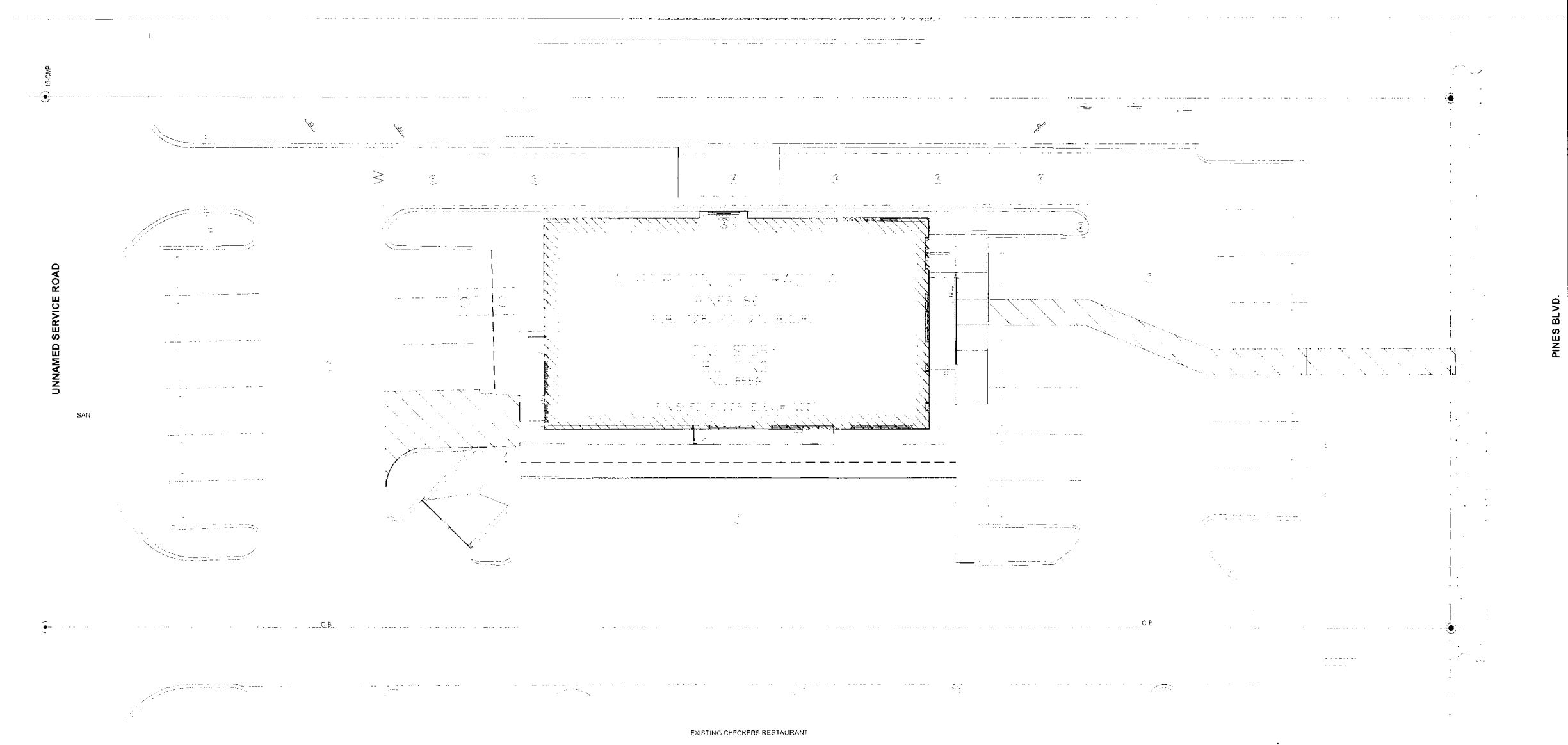
Evan J Mouhalis, Mgr
Print Name of Applicant/Authorized Representative

VARIANCE DATA - DRIVE-THRU STACKING

STAKING DATA NOTE:
 CHIPOTE WILL PERFORM THE DRIVE-THRU STACKING ONLY. ORDERING AND PAYMENT CAN ONLY BE DONE ONLINE.
 REQUIREMENTS: DRIVE-THRU STACKING SPACE SHALL BE PROVIDED FOR THE DRIVE-THRU STACKING ONLY. THE DRIVE-THRU STACKING SPACE SHALL BE PROVIDED FOR THE DRIVE-THRU STACKING ONLY. THE DRIVE-THRU STACKING SPACE SHALL BE PROVIDED FOR THE DRIVE-THRU STACKING ONLY.

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STEFANO DE LUCA & ASSOCIATES, INC.
 ARCHITECTURE & DESIGN
 4561 Pines Street
 Hollywood, FL 33021
 P: (954) 921-2681 F: (954) 361-3194

STATE OF FLORIDA
 REGISTERED ARCHITECT
 ARCHITECT NO. 12345

CHIPOTLE MEXICAN GRILL
 8559 PINES BLVD.
 PEBBROKE PINES, FL 33024

STORE NO. 4352
 EAST PEBBROKE PINES
 8559 PINES BLVD.
 PEBBROKE PINES, FL 33024

DATE:	05/23/22
ARL:	SD.
PROJECT NO.:	2122
DATE:	5-23-22
CONTENTS:	ARCHITECTURAL SITE PLAN (DRIVE-THRU STACKING)

SP100-VS

SUBJECT SITE AERIAL PHOTO

Chipotle Mexican Grill (ZV 2022-0012)

