



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

Summary

Agenda Date:	June 15, 2022	Application ID:	SP 2021-19
Project:	Chick-Fil-A	Project Number:	PRJ 2021-21
Project Planner:	Joseph Yaciuk, Planning Administrator		
Owner:	SARENEE PROPERTIES LLC BEAR REALTY LLC ETAL	Agent:	Dwayne Dickerson
Location:	15901 Pines Boulevard	Acreage:	1.62 Acres
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 2021-01 ZV 2021-01, ZV 2021-02, ZV 2021-03, MSC 2017-04, SP 2016-01, MSC 2015-49, ZV 2015-17-24, MSC 2015-19, SP 2015-07, MSC 2014-45, ZV 2011-34, SP 2011-14, ZV 2010-46, ZV 2010-47, SN 2010-24, ZI 2008-01, ZV 2005-16, SP 2005-03, SP 2004-39, ZV 2004-29, SP 2004-14, SP 2003-27, MSC 2003-02, SP 2002-53, ZV 2002-31, SP 2000-11, SN 99-14, ZV 99-09, SP 99-07, SP 99-04, SP 99-02, SN 98-21, SP 98-15, SP 98-09, SP 97-72, SP 97-48, SP 97-09, SP 96-74, SP 96-71, SP 95-85, SN 95-06, SUB 94-17, SUB 90-02		
Applicant Request:	Demolition of existing site and construct a Chick-fil-A restaurant with drive-thru along with associated parking, traffic circulation, canopies, lighting, signage, and landscaping.		
Staff Recommendation:	Deferral.		
Reviewed for the Agenda:	Director: 	Planning Administrator:	_____
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	

Project Description / Background

Dwayne Dickerson, agent for Chick-Fil-A, is requesting consideration to demolish an existing restaurant outparcel (former Sweet Tomatoes restaurant) at Westfork Plaza and construct a Chick-fil-A restaurant with drive-thru along with associated parking, traffic circulation, canopies, lighting, signage, and landscaping. The subject site is located at 15901 Pines Boulevard.

The applicant request deferral of this application until the August 11, 2022 meeting in order to address general traffic concerns raised by the City's traffic engineering consultant. Attached is the deferral letter from the applicant.

Enclosed:

Email from Applicant

From: Dwayne Dickerson <ddickerson@dmbblaw.com>
Sent: Thursday, June 9, 2022 10:56 AM
To: Stamm, Michael <mstamm@ppines.com>; Yaciuk, Joseph <jyaciuk@ppines.com>
Cc: McCoy, Sheryl <smccoy@ppines.com>
Subject: Chick fil a Deferral Request

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Good morning Mike and Joe,

This e-mail shall serve as Chick fil a's formal request to defer their pending site plan approval from the June 23, 2022 Planning and Zoning Board meeting, date and time certain, to the August 11, 2022 Planning and Zoning Board meeting. This deferral request will allow us the opportunity to resolve the few remaining development issues. Please let me know if you have any issues regarding this deferral request. Thank you.

Dwayne

Dwayne L. Dickerson, Esq.
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