
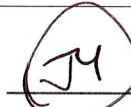


City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	February 8, 2024	Application ID:	MSC 2024-0003
Project:	Westfork Plaza Outdoor Seating	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Iven Trust Properties	Agent:	Markian Pawluk
Location:	15801- 15999 Pines Boulevard.	Commission District:	3
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	ZV 2022-01, 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:	Creation of a master outdoor dining plan for Westfork Plaza Shopping Center.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Markian Pawluk, agent, seeks miscellaneous plan approval for the creation of a master outdoor dining plan for Westfork Plaza shopping center. Westfork Plaza is generally located north of Pines Boulevard and east of Dykes Road. Westfork Plaza was originally approved in the mid-90s and then significantly modified in 2015.

Site Plan 2015-07 was approved by the Planning and Zoning Board and included the addition of five (5) Buildings (A, B, C, C-1 and D), updated traffic circulation, parking, and landscaping. At the May 12, 2016, Planning and Zoning Board meeting buildings C and C-1 were removed and replaced with a single tenant, Building C, which resulted in the addition of four (4) instead of five (5) buildings.

As part of the request, the applicant proposes a total of 7,572 square feet of outdoor dining in nine locations throughout the center as indicated in red on the attached plan. Location #5 on the plan was previously approved and is a total of 1,522 square feet. In addition to the existing location, 6,050 square feet of outdoor dining is being proposed. Should this plan be approved, City staff will work with each outdoor dining tenant to ensure each dining area meets all city requirements.

The proposed outdoor dining plan applies only to the indicated locations in Westfork Shopping Center Patio and Use Plan. The applicant will be required to amend the outdoor dining plan if they wish to add outdoor dining to other locations.

Parking:

Zoning Variance (ZV 2022-01) was approved on April 14, 2022, allowing 1,556 parking spaces instead of the provided 1,281 parking spaces on site. The current number of parking spaces required based on use within the center (including proposed outdoor dining) is 1,400.

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:**
- Unified Development Application
 - Memo from Planning Division (1/29/24)
 - Miscellaneous 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>

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"/> Comprehensive Plan Amendment
<input type="checkbox"/> Delegation Request
<input type="checkbox"/> DRI*
<input type="checkbox"/> DRI Amendment (NOPC)*
<input type="checkbox"/> Flexibility Allocation
<input type="checkbox"/> Interpretation*
<input type="checkbox"/> Land Use Plan Map Amendment*
<input checked="" type="checkbox"/> Miscellaneous
<input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan
<input type="checkbox"/> Site Plan*
<input type="checkbox"/> Site Plan Amendment*
<input type="checkbox"/> Special Exception*
<input type="checkbox"/> Variance (Homeowner Residential)
<input type="checkbox"/> Variance (Multifamily, Non-residential)*
<input type="checkbox"/> Zoning Change (Map or PUD)*
<input type="checkbox"/> Zoning Change (Text)
<input type="checkbox"/> Zoning Exception*
<input type="checkbox"/> 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 feet 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: Westfork Master Outdoor Dining

Project Address: 15855 Pines Blvd. Suite 101, Pembroke Pines, FL 33027

Location / Shopping Center: Westfork Shopping Center

Acreeage of Property: 40.72 Building Square Feet: 17,000

Flexibility Zone: N/A Folio Number(s): 51-40-16-15-0010

Plat Name: Westfork Commercial Plat Traffic Analysis Zone (TAZ): 819

Legal Description: WESTFORK COMMERCIAL PLAT 160-14 B PARCEL A LESS
PTS DESC INORS 26207/405;26263/353; 27097/647; 29734/1663 & 26498/489
AND LESS OR 38822/731

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
2015	SP 2015-07	site plan amendment	approved	Dev.Order 2015-02	Vacation of parking variance (ZV 2011-34)
2022	ZV 2022-01	Parking Count Amendment	approved		Reduction of required parking by <275> stalls
2023	MSC2023-0016	Color Mods	approved		permit 23-0721

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: IVT Westfork Plaza Pembroke Pines LLC

Owner's Address: 3025 Highland Boulevard, Suite 350

Owner's Email Address: jennifer.puzewski@inventrustpm.com

Owner's Phone: 630-570-0824 Owner's Fax: _____

Agent: Markian Pawluk

Contact Person: Markian Pawluk

Agent's Address: 3025 Highland Boulevard, Suite 350

Agent's Email Address: markian.pawluk@inventrustpm.com

Agent's Phone: 630-570-0749 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: B-3

Zoning: Same

Land Use / Density: Commercial (C)

Land Use / Density: Same

Use: Commercial Plaza

Use: Same

Plat Name: Westfork Commercial Plaza

Plat Name: Same

Plat Restrictive Note: _____

Plat Restrictive Note: Same

Restricted to 754,000 SF of commercial use

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: R-1B/PUD

North: Low 3/ Low 5

South: MXD/B-3

South: Commercial/Employment Center
Low/Irregular

East: B-3/PUD

East: Commercial with portion flexed to Residential

West: R-1B

West: Low 3

-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: _____

Code Section: 155.519

Required: Outdoor dining proposals require zoning official approval

Request: Approval of outdoor dining area for Dave's Hot Chicken

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

Approval of an Outdoor Dining Plan as required by sec. 155.519 (Outdoor Dining) of the zoning code. This request seeks approval of multiple potential outdoor patio areas, as identified in the submitted materials. The requested approval is not intended to design all outdoor dining areas at this time, only the ability to provide future patio areas. This request includes the existing common patio area, which was in place prior to the adoption of the code section, as well as an area identified by a current tenant (Dave's Hot Chicken), who will be amending their building plans to show a new 500SF patio upon Outdoor Dining Plan approval. Analysis will show that the approval of the Outdoor Dining Plan will not impact parking requirements due to the previously adopted variance ZV 2022-01.

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.

Christy L. David

1/17/2024

Signature of Owner

Date

Christy L. David, EVP, Chief Operating Officer, General Counsel and Secretary

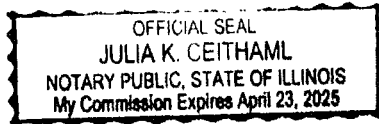
Sworn and Subscribed before me this 17TH day

of JANUARY, 2024

Fee Paid

Julia K. Ceithaml
Signature of Notary Public

APRIL 23 2025
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.

M. A. Pawluk

1-17-2024

Signature of Agent

Date

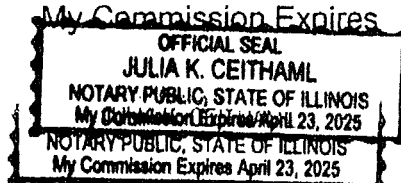
Sworn and Subscribed before me this 17TH day

of JANUARY, 2024

Fee Paid

Julia K. Ceithaml
Signature of Notary Public

APRIL 23 2025
My Commission Expires



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: IVT Westfork Plaza Pembroke Pines LLC

Authorized Representative: Christy L. David

Application Number: _____

Application Request: _____

I, Christy L. David (print Applicant/Authorized Representative name), on behalf of IVT Westfork Plaza Pembroke Pines LLC (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.

IVT Westfork Plaza Pembroke Pines, LLC, a Delaware limited liability company
By: IVT OP Limited Partnership, a Delaware limited partnership, its sole member
By: IVT OP GP, LLC, a Delaware limited liability company, its general partner
By: InvenTrust Properties Corp., a Maryland corporation, its sole member



Signature of Applicant or Applicant's Date
Authorized Representative

Christy L. David, EVP, COO & Gen. Counsel
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

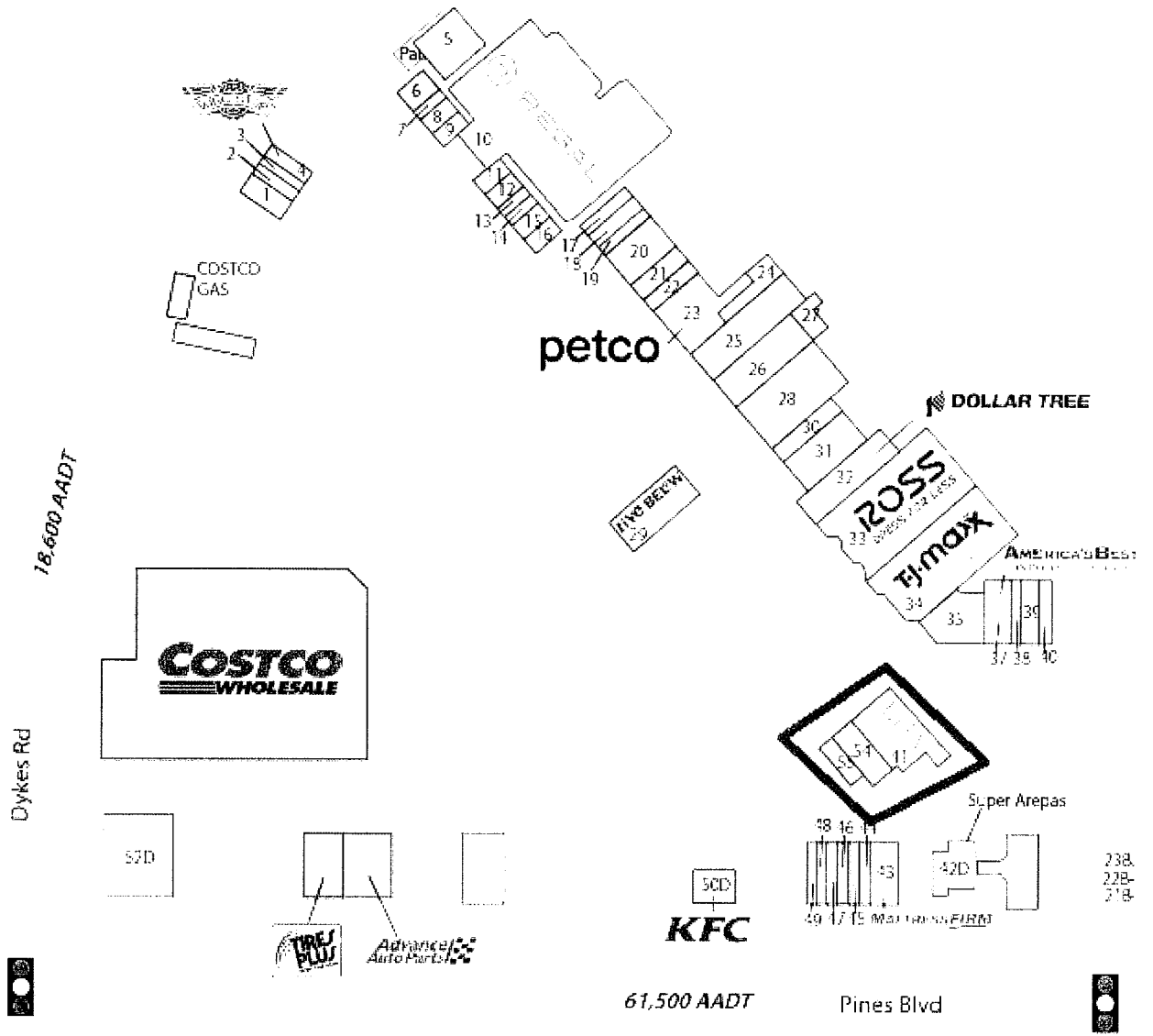
Memorandum:

Date: January 29, 2024
To: MSC
From: Julia Aldridge, Planner / Zoning Technician
Re: Westfork Plaza Outdoor Seating

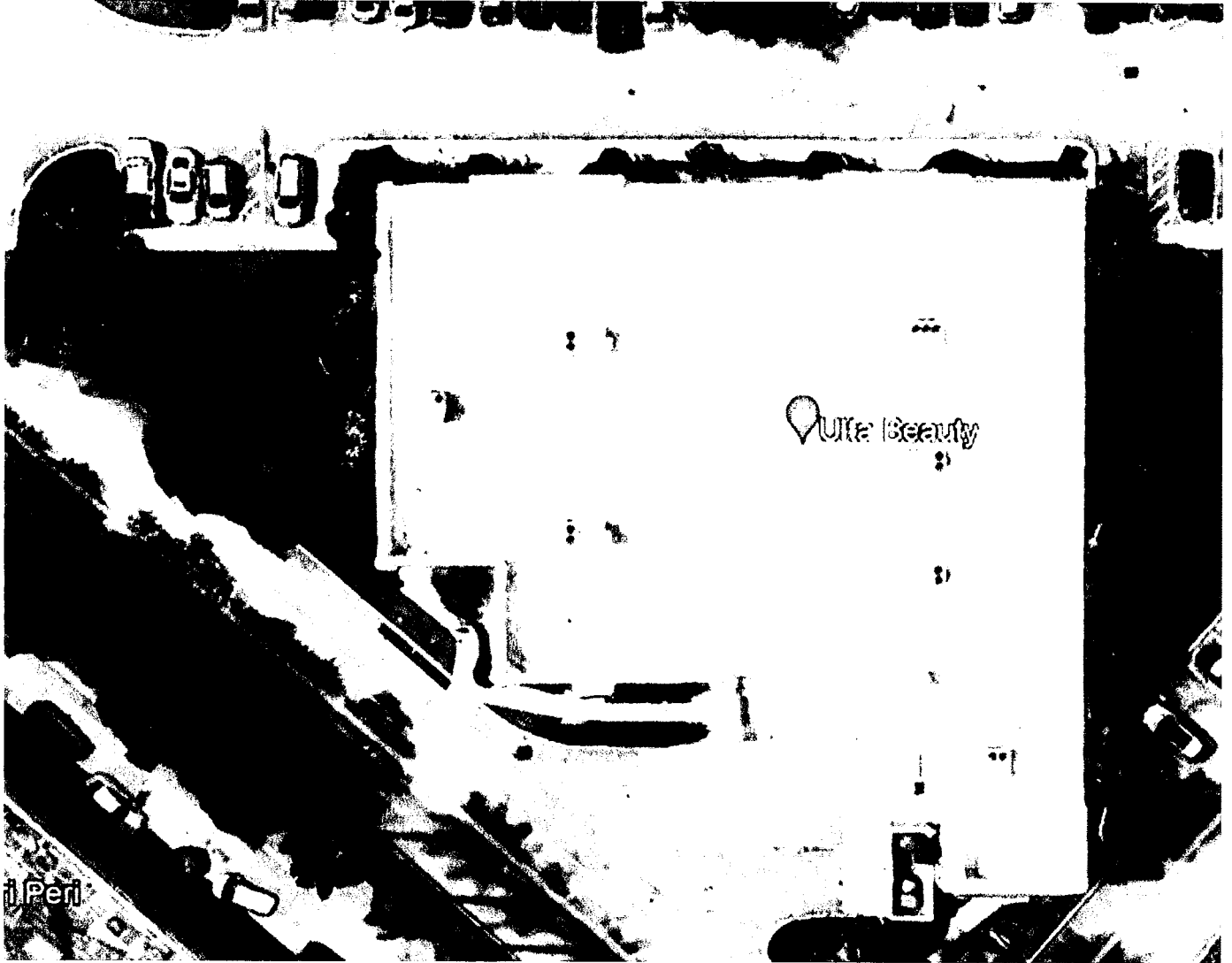
Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

Subject Property

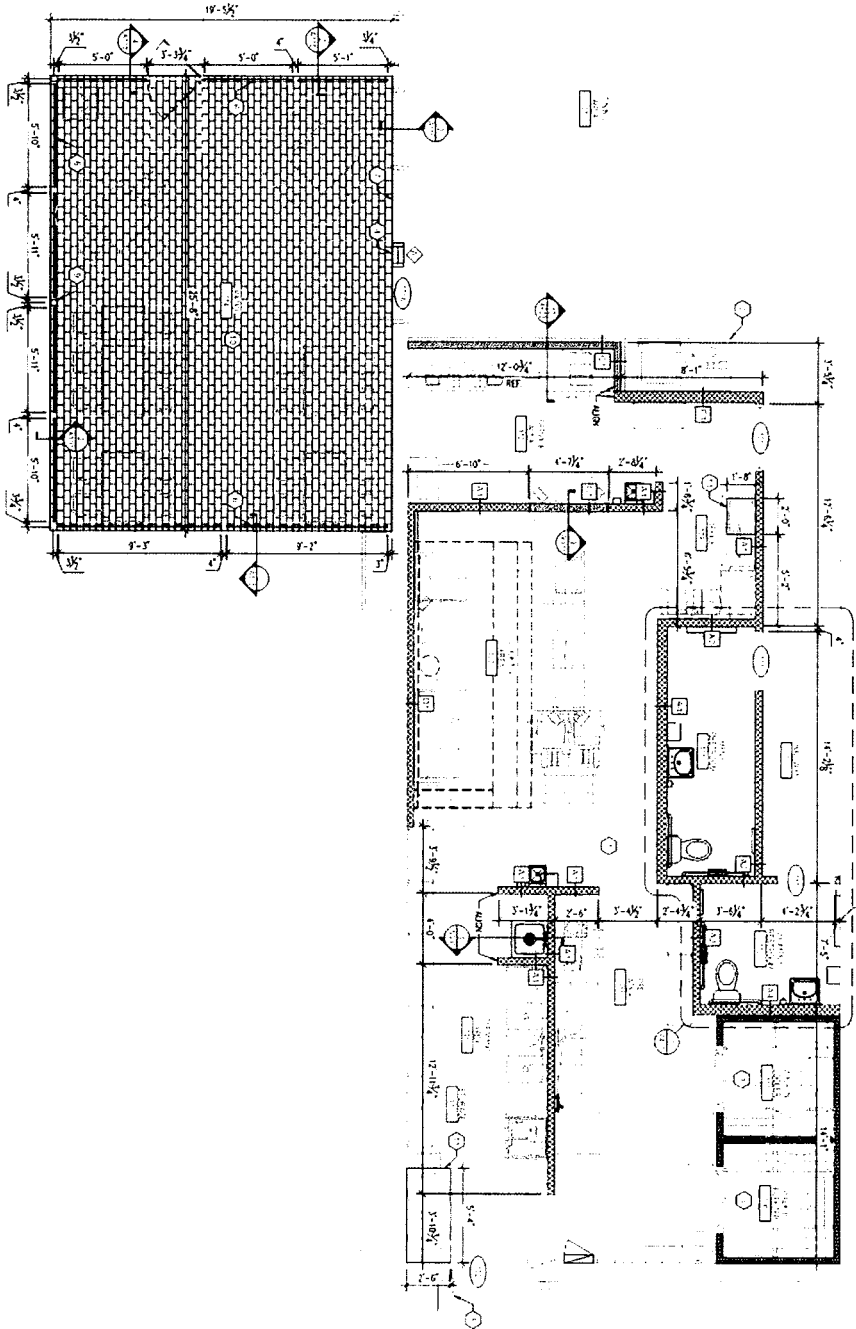


Proposed Patio Area
(500 SF)

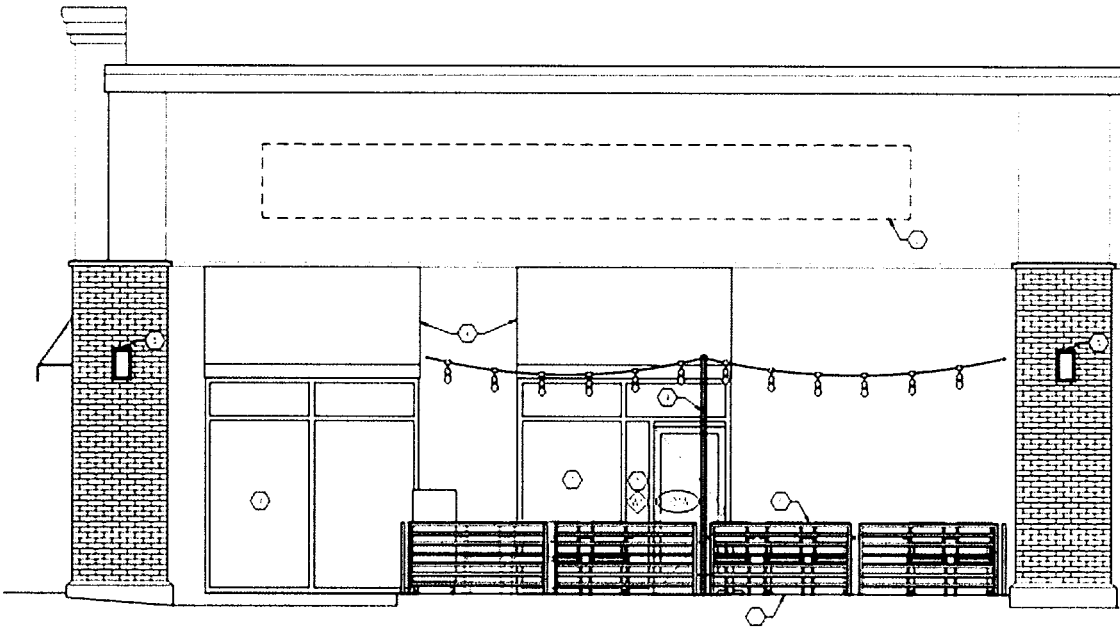


Tenant's Patio Plans

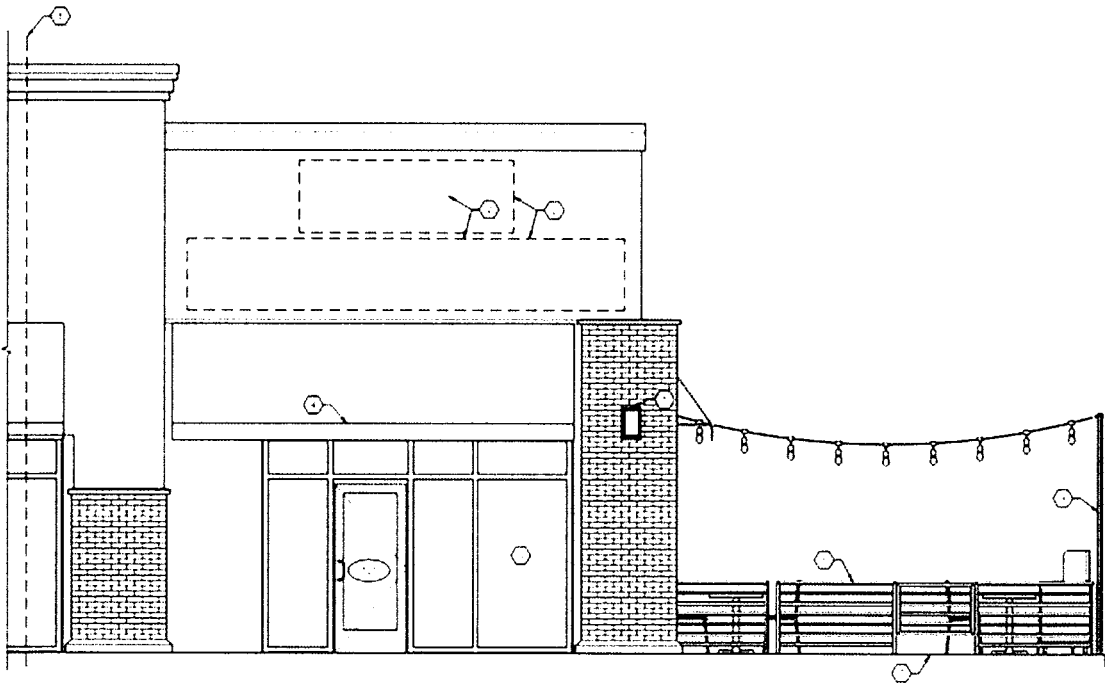
2 CONSTRUCTION PLAN



Tenant's Patio Plans (Elevations)



3 Side Elevation



1 Front Elevation

Tenant's Patio Furniture Plan

