



**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

## Summary

<b>Agenda Date:</b>	August 11, 2022	<b>Application ID:</b>	SP 2021-19
<b>Project:</b>	Chick-Fil-A	<b>Project Number:</b>	PRJ 2021-21
<b>Project Planner:</b>	Joseph Yaciuk, Assistant Director		
<b>Owner:</b>	SARENEE PROPERTIES LLC BEAR REALTY LLC ETAL	<b>Agent:</b>	Dwayne Dickerson
<b>Location:</b>	15901 Pines Boulevard	<b>Acreage:</b>	1.62 Acres
<b>Existing Zoning:</b>	B-3 (General Business)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	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		
<b>Applicant Request:</b>	Demolition of existing restaurant site and construct a Chick-fil-A restaurant with drive-thru along with associated parking, traffic circulation, canopies, lighting, signage, and landscaping.		
<b>Staff Recommendation:</b>	<b>Approval, subject to the applicant coordinating with the adjacent shopping center owner on improvements to the main intersection into Westfork Plaza and coordinating with FDOT on improvements to Pines Boulevard as represented in the letter from the applicant.</b>		
<b>Reviewed for the Agenda:</b>	Director: <u></u> Assistant Director: <u></u>		
<b>Final:</b>	<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.

Westfork Plaza was approved by the Planning and Zoning Board at its October 10, 1996 meeting (SP 95-85). Several amendments to the Westfork Plaza site have been processed over the years with the most recent and noteworthy changes being in 2015 with the addition of several outbuildings to the site as well as significant parking and traffic circulation modifications throughout the shopping center.

The City Commission at its May 5, 1999 meeting approved the site plan for the subject Sweet Tomatoes restaurant outparcel (SP 99-2).

In 2021, the City received the following applications at the subject site for consideration:

- SP 2021-01 – Bombshells Restaurant. Site Plan request to build a new restaurant on the subject site.
- ZV 2021-01 – Parking Variance request for Bombshells Restaurant.
- ZV 2021-02, ZV 2021-03 – Sign Variance requests for Bombshells Restaurant.

The Planning and Zoning Board at its March 11, 2021 meeting voted to defer the variance requests above to the April 8, 2021 meeting. The applicant for the Bombshells restaurant ultimately decided to withdraw the variances and site plan applications from consideration after receiving that deferral from the Board. The site currently remains vacant.

The Planning and Zoning Board at its June 15, 2022 meeting voted to defer this item at the request of the applicant to tonight's meeting.

### **BUILDINGS / STRUCTURES:**

The proposed one story drive-thru restaurant will be 27'-4 1/4" in height (highest point) and 4,642 gross square feet in area. The applicant proposes the following color selections for the building:

- Body Color – STO White, Adobe Brown
- Parapet Coping – Midnight Bronze
- Storefront / Canopies / Scupper / Downspouts– Dark Bronze
- Roof tile – Boral Old World #3

A portion of the drive-thru service area to the east of the building will be covered by a +-55' (l) x 26' (w) canopy. The 9'-8" tall flat roofed canopy will have a clearance of 9'-6" in height.

### **ACCESS / PARKING:**

The applicant proposes to provide 52 parking spaces for this plan where 44 spaces are required based on proposed use. The parking area immediately adjacent to the restaurant building / main pedestrian walkway will be protected from vehicular intrusions by a series of bollards.

Access to this site will remain through the existing driveways within the shopping center off of Pines Boulevard and Dykes Road. The main entrance to the proposed Chick-fil-A restaurant will be located through a new access opening at the northwest corner of the parcel. The existing driveway at the north side of the site will be converted to egress only use and shifted +80 feet westward from its current location, further away from the shopping center spine road intersection to the east. The egress only lane serves as an exit for vehicles using the drive-thru and allows for safe exit for emergency vehicles, garbage trucks and food delivery trucks.

A dual use drive-thru service area is proposed with the stacking starting on the west side of the property, extending along the south and eastern perimeters of the site. The dual drive-thru as proposed is designed to accommodate a 41 car stack (32 from menu board). The applicant proposes menu boards, clearance poles and speaker boxes (CFA Red color) associated with the dual drive-thru facility. Stacking, as proposed, exceeds Code requirements.

#### **SIGNAGE:**

The following signs are proposed for this restaurant:

- West Building elevation – 30.81 square feet script Chick-Fil-a logo (Red Channel Letter)
- North Building elevation – 30.81 square feet script Chick-Fil-a logo (Red Channel Letter)
- East Building elevation – 30.81 square feet script Chick-Fil-a logo (Red Channel Letter)

Southeast corner of the site – A 7'-6" tall, 24 square foot monument sign displaying the business logo in white on a red background. White lettering with the text, "Closed Sunday" on a gray panel.

A +-20 square foot menu board will be provided at each of the two drive-thru lanes for service. The menu boards will be located in the drive-thru lanes to the south of the proposed building.

In addition, a 30 foot flagpole is proposed in a parking island immediately to the west of the proposed restaurant building.

#### **LANDSCAPING:**

The following landscape is being proposed for this site:

Installation of 25 trees, 669 shrubs and 356 Ground covers. Primary species of trees include Gumbo Limbo, live Oak and Dahoon Holly. Primary species of shrubs and ground cover include Clusia, Green island Ficus, Dwarf Fakahatchee and Blueberry Flax Lily.

#### **LIGHTING / ACCESSORY STRUCTURES:**

Two dumpsters with an enclosure will be provided in the southwest corner of the proposed restaurant parking area. The enclosure will be painted to match the base color of the proposed buildings. The proposed dumpster locations have been reviewed and accepted by WASTEPRO and found to be acceptable.

The parking areas for this restaurant will be illuminated by a series of 4000k LED fixtures (bronze) mounted on 25 foot high concrete poles. Additional lighting will be located on the building as well

as under the drive-thru canopy. The lighting as proposed for this site conforms to commercial lighting standards per Section 155.685-155.692 of the City Code of Ordinances.

#### **ECONOMIC IMPACT:**

The applicant provides staff with an economic impact statement regarding the project. According to the applicant, the proposed project represents a \$7 million dollar investment in land and construction costs. It is anticipated that 90 permanent jobs will be created as a result of this project. The project is also expected to generate approximately \$42,000 in yearly city tax revenue.

#### **OTHER SITE FEATURES:**

The applicant has also provided a sustainability statement for this project as required by Section 155.6121 of the Land Development Code. The proposed location will utilize a variety of energy efficient upgrades such as high efficiency air conditioning units, low e glazing on the building, cool roof system, low flow toilets, LED lighting, and the use of native landscape species highlight the list of efforts that will be built as part of this project.

#### **RECOMMENDATION:**

Staff has reviewed the site plan and finds that the proposal meets all land use, zoning and plat requirements for the development of this type restaurant on this outparcel. City staff has concerns about the impact the Chick-fil-A may have on the existing main intersection (spine road) into the Westfork Plaza. The subject intersection of concern is part of the Westfork Plaza parcel and therefore not controlled by the applicant.

Both the City, Chick-fil-A attorney, and development team conducted on-site observations of the traffic flow at the Westfork plaza intersection and discussed possible long and short term improvements to make navigating through the area more intuitive to patrons. The applicant provides the City a letter offering to work with the shopping center owner to coordinate intersection improvements moving forward. The applicant has also agreed to working with FDOT and shopping center ownership on potential improvements to the left hand turn lane on Pines Boulevard which services the shopping center.

**Staff Recommendation: Approval, subject to the applicant coordinating with the adjacent shopping center owner on improvements to the main intersection into Westfork Plaza and coordinating with FDOT on improvements to Pines Boulevard as represented in the letter from the applicant.**

#### **Enclosed:**

Unified Development Application  
Letter from Dwayne Dickerson (8/2/22)  
Economic Impact Statement  
Sustainability Statement  
Memo from Planning Division (5/31/22)  
Email from Engineering Division (6/6/22)  
Memo from Planning Division (5/23/22)  
Memo from Fire Prevention Bureau (4/13/22)  
Memo from Environmental Services (1/12/22)  
Memo from Zoning Administrator (1/11/22)

Memo from Landscape Division (1/11/22)  
Email from WASTEPRO (12/22/21)  
Memo from Environmental Services (12/7/21)  
Memo from Zoning Administrator (12/2/21)  
Memo from Planning Division (11/28/21)  
Memo from Landscape Division (11/21/21)  
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>

*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 checked="" 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 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:**

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: Joe Project #: PRJ 20 21 - 21 Application #: SP 2021-19

Date Submitted: 11/18/21 Posted Signs Required: ( ) Fees: \$ 5,707

**SECTION 1-PROJECT INFORMATION:**Project Name: Chick-Fil-A #04968 Pembroke PinesProject Address: 15901 Pines Boulevard, Pembroke Pines, FL 33027Location / Shopping Center: Westfork PlazaAcreage of Property: 1.62 Building Square Feet: 4,642 SFFlexibility Zone: 118 Folio Number(s): 514016150015Plat Name: Westfork Commercial Plat Traffic Analysis Zone (TAZ): 819Legal Description:  
  
  
  
  
  
  
  
  
  

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

Owner's Name: Sarenee Properties LLC Bear Realty LLC Etal

Owner's Address: 1330 Neptune Ave, Leucadia, CA 92024

Owner's Email Address: \_\_\_\_\_

Owner's Phone: \_\_\_\_\_ Owner's Fax: \_\_\_\_\_

Agent: Jenny Baez

Contact Person: Jenny Baez

Agent's Address: 910 SE 17th Street, Suite 300, Fort Lauderdale, FL 33316

Agent's Email Address: jbaez@bowman.com

Agent's Phone: (954) 314-8468 Agent's Fax: N/A

*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-3 General Business

Land Use / Density: \_\_\_\_\_

Use: Sit-Down restaurant

Plat Name: Westfork Commercial Plat

Plat Restrictive Note: \_\_\_\_\_

### PROPOSED

Zoning: B-3 General Business

Land Use / Density: \_\_\_\_\_

Use: Drive-thru restaurant

Plat Name: Westfork Commercial Plat

Plat Restrictive Note: \_\_\_\_\_

### ADJACENT ZONING

North: B-3 General Business

South: B-3 General Business

East: B-3 General Business

West: B-3 General Business

### ADJACENT LAND USE PLAN

North: B-3 General Business

South: B-3 General Business

East: B-3 General Business

West: B-3 General Business



*-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: \_\_\_\_\_

Required: \_\_\_\_\_

Request: \_\_\_\_\_

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: \_\_\_\_\_

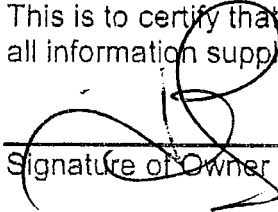
**SECTION 6 - DESCRIPTION OF PROJECT** (attach additional pages if necessary)

Please see the attached narrative letter

## 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

11/10/21  
Date

See LOA.

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.

  
Signature of Agent

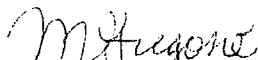
11-10-21  
Date

Sworn and Subscribed before me this 10<sup>th</sup> day

of December, 2021

\$0.00

Fee Paid



Signature of Notary Public

August 26, 2024

My Commission Expires



November 2021

**LETTER OF AUTHORIZATION**

RE: Proposed Chick-Fil-A Pines & 160th FSU #04968  
15901 PINES BOULEVARD, PEMBROKE PINES, FL 33027  
Folio number: 5140 16 15 0015

TO WHOM IT MAY CONCERN:

This letter is to designate the following Parties are to act as authorized agent/applicants on behalf of the property owner associated with the proposed redevelopment project: **SARENEE PROPERTIES LLC BEAR REALTY LLC ETAL** (hereinafter the "Property Owner"):

**Chick-Fil-A, Inc (lessee)**

Jason Pociask, Nora Kaufman  
5200 Buffington Road, Atlanta, GA 30349

**Bowman Consulting Group (agent)**

Jenny Baez, Kristhian Morales  
910 SE 17<sup>th</sup> Street, Suite 300, Fort Lauderdale FL 33316

The Property owner grants the above-mentioned Parties authorization to make application submittals and negotiate conditions in matters related to government regulations and permitting activities with the State of Florida, Broward County, City of Pembroke Pines and other government entities in relation to the above-mentioned site (associated with Parcel ID #5140 16 15 0015).

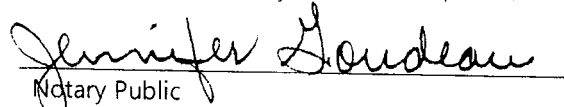
  
Signature

D. BARRY SIMONS  
**SARENEE PROPERTIES LLC  
BEAR REALTY LLC ETAL**  
1330 NEPTUNE AVE  
LEUCADIA CA 92024  
760.942.3437  
jgoudeau@barobgroup.com

STATE OF California  
COUNTY OF San Diego

Sworn to and subscribed before me, the undersigned Notary Public, this 2nd day of November, 2021.



  
Notary Public  
Jennifer Goudeau  
Printed Name

18 November 2021

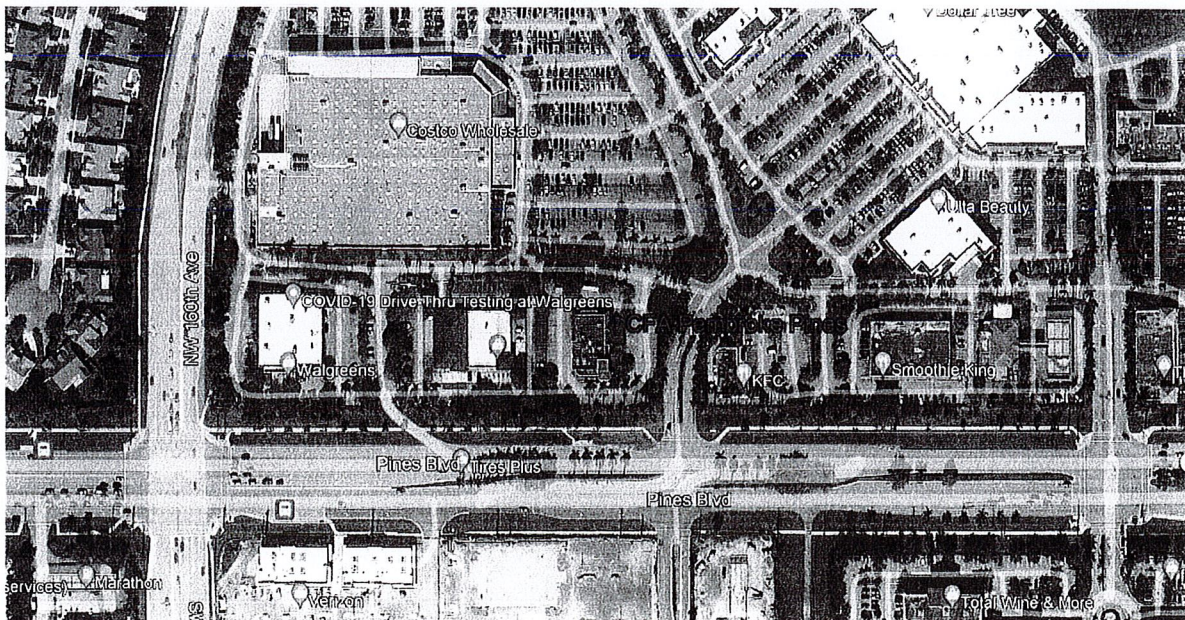
**Re: Proposed Chick-fil-A #4968 Pines and 160<sup>th</sup> Street**  
15901 Pines Boulevard, Pembroke Pines FL 33027

Folio number: 514016150015  
Zoning District: B-3 General Business  
Future Land Use: Commercial (C)  
Request: Proposal to redevelop the existing, closed Sweet Tomatoes with a new Chick-fil-A restaurant with drive thru facilities.

## Narrative Letter

The applicant (Chick-Fil-A, Inc) is looking to develop parcel located at 15901 Pines Boulevard. The parcel currently has shut-down Sweet Tomatoes restaurant. The Applicant is seeking to redevelop and revitalize the site into a 4,642 SF (4,325 SF gross) Chick-Fil-A fast food restaurant with drive-thru.

The 1.62-acre parcel is associated with folio number 514016150015. It is currently abutting other commercial retail and restaurant east, west and north. The site is zoned B-3 General Business with a commercial future land use, which is compatible with the City's comprehensive plans and there are no specific overlays to consider as part of this project. Fast food restaurants are a permitted use.



## Drainage

The site is situated within Flood Zone AH. The applicant has already started permitting efforts with the Broward County Surface Water Management program for the stormwater design on this site.

#### Parking

The project requires 10 parking spaces for every 1,000 SF of restaurant use. For the proposed Medium-sized Chick-fil-A building (4,325 SF), the required parking spaces would be 44 spaces. There are 67 spaces provided on site, which meets the lease requirement for the new Chick-fil-A. The surplus spaces will be important to be able to provide multiple points of service provision for the Chick-fil-A; while the majority of the transactions happen in the drive thru, the restaurant Operator can utilize the parking areas for curbside pick-up ordering, third-party order fulfillment (i.e. UberEats, DoorDash) and other forms of customer service assistance to relief the drive thru at peak hours when needed.

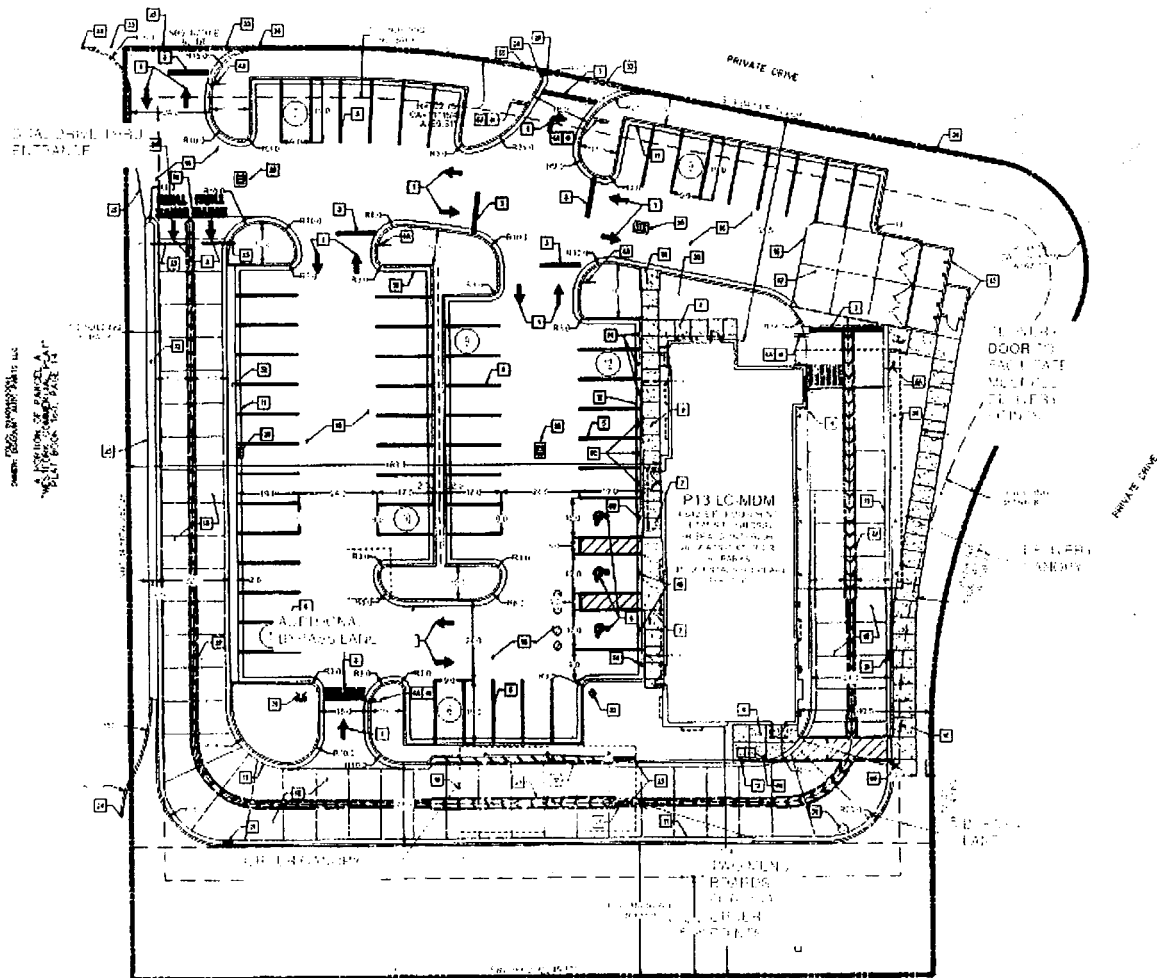
#### Traffic and Circulation

In accordance with the City of Pembroke Pines's code of Ordinances, restaurants are required to provide at least 5 inbound vehicle spaces and 2 outbound vehicle spaces. Inbound vehicles must be counted from the first stopping point (e.g. menu board) and outbound vehicles must be counted from the last stopping point (e.g. service window). Vehicle stacking lanes must be at least 10 feet wide and 20 feet in length per required vehicle. Stacking cannot encroach onto main drive aisles or block adjacent parking spaces / pedestrian walkways. Additionally, stacking lanes and their circulation shall include escape lanes at logical and function locations including prior to the order point if the site layout requires it (Sec.155.611(A)).

The new restaurant is being designed to hold up to 41 cars in the drive thru lanes, and the entire drive thru operation has been designed to be completely isolated from the interior circulation and parking areas destined for indoor dining. After the order canopy and menu boards (see exhibit below for location) the traffic merges into a single lane to get customers in file to collect their orders. The remainder of the drive thru is a bypass lane that allows the CFA team members to deliver orders and get vehicles to exit the drive thru as quickly as possible and keep the operation flowing. This design has never been available in the past for older Chick-fil-A stores. An additional 20 cars are able to move through this bypass lane at any given time. If any customer changes their mind before placing the orders, the design also facilitates an exit/bypass lane prior to the order canopies.

Moreover, the order points and delivery points now have canopies to protect the customers and team members from the elements while servicing the drive thru. When it rains or shines, it is imperative to keep the drive thru moving efficiently and these canopies are a great new design addition to make sure the operation does not slow down.

The site is not asking for any access directly from the public right of way to ensure the successful Chick-fil-A operation does not pose any adverse impacts to the public rights of way or the internal circulation of the site, adjacent tenants or the overall shopping center.

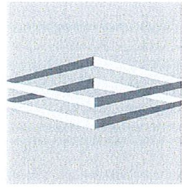


PINES BOULEVARD  
(STATE ROAD No. 820)

If you have any questions or require additional information, please do not hesitate to contact us,

Jenny Baez  
Branch Manager  
[jbaze@bowman.com](mailto:jbaze@bowman.com)  
954.314.8468  
Bowman





**DUNAY  
MISKEL  
BACKMAN** LLP

Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman  
Hope Calhoun

Dwayne Dickerson  
Ele Zachariades  
Matthew H. Scott  
Matthew Kwasman  
Christina Bilenki

Lauren G. Odom  
Nicole Jaeger  
Rachael Bond Palmer

August 2, 2022

**Via E-Mail:** [mstamm@ppines.com](mailto:mstamm@ppines.com)

Michael Stamm Jr.  
Director / Assistant City Manager  
City of Pembroke Pines  
601 City Center Way, 3rd Floor  
Pembroke Pines, Florida 33025

**Re:       *Chick-fil-A Traffic Improvements related to property located 15901 Pines Blvd.,  
Pembroke Pines, FL***

Dear Mr. Stamm:

As you are aware, the law firm of Dunay, Miskel and Backman, LLP represents Chick-fil-A, Inc. ("Chick-fil-A") with respect to the redevelopment of the +/- 1.62 acre parcel generally located on the north side of Pines Boulevard, just east of NW 160<sup>th</sup> Avenue, identified by the Broward County Property Appraiser by parcel identification number 514016150015 ("Property") in the City of Pembroke Pines ("City"). The Property is located within the Westfork Plaza Shopping Center ("Shopping Center") and is currently developed with a vacant full-service restaurant. Chick-fil-A proposes to redevelop the Property with a vibrant +/- 4,325 square foot Chick-fil-A restaurant with a drive-thru facility ("Project").

In an effort to maximize the efficiency of traffic operations related to the existing Shopping Center, and the addition of the Chick-fil-A to the Shopping Center, Chick-fil-A is working with several relevant parties to evaluate onsite improvements (i.e. the Shopping Center owner), including implementing upgraded site directional signage. Chick-fil-A is also working with relevant jurisdictional authorities (i.e. the Florida Department of Transportation ("FDOT")) to evaluate offsite improvements, including potential improvements to the eastbound left turn lane from Pines Boulevard to the Shopping Center access road located just east of the Property. These improvements, if approved by FDOT, will maximize the efficiency of the transition of the turn lane along with increasing the stacking of the turn lane.

Unfortunately, these onsite and offsite improvements require the approval of other parties; therefore, Chick-fil-A cannot guarantee these approvals; however, Chick-fil-A is dedicated to working with all necessary parties to secure the required approvals to implement the proposed improvements.



On behalf of our development team, we appreciate all of your efforts and look forward to bringing a high-quality redevelopment to the residents of Pembroke Pines.

Sincerely,

DUNAY, MISKEL AND BACKMAN, LLP



Dwayne L. Dickerson, Esq.

Cc: Joseph Yaciuk, Assistant Director, [jyaciuk@ppines.com](mailto:jyaciuk@ppines.com)  
Dean Piper, Zoning Administrator, [dpiper@ppines.com](mailto:dpiper@ppines.com)

April 29, 2022

JOSEPH YACIUK, AICP  
Planning Administrator,  
Planning and Economic Development Department  
City of Pembroke Pines  
601 City Center Way, 3rd Floor  
Pembroke Pines, FL 33025  
954.392.2100 (Office) • Jyaciuk@ppines.com

**Project Name:** CHICK-FIL-A Pines and 160<sup>th</sup> (Westfork Plaza)  
**Application #:** SP 2021-19

Chick-fil-A, Inc. ("Petitioner") is the developer of the +/- 1.62 acre parcel, generally located at Westfork Plaza on the north side of Pines Blvd., east of NW 160th Ave. ("Property") within the City of Pembroke Pines ("City"). The Property is currently developed with a vacant full-service restaurant. Petitioner proposes to redevelop the Property with a vibrant +/-4,325 square foot Chick-fil-A restaurant with a drive-thru facility ("Project"). The development of the project will have a positive impact on the City and surrounding area and will include sustainable initiatives above and beyond the City Code requirements. Specifically, the Project will include the following sustainable initiatives:

- Bicycle Facilities
- Cool Roof System
- Insulated Walls
- Lighting Controls
- Receptacle Controls
- LED Lighting
- Directed Site Lighting
- Shading Devices – Attached Canopies
- Daylight Autonomy in dining areas
- Low E Insulated Glazing
- Operable Window Shades
- Water Metering & Sensors on faucets
- Low Flow & Aerated Plumbing Fixtures
- Hot Water Recirculation System
- Insulated Piping
- Insulated Duct Work
- Air Curtains at high traffic doors
- Zoned Thermostat Control
- Outside Air Quantity Intake exceeds LEED required minimums
- Kitchen Hoods utilize Capture Jet Technology

# Bowman

- High Efficiency Mechanical Roof Top Units
- Smart irrigation design: use of Drip Irrigation, rain sensors, and automatic controller, to control, limit and reduce water usage.
- Use of native or regionally adapted, low water use plant material, non-invasive species.
- Limited use of turf grass.
- Interior parking lot landscaping (heat island reduction).
- Preservation of existing trees.

If you have any questions or require additional information, please do not hesitate to contact us,



Jenny Baez  
*Branch Manager*  
954.314.8468  
jbaze@bowman.com  
**Bowman**



Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Götman

Rene Gotsch  
Dwayne Dimeson  
Eric Luchanides  
Matthew H. Egan

Christina Barak  
Lauren C. Green  
Ricoe Jaeger  
Richard Bond Petrus

**Chick-fil-A  
15901 Pines Blvd.  
Economic Impact Statement**

Chick-fil-A, Inc. ("Petitioner") is the developer of the +/- 1.62 acre parcel, generally located on the north side of Pines Blvd., east of NW 160<sup>th</sup> Ave. ("Property") within the City of Pembroke Pines ("City"). The Property is currently developed with a vacant full service restaurant. Petitioner proposes to redevelop the Property with a vibrant +/-4,325 square foot Chick-fil-A restaurant with a drive-thru facility ("Project"). The development of the project will have a positive economic impact on the City and surrounding area. Specifically, the Project will have a positive economic impact in the following ways:

Increased Taxable Value of Land

The redevelopment of the Property with the proposed Chick-fil-A restaurant will generate an estimated \$42,000 annually in property taxes that will be added to the City's tax rolls.

Job Creation

Each Chick-fil-A restaurant employs about 90 people, offering various positions to the local community. Additionally, Franchise operators' investment in Team Members goes beyond wages, with leadership roles and promotions that lead to management positions and opportunity to earn college scholarships. Chick-fil-A has invested more than \$75 million in college scholarships for Team Members since 1973.

Community Investment & Charitable Impact

Each Chick-fil-A restaurant is a locally owned small business, operated by an independent franchise Operator who is committed to the neighborhood they serve. Personal connections are important at Chick-fil-A, as Operators engage with and support local communities through fundraisers, charitable donations and getting involved with causes that matter to their communities and guests. Operators frequently work to support local schools and organizations.

In addition to Franchise Operators investing in the community, the Chick-fil-A Foundation gives donations to not-for-profit organizations and educational scholarships. In 2019 the Chick-fil-A Foundation gave \$1.23 million to 22 not-for-profit organizations across 18 states through the True Inspiration Awards, \$15.5 million in scholarships, including scholarships to more than 6,000 restaurant Team Members nationwide.

Awards & Recognitions

Chick-fil-A has been awarded several recognitions for excellent customer service and most respected brand. Below are a few of the awards and recognitions Chick-fil-A has received:

- Chick-fil-A Inc. was named the top fast-food restaurant chain by Newsweek in America's Best Customer Service Report in 2019.

- Chick-fil-A was named the “Best Brand for Overall Experience” and “Most Respected Quick-Service Brand” by QSR Magazine’s Readers’ Choice Awards in 2019.
- Consumers also voted Chick-fil-A, Inc. No. 4 in Harris Poll’s annual corporate reputation survey, ranking the company fourth out of 100 in 2018.
- Chick-fil-A was also recognized for customer experience again in the 2018 Temkin Experience Ratings survey.

## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

Date: May 31, 2022  
To: SP 2021-19 file  
From: Joseph Yaciuk, Planning Administrator  
Re: Chick-Fil-A

---

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

#### **Staff Recommendation: Approval, subject to the following:**

1. Applicant coordinating with the shopping center owner on improvements to the main intersection as represented in the letter from the applicant.
2. Removal of the two parking spaces at the northeast corner of the site.

### **Recommendations:**

---

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: May 23, 2022  
To: SP 2021-19 file  
From: Joseph Yaciuk, Planning Administrator  
Re: Chick-Fil-A

---

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

- ~~1. Provide notification per Code Requirements. Section 155.302.~~
2. Verify with Broward County that the proposal is consistent with latest recorded plat note on property.
- ~~3. Civil plans do not match up. Eastern opening is in different locations. Verify openings are acceptable by Fire and Environmental Services. Verify fire access is acceptable to both engineering and fire divisions.~~
- ~~4. Building height in site data is incorrect. Show highest point measurement.~~
- ~~5. Please remove walkway from Eastern buffer. Trees currently planted within the buffer compliment entry into shopping center and should be retained.~~
6. Provide colors of light fixtures. Are these new lighting locations? Provide CCT of LED bulbs. CCT for site lighting cannot exceed 4000K. Most lights are shown at 3000k yet some appear not to show temperatures.
7. Provide setback of ground sign. Signs must be 10 feet from property line and outside any line of sight triangle. No signs shown on plans
8. Explain chart on sign elevation chart which references sign B,C,D. No signs shown on plans
- ~~9. Provide a sustainability statement as required by section 155.6120—155.6123.~~
- ~~10. Provide a narrative discussing the economic impact of the proposed development (investment, estimated tax revenue, employment, etc..)~~
11. Provide locations of bike racks/bike storage on site.
12. Any temporary signs proposed on site? Provide details and setbacks for such signage. No signs shown on plans
- ~~13. Show screening of rooftop equipment per City Code.~~
- ~~14. Provide a letter from WASTEPRO approving location of dumpster. City prefers metal gates due to their durability.~~
- ~~15. Dumpster locations need to be fully buffered from view from entry. Please ensure proper trees and shrubs are planted to hide those structures.~~
16. Provide actual color chips of all colors to be used on site. Provide color samples of signs. Provide material board. Chips provided. Did not see a color board.
- ~~17. Landscape Islands must be 10' wide (inside curb width). Show landscape island width on either site plan page or landscape plan page~~
- ~~18. Landscape island width of 4 feet between head in parking is of concern to staff. Consider increasing width of median to provide more space between cars.~~

- ~~19. Parking spaces must be 9' x 19' clear. Parking overhangs in conformance with Code cannot have shrubs planted in them as they impede the overhang. Ground signs / bollards / vertical features must be placed outside the parking clear zone.~~
- ~~20. Any proposed outdoor dining area? If applicable, provide square foot measurement of outdoor dining area. Review outdoor dining section of Code for requirements. Show parking area in site data as well as additional parking required to park such use.~~
21. Traffic circulation into site is of concern to Planning staff. Staff is concerned about potential bottlenecks and stacking backups which may occur as a result of the left hand turn needed to enter the site. Planning and Zoning Board members have commented negatively in past meetings about the current configuration of the main intersection configuration into the shopping center. Please reach out to the engineering division to see what modifications can be made to ease the concerns of Planning staff and the Board.
- ~~22. Resubmit 13 sets of full sets of plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any inconsistencies in plans will result in additional comments and possible project delays.~~
- ~~23. 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.~~

## **Recommendations:**

---





## DRC REVIEW FORM

**FIRE PLANS EXAMINER** Daniel Almaguer, Division Chief / Fire Marshal  
[Dalmaguer@ppines.com](mailto:Dalmaguer@ppines.com)  
954.499.9557

**PROJECT NAME:** Chick-Fil-A @ Westfork Plaza  
**REFERENCE #:** SP 2021 - 19  
**DATE REVIEWED:** 04/13/2022

**THIS PROJECT CONFORMS TO  
THE CITY OF PEMBROKE PINES FIRE RESCUE DEPARTMENT STANDARDS**

---

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

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

## **DRC REVIEW FORM**



**January 12, 2022**

**PROJECT: *CHICK-FIL-A AT WESTFORK PLAZA***  
**CITY REFERENCE NUMBER: *SP 2021-19/PRJ 2021-21***

**TO: Joseph Yaciuk, AICP - Planning Administrator**  
**Planning and Economic Development Department**

**FROM: John L. England, P.E.**  
**Environmental Services/Engineering Division, Public Services Department**  
**(954) 518-9046**

### **COMMENTS:**

---

1. Site Plan, Sheet C-2.0 – Reflect the previously provided ‘City Accessibility and Pavement Markings and Signage Requirements Notes’ on the plan.
2. Site Plan, Sheet C-2.0 and Pavement Markings and Signage Plan, Sheet C2.1 – The proposed Pedestrian and Accessible Crossings are considered “Mid-Block” crossings and as such the crosswalk markings are to be ‘Special Emphasis’ Crosswalk markings complying with FDOT Standard Plans Index #711-01, Sheet 10 of 13 and appropriate ‘Pedestrian/Accessible Crossing Warning Sign Assemblies’ are required to be provided for each vehicular approach to the crossings.

Revise the ‘Special Emphasis Crosswalk’ markings on each plan to address the requirements of the aforementioned Standard Plans Index and to depict the required ‘Pedestrian/Accessible Crossing Warning Signs’ for each vehicular approach to the crosswalks.

For the ‘Accessible Crossing’ (crossing the ‘Drive-Thru Lanes’), revise the ‘Site Notes’ on the Pavement Markings and Signage Plan to provide Site Note #17 - “10’ Wide ‘Special Emphasis’ Crosswalk Markings (12” White Edge Lines w/24’ White Longitudinals @ 5’ maximum O.C.) per Standard Plans Index No. 711-001” and Site Note #6J – “Accessible Crossing Warning Sign Assembly - W11-9 Sign (30”x30”) w/W16-7P (24’x12”)”.

---

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER  
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

For the 'Pedestrian Crossing' along sidewalk path to the proposed Dumpster Enclosures, revise the Site Notes to provide Site Note #6K - "Turning Vehicles Shall Yield To Pedestrians Sign Assembly - R10-15 (30"x30").

(Refer to the attached 'Plans Mark-Ups' for additional information related to this comment.)

3. Site Plan, Sheet C-2.0 and Pavement Markings and Signage Plan, Sheet C2.1 – Refer to the attached 'Plans Mark-Ups' for additional signs to be depicted on the both plans and to be denoted/labeled on the Pavement Markings and Signage Plan only per the current Site Note sign designations.
4. Pavement Markings and Signage Plan, Sheet C2.1 – Revise the 'Site Notes' on the plan to provide Site Note #16 – "12" White Longitudinals @ 3' O.C". for the proposed pavement markings and the exit end of the inside 'Drive Thru lane'.
5. Fire Access Plan, Sheet C-2.2 – Depict and denote/label the two (2) existing fire hydrants along the north side of the plaza's existing access road to provide the Fire Prevention Bureau with information the locations of the nearest existing fire hydrants adjacent the proposed project.
6. Erosion Control Plan, Phase II, Sheet C-3.2 – The proposed Limits of Construction (LOC) and Silt Fence (SF) as depicted on the plan do not correctly match the limits of the proposed pavement and curbing improvements and require minor adjustments to correctly "mirror" the pavement and curbing limits by being behind/outside the proposed curbing (particularly the "SF" limits/lines.
7. Chick-Fil-A Details, Sheet C-4.0 & C-4.1 – Refer to the 'Plans Mark-Ups' for minor marked items for the Bollard Mounted Sign, Concrete Sidewalk, Sidewalk Accessible Ramp and Concrete Bollards Details.
8. Utility Plan, Sheet PS-1.0 – Based upon Fire Prevention Bureau requirements per city code, all proposed fire hydrants serving commercial and business zoned areas must be installed on a minimum 8" looped water main. The existing water main on which the proposed fire hydrant will be installed is considered a "dead-end" water main and does not meet the city code requirement of an 8" looped water main.  
  
Note that for a water main to be considered a looped water main, an "isolation valve" must be in-place or installed between to the two (2) points of connection to the existing water supply main.
9. Utility Plan, Sheet PS-1.0 – Refer to the attached 'Plans Mark-Ups' for additional marked plan, 'Water Service' and 'Sewer Service' items.
10. Clayton Signs Plans – Refer to the attached 'Plan Mark-Ups' of the Site Plan and 'Location K1/K2, L, M & N Details' sheets for marked items related to sign panel and sign support post requirements.

---

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER  
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

11. General Comment – Additional Traffic Review Comments on the Methodology for the required Traffic Impact Study may be issued pending review of the revised Methodology to be resubmitted by the project's Traffic Engineer.

**NOTE** that an Engineering Permit is required for construction of the proposed project site related improvements. Submittal of one (1) signed and sealed set of the appropriate plans, Plans Review Fee and transmittal/cover letter will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

---

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER  
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

MEMORANDUM

January 11, 2022

To: Joe Yaciuk  
Planning Administrator

From: Dean A. Piper  
Zoning Administrator

Re: SP 2021-19 (PRJ 2021-21: Chick-fil-A)

---

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

## MEMORANDUM

JANUARY 11, 2022

To: Joseph Yaciuk  
Planning Administrator

From: Sayleen Arocha  
Landscape Planner/ Designer

Re: (SP 2021-19) CHICK-FIL-A 15901 PINES BOULEVARD, PEMBROKE PINES, FL 33027

---

The City of Pembroke Pines Planning Division has conducted a landscape review for the above referenced property. The following items need to be addressed prior to this project being found in compliance:

**Landscape Inspection Comments:**

1. All comments have been addressed.

*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.

Please consider the environment before printing this email.

**Sayleen Arocha**

Landscape Planner/ Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • [sarocha@ppines.com](mailto:sarocha@ppines.com)

Please consider the environment before printing this email.

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

# **DRC REVIEW FORM**



**December 7, 2021**

**PROJECT: *CHICK-FIL-A AT WESTFORK PLAZA***  
**CITY REFERENCE NUMBER: *SP 2021-19/PRJ 2021-21***

**TO: Joseph Yaciuk, AICP - Planning Administrator**  
**Planning and Economic Development Department**

**FROM: John L. England, P.E.**  
**Environmental Services/Engineering Division, Public Services Department**  
**(954) 518-9046**

## **COMMENTS:**

---

1. Demolition Plan, Sheet C-1.2 – Confirm that the alignment and configuration of the existing water main running south from the access road along the northern parcel line to the existing dead-end fire hydrant at the southwest corner of the parcel and associated water system appurtenances is based upon the Survey prepared for the site/parcel, as the water system improvements as reflected on the Demolition Plan and Existing Conditions Plan do not match the As-built Plan in the city records for the Westfork Plaza project.

At the dead-end Fire hydrant, confirm that there is an existing Tee with existing Gate Valves on both the east and west sides as this is not clearly denoted on the plan. Depict and denote/label on the plan if the intent is to remove the existing Tee and Gate Valves, as it appears from the Utility Plan, Sheet PS-1.0 the proposed Fire Hydrant is to be located further to the north in the expanded landscape island.

The existing Fire Hydrant cannot be relocated as noted in Item #16 of the Demolition Notes. Per City Utilities standards/requirements, a new Fire Hydrant must be installed to serve the proposed project.

(Refer to the attached 'Plan Mark-Up' for additional information related to this comment.)

---

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER  
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

2. Demolition Plan, Sheet C-1.2 – Provide email confirmation from the Fire Prevention Bureau that a 8" Looped Water Main with possible additional Fire Hydrants will not be required to provide adequate Fire Protection (Fire Supply and/or Fire Hydrant Coverage).
3. Demolition Plan, Sheet C-1.2 – For Item #16 of the 'Demolition Notes, will the sewer lateral be removed back to the existing Wye at the sewer main or including the existing Wye to allow for a complete new sewer lateral to be installed from the sewer main. Clarify the limits of removal for the sewer lateral. (Refer to the attached 'Plan Mark-Up' for additional information related to this comment.)
4. Demolition Plan, Sheet C-1.2 – Add a 'Note' to the 'General Demolition Notes' specifying that the existing water meter must be removed and provided to the City Utilities Department. (Refer to the attached 'Plan Mark-Up' for additional information related to this comment.)
5. Site Plan, Sheet C-2.0 – Provide an 'Accessible Route/Path' from the proposed Accessible Entry of the building to the public sidewalk along Pines Boulevard. Depict and denote/label the 'Accessible Route/Path' on the plan. (Refer to the attached 'Plan Mark-Up' for additional information related to this comment.)
6. Site Plan, Sheet C-2.0 – Note that the current Code compliant typical Accessible and Standard Parking Spaces are 9' x 19' and 12' x 19', respectively, with a 3' clear overhang from the front/face of the typically required Concrete Wheel Stop to the front of the parking space or 9' x 16' for Standard Parking Spaces with a 3' clear overhang from the face of curb to the front of the parking space.

For the proposed 19' long Standard Parking Spaces around the north and west perimeter of the parking lot area, provide the Code required Wheel Stop for each parking space. For the center parking areas (abutting each other) with proposed 17' long Standard Parking Spaces with Curb at the front in lieu of the Wheel Stops, provide 16' long parking spaces to allow for the Code required 3' clear overhang to be obtained along the front of the parking spaces for each of the "head to head" parking areas.

(Refer to City Standard R-32, 'Accessible Parking Space Details' (Sheets 1 & 4 of 4) and City Standard R-41, 'Standard Parking Space Details' (Sheet 1 of 3) for additional information related to typical Code compliant parking spaces and the above comments.)

7. Site Plan, Sheet C-2.0 – For the proposed Accessible and Standard Parking Spaces abutting the proposed 'Sidewalk with Curb & Gutter' along the west side of the building, the proposed Bollards and/or Accessible Parking Space Signs in Bollards are not permitted to be located with the "envelope"/limits of the parking space. All proposed Bollards and/or Accessible Signs in Bollards must be located within the front of the proposed sidewalk at 0.75' (to center of Bollard) from the front of the sidewalk.

For the proposed Sidewalk with Curb & Gutter along the front of the Accessible Parking Spaces that will be flush with the pavement and/or transitioning back to full curb height as part

---

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER  
ACCOMPANIED BY THE REVISED/UPDATED PLANS**



of the Sidewalk Curb Ramp, the number and spacing of the Bollards must be in accordance with City Standard R-32, 'Accessible Parking Space Details' (Sheet 2 of 4).

Revise the plan to reflect the number and placement of the Bollards and Accessible Signs in Bollards per City Standard R-32, 'Accessible Parking Space Details' (Sheet 2 of 4) and City Standard R-41, 'Standard Parking Space Details' (Sheet 2 of 3).

8. Site Plan, Sheet C-2.0 – Depict all proposed/required vehicular and pedestrian traffic related pavement markings and signage per Broward County Traffic Engineering Division (BCTED), Manual of Uniform Traffic Control Devices (MUTCD) and City standards, including the following typical items:

- R1-1 'Stop' Signs (30"x30") with 24" White Stop Bar and 25' of 6" Double Yellow Centerline marking with Yellow/Yellow RPMs @ 20' O.C. (for all proposed/required Stop conditions)
- Accessible Parking Space Access Aisle markings with three (3) equally spaced White Diagonals per City Standard R-32 and each Standard Parking Space two (2) white stripes, including for those spaces adjacent to a curbed landscape island. Accessible Parking Sign locations for each of the proposed Accessible Parking Spaces per City Standard R-32.

(Refer to the attached 'Plan Mark-Up' for additional information related to this comment.)

9. Site Plan, Sheet C-2.0 – Revise 'Item #29' of the 'Site Notes' to denote the pavement markings for the 2' wide sections of the "Painted Median Divider" between the Drive-Thru Lanes as '6" White Lane Line markings with 8" White Chevrons at 5' O.C. with White/Red RPMs @ 20' O.C. Add 'Item 29A' to the 'Site Notes' to denote the pavement markings for the 3' wide section of the "Painted Median Divider" between the Drive-Thru Lanes as '6" White Lane Line markings with 12" White Chevrons at 5' O.C. with White/Red RPMs @ 10' O.C.

(Refer to the attached 'Plan Mark-Up' for additional information related to this comment and additional minor marked items.)

10. Site Plan, Sheet C-2.0 – Reflect the attached 'City Accessibility and Pavement Markings and Signage Requirements Notes' on the plan.
11. General Comment – Provide a separate 'Pavement Marking and Signage Plan' in the DRC plans set for continued Engineering DRC review, as this plan will be required for Engineering Permit submittal and approval. Note that all required Pavement Markings and Signage items as depicted on the Site Plan and denoted in the 'Site Notes' on the plan must be reflected on the Pavement Markings and Signage Plan. In addition, the attached 'City Accessibility and Pavement Markings and Signage Requirements Notes' must also be reflected on the Pavement Markings and Signage Plan.

Grading and Drainage Plan, Sheet C-3.0 – Based upon the proposed grading of the Drive-Thru Lanes area at the southeast corner of the project, it seems that proposed Manhole Structure

---

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER  
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

MH-1 needs to have an Inlet Grate instead of Manhole Cover so as to allow this structure to collect storm runoff. Refer to the attached 'Plan Mark-Up' for additional minor marked changes in the proposed grading.)

12. Chick-Fil-A Standard Details, Sheets C-4.0 & C-4.1 – Refer to the attached 'Plans Mark-Ups' noting changes/additions and deletions to various details as necessary to comply with Broward County Traffic Engineering Division (BCTED), Manual of Uniform Traffic Control Devices (MUTCD), Florida Department of Transportation (FDOT) and City standards.
13. Utility Plan, Sheet PS-1.0 – Fore Utility Conflicts #1 & #3, provide 18" minimum vertical separation between the bottom of the existing 8" PVC Water Main and the top of the proposed 18" Storm Drainage Pipe as required per City Standard G-4, 'Utility Crossing General Requirements'.

(Refer to the attached 'Plan Mark-Up' for additional information related to this comment and additional minor marked items.)

14. General Comment – The following City Standards/Details and 'Requirements Notes' must be reflected in the plans set for Engineering DRC sign-off:

- R-32, 'Accessible Parking Space Details' (Sheet 1, 2 & 4 of 4)
- R-39, 'Pavement Connection'
- R-41, 'Standard parking Space Details' (Sheet 1 of 3)
- R-43, 'Fire Lane Marking and Signage' (if applicable per Fire Prevention requirements)
- R-44, 'Typical Trench Backfill'
- G-1, 'Typical Trench Backfill'
- G-2, 'Restrained Joints'
- G-3, 'Valve and Box'
- G-4, 'Utility Crossing General Requirements'
- G-6, 'Utility Crossing Fitting Type'
- S-10, 'Cleanout'
- W-1, 'Fire Hydrant' (Sheet 1 & 2 of 2)
- W-4, 'Typical Single and Double Water Service Connection'
- City Accessibility and Pavement Markings and Signage Requirements Notes

Note that both the PDFs and CADD drawing files of the above listed City Standards can be downloaded by way of the following "ShareFile Link":

<https://www.ppines.com/1434/Engineering-Design-Standards-Manual>

15. General Comment – A copy of the attached latest Broward County Traffic Engineering Division (BCTED) 'Pavement Markings and Signs Details' Sheet, 'Ground Sign Assembly Details' Sheet and 'Stop Sign and Street Identification Assembly Typical Details' Sheet are required to be included in the plans set for Engineering DRC sign-off of the proposed project.

---

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER  
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

**NOTE** that an Engineering Permit is required for construction of the proposed project site related improvements. Submittal of one (1) signed and sealed set of the appropriate plans, Plans Review Fee and transmittal/cover letter will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.

---

**ALL RE-SUBMITTALS MUST HAVE AN ITEMIZED RESPONSE LETTER  
ACCOMPANIED BY THE REVISED/UPDATED PLANS**

## MEMORANDUM

December 2, 2021

To: Joe Yaciuk  
Planning Administrator

From: Dean A. Piper  
Zoning Administrator

Re: SP 2021-19 (PRJ 2021-21: Chick-fil-A)

---

The following are my comments regarding the above Site Plan:

1. Existing 10' wide landscaping buffer at southeast corner of property, and along west side of entry road into the center, needs to remain.
2. Per Table 155.606 required parking space dimensions are either 9' x 19' paved w/ tire stop 3' from end OR 9' x 16' with "D" curbing and 3' overhang. Proposed 9' x 17' with "D" curbing and 2' over hang not permitted as vehicles can hit each other.
3. Provide color system (e.g. Sherwin Williams, Benjamin Moore, etc.) on both color and black & white architectural elevations.
4. Provide detail(s) showing all roof mounted equipment is screened from view for a 6' person at the property lines.
5. Dumpster enclosure must be fully screened with landscaping/hedges.
6. Provide letter from WastePro approving garbage service and dumpster location.
7. "Building Elevations" Sheet is not needed. Signage, as proposed, meets code and is not based on percentage of wall area.
8. Provide setback to monument sign.
9. Provide address on monument sign. Note: this can be placed on base and does not count toward allowed square footage.
10. On light fixture cut sheets (Sheets E-103 & E-104) highlight clarify specific light fixtures being used to confirm they meet code requirements of 4,000K or less.
11. Provide color of light fixtures and poles.
12. "Site Plan" sheet shows 20 seats exterior. Provide all details of outdoor dining area showing location, required barrier around outdoor dining and any bollards that may be needed, furniture cut sheets, etc.
13. Parking for outdoor dining is 20 spaces/1,000 sq. ft. Update all parking charts showing this calculation.
14. Will there be any temporary project announcing sign? If so, provide elevation(s) with all details.
15. Should you want a pre-app meeting for submittal process of Building Permits that may be needed. Contact for Building Department is Sherrell Jones-Ruff at (954) 628-3725 or [sjones-ruff@cgasolutions.com](mailto:sjones-ruff@cgasolutions.com)
16. After review of resubmittal additional comments may be made.

Please contact me with any questions.

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: November 28, 2021  
To: SP 2021-19 file  
From: Joseph Yaciuk, Planning Administrator  
Re: Chick-Fil-A

---

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

1. Provide notification per Code Requirements. Section 155.302.
2. Verify with Broward County that the proposal is consistent with latest recorded plat note on property.
3. Civil plans do not match up. Eastern opening is in different locations. Verify openings are acceptable by Fire and Environmental Services. Verify fire access is acceptable to both engineering and fire divisions.
4. Building height in site data is incorrect. Show highest point measurement.
5. Please remove walkway from Eastern buffer. Trees currently planted within the buffer compliment entry into shopping center and should be retained.
6. Provide colors of light fixtures. Are these new lighting locations? Provide CCT of LED bulbs. CCT for site lighting cannot exceed 4000K.
7. Provide setback of ground sign. Signs must be 10 feet from property line and outside any line of sight triangle.
8. Explain chart on sign elevation chart which references sign B,C,D.
9. Provide a sustainability statement as required by section 155.6120—155.6123.
10. Provide a narrative discussing the economic impact of the proposed development (investment, estimated tax revenue, employment, etc..)
11. Provide locations of bike racks/bike storage on site.
12. Any temporary signs proposed on site? Provide details and setbacks for such signage.
13. Show screening of rooftop equipment per City Code.
14. Provide a letter from WASTEPRO approving location of dumpster. City prefers metal gates due to their durability.
15. Dumpster locations need to be fully buffered from view from entry. Please ensure proper trees and shrubs are planted to hide those structures.
16. Provide actual color chips of all colors to be used on site. Provide color samples of signs. Provide material board.
17. Landscape Islands must be 10' wide (inside curb width). Show landscape island width on either site plan page or landscape plan page
18. Landscape island width of 4 feet between head in parking is of concern to staff. Consider increasing width of median to provide more space between cars.

19. Parking spaces must be 9' x 19' clear. Parking overhangs in conformance with Code cannot have shrubs planted in them as they impede the overhang. Ground signs / bollards / vertical features must be placed outside the parking clear zone.
20. Any proposed outdoor dining area? If applicable, provide square foot measurement of outdoor dining area. Review outdoor dining section of Code for requirements. Show parking area in site data as well as additional parking required to park such use.
21. Traffic circulation into site is of concern to Planning staff. Staff is concerned about potential bottlenecks and stacking backups which may occur as a result of the left hand turn needed to enter the site. Planning and Zoning Board members have commented negatively in past meetings about the current configuration of the main intersection configuration into the shopping center. Please reach out to the engineering division to see what modifications can be made to ease the concerns of Planning staff and the Board.
22. Resubmit 13 sets of full sets of plans answering all DRC comments. All changes made on these plans must be consistent on all pages of the resubmittal. Any inconsistencies in plans will result in additional comments and possible project delays.
23. 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.

**Recommendations:**

---



## MEMORANDUM

NOVEMBER 24, 2021

To: Joseph Yaciuk  
Planning Administrator

From: Sayleen Arocha  
Landscape Planner/ Designer

Re: (SP 2021-19) CHICK-FIL-A 15901 PINES BOULEVARD, PEMBROKE PINES, FL 33027

---

The City of Pembroke Pines Planning Division has conducted a landscape review for the above referenced property. The following items need to be addressed prior to this project being found in compliance:

**Landscape Inspection Comments:**

1. Take into consideration the full maturity size of the proposed large trees within parking islands and bulb-outs such as Gumbo Limbo, Live Oak and Paradise tree; these large trees require adequate planting space so roots and lower branches don't become a problem as the tree matures in surrounding hardscaped surfaces. Consider implementing root barrier systems or proposing an alternative smaller tree species.

*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.

Please consider the environment before printing this email.

**Sayleen Arocha**

Landscape Planner, Designer  
Planning and Economic Development Division  
City of Pembroke Pines  
954.392.2107 (Office) • [sarocha@ppines.com](mailto:sarocha@ppines.com)

Please consider the environment before printing this email

## MEMORANDUM

NOVEMBER 24, 2021

To: Joseph Yaciuk  
Planning Administrator

From: Sayleen Arocha  
Landscape Planner/ Designer

Re: (SP 2021-19) CHICK-FIL-A 15901 PINES BOULEVARD, PEMBROKE PINES, FL 33027

---

The City of Pembroke Pines Planning Division has conducted a landscape review for the above referenced property. The following items need to be addressed prior to this project being found in compliance:

**Landscape Inspection Comments:**

1. Take into consideration the full maturity size of the proposed large trees within parking islands and bulb-outs such as Gumbo Limbo, Live Oak and Paradise tree; these large trees require adequate planting space so roots and lower branches don't become a problem as the tree matures in surrounding hardscaped surfaces. Consider implementing root barrier systems or proposing an alternative smaller tree species.
2. Reconsider the usage of the proposed shrubs in the parking Island that measures 17 feet by 9 feet the proposed shrubs 33 *Maui Red Ixora* cannot be accounted for overall landscape requirements per section 155.606 (E) [1] *Any pervious areas adjacent or perpendicular to any parking space does not count toward the landscape requirements*

*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.

Please consider the environment before printing this email.

**Sayleen Arocha**

Landscape Planner Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • [sarocha@ppines.com](mailto:sarocha@ppines.com)

Please consider the environment before printing this email.



SUBJECT SITE AERIAL PHOTO

Chick-fil-A @ Westfork Plaza (SP 2021-19)

