



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

Summary

| | | | |
|---------------------------------|--|---------------------------|---------------------------------|
| Agenda Date: | November 15, 2018 | Application ID: | MSC 2018-23 |
| Project: | Pembroke Pines City Center Phase I Master Outdoor Dining Plan | Project Number: | PRJ 2017-01 |
| Project Planner: | Joseph Yaciuk, Planning Administrator | | |
| Owner: | Terra City Center Investments, LLC | Agent: | Beame Architectural Partnership |
| Location: | South of Pines Boulevard and east of Southwest 106 Avenue | | |
| Existing Zoning: | MXD (Mixed Use Development) | Existing Land Use: | Local Activity Center |
| Reference Applications: | SP 2018-03, SP 2017-05, MSC 2017-02, MSC 2016-21, SP 2016-21, SP 2016-16, ZC 2016-05, PH 2016-02, SP 2015-06, PH 2015-02, ZC 2015-04, MSC 2013-30, SP 2013-06, ZC 2013-01, SP 2012-17, PH 2012-02, MSC 2012-01, ZV 2011-30, ZV 2011-26-28, SP 2011-15, ZC 2007-04, ZC 2006-08, PH 2004-08, ZC 2004-04, PH 2003-05, SUB 2003-04 | | |
| Applicant Request: | Miscellaneous plan request for the creation of a master outdoor dining plan for City Center Phase 1 site (Publix shopping center). | | |
| Staff Recommendation: | Approval. | | |
| Reviewed for the Agenda: | Director: <u></u> Planning Administrator: <u></u> | | |
| Final: | <input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission | | |

Project Description / Background

The City Center phase I commercial site is located south of Pines Boulevard and east of Southwest 106 Avenue. The City Commission at its November 4, 2015 meeting approved the underlying City Center MXD zoning design guidelines (ZC 2015-04) as well as City Center Phase 1 site plan (SP 2015-06). The approved City Center phase I site plan consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined.

The following perimeter buildings were later approved within this center:

Perimeter Building 1 – Burger Fi – Under Construction
Perimeter Building 2 – City Mattress – Under Construction
Perimeter Building 3 – Outback Steakhouse – Built
Perimeter Building 4 – Coopers Hawk - Built

The applicant seeks miscellaneous plan approval for the creation of a master outdoor dining plan for this property. The applicant proposes dining in 6 locations throughout the center as indicated in red on the site plan. Total outdoor dining proposed is 3,530 square feet. Should this plan be approved, City staff will work with each outdoor dining tenant to ensure each dining area meets all city requirements. The applicant provides staff a letter indicating future compliance with outdoor dining standards.

The proposed outdoor dining plan applies to only the indicated locations City Center Phase I Commercial (Publix center) only. The applicant will be required to amend the outdoor dining plan if they wish to add outdoor dining to other locations within phase I or within the City Center Phase II commercial property to the west.

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|-----------------|
| PARKING: |
|-----------------|

The applicant was approved for 1,012 parking spaces as part of the original site plan approval which includes 207 parking spaces from the FPL easement. Total parking required for this property inclusive of all approved uses and proposed outdoor dining is 685 parking spaces.

Enclosed:

- Site Plan Application
- Letter from Applicant (11/8/18)
- Memo from Zoning Administrator (11/7/18)
- Memo from Planning Division (11/7/18)
- Site Plan
- Subject Site Aerial Photo

B E A M E
ARCHITECTURAL
PARTNERSHIP

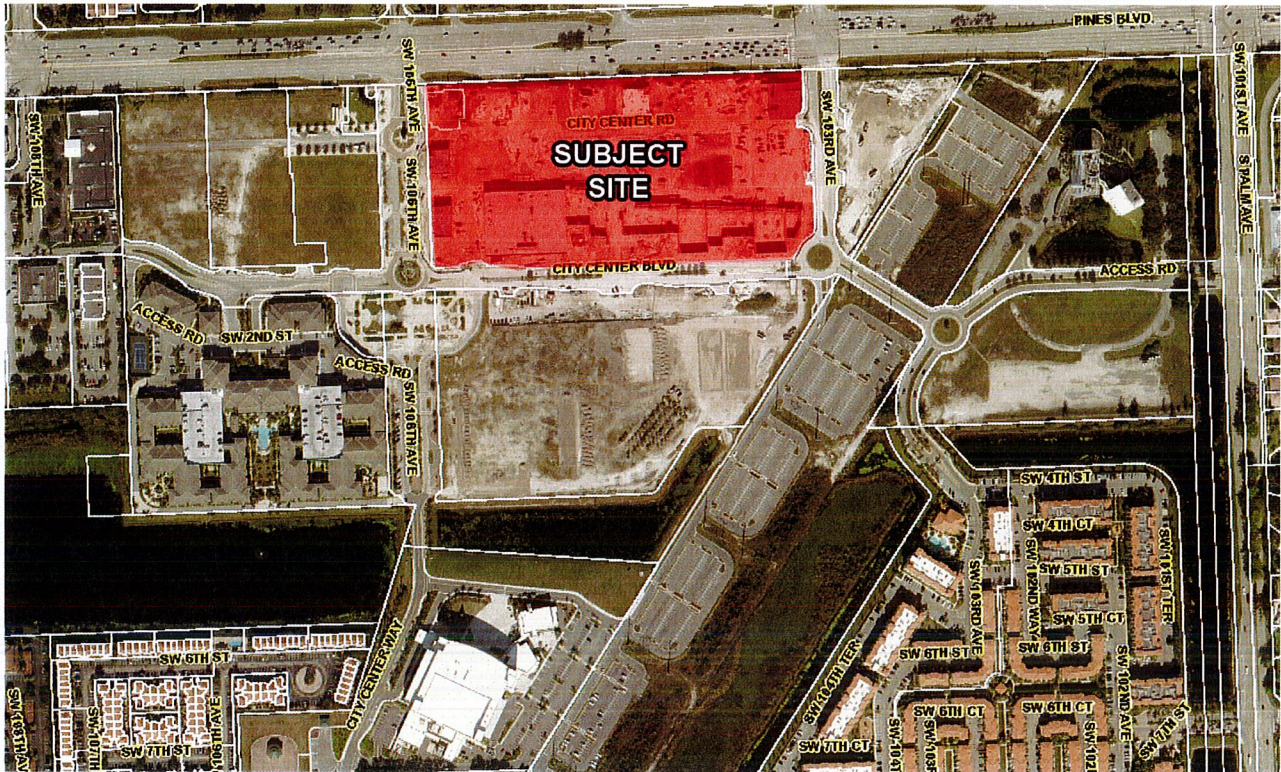
Project Address: **Pines Blvd. Pembroke Pines, FL**

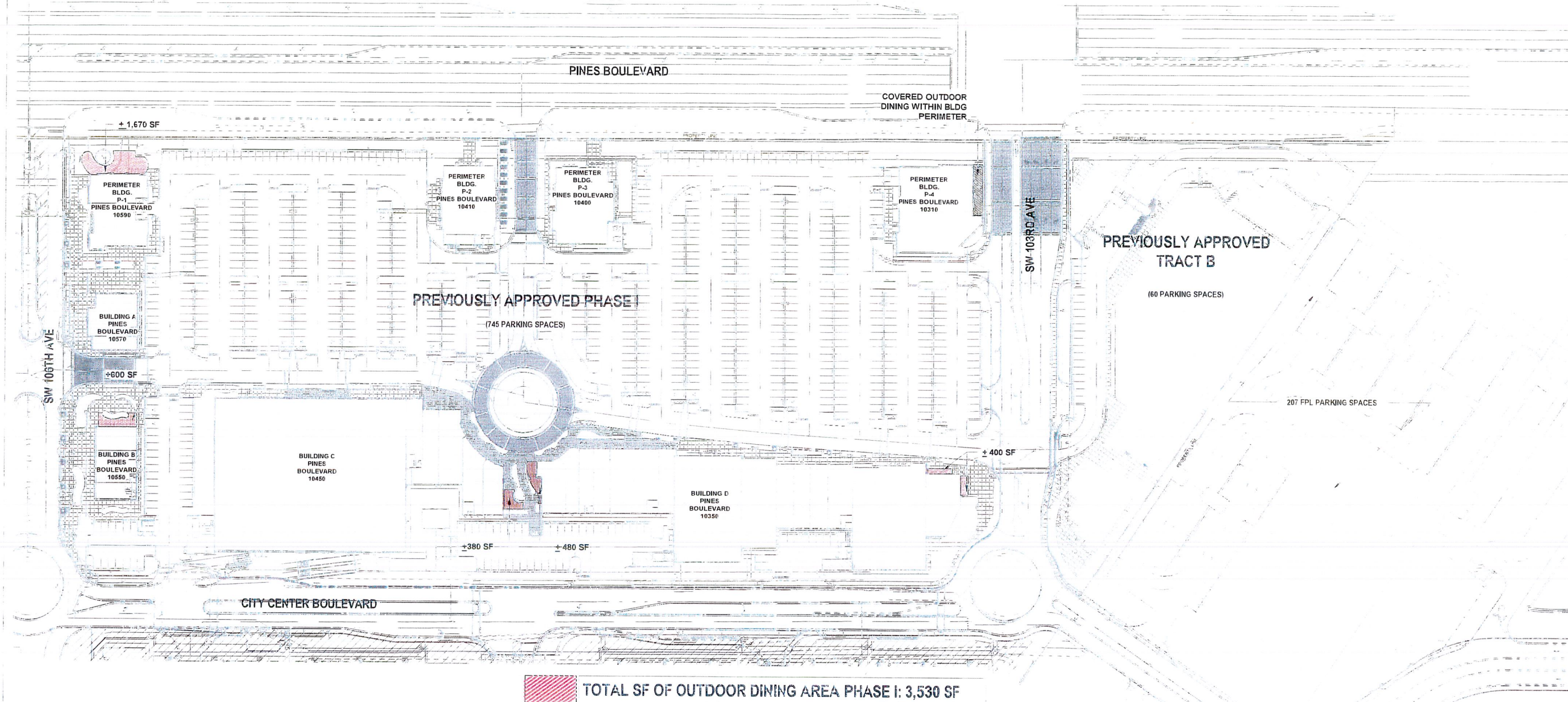
Mr. Joseph Yaciuk,

Sincerely,

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Traci Golownia, AIA
Principal
BEAME ARCHITECTURAL PARTNERSHIP
tracig@bapdesign.com





TOTAL SF OF OUTDOOR DINING AREA PHASE I: 3,530 SF

PINES City Center - SITE ANALYSIS

ZONING DISTRICT:
MXD (Mixed-Use Development)

SITE AREA Approved Commercial Phase 01
Site B Gross Area = +/- 17.25 Acres (750,539sf)
Site B Net Area = +/- 16.41 Acres (715,144sf)
Site B Vehicular Use Area = +/- 9.5 Acres (413,615sf)
Site E Total Bldg Coverage Area = +/- 3.85 Acres (168,253sf)
*This does not include the future development area
Site B Open Area Exhibits = +/- 5.63 acres (245,064sf)
Overall Site Open Area Exhibits = +/- 10 acres (436,077sf)

PHASE I (SITE B) PROVIDED USES AND DENSITY

PHASE I PREVIOUSLY APPROVED USES AND DENSITY:
Bldg A +/- 4,027sf
Bldg B +/- 4,561sf
Bldg C +/- 56,900sf
Bldg D +/- 51,835sf
Perimeter Bldg P1 +/- 6,478sf
Perimeter Bldg P2 +/- 6,786sf
Perimeter Bldg P3 +/- 6,670sf
Perimeter Bldg P4 +/- 10,996sf

PROPOSED
Outdoor Dining +/- 3,530 sf
Total Previously Approved
New Total Provided with Proposed +/-148,253sf

NOTE: Restaurant uses including outdoor dining can not exceed 35% of total gross building area of proposed commercial development

PINES City Center - SITE ANALYSIS

PHASE I OFF STREET PARKING-PREVIOUSLY APPROVED:
Bldg A (+/- 5 sp / 1,000sf) 020 Spaces
Bldg B (+/- 5 sp / 1,000sf) 022 Spaces
Bldg C (+/- 5 sp / 1,000sf) 256 Spaces
Bldg D (+/- 5 sp / 1,000sf) 233 Spaces
Bldg P1 (+/- 5 sp / 1,000sf) 029 Spaces
Bldg P2 (+/- 5 sp / 1,000sf) 030 Spaces
Bldg P3 (+/- 5 sp / 1,000sf) 030 Spaces
Bldg P4 (+/- 5 sp / 1,000sf) 049 Spaces

PROPOSED
Outdoor Dining (+/- 5 sp / 1,000sf) 016 Spaces

GRAND TOTAL PARKING PROVIDED
Total Previously Approved (Phase I): 745 Spaces
Total Previously Approved (Tract B): 060 Spaces
Total Provided FPL: 207 Spaces

Total Required 685 Spaces
Total Provided 1,012 Spaces

Future Development +/- 216 Spaces
*Surplus spaces shall be counted towards future outdoor dining areas and perimeter Bldg

OFF STREET LOADING:
Required 5 Spaces
Provided 5 Spaces

PHASE I - OUTDOOR DINING AREAS SITE PLAN

1" = 50'-0"

City of Pembroke Pines

Received

USC-2018-23

NOV 7 2018

Planning & Economic Development