



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

Summary

Agenda Date:	January 9, 2020	Application ID:	SP 2019-09
Project:	Cheddars Scratch Kitchen (Perimeter Building 3)	Project Number:	PRJ 2018-12
Project Planner:	Joseph Yaciuk, Planning Administrator		
Owner:	16000 Pines Retail Investments, LLC	Agent:	Linda Nunn
Location:	South of Pines Boulevard and east of Dykes Road		
Existing Zoning:	MXD (Mixed Use Development)	Existing Land Use:	Commercial
Reference Applications:	SP 2018-08, MSC 2017-12, SP 2016-14, ZC 2016-03, PH 2016-01, SUB 88-05		
Applicant Request:	Site plan consideration to update a previously approved commercial shopping center site plan to allow for the development of a new restaurant perimeter building (Perimeter Building 3) on site with associated parking, landscape, infrastructure, pedestrian / traffic circulation modifications to accommodate such development.		
Staff Recommendation:	Approval.		
Reviewed for the Agenda:	Director:  Planning Administrator: 		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		

Project Description / Background

Linda Nunn, agent for tenant Cheddars Scratch Kitchen, requests site plan consideration to update a previously approved commercial shopping center site plan to allow for the development of a new restaurant perimeter building (Perimeter Building 3) on site with associated parking, landscape, infrastructure, pedestrian / traffic circulation modifications to accommodate such development.

The Planning and Zoning Board at its December 12, 2019 meeting voted to approve the Cheddars Scratch Kitchen site plan. City staff was made aware, post board approval, of a noticing error on the project. The proposed Cheddars notice identified the project location as the southwest corner of Pines Boulevard and Dykes Road instead of the proper southeast corner of the intersection. Staff notes that no formal objections to the actual site plan have been received by our office.

The item has been re-noticed with the correct location. Staff is therefore requesting the Board reiterate their approval of the plan for procedural purposes.

Staff has reviewed the proposed site plan and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

Enclosed: Revised Notice



PEMBROKE PINES
CITY COMMISSION

Frank C. Ortis
MAYOR
fortis@ppines.com

Iris A. Siple
VICE MAYOR - DISTRICT 3
isiple@ppines.com

Thomas Good, Jr.
DISTRICT 1
tgood@ppines.com

Jay D. Schwartz
DISTRICT 2
jschwartz@ppines.com

Angelo Castillo
DISTRICT 4
acastillo@ppines.com

Charles F. Dodge
CITY MANAGER
cdodge@ppines.com

NOTICE OF SITE PLAN AMENDMENT
"CHEDDARS SCRATCH KITCHEN"
Correction to Previous Notice*

The Planning and Zoning Board of the City of Pembroke Pines will consider whether or not to approve the site plan amendment (SP 2019-09) known as "Cheddars Scratch Kitchen" on Thursday, January 9, 2020, Charles F. Dodge City Center, Commission Chambers, 601 City Center Way, Pembroke Pines, Florida, commencing at 6:30 P.M.

The applicant for the site plan amendment proposes the development of a single story restaurant with associated signage, lighting, landscaping, parking, and traffic circulation. The "Cheddars Scratch Kitchen" (SP 2019-09) site is generally located on the **southeast*** corner of Pines Boulevard and Dykes Road (160 Avenue), Pembroke Pines, Florida.

The proposed site plan amendment may be inspected in the Planning and Economic Development Department, 601 City Center Way, 3rd Floor, Pembroke Pines, Florida (954) 392-2100, Monday through Thursday, between the hours of 7:00 a.m. and 6:00 p.m.

All affected parties (a person (or persons) natural or corporate, who is the owner of the subject property or who owns property within 500 feet of the subject property as listed in the records of the county property appraiser, or who resides in or operates a business within 500 feet of the subject property) may appear at said place and time to be heard and to present their evidence, bring forth witnesses, and cross-examine witnesses provided they notify and file the required forms provided by the City Clerk's Office at least seven calendar days prior to the proceedings.

CITY OF PEMBROKE PINES


Sheryl McCoy, Board Secretary

MASTER HOMEOWNER ASSOCIATIONS: Per Chapter 37.11 (B) of the Code of Ordinances: No later than 15 days prior to each meeting at which the Board of Adjustment, Planning and Zoning Board, or City Commission shall consider the application of the petitioner, or a quasi-judicial proceeding as defined herein...The master homeowners association shall notify all applicable sub-associations. Mail notice shall be provided by first-class mail.

MEETING DATES AND TIMES: Are subject to change. Please verify the date and time with the Planning and Economic Development Department, (954) 392-2100, prior to attending. Any person who decides to appeal any decision made by the Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (954) 450-1050 at least 48 hours in advance to request such accommodations.

Planning and Economic
Development Department
954-392-2100

Charles F. Dodge City Center
601 City Center Way
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www.ppines.com