



Legislation Text

File #: 17-0593, **Version:** 1

MSC 2017-17, Don Pepe's Restaurant, 7900 Pines Boulevard, addition of outdoor dining, miscellaneous request. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND:

Humberto Nieto, agent, is requesting miscellaneous plan approval for the addition of an outdoor dining area for the Don Pepe restaurant at Big Lots Plaza, generally located on the southeast corner of Pines Boulevard and University Drive.

The applicant is proposing the addition of an outdoor dining area at the restaurants existing patio area at the front of the building. The outdoor dining area will be enclosed by 42" bronze railing. The space will enclose approximately 1,153 SF of outdoor dining area, leaving the entrance of the restaurant (34'-6 1/2") clear for pedestrian access.

The applicant will add 46 new seats to the outdoor dining area. Based on existing tenant mix with the addition of the outdoor dining area, total parking required is 486 spaces where 505 are provided throughout the shopping center.

Environmental Services staff reviewed the plan and recommends bollards to be placed to protect the dining area patrons from vehicles. Therefore staff recommends approval of this application subject to satisfaction of environmental services comments prior to issuance of a building permit.

Staff Recommendation: Approval, subject to the applicant providing of protective bollards for this use to the satisfaction of Environmental Services comments prior to issuance of a building permit.