



## Legislation Text

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**File #:** 18-0183, **Version:** 1

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**SP 2018-03, Pembroke Pines City Center P-9 (Chuy's)**, generally located south of Pines Boulevard, west of Palm Avenue, site plan amendment. (Joseph)

Don Daniels, agent for restaurant owner, is requesting approval for the addition of a perimeter building to the City Center site plan generally located south of Pines Boulevard and west of Palm Avenue.

### Site History

The City Commission at its November 12, 2015 meeting approved the City Center Mixed Use District (MXD) guidelines for this property. The City Commission later approved Phase I and II site plans which consisted of shopping center buildings with associated parking, traffic circulation, and landscape. Both phase I and II site plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined. These perimeter buildings are to be applied for through separate Board approval process at a later date. City Center Phase I shopping center is currently under construction.

The proposed site plan consists of the development of perimeter building (building 9) on City Center phase II site within City Center property which is more specifically located at the south of Pines Boulevard and west of Southwest 106 Avenue. The proposed single-tenant restaurant outbuilding will be 26'-0" in height (highest point) and 7,950 square feet in area. The applicant proposes the following color and material selections:

- Exterior Colors - Rose Tan, Truly Taupe, Ibis White
- Building Base - Concrete Paver Tile Tierra y Fuego
- Canopy - Overt Green
- Exterior Stone Veneer - El Dorado Stone Dry Creek Stack Stone
- Parapet - Dynamic Blue Tile, Clear Anodized Aluminum
- Window Awnings - Sparkle Silver (SRSL 95572)
- Exterior doors, Overhead doors, Door Awnings - Truly Taupe

The building interior features a bar, three separate dining areas, as well as kitchen and back of house facilities. A mechanical room is located at the southeast corner of the building. The mechanical room will contain electrical panels. Electrical meters will be located on the outside of the building behind landscape screening.

The applicant proposes a 65.5 square foot attached building sign on each the north, east and west elevations of the restaurant. All three internally illuminated channel letter signs depict the Chuy's multicolored logo (yellow, red, blue) and the words, "fine" in yellow and, "TEX MEX" in red.

The applicant proposes 1,435 square feet of outdoor patio area for this restaurant on the north and east sides of the building. The outdoor patio area will consist of 16 tables as depicted within the site plan. The patio area will be enclosed by black metal rail fence.

The applicant proposes dumpsters with an enclosure at the southwest corner of the of the proposed perimeter building. The applicant also provides for a mechanical room at the southwest corner of the building for electrical equipment as part of the design. WASTEPRO reviewed the proposed dumpster locations and has no objections.

Access to this center will not change from the approved shopping center plan as a result of construction of this building. The shopping center was approved for 462 spaces of which 98 spaces are required based on approved buildings. Chuy's will assume an additional 42 spaces from the center, leaving a surplus of 322 spaces available for future perimeter buildings and future major anchor tenant.

The proposed site plan will include the addition of landscape above and beyond the approved landscape for the shopping center. Primary species include the following:

- Trees - Spanish Stopper, Paradise Tree
- Shrubs - Clusia, Cocoplum, Lobster Claw Heliconia
- Palms - Royal Palm, Double Montgomery Palm

It is anticipated that both the main shopping center and this perimeter building will be under construction at the same time. The plan has been reviewed by staff and found to comply with the underlying MXD design guidelines. Staff therefore recommends approval of this application.