



## Legislation Text

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**File #:** 18-1348, **Version:** 1

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**MSC 2018-23, Pembroke Pines City Center Phase I Master Outdoor Dining Plan**, generally located south of Pines Boulevard and east of Southwest 106 Avenue, creation of a master outdoor dining plan for City Center Phase 1 site (Publix shopping center), miscellaneous request. (Joseph)

### 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.

### 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.