





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

Summary

Agenda Date:	February 13, 2020	Application ID:	MSC 2020-01
Project:	Agave Bandido	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Matthew Baum	Agent:	Matthew Baum
Location:	14531 SW 145 Terrace		
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2019-04, ZA 2008-01, MSC 2007-61, MSC 2007-07, ZC 2006-07, SP 2006-27, SP 2005-36, ZC 2005-03, SUB 2005-03, PH 2004-10		
Applicant Request:	Modifications to the tenant bay including the windows and doors, paint to include a mural, outdoor dining, lighting and signage		
Staff Recommendation:	Approval, subject to the Board's approval of the overall façade design in their role as the Architectural Review Board and general interpretation of the underlying goals and objectives of the PCD design guidelines		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Matthew Baum, owner, is requesting approval of modifications to the tenant bay including the windows and doors, paint to include a mural, outdoor dining, lighting and signage to the Agave Bandido tenant bay (FKA: Jason's Deli) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue (building 5000).

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Architectural modifications were made to the tenant bay in 2007 (MSC 2007-61, Jason's Deli). In 2008 zoning appeal (ZA 2008-01), was approved which determined the colored oval behind the letters is an architectural feature, and not part of the sign. The approval was for Jason's Deli only and is now null and void as a result of the tenant vacating the space.

BUILDINGS / STRUCTURES:

The following modifications are proposed as a result of the new tenant.

Structural and Façade

- Removal of the south elevation windows and doors. The storefront will be replaced with a single entrance, glass windows and a gray metal roll down window.
- Removal of the east elevation windows and doors. The storefront will be replaced with 3 gray metal roll down windows to accommodate the new outdoor dining/bar area.
- Removal of existing fabric awnings to be replaced with rust finish aluminum awnings.

External Colors and Finishes

- The following colors are proposed as a base coat for the building façades.
 - 100B-7 (Hot Pink)
 - P100-7 (Sultana)
 - MQ4-21 (Caicos Turquoise)
 - N500-5 (Magnetic Gray)
 - MQ4-22 (Key Largo)
 - N510-1 (Silver Shadow)
- In addition to the base coat, the applicant proposes a mural to be painted on the south and east elevations. The owner of the building has commissioned a renowned artist to create these murals. The master sign plan for Pembroke Gardens, allows tenants to have murals on any elevation, however murals cannot exceed 80% of the total façade area on which they are placed. Both murals meet this requirement. The following colors will be incorporated into the mural:
 - MQ1-10 (Red My Mind)
 - M290-6 (Plantain Chips)
 - PPU3-19 (Moroccan Henna)
 - Behr Black

Lighting

- Removal of exterior wall lighting to be replaced with bronze wall sconces on the south and east elevation. The lighting shall not exceed 4,000k.

Outdoor Dining

- A 577 square foot outdoor waiting area containing patio chairs and coffee tables. The area will be enclosed by 18" tall tan landscape planters. This area will be utilized for waiting customers with no service being provided. Additionally, string lighting will be hung in the area. The lighting will be suspended from the building façade to 3 black 7' tall poles at the south end of the waiting area.
- A 380 square foot outdoor dining area adjacent to east elevation of the building. The area will have fixed barstool and be enclosed by a 48" tall black railing.
- The proposed barriers for both areas will ensure that at minimum a 5' walkway is maintained.

SIGNAGE:

The applicant proposes a 61.31 square foot LED internally illuminated day/night channel letter sign to read "AGAVE BANDIDO" with a boarder in black copy on the south elevation. Additionally, a sign is proposed on the east elevation. The LED internally illuminated day/night channel letter sign will be 9.53 square feet and read "AGAVE" in black copy.

No blade sign or canopy signage is proposed as part of this application.

LANDSCAPE:

In order to accommodate the outdoor dining and waiting area, 3 palms, 3 hardwood trees and shrubs will be removed. The landscaping shall be either relocated or replaced elsewhere on site.

OTHER SITE FEATURES:

The tenant will be bordered by a neutral pier element (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007 meeting.

STAFF ANALYSIS:

Staff notes that the architectural design of the façade is atypical to The Shops at Pembroke Gardens as the use of coloring and artistic inspired design is unique in comparison to the facades within this center.

Shops at Pembroke Gardens Planned Commercial Development (PCD) design guidelines allow for tenant façade designs which achieve the following goals / objectives:

"...to provide sufficient flexibility to each retailer to bring forth its unique image and identity, resulting in a true downtown shopping experience." (Page 1-1)

".....intended to create a downtown shopping environment whereby retailers are allowed to create their individual identities and bring forth their brand merchandising strategies in a manner consistent or compatible with, or complementary to, general design guidelines." (Page 5-1)

City Code section § 32.020 establishes The Planning and Zoning Board as the architectural review board for the City. In this role, the board shall review the architectural plans for all buildings proposed to insure that buildings are aesthetically compatible with the surrounding area.

Staff has reviewed the proposed changes and finds that the proposal meets the technical standards set forth within the Shops At Pembroke Gardens PCD. Staff therefore recommends approval of this application subject to the Board's approval of the overall façade design in their role as the Architectural Review Board and general interpretation of the underlying goals and objectives of the PCD design guidelines.

Enclosed:

Miscellaneous Plan Application
Memo from Landscape Division, (2/6/20)
Memo from Planning Division, (2/5/20)
Memo from Engineering Division (2/3/20)
Memo from Zoning Administrator, (2/3/20)
Memo from Engineering Division (1/28/20)
Memo from Fire Prevention Bureau (1/27/20)
Memo from Zoning Administrator, (1/21/20)
Memo from Landscape Division (1/21/20)
Memo from Planning Division, (1/15/20)
Letter from Shops at Pembroke Gardens Regarding Landscaping
Miscellaneous Plan
Site Aerials



City of Pembroke Pines

Planning and Economic Development Department

Unified Development Application

Planning and Economic Development
 City Center - Third Floor
 601 City Center Way
 Pembroke Pines, FL 33025
 Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
- The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
- Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Cole Project #: PRJ 20 n/a Application #: MSC202001

Date Submitted: 01/13/2020 Posted Signs Required: (n/a) Fees: \$ 1,037

SECTION 1-PROJECT INFORMATION:

Project Name: Agave Bandido

Project Address: 14531 SW 145 Terr

Location / Shopping Center: The Shops at Pembroke Gardens

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5140 15 05 0010

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description:

Has this project been previously submitted? Yes No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: JRA HHF Venture, LLC

Owner's Address: 527 SW 145 Terr.

Owner's Email Address: aalvarez@pembrokegardens.com

Owner's Phone: 954.450.1580 Owner's Fax: _____

Agent: Agave Bandido, LLC

Contact Person: Matthew Baum

Agent's Address: 14531 SW 5th St.

Agent's Email Address: wolverinemanage@gmail.com

Agent's Phone: 239.824.3951 Agent's Fax: _____

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION: N/A

EXISTING

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

West: _____

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY — NA

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY — NA

City Amendment Only

City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Construction of former Jason's Deli space # 5020
at The Shops at Pembroke Gardens, to a
new Mexican Restaurant Concept -
Agave Bandido

Changes include:

- ① Opening 2nd Ave side of restaurant facing AT+T to indoor/outdoor bar
- ② Mural on exterior
- ③ New Awnings
- ④ Exterior landscaping redesign.
- ⑤ Wall Scapes
- ⑥ Garage Door/Window
- ⑦ Relocate door / New storefront elevation



January 13, 2020

City of Pembroke Pines
Building/Zoning Department
601 City Center Way
Pembroke Pines, Florida

Regarding: Agave Bandido, LLC
dba: Agave Bandido
14531 SW 5th Street
The Shops at Pembroke Gardens
Pembroke Pines, Florida 33027

To Whom It May Concern:

Please be advised that the Owners of The Shops at Pembroke Gardens, JRA HHF Venture, LLC has a fully executed lease with **Agave Bandido, LLC dba: Agave Bandido** and they have our approval to apply for and be issued the necessary permits to complete the tenant improvement that they are filing for. The Tenant in these matters is to be considered the "OWNER" of the improvements and will be signing any and all applications or may assign and "AGENT" to sign on their behalf. The space involved in this tenant improvement is: 14531 SW 5 Street (Leasing Space #5020).

OWNER: Mathew Baum, Agave Bandido LLC

AGENT: Matt Faul, Agave Bandido, LLC

Should you have any questions please do not hesitate in contacting my office at (954) 450-1580.

Respectfully,

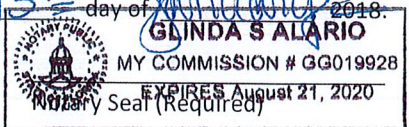
Annette M. Alvarez
Annette M. Alvarez, CMD
Property Manager

cc: Lease File

NOTORIZATION:

Sworn to and subscribed before me this 13th day of January, 2020.

Glinda S Alario
Signature of Notary Public



Personally known , OR, Produced Identification _____

Type of Identification: _____

527 S

Detail by Entity Name

Florida Limited Liability Company
AGAVE BANDIDO LLC

Filing Information

Document Number L19000218994
FEI/EIN Number NONE
Date Filed 08/27/2019
Effective Date 08/22/2019
State FL
Status ACTIVE

Principal Address

14531 SW 5TH ST
PEMBROKE PINES, FL 33027

Mailing Address

12800 UNIVERSITY DRIVE
SUITE 275
FORT MYERS, FL 33907

Registered Agent Name & Address

BAUM, MATHEW
12800 UNIVERSITY DRIVE
SUITE 275
FORT MYERS, FL 33907

Authorized Person(s) Detail

Name & Address

Title MGR

BAUM, MATHEW
12800 UNIVERSITY DRIVE, SUITE 275
FORT MYERS, FL 33907

Annual Reports

No Annual Reports Filed

Document Images

[08/27/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)

MEMORANDUM

February 6, 2020

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner

Re: (MSC2020-01) AGAVE Bandido

The City of Pembroke Pines Planning Division has conducted a landscape review for AGAVE Bandido. The following items need to be addressed prior to this project being found in compliance:

All Landscape comments have been addressed at this time.

Note: A courtesy landscape inspection will take place and if any landscape material is missing these items will need to be addressed.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

Kristen Jensen

Landscape Planner/Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) · kjensen@ppines.com

Please consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: February 5, 2019
To: MSC 2020-01 file
From: Cole Williams, Planner / Zoning Technician
Re: Agave Bandito

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

DRC REVIEW FORM



February 3, 2020

**PROJECT: *AGAVE BANDIDO*
CITY REFERENCE NUMBER: *MSC 2020-01***

**To: To: Cole Williams, Planner/Zoning Technician
Planning and Economic Development Department**

**From: John L. England, P.E.
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046**

RECOMMENDATIONS:

The Environmental Services/Engineering Division's DRC 'Comments' for the proposed project have been satisfied and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans to scale reflecting the proposed site modifications along with the Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Construction Permit.

February 3, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-01 (SPG – Agave Bandido)

All of my comments regarding the above Miscellaneous Plan have been satisfied.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

DRC REVIEW FORM



January 28, 2020

**Project: Agave Bandido at SPG
City Reference Number: MSC 2020-01**

**To: Cole Williams, Planner/Zoning Technician
Planning and Economic Development Department**

**From: John L. England, P.E., Assistant City Engineer
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046**

COMMENTS/RECOMMENDATIONS:

1. Provide a plan denoting the removal of the existing landscape island area and replacement with a Concrete Sidewalk/Walkway area as required to allow for the proposed Outdoor Patio Seating area. In addition, provide a 'detail/section' for the required Concrete Sidewalk/Walkway area. Depict and denote on the 'detail/section' for the Concrete Sidewalk/Walkway how the new concrete construction will interface/connect to the existing concrete sidewalk/walkway areas around the perimeter of the new. Include the appropriate 'Jointing' Details and Notes as required for construction of the new Concrete Sidewalk/Walkway area.
2. Patio Seating Plan & Front Elevation – Demonstrate on the plan by way of dimensions, etc that the proposed Outdoor Patio Seating area will be 'ADA Compliant' per Florida Building Code, Sixth Edition, 'Accessibility'.

Note for Engineering Permit confirmation of ADA complaint sloping within the overall limits of the proposed Outdoor Patio Seating area will be required by way of submittal of existing and proposed elevations verifying ADA compliant slopes.

3. Based upon existing parking abutting the concrete sidewalk/Patio Bar seating area, it is recommended that 'Vehicular Protective Bollards/Posts' be incorporated into the proposed 'Cable Railing/Railing' system to be provided between the existing pedestrian access sidewalk area and the proposed Patio Bar area. The proposed Patio Bar seating is "exposed" possible accidental vehicular interaction based upon the installation of the current proposed 'Cable Railing' without 'Vehicular Protective Bollards/Posts'.
4. Note that for Engineering Permit confirmation of adequate 'Sight Distance' based upon a scaled plan depicting the limits and detailed layout of the proposed patio furniture/planters within the proposed Outdoor Patio Seating area and the field location of the existing 'Stop' condition for south bound vehicular traffic along the access road on the east side of the building bay will be required to be submitted. Should the proposed Outdoor Patio Seating area (improvements) visually obstruct the clear Site Distance (Site Triangle) for vehicles stopping at the south bound approach to the intersection, then it may be necessary to relocate the existing Stop Sign and Stop Bar south to be closer to the edge of the east/west access road.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site related improvements. Submittal of appropriate signed and sealed plans and Plans Review Fee will be required, as a minimum, by the Environmental Services/Engineering Division for acceptance of the proposed project for initiation of the plans review for Construction Permit.

DRC REVIEW FORM

PEMBROKE PINES FIRE RESCUE

FIRE PREVENTION BUREAU

FIRE PLANS EXAMINER BY: Daniel Almaguer, Assistant Fire Marshal
(954) 499-9557

PROJECT NAME: Agave Bandido @ SPG

REFERENCE #: MSC 2020 - 01

DATE REVIEWED: 01/27/2020

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THE SITE PLAN REVIEW.

MEMORANDUM

January 21, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-01 (SPG – Agave Bandido)

The following are my comments regarding the above Miscellaneous Plan:

1. Front sign letter height (40") exceeds allowable maximum height of 36".
2. Secondary sign on side exceeds allowed square footage of 18.4 sq. ft.
Note: Per SPG Master Sign Plan, allowed secondary sign is a maximum of 20% of allowable primary sign. At 46 feet wide maximum allowed primary sign is 92 sq. ft. (92 sq. ft. x 20% = 18.4 sq. ft.)
3. Include Neutral Pier between this
4. Provide calculations for front façade (show square footage of overall façade and breakdown of square footages for windows, doors and awnings) to show that mural does not exceed 80% of the front façade.
5. Provide color names and color numbers for all colors being used.
6. Provide updated Site Data for SPG showing new outdoor patio area(s) as part of required parking.
7. Clarify Patio Bar operations. As shown, it appears required 5' path would be between railing and bar seating. This path needs to be outside of customer area.
8. Provide all details of proposed railing including height, material(s), color(s), etc.
9. Provide details/cut sheets for any furniture being used in New Patio and Patio Bar areas.
10. Provide all details of any new lighting being used. This would include any wall lights, LED lighting, etc. Note: Temperature of any fixture cannot exceed 4,000K.
11. Provide staging/phasing plan showing how public access around site will always be maintained during buildout/construction.

Please contact me with any questions.

MEMORANDUM

January 21, 2020

To: Cole Williams
Planner & Zoning Specialist

From: Kristen Jensen
Landscape Planner

Re: (MSC220-01) AGAVE Bandido

The City of Pembroke Pines Planning Division has conducted a landscape review for AGAVE Bandido. The following items need to be addressed prior to this project being found in compliance:

1. As per documents provided, trees are proposed to be removed. A Tree removal permit will need to be filed and trees will need to be mitigated as per landscape ordinance.
2. Any landscape damaged during construction be replaced to meet previously approved landscape plans.
3. Irrigation will be checked at the time of final inspection.

Note: A courtesy landscape inspection will take place and if any landscape material is missing these items will need to be addressed.

Plant diversification is important for the project in order to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Please contact me with any questions.

Please consider the environment before printing this email.

Kristen Jensen

Landscape Planner/Designer

Planning and Economic Development Division

City of Pembroke Pines

954.392.2107 (Office) • kjensen@ppines.com

Please consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 15, 2020
To: MSC 2020-01 file
From: Cole Williams, Planner / Zoning Technician
Re: Agave Bandito

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide material board of all exterior colors, finished, materials, and awning materials. Provide chips for all colors that will be used in the murals.
2. Label / note on plans the colors for the mural, railing, planter, awning, and roll down windows/doors
3. Plans appear to be a scan, provide clearer plans.
4. Clarify what the patio area will be used for in front of the tenant bay. Will any services be provided within that space?
5. String lighting is not permitted.
6. Clarify that there is at minimum 5' clearance around the patio area and the outdoor bar.
7. Provide sign matrix of all signage. Maximum total signage for tenant bay is 92 square feet. The signage on the secondary elevation shall not exceed 20% of the allowable square footage, therefore, only 18.4 square feet is permitted on the secondary side. Sign square footage is calculated by outlining all sign features.
8. Maximum letter height is 36". Please clarify the letter height.
9. Will the canopies have any signage? If so, 1 square foot of signage per linear foot of canopy frontage is permitted.
10. Will there be a blade sign? If so, 6 square feet is permitted. The sign must be 8' from the ground.
11. Provide a solid black awning over the rear door.
12. Illustrate the neutral pier between the tenant bays.
13. Provide spec sheet for all proposed lighting. Lights shall not exceed 4,000k
14. Provide some transition from the adjacent tenant bay.
15. Consider a canopy over the westernmost window on the front elevation to provide balance to the façade.
16. Provide the height of the railing enclosing the bar. 5' clearance should be provided behind the railing, not in between the railing and chair
17. Clarify there will be a railing on the south end of the bar.
18. Will the outdoor furniture, both in the bar and the patio be brought each evening or left out?
19. Provide dimensions of all features on the front elevation to ensure that the mural does not exceed the 80% allowed by the PCD guidelines.
20. Provide mitigation plan for the trees and shrubs being removed on both the south and east side of the tenant bay.
21. Clarify if any To go / pickup parking will be added.



February 4, 2020

Planning & Zoning Department
City Center
601 City Center Way
Pembroke Pines, FL 33026

Regarding: The Shops at Pembroke Gardens
14531 SW 5th Street
Pembroke Pines, Florida 33027

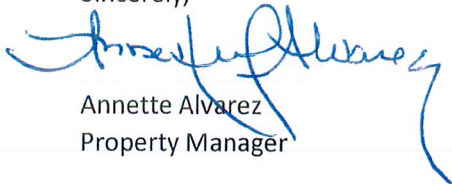
To whom it may concern,

The owners of The Shops at Pembroke Gardens, JRA HHF Venture LLC are aware and approve of the plans by Agave Bandido to remove the planters adjacent and across from their location. Plant material will be relocated throughout the property as per City Guidelines and with the approval of Landscaping.

We understand that landscaping work needs to be completed prior to CO being given.

If you have any questions or need additional information, please let me know.

Sincerely,



Annette Alvarez
Property Manager

AGAVE

BANDIDO

The Shoppes at Pembroke Gardens

1. SITE PLAN
2. FLOOR PLAN
3. FURNITURE & LIGHTING
4. PATIO SEATING FLOOR PLAN & FRONT ELEVATION
5. FRONT FACADE
6. PATIO BAR PLAN & SIDE ELEVATION
7. SIDE ELEVATION
8. COLOR PROOF ELEVATIONS
9. SIGN DETAILS

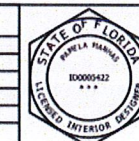


MANHAS DESIGN, LLC
 2218 NE 15th Court
 Ft. Lauderdale, FL 33304
 PH: 954-816-3745
 www.manhasdesign.com

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DESIGN AND DETAILS INDICATED ON THIS DRAWING ARE FOR THIS PROJECT AND THIS LOCATION ONLY AND ARE NOT TO BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION WITHOUT WRITTEN PERMISSION OF MANHAS DESIGN. IF USED FOR ANY OTHER REASON, THE USER IS IMMEDIATELY LIABLE TO MANHAS DESIGN FOR FULL PAYMENT INCLUDING COMMISSIONS AND LEGAL EXPENSES.

AGAVE BANDIDO
 14531 SW 5TH STREET
 PEMBROKE PINES, FLORIDA 33027

REVISIONS	
No.	DATE:
No.	DATE:
No.	DATE:
DATE: 1-7-2020	
SCALE: AS SHOWN	
PROJECT:	

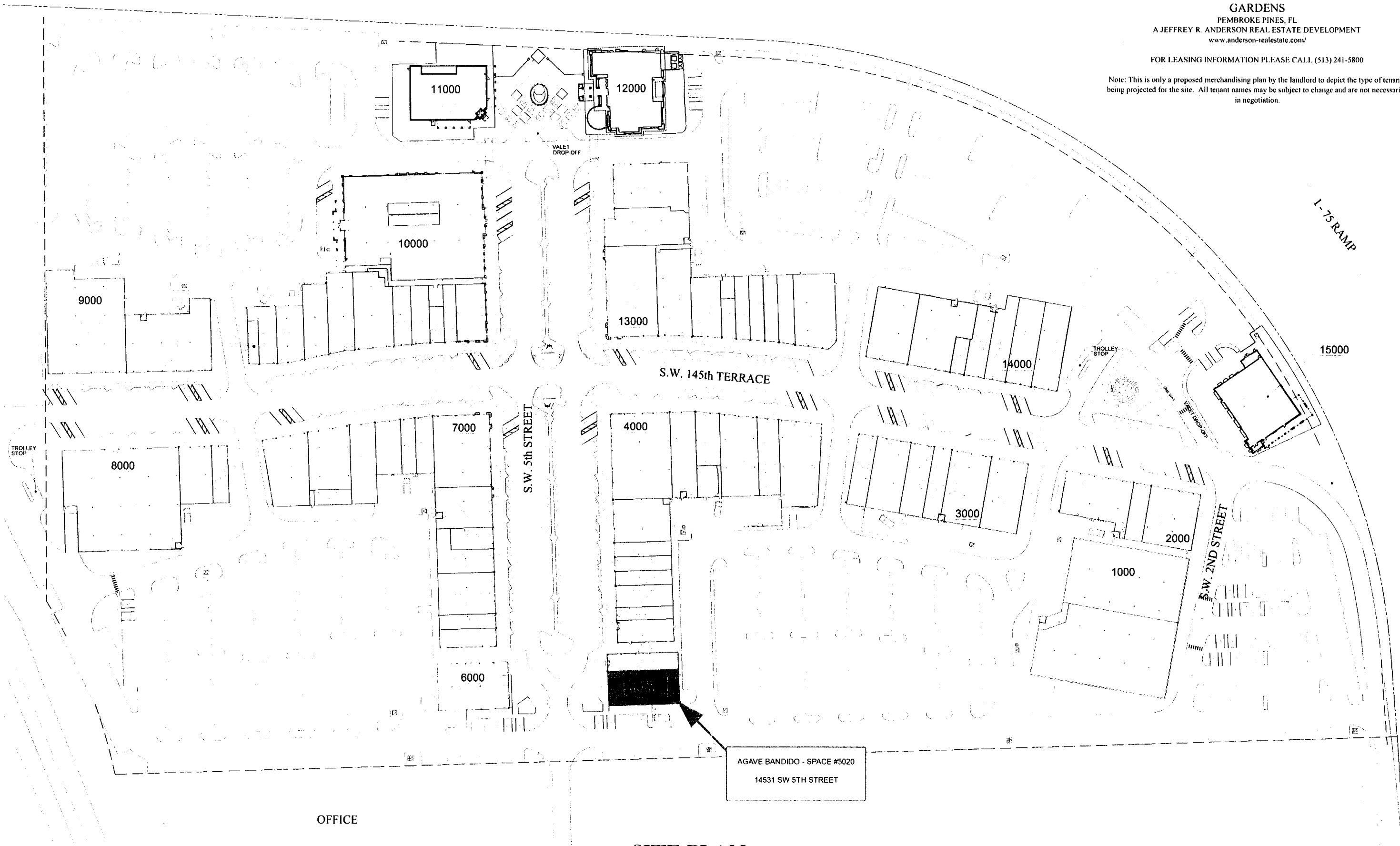


ARB SUBMITTAL

0

DRAWING TITLE SHEET NO.

Note: This is only a proposed merchandising plan by the landlord to depict the type of tenants being projected for the site. All tenant names may be subject to change and are not necessarily in negotiation.



OFFICE

SITE PLAN

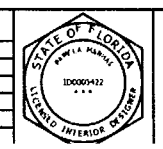
AGAVE BANDIDO - SPACE #5020
14531 SW 5TH STREET

MANHAS DESIGN BY DESIGN
 MANHAS DESIGN, LLC
 2218 NE 15th Court
 Ft. Lauderdale, FL 33304
 PH: 954-816-3745
 www.manhasdesign.com

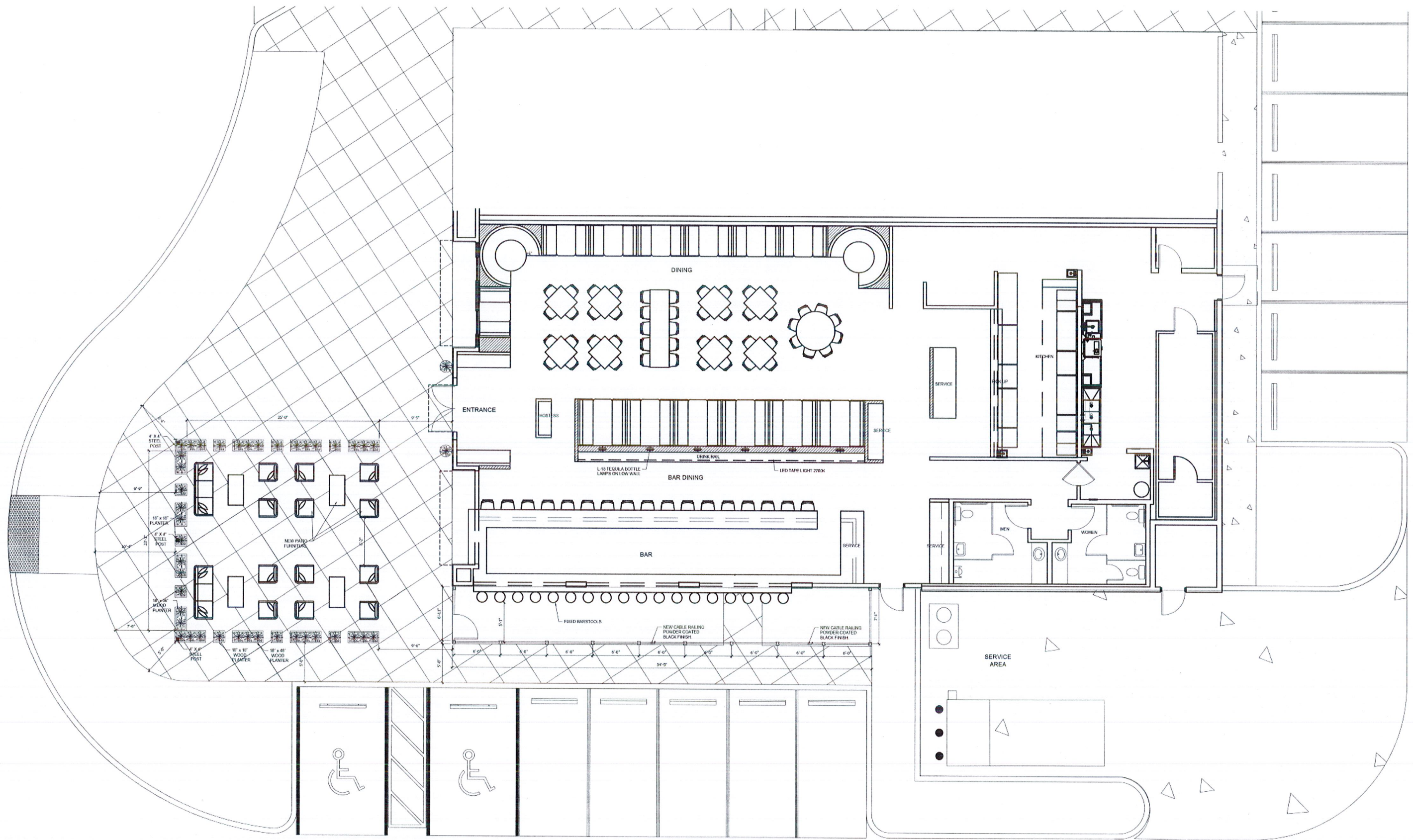
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REVISIONS	
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DATE: 1-7-2020	
SCALE: AS SHOWN	
PROJECT:	



SITE PLAN



2 FLOOR PLAN
Scale: N.T.S.

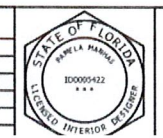


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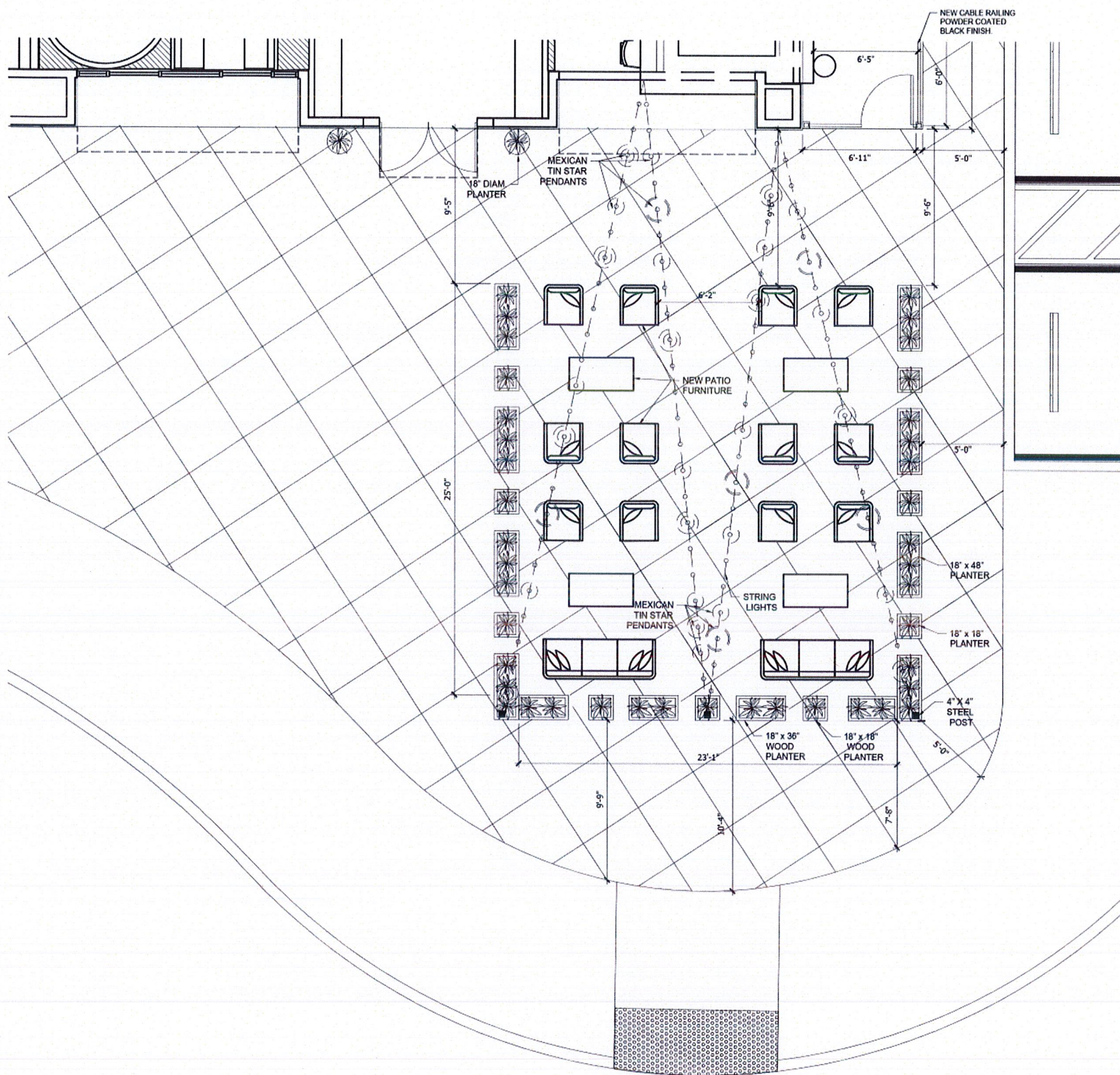
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DATE:	1-7-2020
SCALE:	AS SHOWN



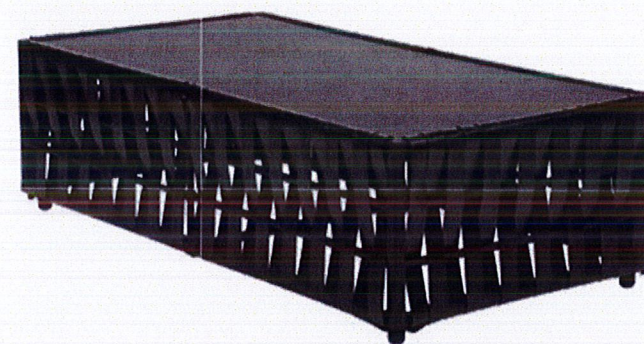
FLOOR PLAN



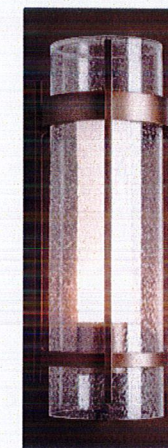
1 FRONT FLOOR PLAN
Scale: 1/8" = 1'-0"



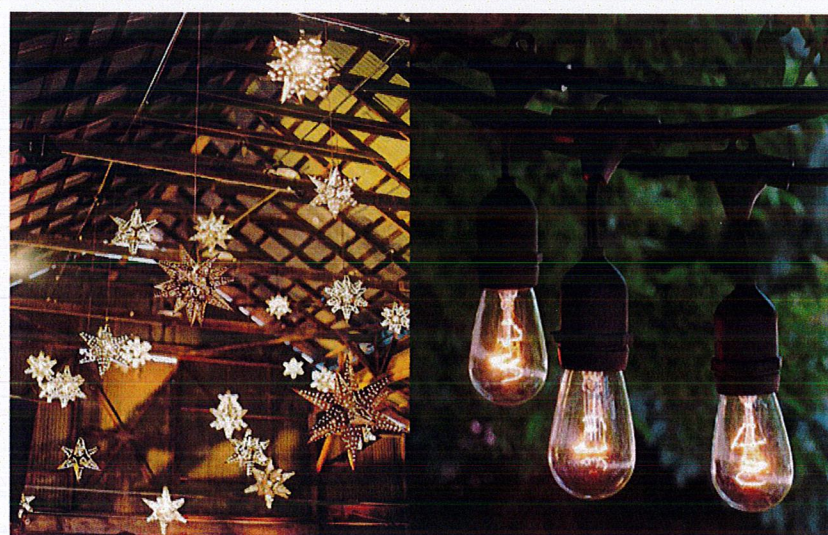
PATIO LOUNGE SEATING



PATIO COFFEE TABLE



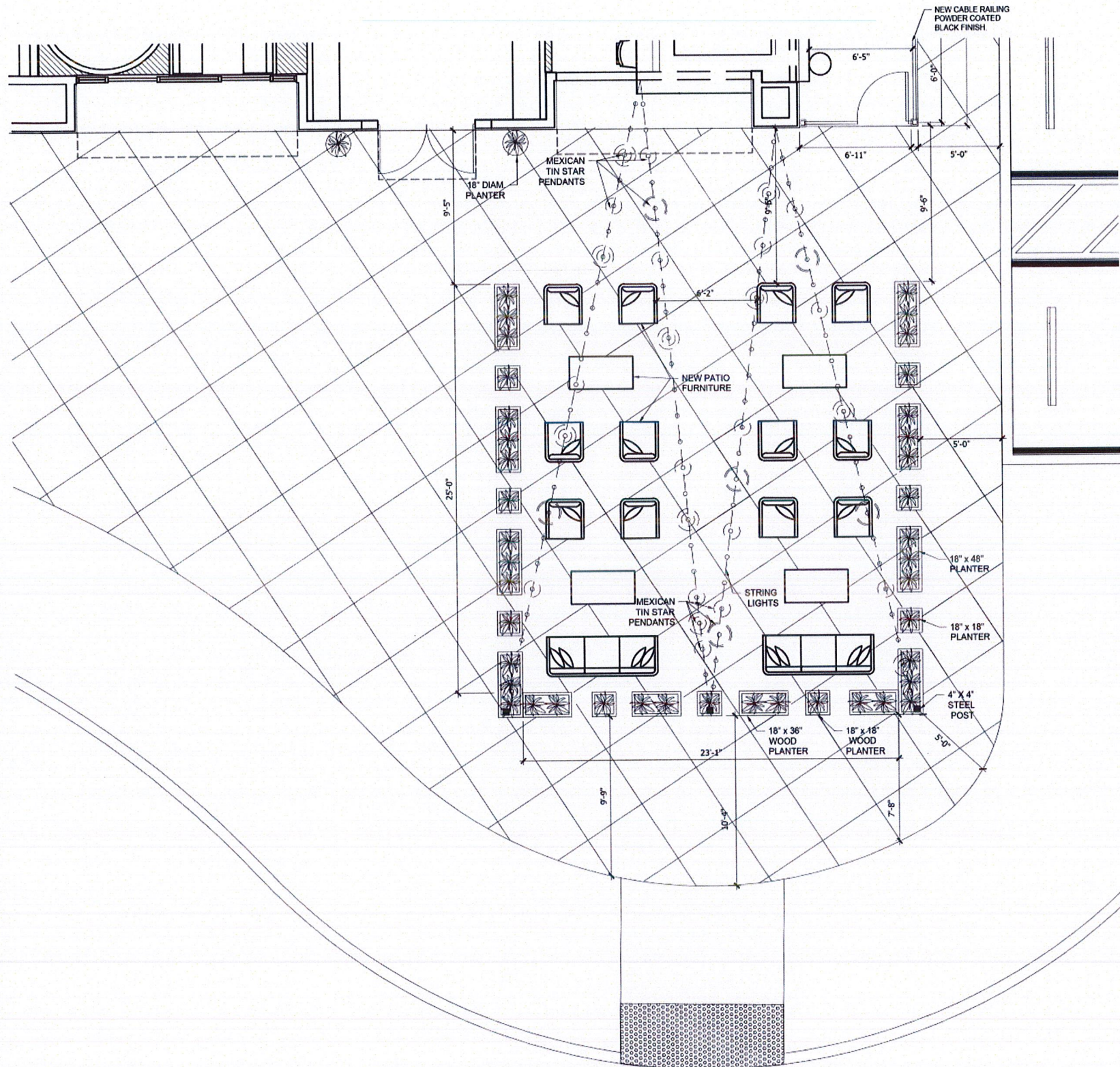
WALL SCONCES



DECORATIVE STRINGLIGHTS



PLANTERS

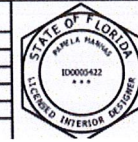


1 FRONT FLOOR PLAN
Scale: 1/8" = 1'-0"

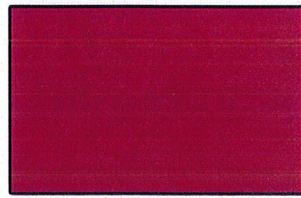


FRONT ELEVATION

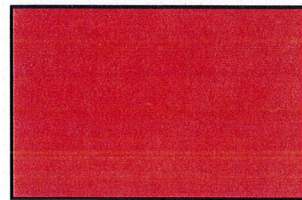
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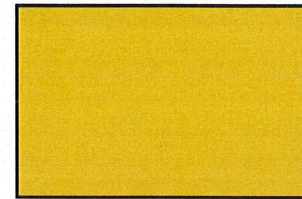
BHER
HOT PINK
100B-7



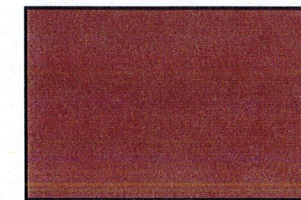
BHER
RED MY MIND
MQ1-10



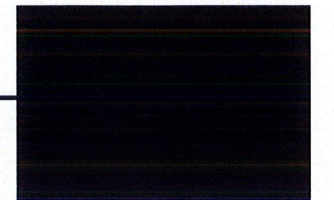
BHER
PLANTAIN CHIPS
M290-6



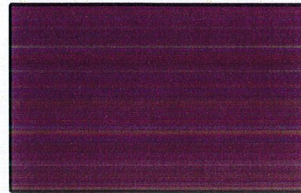
BHER
MOROCCAN HENNA
PPU3-19



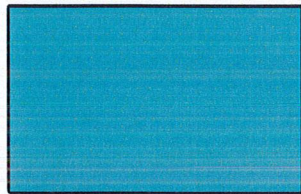
BHER
BLACK



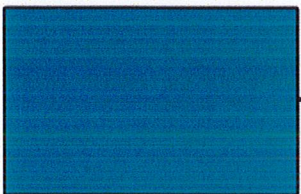
BHER
SULTANA
P100-7



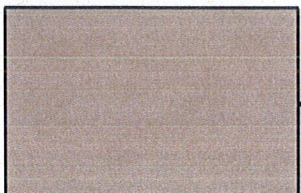
BHER
KEY LARGO
MQ4-22



BHER
CAICOS TURQUOISE
MQ4-21



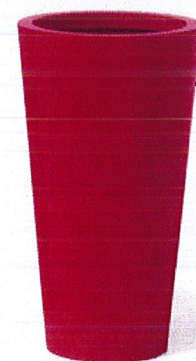
EXISTING PAINT
COLOR TO REMAIN



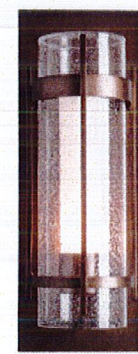
AWNING
RUST FINISH



GRAY
ROLL DOWN
DOOR



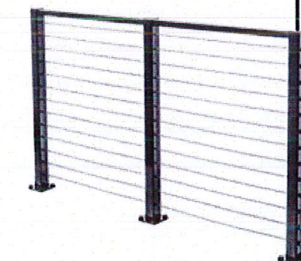
PLANTER
BHER
HOT PINK
100B-7



WALL
SCONCES
BRONZE FINISH



GRAY
CONCRETE
BAR TOP



POWDER
COATED BLACK
CABLE RAILING



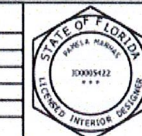
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No.	DATE	DESCRIPTION

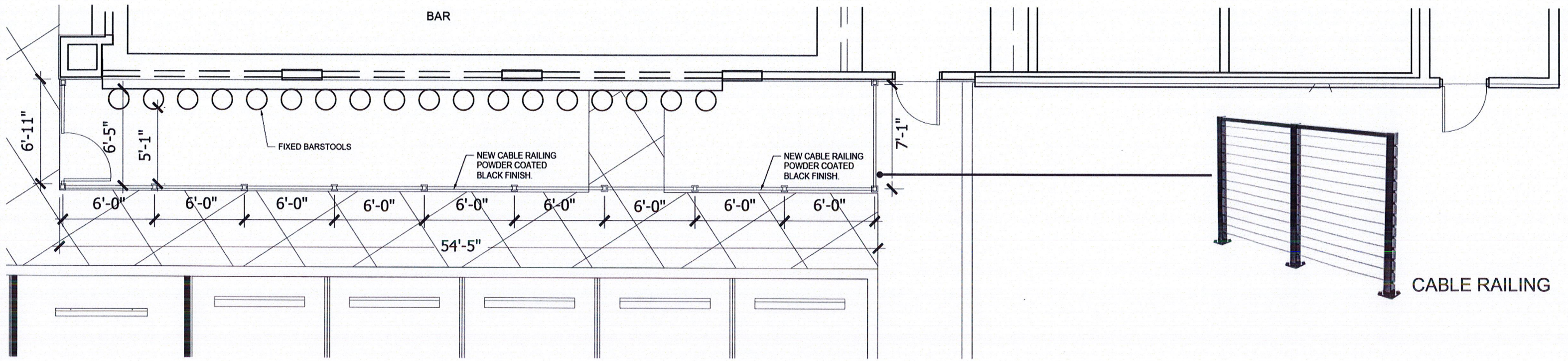


FRONT FACADE

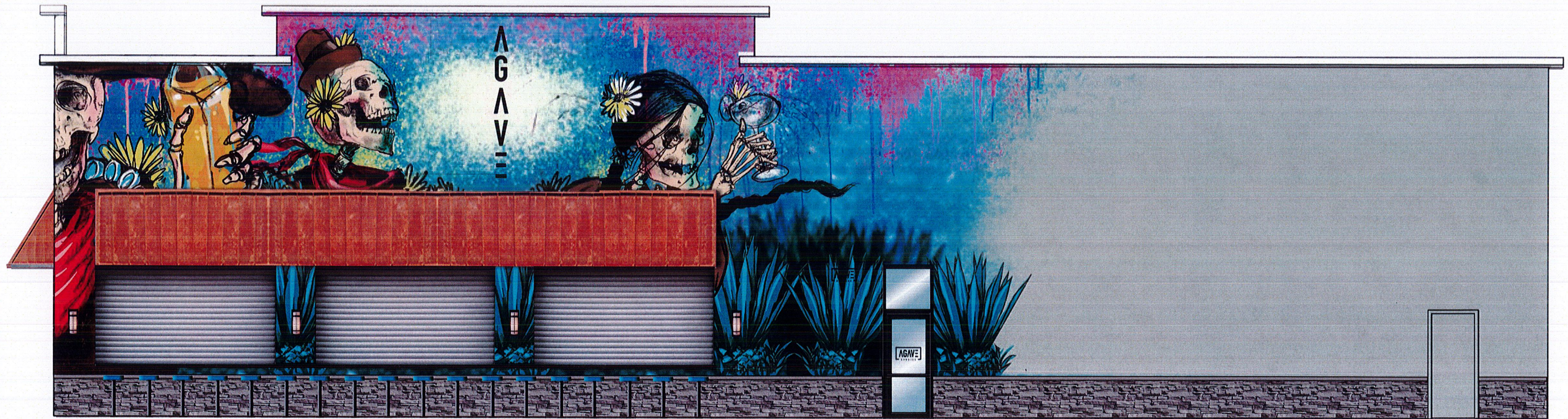
DRAWING TITLE

5

SHEET NO.

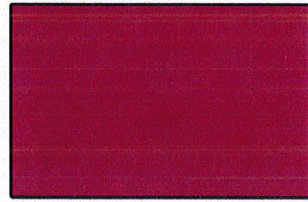


2 PATIO BAR FLOOR PLAN
Scale: 1/8" = 1'-0"

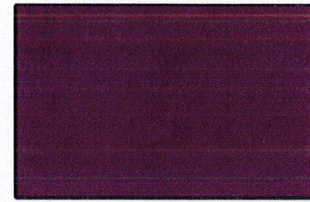


SIDE ELEVATION

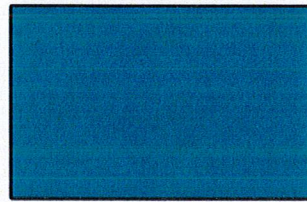
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HOT PINK
100B-7



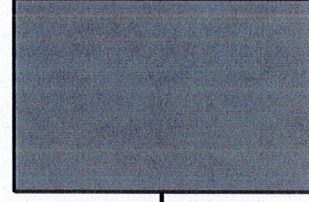
BHER
SULTANA
P100-7



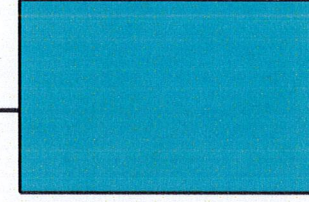
BHER
CAICOS TURQUOISE
MQ4-21



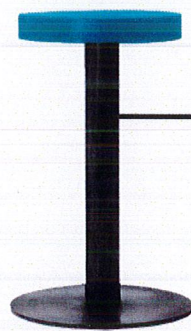
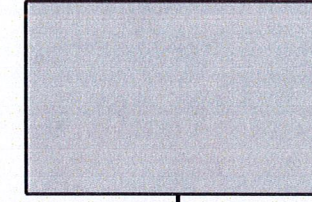
BHER
MAGNETIC GRAY
N500-5



BHER
KEY LARGO
MQ4-22



BHER
SILVER SHADOW
N510-1



FIXED BAR STOOLS



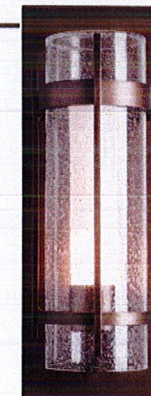
GRAY ROLL DOWN DOOR



GRAY CONCRETE BAR TOP



RUST FINISH AWNING



BRONZE WALL SCONCES



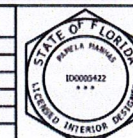
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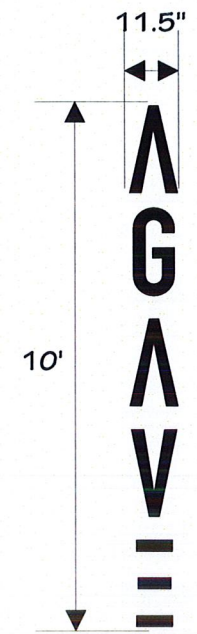
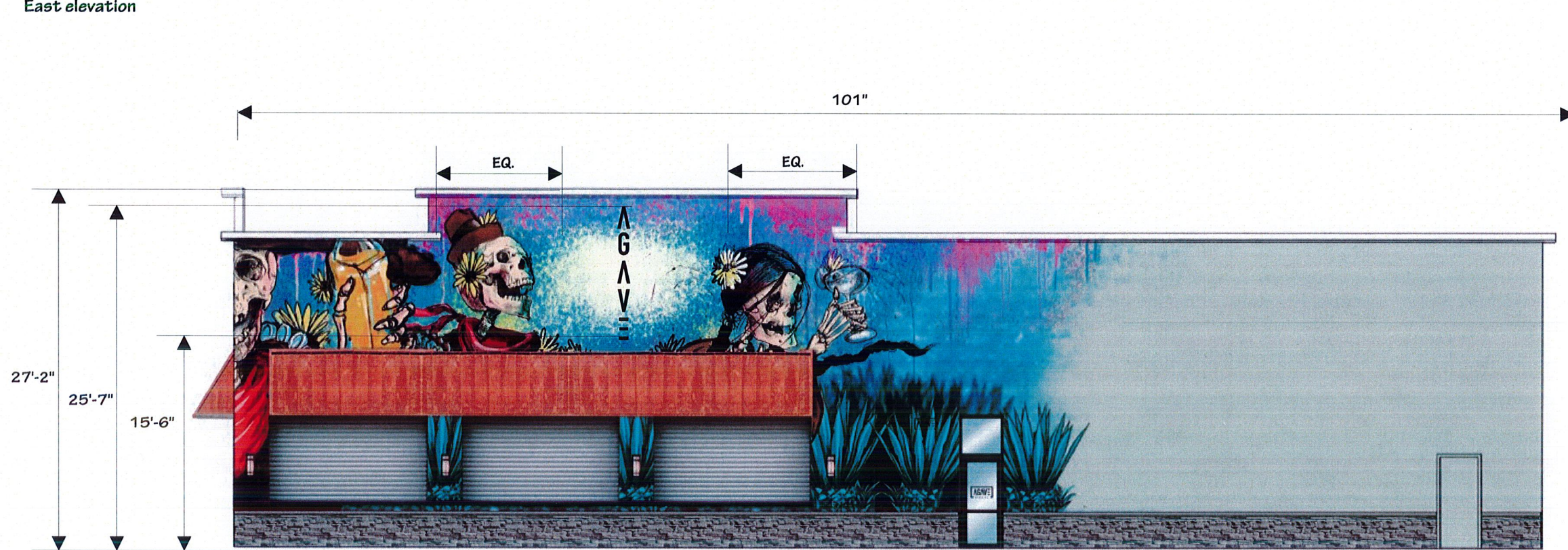


SIDE ELEVATION

7

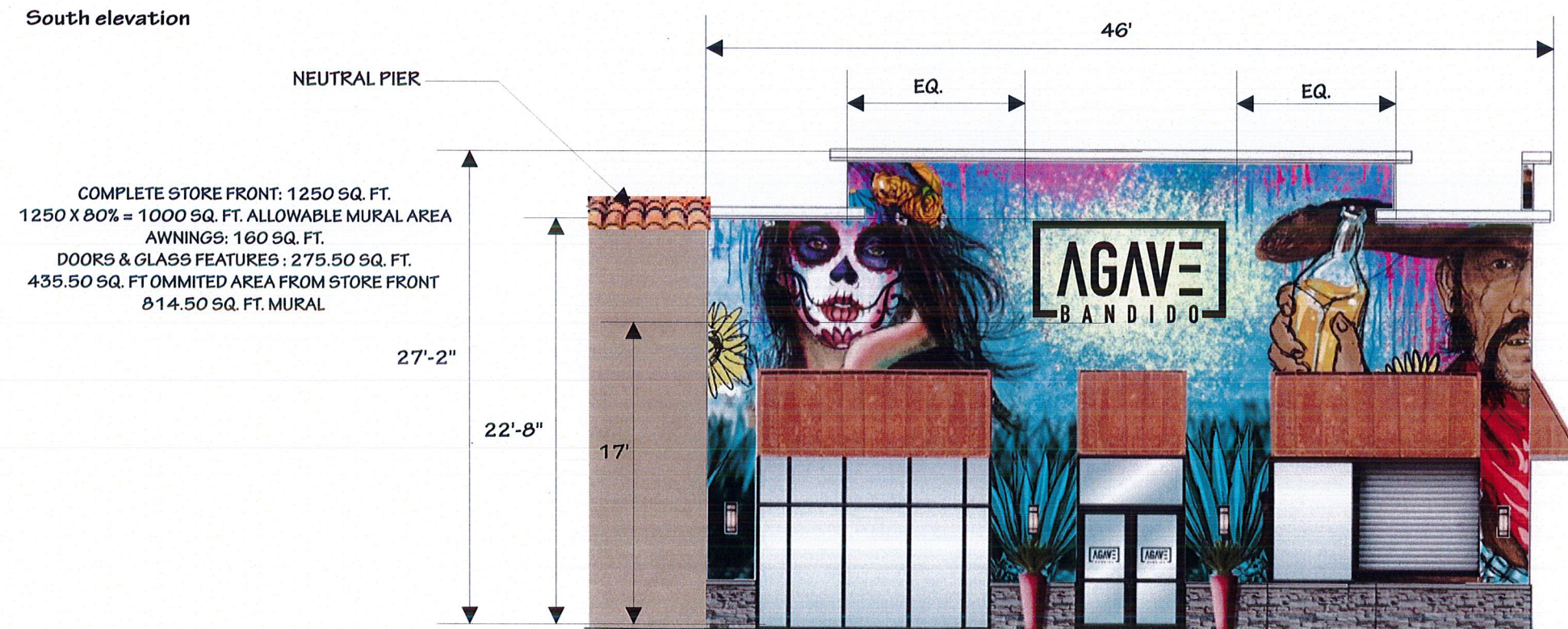
DRAWING TITLE SHEET NO.

East elevation

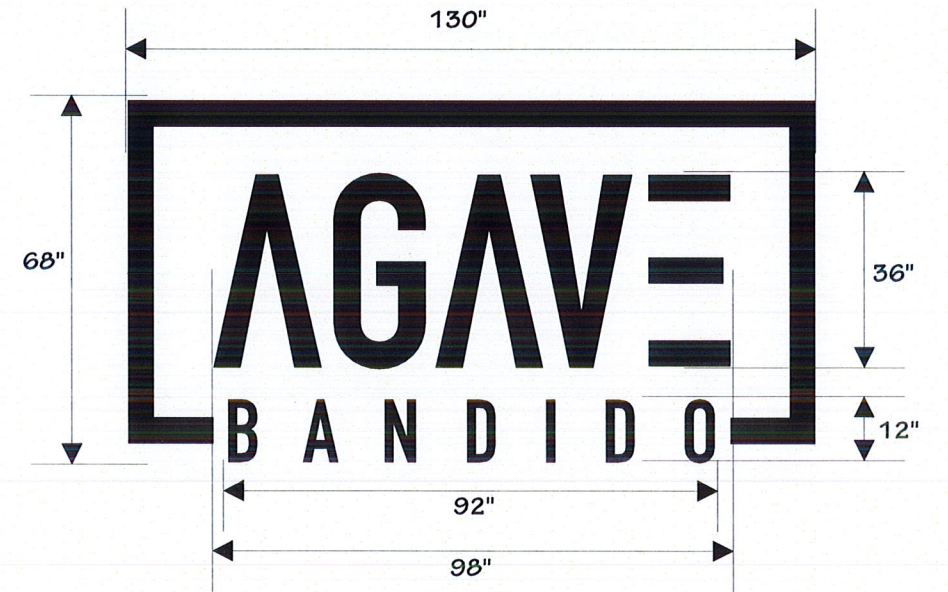


Sign details:
 LED illuminated channel letters
 Faces: 3/16" White acrylic with 3M black perforated day/night applied
 Illumination color: White
 Return color: Black
 Trim color: Black
 9.53 Sq. Ft.

South elevation

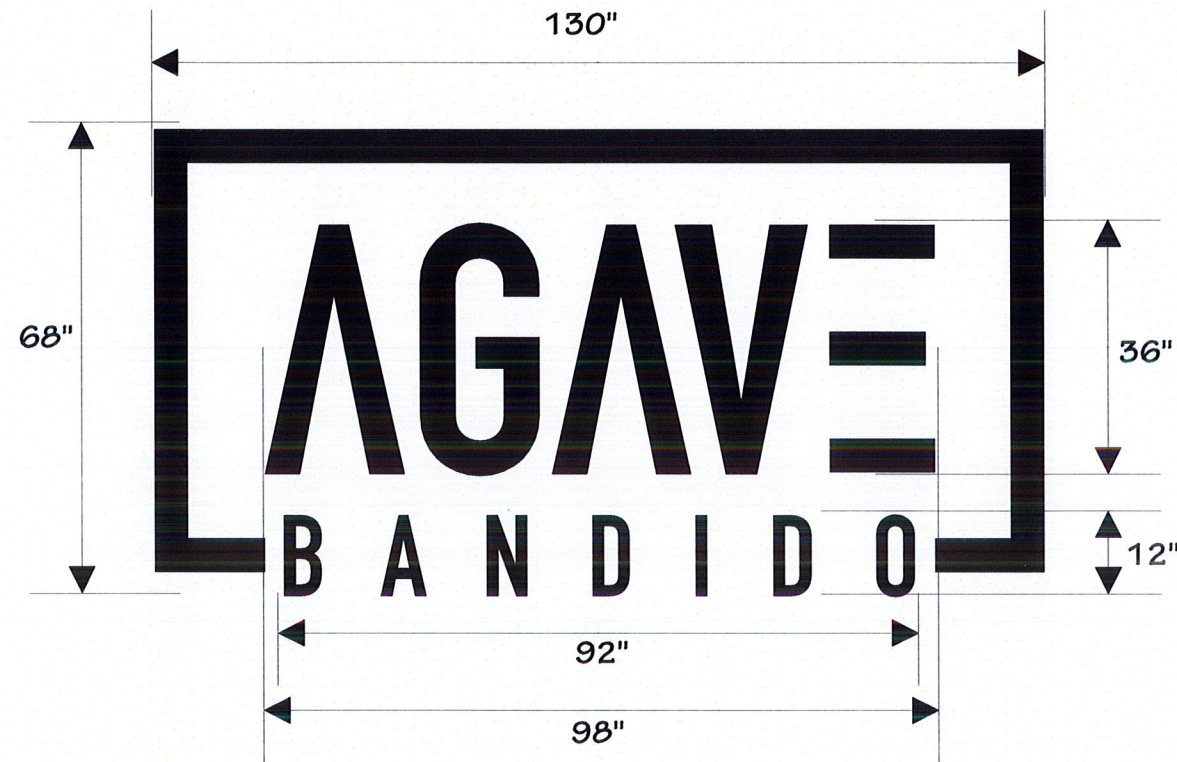


COMPLETE STORE FRONT: 1250 SQ. FT.
 1250 X 80% = 1000 SQ. FT. ALLOWABLE MURAL AREA
 AWNINGS: 160 SQ. FT.
 DOORS & GLASS FEATURES : 275.50 SQ. FT.
 435.50 SQ. FT OMMITED AREA FROM STORE FRONT
 814.50 SQ. FT. MURAL



Sign details:
 LED illuminated channel letters
 Faces: 3/16" White acrylic with 3M black perforated day/night applied
 Illumination color: White
 Return color: Black
 Trim color: Black
 61.31 Sq. Ft.

East elevation



Sign details:
LED illuminated channel letters
Faces: 3/16" White acrylic with 3M black perforated day/night applied
Illumination color: White
Return color: Black
Trim color: Black
61.31 Sq. Ft.

SIGN TO BE CONTROLLED BY PHOTOCELL OR ASTRONOMICAL TIME CLOCK

ELECTRICAL SPECIFICATIONS

- 2: 12 volt / LED power supply @ 0.85 amps input side & 5 amps output
- 1: 20 Amp external disconnect switch per 600.6
- Total Load: 1.7 Amps
- Secondary wire: 18 AWG PLTC Class 2 cables
- Secondary wiring to comply with 600.33
- Primary wire brach circuit to comply with 600.5 (B) done by others
- Grounding & bonding to comply with 600.6A(1)
- All electrical components UL listed

