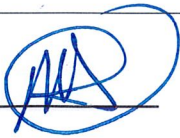



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	June 25, 2020	Application ID:	MSC 2020-07
Project:	Unit B Eatery + Spirits	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Mathew Baum	Agent:	Mathew Baum
Location:	610 SW 5 Street		
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2018-11, MSC 2014-17 SN 2008-39, MSC 2008-14, MSC 2007-15, MSC 2007-07, SP 2006-27, ZC 2006-07, ZC 2005-04, PH 2004-10, SUB 2005-03, SP 2005-36		
Applicant Request:	Architectural and signage modifications to an existing tenant bay		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

Mathew Baum, agent is requesting approval of architectural and signage modifications to the Unit B Eatery + Spirits tenant (formerly Buddha Bowl) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Unit B Eatery + Spirits will be located within building 9000.

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). Modifications were last made to the tenant bay in 2018 (MSC 20018-11, Buddha Bowl).

BUILDINGS / STRUCTURES:

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

- Exterior colors and finishes
 - Main Body: HC-182 (Classic Burgundy)
 - Accent: BM 2131-10 (Black Satin)
 - Tower Feature: IPE Wood
- Removal of the green awning fabric to be replaced with black material. The location of the awning shall not be modified.
- The previous approved (MSC 2018-11) 165 square feet of outdoor dining, as well as the black wooden planters shall remain. The furniture within this area will be replaced with booths that shall match the new exterior finishes.

SIGNAGE:

The applicant propose one 29.33 square foot reverse channel letter sign to read, "Unit B Eatery + Spirits" in black copy.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007 meeting. Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

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

Enclosed: Miscellaneous Plan Application
Memo from Engineering Division (6/11/20)
Memo from Planning Division, (6/10/20)
Memo from Zoning Administrator, (6/10/20)
Miscellaneous Plan
Site Aerials

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

DRC REVIEW FORM



June 11, 2020

PROJECT: *UNIT B EATERY & SPIRITS AT SHOPS OF PRMBROKE GARDENS*
CITY REFERENCE NUMBER: *MSC 2020-07*

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 takes 'No Exception' to the proposed facility and the project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that no Engineering Construction Permit is required for the proposed project.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 10, 2020
To: MSC 2020-07 file
From: Cole Williams, Planner / Zoning Technician
Re: SPG Unit B

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

PLANNING HAS NOT COMMENTS REGARDING THIS APPLCIATION.

MEMORANDUM

June 10, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-07 (SPG – Unit B Eatery & Spirits)

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



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:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. 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 *).
7. 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.
8. 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____ - ____ Application #: MSC2020-07

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$ 1,037

SECTION 1-PROJECT INFORMATION:Project Name: Unit BProject Address: 610 S.W. 175 TerLocation / Shopping Center: 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 PPINES, FL 33027
Owner's Email Address: AALVAREZ@PEMBROKEGARDENS.COM
Owner's Phone: 954.450.1580 Owner's Fax: _____
Agent: Unit B
Contact Person: Matthew Baum
Agent's Address: 410 SW 145 Terr
Agent's Email Address: baolverine@gmail.com
Agent's Phone: 239.826.3951 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:

EXISTING

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

PROPOSED

Zoning: _____
Land Use / Density: _____
Use: _____
Plat Name: _____
Plat Restrictive Note: _____

ADJACENT ZONING

North: _____
South: _____
East: _____
West: _____

ADJACENT LAND USE PLAN

North: _____
South: _____
East: _____
West: _____

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

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

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

☐ 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)

change from Buddha Bowl to Unit B
eatery + spirits - @

Changes: Awnings from Green to Black
Wood install on storefront

Paint change - Benjamin Moore classic
Burgundy

Top plate - Black Benj. Moore

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

SEE LETTER OF AUTHORIZATION

Signature of Owner

Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid

Signature of Notary Public

My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent

Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid

Signature of Notary Public

My Commission Expires



June 11, 2020

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

Regarding: **Unit B**
610 SW 145th Terrace
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 have a fully executed lease with Mathew Baum, Owner of **Unit B** 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 as such. The space involved in this tenant improvement is: 610 SW 145 Terrace (Leasing Space #9030).

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

Respectfully,

Annette M. Alvarez, CMD
Property Manager

cc: Lease File

NOTORIZATION:

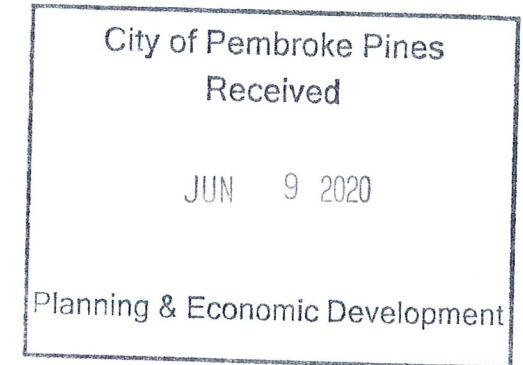
Sworn to and subscribed before me this _____ day of _____, 2020.

Signature of Notary Public

Notary Seal (Required)

Personally known _____, OR, Produced Identification _____

Type of Identification: _____



unit B

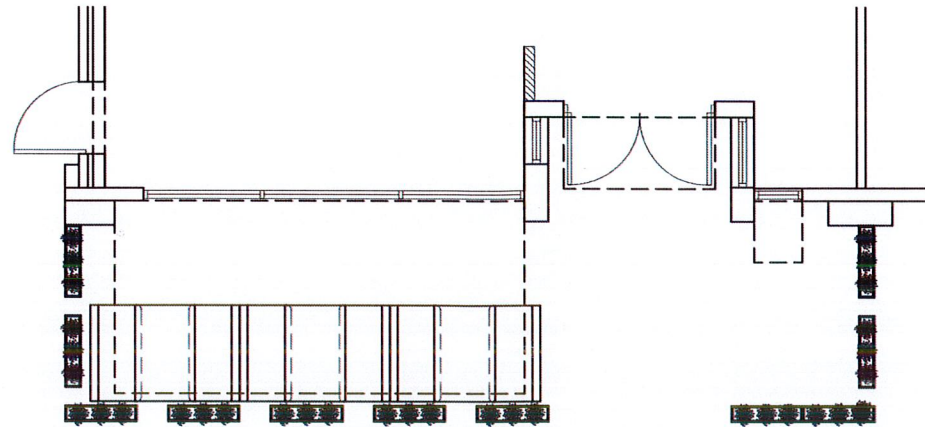
EATERY + SPIRITS

The Shoppes at Pembroke Gardens

1. SITE PLAN
2. PATIO SEATING FLOOR PLAN & FRONT ELEVATION
3. STOREFRONT ELEVATION
4. FLOOR PLAN
5. PATIO DINING FLOOR PLAN
6. COLOR PROOF ELEVATION
7. SIGNAGE
8. SIGN DETAILS

UNIT B EATERY + SPIRITS
SPACE #9030
610 S.W. 145th TERRACE

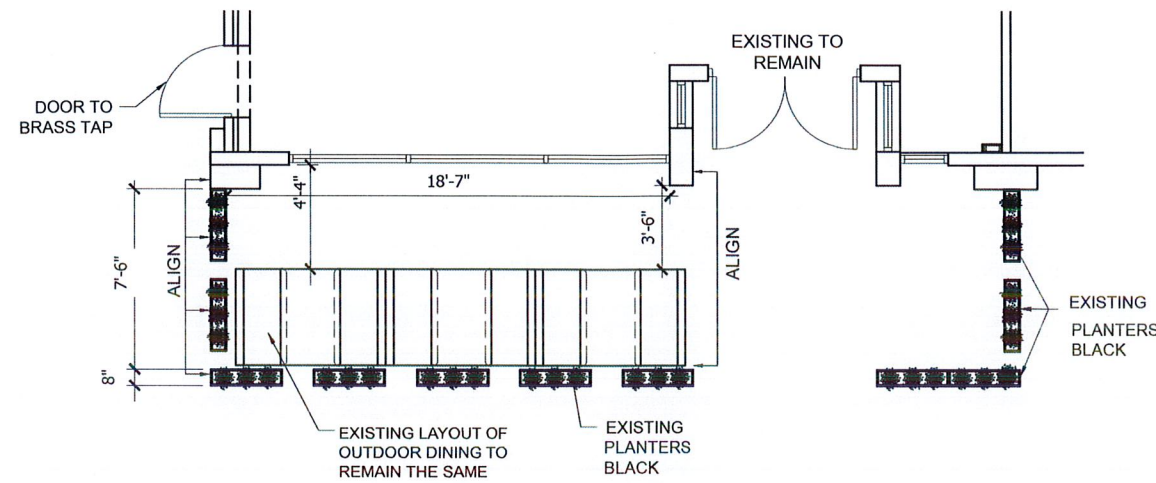




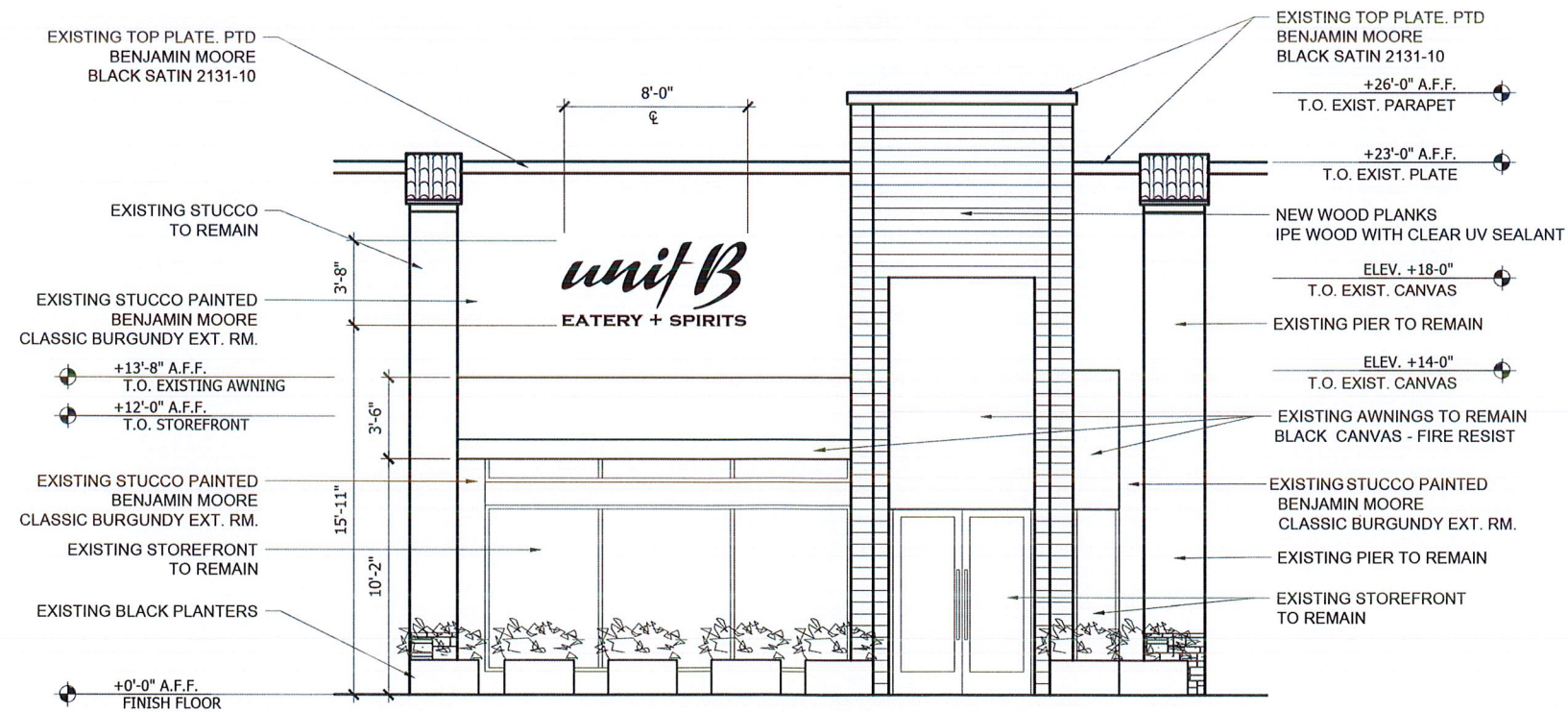
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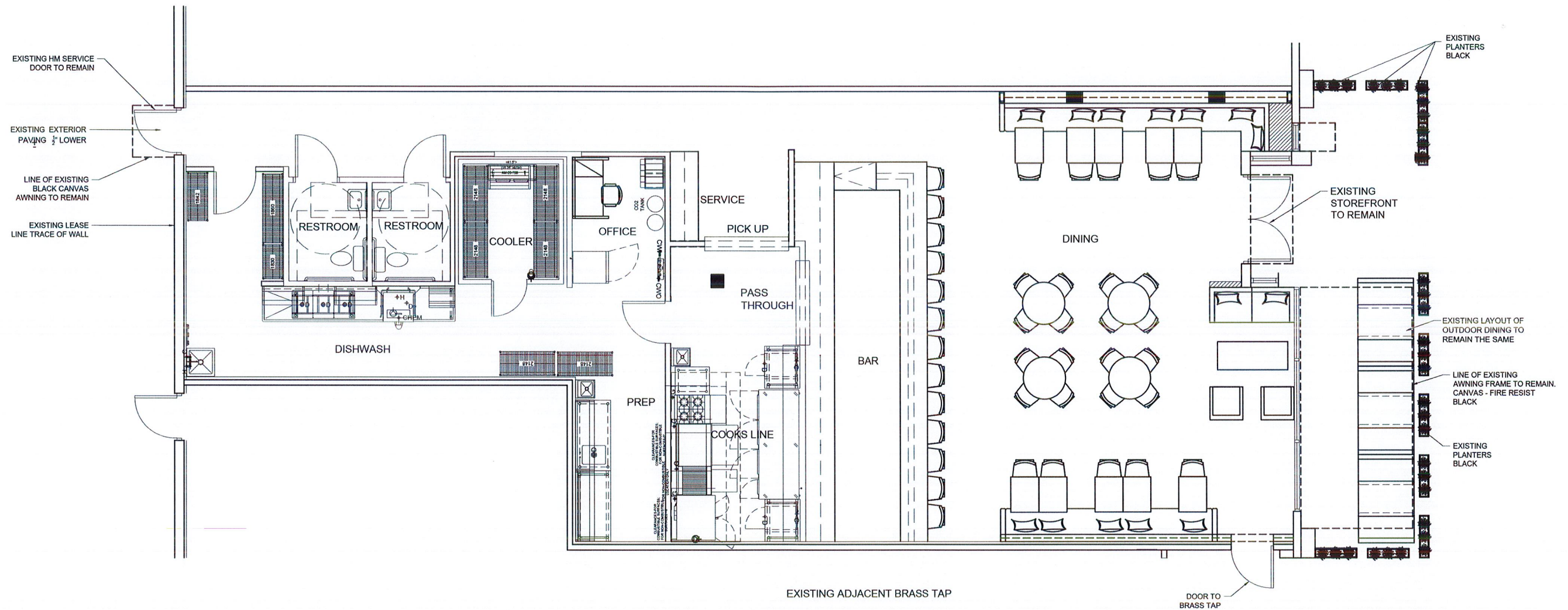
B FRONT ELEVATION
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A PATIO FLOOR PLAN
Scale: 1/8"=1'-0"



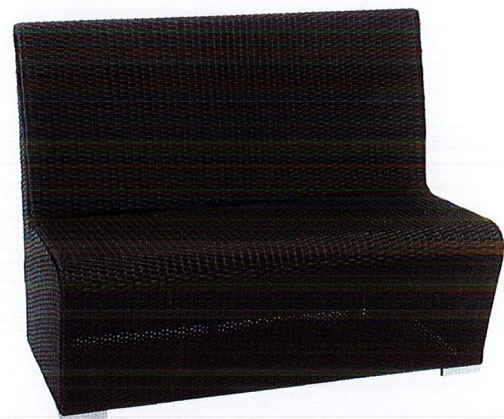
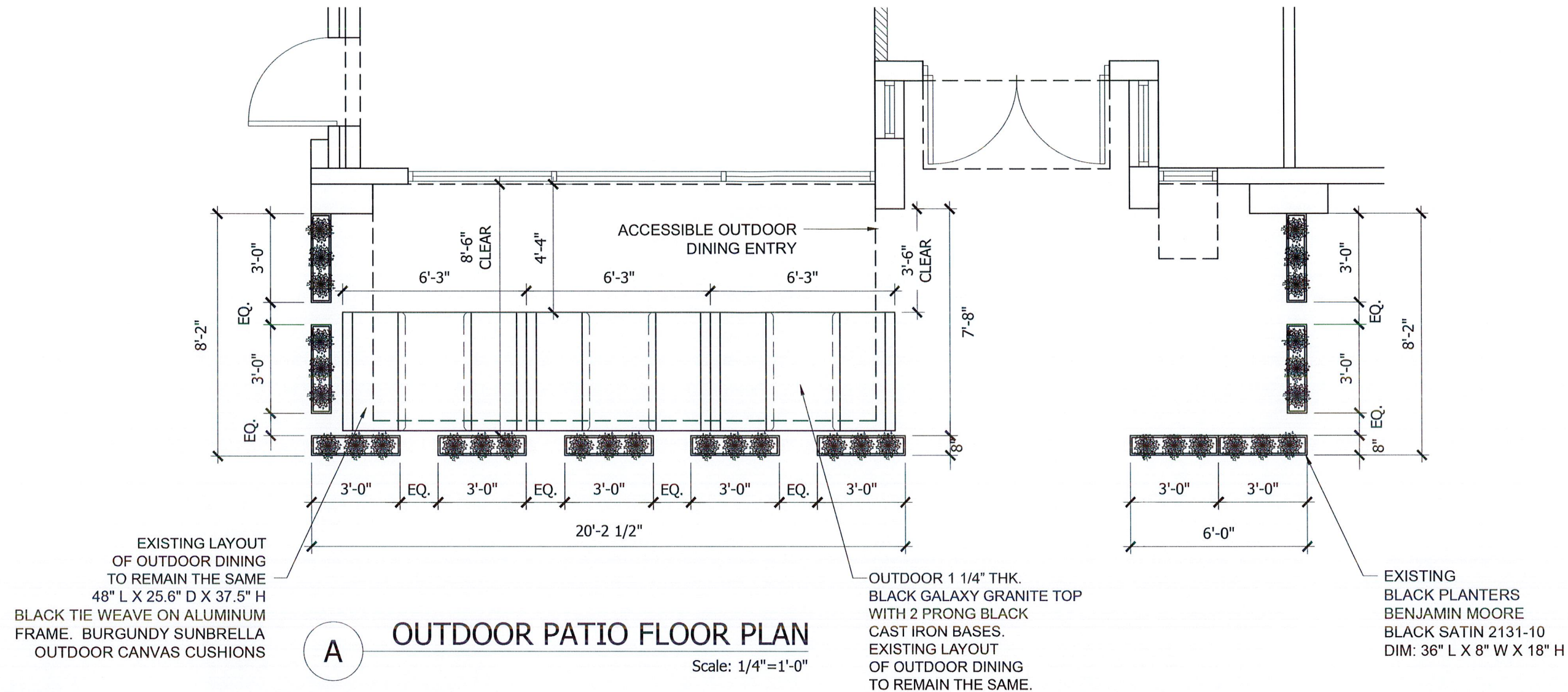
B FRONT ELEVATION
Scale: 1/8"=1'-0"



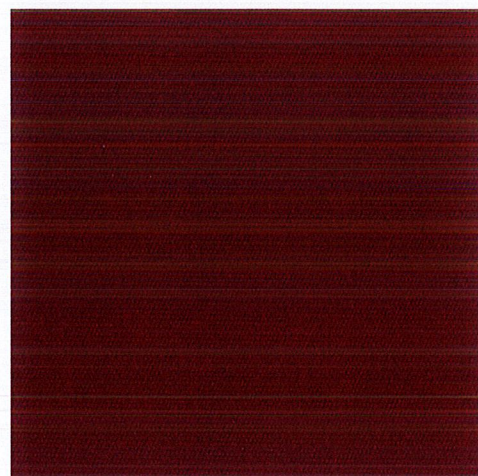
A FLOOR PLAN
Scale: 1/8" = 1'-0"

REVISIONS

No.	DATE: 6-2-2020
No.	DATE:
No.	DATE:
DATE:	
SCALE:	AS SHOWN



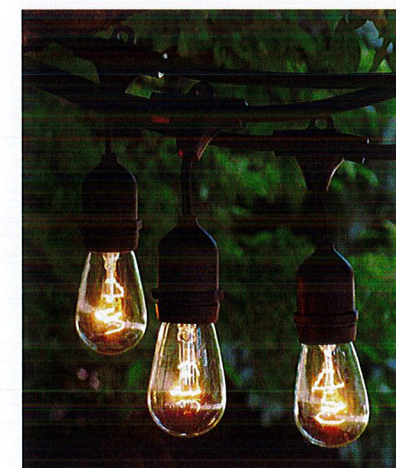
EXISTING OUTDOOR BOOTHSTO REMAIN
 MODEL: VILLA BOOTH BENCH
 DIM: 48" W X 25.6" D X 37.5" H
 MATERIAL: BLACK TIE WEAVE ON ALUMINUM FRAME
 SEAT CUSHIONS: OUTDOOR GRADE SUNBRELLA CANVAS
 COLOR: BURGUNDY #5436



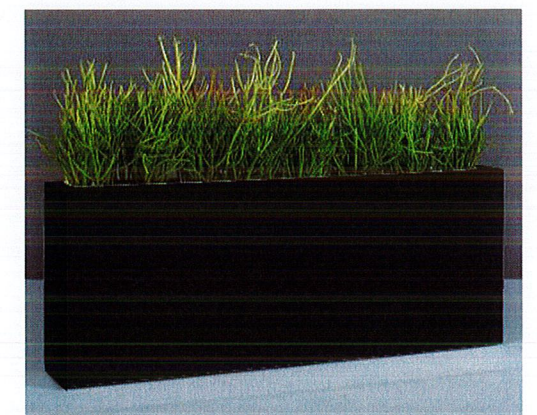
EXISTING BOOTH CUSHIONS TO REMAIN:
 OUTDOOR GRADE
 SUNBRELLA CANVAS FABRIC
 BURGUNDY #5436



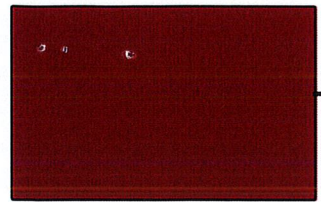
EXISTING OUTDOOR TABLES TO REMAIN
 DIM: 30" X W X 48" L X 1 1/4" THICK
 MATERIAL: BLACK GALAXY GRANITE
 BASE MODEL: B10, 2-PRONG BLACK CAST IRON



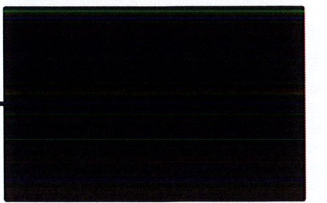
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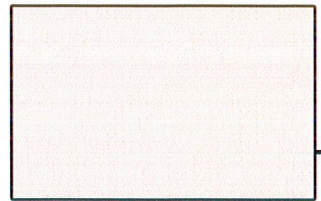
EXISTING PLANTERS TO REMAIN
 BENJAMIN MOORE
 BLACK SATIN 2131-10
 DIM: 36" L X 8" W X 18" H



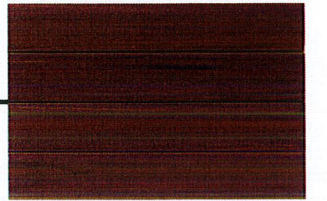
BENJAMIN MOORE
CLASSIC BURGUNDY
EXT. RM.



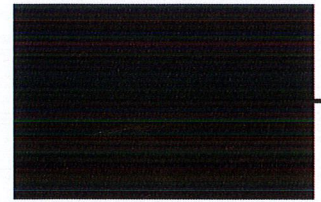
BENJAMIN MOORE
BLACK SATIN 2131-10



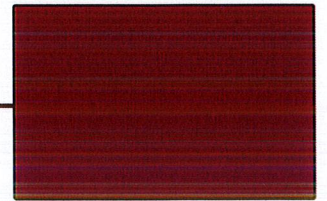
EXISTING PAINT
COLOR TO REMAIN



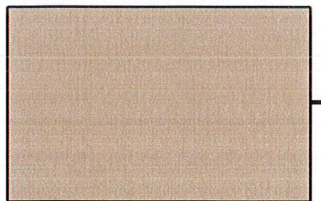
WOOD PLANKS



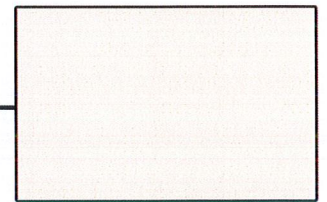
EXISTING BLACK
CANVAS AWNING



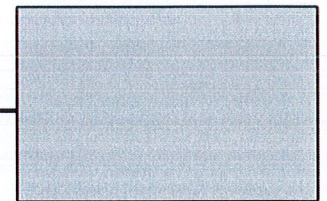
BENJAMIN MOORE
CLASSIC BURGUNDY
EXT. RM.



EXISTING PAINT
COLOR TO REMAIN



EXISTING PAINT
COLOR TO REMAIN



EXISTING PAINT
COLOR TO REMAIN



EXISTING PLANTER
BENJAMIN MOORE
BLACK SATIN 2131-10



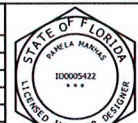
MANHAS DESIGN, LLC
2218 NE 15th Court
Ft. Lauderdale, FL 33304
PH: 954-816-3745
www.manhasdesign.com

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DESIGN AND DETAILS INDICATED ON THIS DRAWING
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OTHER REASON, THE USER IS IMMEDIATELY LIABLE TO
MANHAS DESIGN FOR FULL PAYMENT INCLUDING

UNIT B EATERY + SPIRITS
610 S.W. 5TH STREET
PEMBROKE PINES, FLORIDA 33027

REVISIONS

No. DATE: 6-2-2020
No. DATE:
No. DATE:
DATE:
SCALE: AS SHOWN



FRONT FACADE

06

East Elevation



Sign details:
LED illuminated reverse channel letters
Face color: Satin black
LED illumination: Amber
29.33 Sq. Ft.



BY DESIGN

MANHAS DESIGN, LLC
2218 NE 15th Court
Ft. Lauderdale, FL 33304
PH: 954-816-3745
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UNIT B EATERY + SPIRITS
610 S.W. 5TH STREET
PEMBROKE PINES, FLORIDA 33027

REVISIONS	
No.	DATE
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No.	DATE
No.	DATE
No.	DATE
SCALE: AS SHOWN	



SIGNAGE

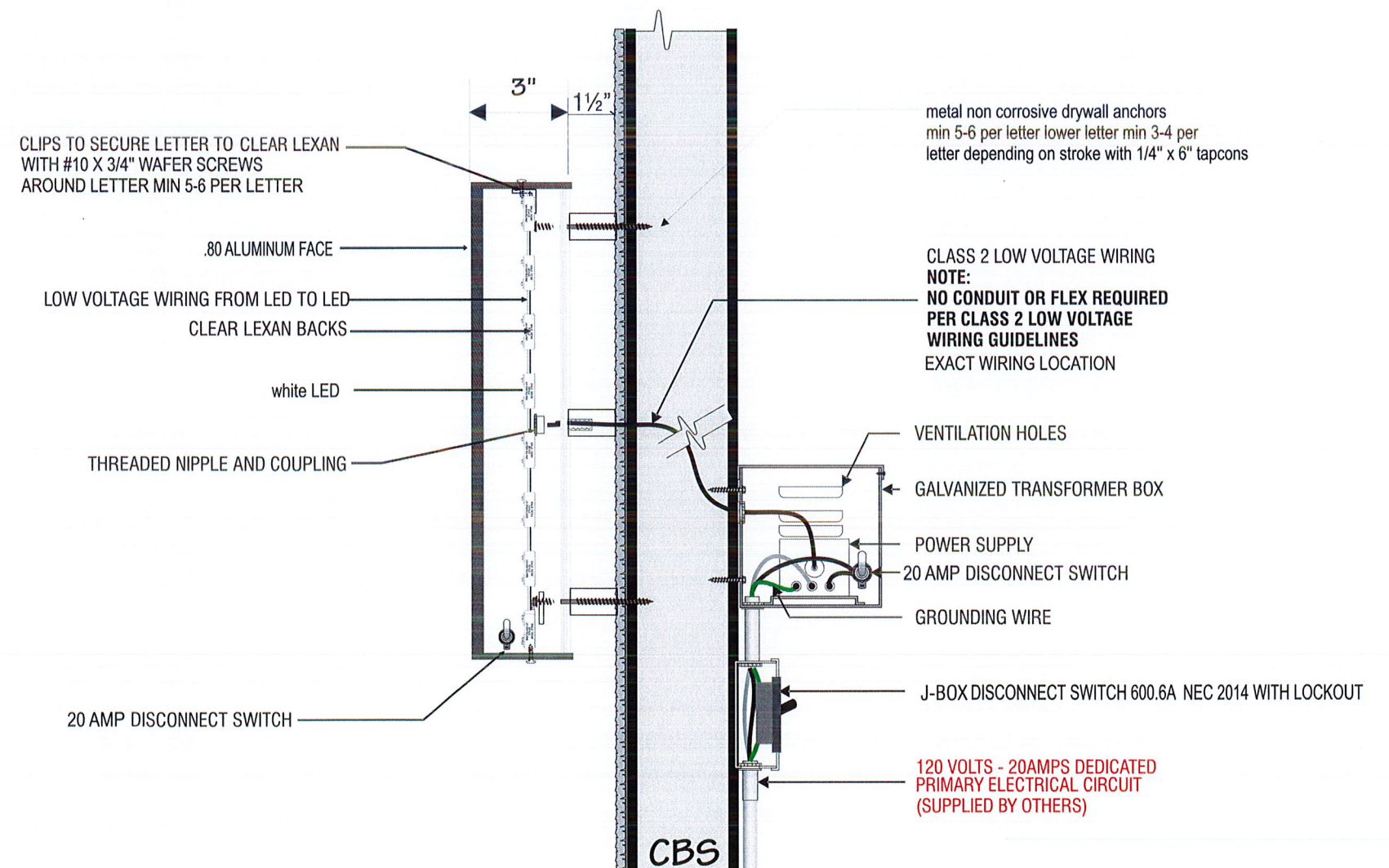


Sign details:
LED illuminated reverse channel letters
Face color: Satin black
LED illumination: Amber
29.33 Sq. Ft.

**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



SUBJECT SITE AERIAL PHOTO

Unit B Eatery + Spirits (MSC 2020-07)

