



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

Summary

Agenda Date:	May 13, 2021	Application ID:	MSC 2021-11
Project:	Lady Baker	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	JRA HHF Venture LLC	Agent:	Paula Marsola
Location:	14545 SW 5 Street		
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2020-15, MSC 2018-02, MSC 2007-41, ZC 2006-07, ZC 2005-04, SUB 2005-03, SP 2005-36, PH 2004-10		
Applicant Request:	Amendment to previously approved miscellaneous application.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
Reviewed for the Agenda:	Director:  Planning Administrator: 		

Project Description / Background

Paula Marsola, agent is requesting approval of an amendment to the previously approved miscellaneous application for architectural, signage and outdoor dining modifications to the Lady Baker tenant (formerly Linda Shoetique) 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 4000.

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 including paint, signage and outdoor dining with a trellis were last approved for the tenant bay in 2020 (MSC 2020-15, Lady Baker). The changes have yet to be made to the tenant bay. This proposal shall amend the previously approved plan.

BUILDINGS / STRUCTURES:

The applicant is proposing the following modification as a result of this application.

- New exterior colors and finishes
 - Main Body: Brown composite wood planks
 - Trim: SW 7006 (Extra White)
 - Accent tile: Denali Wall II Wood Plank Porcelain Tile.
- In lieu of the previously approved trellis, the 185.28 square foot outdoor dining area which includes 4 sets of tables, chairs and umbrellas shall now be enclosed by concrete planters and protective bollards.
- The existing black awning over the storefront shall remain.

SIGNAGE:

No modification are proposed for the previously approved signage, which shall consist of the following:

- One 25.33 square foot internally illuminated channel letter sign to read, “ladybaker artisanal breads by Paula Marsola” in white copy. Additionally, a bread logo in white is proposed as part of the sign.
- The internally illuminated channel letters will be placed on a black halo lit aluminum panel. The panel included in the total square footage of signage.

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 Planning Division (5/3/2021)
Memo from Engineering Division (5/3/21)

Memo from Zoning Administrator (4/28/21)
Memo from Engineering Division (4/28/21)
Memo from Planning Division (4/28/21)
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:

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 foot 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 n/a Application #: MSC2021-11
Date Submitted: 4/28 / 1 / 1 Posted Signs Required: (n/a) Fees: \$ 1,040

SECTION 1-PROJECT INFORMATION:Project Name: Lady BakerProject Address: 14545 SW 5th stLocation / Shopping Center: SHOPS AT PEMBROKE GARDENSAcreage of Property: _____ Building Square Feet: 1-600Flexibility 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: Paula m. maizola gonzales
Contact Person: Paula
Agent's Address: 580 coconut circle wilton - FL
Agent's Email Address: paula @ladybaker.us
Agent's Phone: 954 294 3025 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)

Lady Baker is a bakery focused in artisanal pastry and bread. The store front will face 3 changes:

- 5 1/2" slats made of composite wood will be installed horizontally on the top portion of the facade.
- Installation of wood look tile under the windows
- outdoor seating area will be created for tables and umbrellas that will be enclosed with concrete planters.

The existing black awning will be kept

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 27 day

of April, 20 21

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.

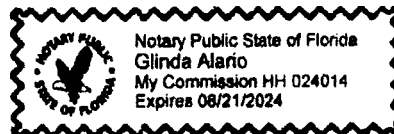
[Signature]

Signature of Agent

Date

Sworn and Subscribed before me this 28th day

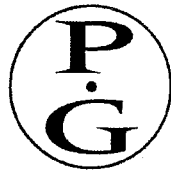
of April, 20 21



Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires



Shops at
Pembroke Gardens

October 13, 2020

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

Regarding: Ladybaker
14545 SW 5th Street
The Shops at Pembroke Gardens
Pembroke Pines, Florida 33027

To Whom It May Concern:

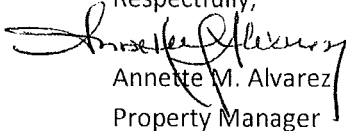
Please be advised that the Owners of The Shops at Pembroke Gardens, JRA HHF Venture, LLC has a fully executed lease with **Lady Baker LLC** and they have our approval to apply for and be issued the necessary permits to complete the tenant improvement that they are filing for. The Tenant in these matters 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: 14545 SW 5 Street (Leasing Space #4080).

OWNER: Paula M. Marsola Gonzalez

AGENT:

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

Respectfully,


Annette M. Alvarez
Property Manager

cc: Lease File

NOTORIZATION:

Sworn to and subscribed before me this

28th

day of

Notary Public State of Florida

Glinda Alario

My Commission HH 024014

Expires 08/21/2024

Signature of Notary Public

Notary Seal (Required)

Personally known ☒, OR, Produced Identification ☐

Type of Identification: _____

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 3, 2021
To: MSC 2021-11 file
From: Cole Williams, Planner / Zoning Technician
Re: Lady Baker

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



May 3, 2021

PROJECT: *LADYBAKER AT SHOPS OF PEMBROKE GARDENS*
CITY REFERENCE NUMBER: *MSC 2020-15*

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 modifications to the 'Outdoor Seating/Landscaping Island' area associated with the above previously approved project have been satisfied and the proposed modifications are hereby recommended for 'Consideration' by the Planning and Zoning Board.

MEMORANDUM

April 28, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-11 (SPG – Lady Baker)

Zoning has no comments regarding the above Miscellaneous Plan.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 28, 2021
To: MSC 2021-11 file
From: Cole Williams, Planner / Zoning Technician
Re: Lady Baker

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

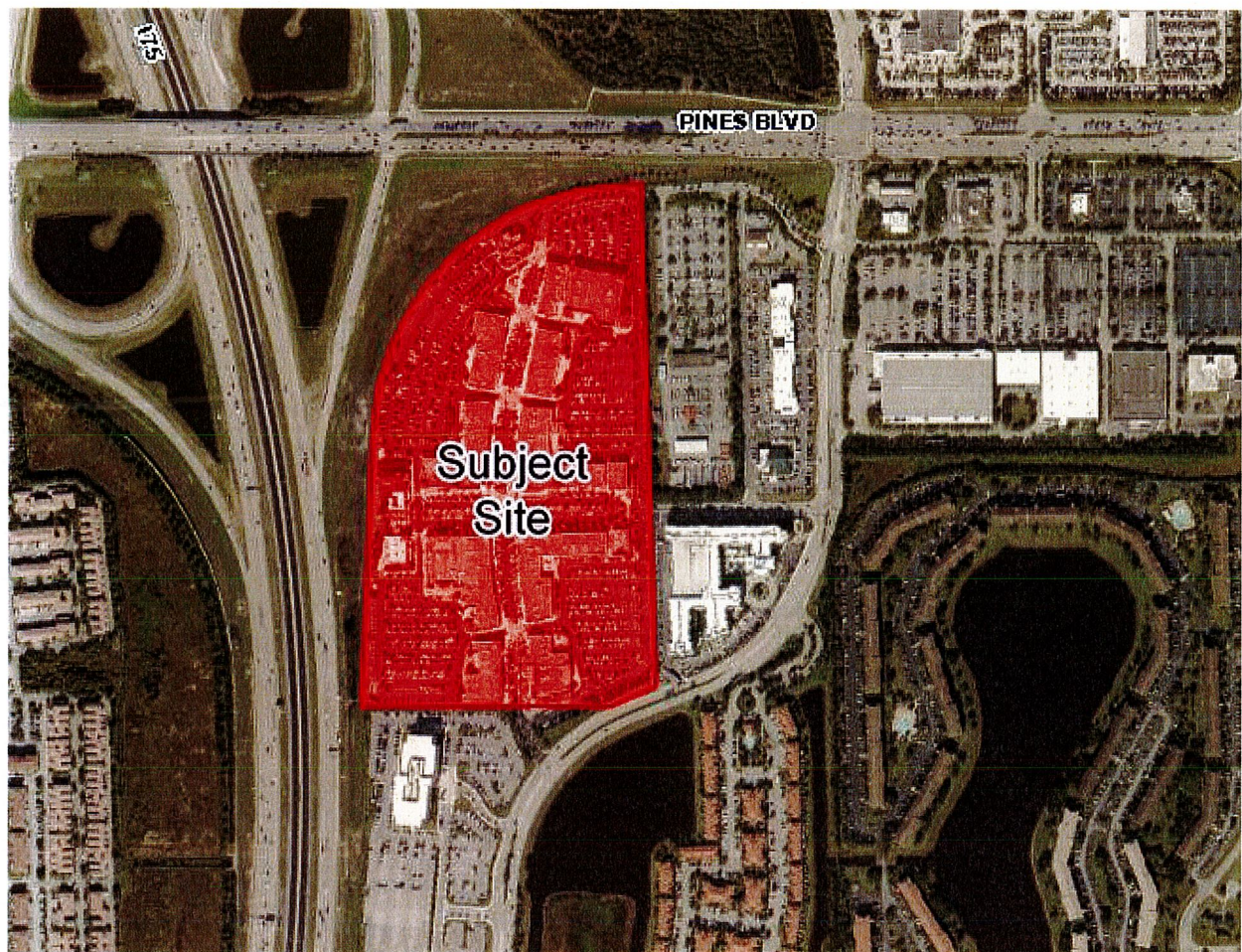
1. Provide material board of all exterior colors and finishes. Physical copies of the materials must be submitted.
2. Provide color elevation of the proposed work.
3. **Please contact me prior to resubmittal 954-392-2100.**

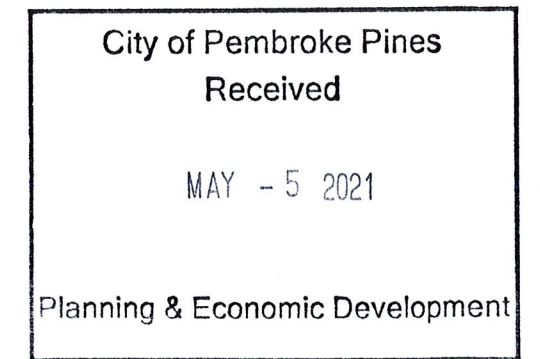
Planning & Economic Development

LADY BAKER
FLOOR FIXTURE PLAN
SCALE: 1/8" = 1'- 0"
REVISED WITH EXISTING LANDSCAPING AND
BOLT DOWN BOLLARD
APRIL 2021 - R.2

SUBJECT SITE AERIAL PHOTO

Lady Baker (MSC 2021-11)





Lady Baker – MATERIAL SAMPLE BOARD

04/22/21

The Shops at Pembroke Gardens

Storefront elevation – color

Storefront Elevation - black and white

Floor Fixture Plan

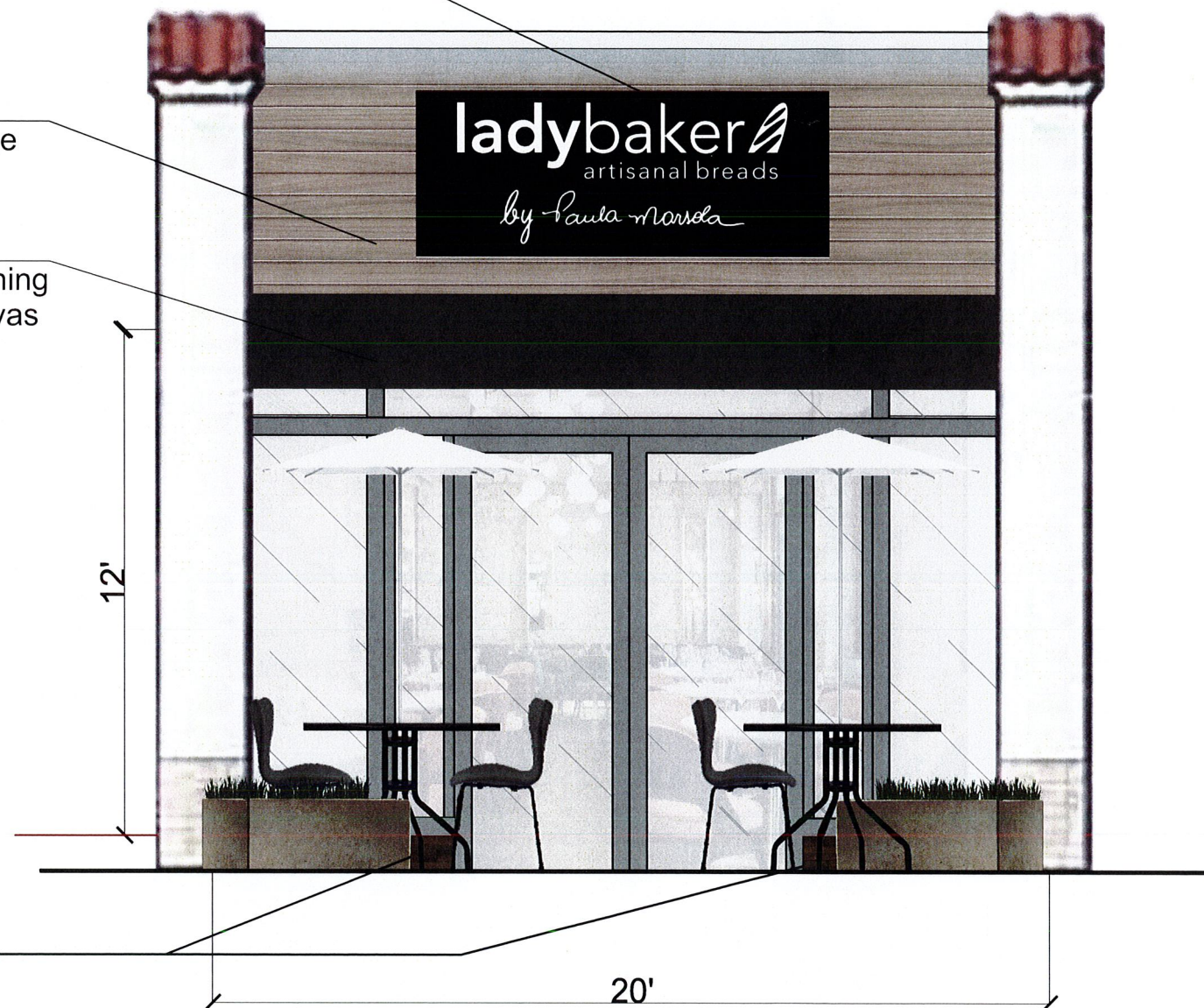
Material Samples board

Acrylic sign with push out letters
backlight halo light

Wood composite
5.5" slats behind the signage

Existing awning
3'-0 approx. (L) x 48" (H) awning
structure with umbrella canvas
(black color)

Porcelain tile wood look



STORE FACADE

scale: 1/4" = 1'-0"

Lady Baker

FACADE - SCALE: 1/4" = 1'-0"
October 2020

EXISTING 6" STORE
NUMBER (VINIL WHITE) IN
THE STOREFRONT DOOR
TO REMAIN

EXISTING STUCCO FINISH TO REMAIN

PORCELAIN WOOD LOOK

ACRYLIC SIGN WITH
BACKLIGHT 8'X3'2"
LED ILUMINATED REVERSE CHANNEL
LETTERS (SEE INSTALATION DETAILS)

CHANDLER LIGHTWEIGHT CONCRETE
PLANTER AND GARDEN BENCH
37.5" X 14.75" X 14.75" (HIGH)

EXISTING STUCCO FINISH TO REMAIN (SHOWN COLOR ON
STOREFRONT ELEVATION (SEE FINISHES BOARD)

EXIST.17'-6"(W) X 3'-0"APROX. (L) X
48"(H)AWNING STRUCTURE WITH
SUMBRELLA CANVAS (BLACK COLOR)

EXISTING STUCCO
FINISH TO REMAIN

PAITING COLOR SW
7006 EXTRA WHITE

PORCELAIN
WOOD LOOK

CHANDLER LIGHTWEIGHT CONCRETE
PLANTER AND GARDEN BENCH
37.5" X 14.75" X 14.75" (HIGH)

EXISTING TRIM TO BE PATCHED
WHERE REQUIRED & REPAINTED
(SEE FINISHES BOARD)

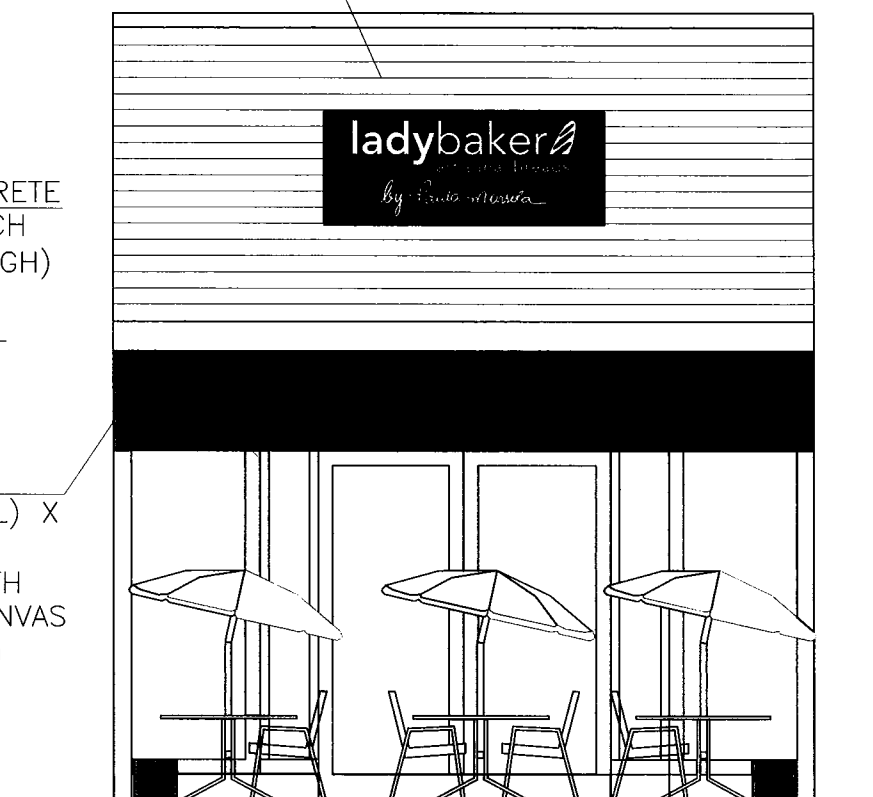
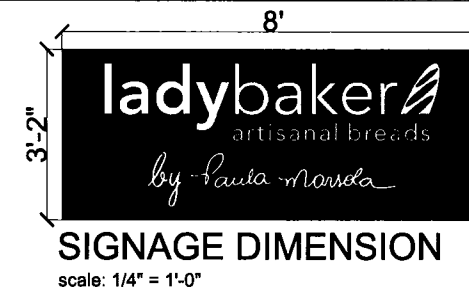
EXIST.17'-6"(W) X
3'-0"APROX. (L) X
48"(H)AWNING
STRUCTURE WITH
SUMBRELLA CANVAS
(BLACK COLOR)

PROJECTION OF THE
EXISTING AWNING

EXISTING VINIL NUMBER
OF THE UNIT (6"HEIGHT
TO REMAIN)

GRADE LINE (0.00")

EXISTING STOREFRONT TO REMAIN
CLEAR & REMOVE ANY DECALS
(TYP)



STOREFRONT ELEVATION

scale: 3/16" = 1'-0"

FACADE CHANGES:

- 1-CONCRETE PLANTERS AND TABLES WITH UMBRELLAS FOR OUTDOOR SEATING
- 2-WOOD COMPOSITE BEHIND SIGNAGE
- 3-WOOD LOOK PORCELAIN TILES UNDER THE WINDOWS

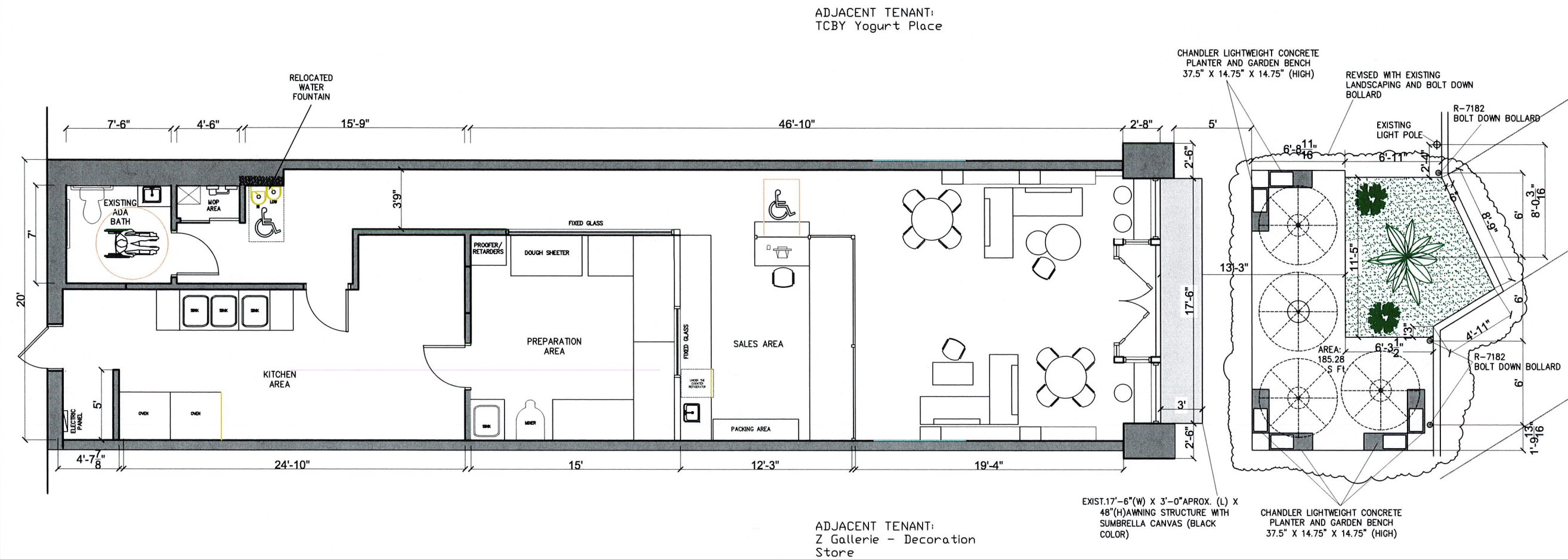
LADY BAKER
STOREFRONT ELEVATION
SCALE: 3/16" = 1'-0"
ADDITIONAL MEASUREMENT FROM GROUND TO
BOTTOM OF SIGNAGE
APRIL 2021- R.2

STOREFRONT PLAN

scale: 3/16" = 1'-0"

STOREFRONT ELEVATION

scale: 3/16" = 1'-0"



FLOOR FIXTURE PLAN
scale: 1/8" = 1'-0"

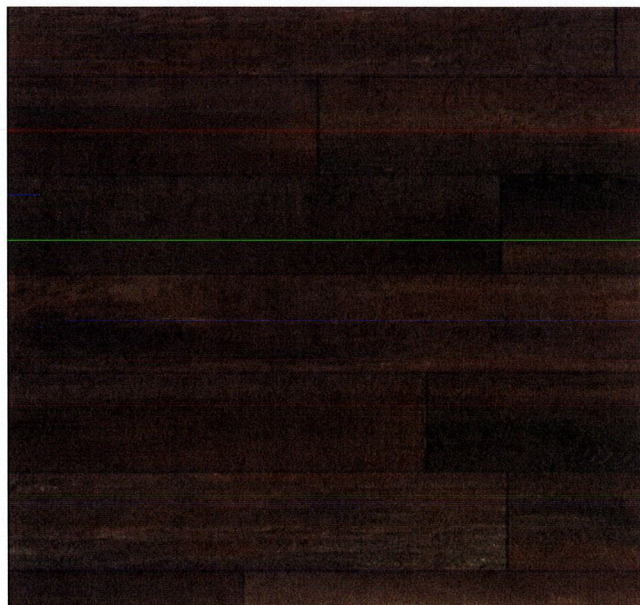
LADY BAKER
FLOOR FIXTURE PLAN
SCALE: 1/8" = 1'-0"
REVISED WITH EXISTING LANDSCAPING AND
BOLT DOWN BOLLARD
APRIL 2021 - R.2

Materials Sample Board — LADY BAKER at The Shops at Pembroke Gardens

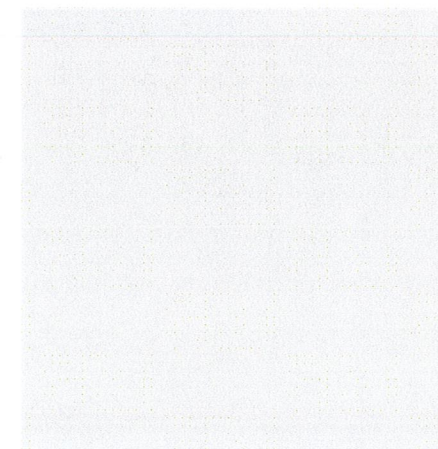
- Composite wood planks 5 ½" w



- Porcelain Tile Wood Look – and grout Mapei 42 Mocha



- Umbrella's fabric



Sunbrella - Natural

Type: Sunbrella® Performance Fabric

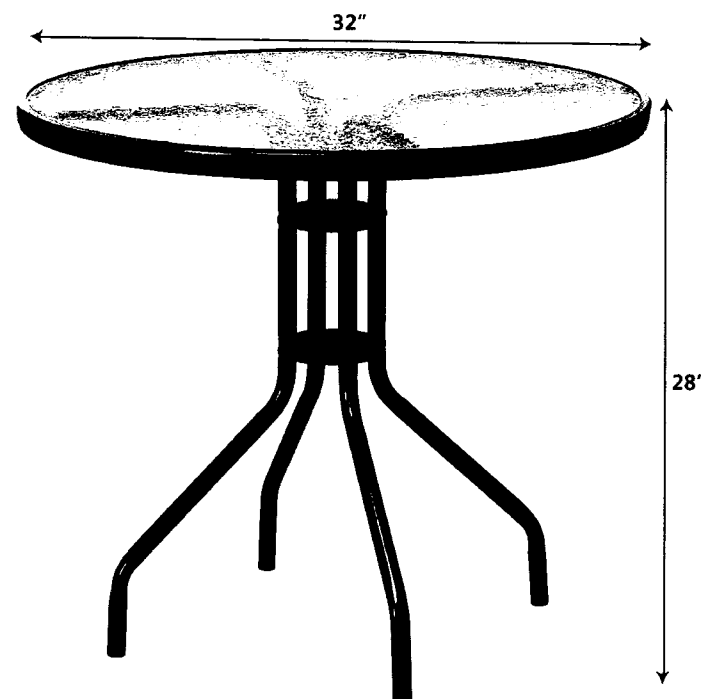
Material Composition: 100% Sunbrella
Acrylic

Features: Stain Resistant,
Indoor/Outdoor, UV Resistant

Outdoor furniture

Tables and umbrellas

- 36" round tables – black aluminum with glass top and umbrellas fabric - Sunbrella Natural color



Chairs

- Black polypropylene chairs

