



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

Summary

Agenda Date:	November 18, 2021	Application ID:	MSC 2021-28
Project:	Carrot Express	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	JRA HHF VENTURE LLC	Agent:	Yani Mige
Location:	14538 SW 5 Street		
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	MSC 2008-08, ZC 2006-07, ZC 2005-04, SUB 2005-03, SP 2005-36, PH 2004-10		
Applicant Request:	Architectural, signage and outdoor dining 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

Yani Mige, agent is requesting approval of architectural, signage and outdoor dining modifications to the Carrot Express tenant (formerly Beverly's Jewelers) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Carrot Express will be located within building 7000.

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 2008 (MSC 2008-08, Beverly's Jewelers).

BUILDINGS / STRUCTURES:

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

- New exterior colors and finishes
 - Main Body: SW 7008 (Alabaster)
 - Accent: SW 7654 (Lattice)
 - Base Tile: White Brick
- Removal and replacement of the green canopy on the north elevation. The new canopy will be orange and feature no signage.
- Relocation of the existing rear door and solid black awning on the south façade.
- Addition of a 906.25 square foot outdoor dining area including 12 sets of tables and chairs. The table and chair shall be covered by 6 orange umbrellas.
 - A combination of planters and 4'-2" tall bollards will serve as barriers for the outdoor dining area.

SIGNAGE:

The following signs are proposed:

- One 38.5 square foot internally illuminated channel letter sign to read, "Carrot Express" in orange copy. Additionally, a carrot is proposed as part of the sign.
- One 4 square foot circular blade sign to read, "Carrot Express" in white copy on an orange background. Additionally, a carrot is proposed as part of the sign.

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 (11/9/21)
Memo from Zoning Administrator (11/4/21)
Memo from Planning Division (11/4/21)
Memo from Engineering Division (11/2/21)

Memo from Zoning Administrator (10/26/21)
Memo from Planning Division (10/21/21)
Memo from Engineering Division (9/23/21)
Memo from Zoning Administrator (9/08/21).
Memo from Planning Division (9/2/21)
Memo from Fire Prevention (9/01/21)
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: _____

City of Pembroke Pines
Received

AUG 31 2021

Indicate the type of application you are applying for:

- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☐ Delegation Request
- ☐ DRI*
- ☐ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☐ Land Use Plan Map Amendment*
- ☒ Miscellaneous
- ☐ Plat*

- ☐ Sign Plan
- ☐ Site Plan*
- ☐ Site Plan Amendment*
- ☐ Special Exception*
- ☐ Variance (Homeowner Residential)
- ☐ Variance (Multifamily, Non-residential)*
- ☐ Zoning Change (Map or PUD)*
- ☐ Zoning Change (Text)
- ☐ Zoning Exception*
- ☐ Deed Restriction

Planning & Economic Development

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 foot 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 #: MSC 2021-28
Date Submitted: 08/31/21 Posted Signs Required: (n/a) Fees: \$ 1,040

SECTION 1-PROJECT INFORMATION:Project Name: Carrot Express RestaurantProject Address: 14538 SW 5th StreetLocation / 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: _____

Contact Person: Yani Mige

Agent's Address: 4815 NW 79th Ave Doral, FL 33166

Agent's Email Address: migegeopluc@gmail.com

Agent's Phone: 786-759-5689 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)

Install New Canopy (Specs Attached)

Install new Sign (Specs Enclosed)

Paint facade (Color Enclosed)

Install tiles on facade (Specs Enclosed)

Outside Sitting

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_____

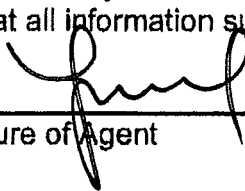
Fee Paid

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

08/31/2021

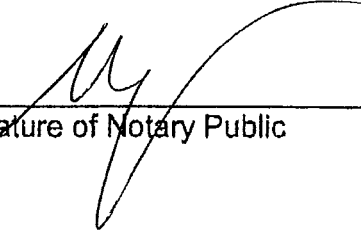
Date

Sworn and Subscribed before me this 31st day

of August, 2021

n/a

Fee Paid



Signature of Notary Public

12/1

My Commission Expires



February 23, 2021

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

Regarding: Carrot Express
14538 SW 5th Street
The Shops at Pembroke Gardens
Pembroke Pines, Florida 33027

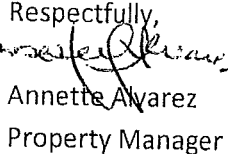
To Whom It May Concern:

Please be advised that the Owners of The Shops at Pembroke Gardens, JRA HHF Venture, LLC has a fully executed lease with Carrot Express 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: 14538 SW 5 Street (Leasing Space #7010).

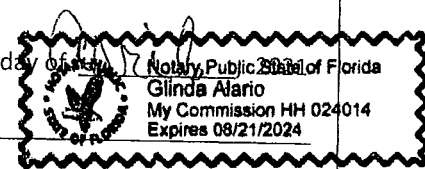
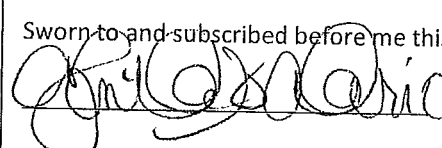
OWNER: Abraham Chehebar, Carrot Express

AGENT:

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

Respectfully,

Annette Alvarez
Property Manager

cc: Lease File

NOTORIZATION:	
Sworn to and subscribed before me this <u>1st</u> day of <u>February</u> , 2021	
 Signature of Notary Public	Notary Seal (Required)
Personally known <input checked="" type="checkbox"/> OR, Produced Identification _____	
Type of Identification: _____	

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 9, 2021
To: MSC 2021-28 file
From: Cole Williams, Planner / Zoning Technician
Re: Carrot Express

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

MEMORANDUM

November 4, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-28 (SPG – The Carrot Restaurant)

All of my comments regarding the above Miscellaneous Plan are satisfied.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 4, 2021
To: MSC 2021-28 file
From: Cole Williams, Planner / Zoning Technician
Re: Carrot Express

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

1. ~~Provide material board of with physical samples of all paint chips and materials to be used.~~
2. ~~The outdoor dining needs to be fully enclosed by a barrier.~~
3. ~~Provide update restaurant and entertainment square footage table. **This information should be provided by Annette Alvarez**~~
4. ~~Sheet A200 and renderings are inconsistent. Please ensure the design of the façade is consistent across all pages.~~
5. ~~Provide elevations of the side and rear of the building labeling the modifications.~~
6. ~~Provide the color name and number for the orange trim.~~
7. ~~There must be active entrance on the rear of the building to be able to place the sign on that elevation. The façade must be finished consistent with the front and side elevation. **Based on the provided elevations, will the architectural etching/scoring on the elevations be removed? The side and rear elevations must be finished consistent with the front, this includes all finishes and architectural elements.** The back of the building shall remain consistent with the rest of the back of the building.~~
8. ~~Provide height to the top and bottom of the signs. **Not provided. Still not provided**~~
9. ~~Provide sign matrix for all signage. **Not provide. Please get the matrix from Mrs. Alvarez. Details of the illumination type and square footage of the proposed signed need to be provided. Total signage cannot exceed 52 square feet.**~~
10. ~~Clarify the width of the storefront.~~
11. ~~Add note to the plan that the existing neutral piers shall remain.~~
12. ~~Clarify if the canopies will have signage.~~
13. ~~Consider adding wall sconces.~~
14. ~~**Clarify if the trees will be removed in the rear of the building. The existing trees will most likely block the proposed signage. If trees are being removed a tree removal permit is required.**~~
15. ~~Clarify if a blade sign is going to be installed. Please provide height to the bottom of the sign 8' is required~~
16. ~~**Provide product name and color of tile on the plans.**~~
17. ~~**Provide letter from property management accepting the bollard locations. Not Provided**~~
18. ~~Further comments may apply~~
19. ~~Contact me prior to resubmittal 954-392-2100.~~

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



DRC REVIEW FORM

November 2, 2021

Project: *THE CARROT EXPRESS AT SHOPPES OF PEMBROKE GARDENS*
City Reference Number: *MSC 2021-28*

To: Cole Williams, Planner and 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

RECOMMENDATION:

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 Permit is required for construction of the required vehicular protective bollards and other applicable site related improvements. Submittal of appropriate signed and sealed plans/details 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 approval for Engineering Permit. A separate permit submittal to the Environmental Services/Engineering Division will be necessary, in addition to the submittal to the Building Department for any permits required to be processed through the Building Department.

MEMORANDUM

October 26, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-28 (SPG – The Carrot Restaurant)

The following are my comments regarding the above Miscellaneous Plan:

1. ~~Additional planters delineating the outdoor dining area need to be placed at the north and south edges of the seating between The Carrot Restaurant and Fuddruckers and on the east and west sides of the seating in front of the restaurant.~~
2. For the “Secondary Sign” to be located on the back of the building the rear door must be a fully accessible active entrance per the Master Sign Plan for Pembroke Gardens.
10/25/2021 – Provided rear door, however, rear must have a “store front” finish to be considered an entrance.
3. If secondary entrance is being added to side of bay, Secondary Sign must be placed on this elevation.
10/25/2021 – Side door removed. Note: With rear door added, AND rear of building creating a “store front”, a side door could still be provided for access to outdoor dining area
4. ~~Confirm all details of elevations, perspective drawings, floor plan, etc. are consistent (e.g., Rear Elevation showing sign shows existing rear door with awning, however Floor Plan shows door being added to side and removing existing rear door; Perspectives showing umbrellas appear to be different than Site Plan for umbrella in front of restaurant; etc.)~~
5. ~~Show existing awnings on side of Fuddruckers on elevations, perspectives, site plan, etc.~~
6. Provide outdoor seating square footage calculation(s) and update Site Data/Parking for Pembroke Gardens.
10/25/2021 – Not Provided.
7. Architectural colors, banding, etc. should be extended to all sides of tenant space and these details need to be shown on all elevations, perspectives, etc.
10/25/2021 – Not Addressed.

8. Show all new colors, materials, finishes, etc. consistently on all elevations, perspectives, etc. provided (e.g., Proposed New Canopy perspective (Sheet AOH 2) does not match elevations or perspectives showing awnings and store front signage)

10/25/2021 – Not Addressed.

- ~~9. Provide width of store front to confirm allowed sign square footage.~~
- ~~10. Will there be a Blade Sign? If so, provided all details and show on elevations, perspectives, etc.~~
11. Provide Sign Chart showing details/dimensions/number of all signage being proposed.

10/25/2021 – Zoning package does not include a Sign Matrix.

- ~~12. What is being done with existing trees in planters that are located in space between The Carrot Restaurant and Fuddruckers?~~
13. Contact Sherrell Jones-Ruff in Building (954-628-3725 or sjones-ruff@cgasolutions.com) to schedule pre-app meeting with Building Division.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 21, 2021
To: MSC 2021-28 file
From: Cole Williams, Planner / Zoning Technician
Re: Carrot Express

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

1. Provide material board of with physical samples of all paint chips and materials to be used.
2. ~~The outdoor dining needs to be fully enclosed by a barrier.~~
3. Provide update restaurant and entertainment square footage table. **This information should be provided by Annette Alvarez**
4. ~~Sheet A200 and renderings are inconsistent. Please ensure the design of the façade is consistent across all pages.~~
5. ~~Provide elevations of the side and rear of the building labeling the modifications.~~
6. ~~Provide the color name and number for the orange trim.~~
7. There must be active entrance on the rear of the building to be able to place the sign on that elevation. The façade must be finished consistent with the front and side elevation. **Based on the provided elevations, will the architectural etching/scoring on the elevations be removed? The side and rear elevations must be finished consistent with the front, this includes all finishes and architectural elements.**
8. Provide height to the top and bottom of the signs. **Not provided**
9. Provide sign matrix for all signage. **Not provide. Please get the matrix from Mrs. Alvarez. Details of the illumination type and square footage of the proposed signed need to be provided. Total signage cannot exceed 52 square feet.**
10. ~~Clarify the width of the storefront.~~
11. ~~Add note to the plan that the existing neutral piers shall remain.~~
12. ~~Clarify if the canopies will have signage.~~
13. ~~Consider adding wall sconces.~~
14. **Clarify if the trees will be removed in the rear of the building. The existing trees will most likely block the proposed signage. If trees are being removed a tree removal permit is required.**
15. **Clarify if a blade sign is going to be installed.**
16. **Provide product name and color of tile on the plans.**
17. **Provide letter from property management accepting the bollard locations.**
18. Further comments may apply
19. Contact me prior to resubmittal 954-392-2100.

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

DRC REVIEW FORM



September 23, 2021

Project: *THE CARROT RESTAURANT AT SHOPS OF PEMBROKE GARDENS*
City Reference Number: *MSC 2021-28*

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:

1. General Comment – ‘Vehicular Protective Bollards’ shall be provided along the perimeter of the proposed Outdoor Patio area immediately adjacent to the existing parking to insure adequate protection against accidental entry of vehicles into the proposed Outdoor Patio seating area. The proposed ‘Vehicular Protective Bollards’ may be incorporated into the proposed Box Planters. An engineer shall provide the design details and calculations for Protective Bollards addressing the appropriate level of impact resistance/impact protection per ASTM F3016/F3016M-19.

Depict and denote/label the Protective Bollards on the ‘Floor Plan and General Notes plan’, Sheet A-100 and provide the applicable details of the Protective Bollards with design data, including their center to center spacing, size, material type, foundation design information, etc. Note that the maximum permitted spacing between the Protective Bollards is 6 feet.

2. General Comment – Note that the proposed type of Protective Bollard to be installed must be approved by Annette Alvarez, property manager for the owners of the Shops of Pembroke Gardens, to insure uniformity of Protective Bollards installations for aesthetic reasons and proper location based upon the tenant lease limits, etc.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format along with applicable revised plans, details, etc.

NOTE that an Engineering Construction Permit is required for construction of the proposed project's site related improvements. Submittal of appropriate signed and sealed plans and the Plans Review Fees along with a Letter of Transmittal 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 required Engineering Permit. Submittal for the Engineering Permit is separate from any required Building Permit submittal.

MEMORANDUM

September 8, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-28 (SPG – The Carrot Restaurant)

The following are my comments regarding the above Miscellaneous Plan:

1. Additional planters delineating the outdoor dining area need to be placed at the north and south edges of the seating between The Carrot Restaurant and Fuddruckers and on the east and west sides of the seating in front of the restaurant.
2. For the "Secondary Sign" to be located on the back of the building the rear door must be a fully accessible active entrance per the Master Sign Plan for Pembroke Gardens.
3. If secondary entrance is being added to side of bay, Secondary Sign must be placed on this elevation.
4. Confirm all details of elevations, perspective drawings, floor plan, etc. are consistent (e.g., Rear Elevation showing sign shows existing rear door with awning, however Floor Plan shows door being added to side and removing existing rear door; Perspectives showing umbrellas appear to be different than Site Plan for umbrella in front of restaurant; etc.)
5. Show existing awnings on side of Fuddruckers on elevations, perspectives, site plan, etc.
6. Provide outdoor seating square footage calculation(s) and update Site Data/Parking for Pembroke Gardens.
7. Architectural colors, banding, etc. should be extended to all sides of tenant space and these details need to be shown on all elevations, perspectives, etc.
8. Show all new colors, materials, finishes, etc. consistently on all elevations, perspectives, etc. provided (e.g., Proposed New Canopy perspective (Sheet AOH 2) does not match elevations or perspectives showing awnings and store front signage)
9. Provide width of store front to confirm allowed sign square footage.
10. Will there be a Blade Sign? If so, provided all details and show on elevations, perspectives, etc.
11. Provide Sign Chart showing details/dimensions/number of all signage being proposed.
12. What is being done with existing trees in planters that are located in space between The Carrot Restaurant and Fuddruckers?
13. Contact Sherrell Jones-Ruff in Building (954-628-3725 or sjones-ruff@cgasolutions.com) to schedule pre-app meeting with Building Division.

Please contact me with any questions.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 2, 2021
To: MSC 2021-28 file
From: Cole Williams, Planner / Zoning Technician
Re: Carrot Express

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

1. Provide material board of with physical samples of all paint chips and materials to be used.
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5. Provide elevations of the side and rear of the building labeling the modifications.
6. Provide the color name and number for the orange trim.
7. There must be active entrance on the rear of the building to be able to place the sign on that elevation. The façade must be finished consistent with the front and side elevation.
8. Provide height to the top and bottom of the signs.
9. Provide sign matrix for all signage.
10. Clarify the width of the storefront.
11. Add note to the plan that the existing neutral piers shall remain.
12. Clarify if the canopies will have signage.
13. Consider adding wall sconces.
14. Further comments may apply
15. Contact me prior to resubmittal 954-392-2100.

DRC REVIEW FORM

**PEMBROKE PINES FIRE RESCUE
FIRE PREVENTION BUREAU**

FIRE PLANS EXAMINER BY Daniel Almaguer, Division Chief / Fire Marshal
Dalmaguer@ppines.com, (954) 499-9557

PROJECT NAME: Carrot Express Restaurant
REFERENCE #: MSC 2021 - 28
DATE REVIEWED: 09/01/2021

**THIS PROJECT CONFORMS TO
THE CITY OF PEMBROKE PINES FIRE RESCUE DEPARTMENT STANDARDS**

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

SUBJECT SITE AERIAL PHOTO

Carrot Express (MSC 2021-28)

