





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

Summary

Agenda Date:	November 14, 2024	Application ID:	MSC 2024-0021
Project:	SPG – Anthropologie	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	FR Pembroke Gardens LLC	Agent:	Sara O'Daniel
Location:	14551 SW 5 th Street	Commission District:	4
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	PH 2004-10, SP 2005-36, SUB 2005-03, ZC 2005-04, ZC 2006-07, SP 2006-27, MSC 2007-07, MSC 2007-102, ZC 2015-25, MSC 2016-11, MSC 2019-04		
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: 	Assistant Director: 	

Project Description / Background

Sara O'Daniel, agent, is requesting approval for facade and sign modifications to the new Anthropologie retail store (formerly Z Gallerie) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Anthropologie will be located at the southwest corner of building 4,000 of the lifestyle center within one of the four designated "main tower" features as designated in the Planned Commercial Development (PCD) guidelines.

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 last made to the tenant bay in 2007 (MSC 2007-102).

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront building:

- The following colors are proposed for the tenant bay:
 - Main Body and Brick Base: BM OC-55 (Paper White) and BM 465 (Antique Jade).
- Existing stone base to be removed and replaced with new brick base.
- Extension of the brick base to be 24" taller than the existing stone base.
- Remove existing light fixtures and replace with four new internally illuminated shadow box light fixtures. The shadow box is black and encased in glass with a tartan plaid pattern engraved to mimic linen.
- Replace existing awning fabric with new charcoal grey fabric with no signage.

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 54.44 square foot illuminated cabinet sign reading, "Anthropologie" in dark bronze copy and white background on the west elevation.
- One, 3.75 square foot internally illuminated aluminum blade sign reading "Anthropologie" in white copy with a dark bronze background on the west elevation.

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 follow the approved PCD guidelines.

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

Enclosed: Unified Development Application
Memo from Planning Division (10/30/24)
Memo from Zoning (10/29/24)
Memo from Planning Division (10/01/24)
Memo from Zoning Division (09/30/23)
Memo from Planning Division (08/06/24)
Memo from Zoning Division (08/06/24)
Miscellaneous Plan
Subject Site Aerial Photo



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"/> Comprehensive Plan Amendment
<input type="checkbox"/> Delegation Request
<input type="checkbox"/> DRI*
<input type="checkbox"/> DRI Amendment (NOPC)*
<input type="checkbox"/> Flexibility Allocation
<input type="checkbox"/> Interpretation*
<input type="checkbox"/> Land Use Plan Map Amendment*
<input checked="" type="checkbox"/> Miscellaneous
<input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan
<input type="checkbox"/> Site Plan*
<input type="checkbox"/> Site Plan Amendment*
<input type="checkbox"/> Special Exception*
<input type="checkbox"/> Variance (Homeowner Residential)
<input type="checkbox"/> Variance (Multifamily, Non-residential)*
<input type="checkbox"/> Zoning Change (Map or PUD)*
<input type="checkbox"/> Zoning Change (Text)
<input type="checkbox"/> Zoning Exception*
<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: _____ **Project #: PRJ 20** ____ - ____ **Application #:** _____

Date Submitted: ____/____/____ **Posted Signs Required:** (____) **Fees: \$** _____

SECTION 1-PROJECT INFORMATION:

Project Name: Anthropologie

Project Address: 14551 SW 5th St.

Location / Shopping Center: Shops at Pembroke Gardens

Acreage of Property: N/A Building Square Feet: 8,121

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

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

Legal Description: SHOPS AT PEMBROKE GARDENS 176-101 B PARCEL A

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: FR PEMBROKE GARDENS LLC

Owner's Address: 909 ROSE AVE #200 NORTH BETHESDA MD 20852-8724

Owner's Email Address: amiles@federalrealty.com

Owner's Phone: 301.998.3804 Owner's Fax: _____

Agent: David A. Levy & Assoc.

Contact Person: Sara O'Daniel

Agent's Address: 345 Springside Dr., Akron, OH 44333

Agent's Email Address: sodaniel@dalevy.com

Agent's Phone: 330.666.6767 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

PROPOSED

Zoning: PCD

Zoning: PCD

Land Use / Density: _____

Land Use / Density: _____

Use: Mercantile

Use: Mercantile

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 N/A

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: N/A

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY N/A

City Amendment Only

City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

Tenant will be making changes to the facade finishes only, the existing storefront assemblies are to remain.

Facade finish changes include the following:

- a) Existing stone base and EIFS on facade to be removed and replaced with new brick base (Brick to be painted; Benjamin Moore 465 Antique Jade or Benjamin Moore OC-55 Paper White, depending on location).
- b) New brick base to be 24" taller than existing stone base.
- c) Existing EIFS to be painted Benjamin Moore 465 Antique Jade or Benjamin Moore OC-55 Paper White, depending on location.
- d) Existing awning fabric (red brown color) to be replaced with new charcoal grey fabric.
- e) Existing wall sconces to be replaced with new wall sconces.

SECTION 7- PROJECT AUTHORIZATION

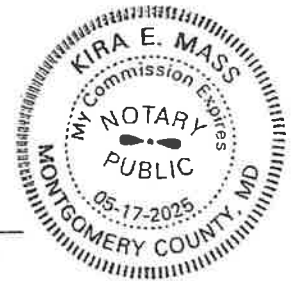
OWNER CERTIFICATION

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.

[Signature] / FR Pembroke Gardens LLC 10/17/24
Signature of Owner Date

Sworn and Subscribed before me this 17th day
of OCTOBER, 2024

10 [Signature] 05/17/2025
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] 10/18/24
Signature of Agent Date

Sworn and Subscribed before me this 18th day
of Oct., 2024

10 [Signature] 11/08/2024
Fee Paid Signature of Notary Public My Commission Expires



PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 30, 2024

To: MSC 2024-0021

From: Julia Aldridge, Planner / Zoning Technician

Re: SPG- Anthropologie

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

ZONING DIVISION STAFF COMMENTS

Memorandum:

Date: October 29, 2024

To: Julia Aldridge
Planner / Zoning Technician

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: SPG – Anthropology

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

All my comments regarding this application have been addressed.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 1, 2024
To: MSC 2024-0021
From: Julia Aldridge, Planner / Zoning Technician
Re: Anthropologie @ 14551 SW 5th Street

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

1. Three significant architectural changes to elevation of store front need to be done with new tenant buildouts. Signage does not count as one of these. **9/30/2024- 3 significant changes are required.**
2. ~~Show height of building (highest point and along the roofline) and height of all attached building signs on building.~~
3. ~~Provide tenant bay frontage measurement on plans.~~
4. ~~Provide SPG Sign Chart showing details of all proposed signs.~~
5. ~~Existing neutral piers and black awnings over rear doors must remain unchanged. Provide notes confirming such.~~
6. ~~Will there be any wall lighting provided? If so, provide all details of fixtures.~~
7. ~~Provide all color names, color number, finishes, materials, etc. on both color and black and white elevations of store front.~~
8. ~~Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.~~
9. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
10. Resubmittal must include an itemized response to all comments made by DRC members.
11. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

ZONING DIVISION STAFF COMMENTS

Memorandum:

Date: September 30, 2024

To: Julia Aldridge
Planner / Zoning Technician

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: SPG – Anthropology

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

1. Per SPG guidelines three architectural modifications are required for new tenants. Signage does not count as a change.
9/26/24 – The guidelines require three architectural modifications and all I see is paint change. Paint would not be considered as an architectural feature.
2. ~~Clarify if signage will be added to the canopies.~~
3. ~~Blade sign must be a minimum of 7' from the finished floor.~~
4. ~~Will any lighting be added to the storefront? If so, provide specification sheet.~~
5. ~~Provide sign matrix detailing all proposed signs (you can get the template from the property manager).~~
6. ~~Add note that the solid black awning over the rear of the door will remain.~~
7. ~~Add note that the existing neutral columns shall remain.~~
8. ~~Provide physical material board with samples of all paint chips and materials to be used.~~
9. Should you want a pre-app meeting for submittal process of Building Permits that may be needed, contact for Building Department is Sherrell Jones-Ruff at (954) 628-3725 or sjones-ruff@cgasolutions.com
10. Provide written responses to each comment. After review of resubmittal, and responses, additional comments may be made.

Contact me if you have any questions lcastanoarcila@ppines.com

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 6, 2024

To: MSC 2024-0021

From: Julia Aldridge, Planner / Zoning Technician

Re: Anthropologie @ 14551 SW 5th Street

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

1. Three significant architectural changes to elevation of store front need to be done with new tenant buildouts. Signage does not count as one of these.
2. Show height of building (highest point and along the roofline) and height of all attached building signs on building.
3. Provide tenant bay frontage measurement on plans.
4. Provide SPG Sign Chart showing details of all proposed signs.
5. Existing neutral piers and black awnings over rear doors must remain unchanged. Provide notes confirming such.
6. Will there be any wall lighting provided? If so, provide all details of fixtures.
7. Provide all color names, color number, finishes, materials, etc. on both color and black and white elevations of store front.
8. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
9. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
10. Resubmittal must include an itemized response to all comments made by DRC members.
11. Further comments may apply.

If you have any questions, please contact me at jaldridge@ppines.com.

ZONING DIVISION STAFF COMMENTS

Memorandum:

Date: August 6, 2024

To: Julia Aldridge
Planner / Zoning Technician

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: SPG – Anthropology

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

1. Per SPG guidelines three architectural modifications are required for new tenants. Signage does not count as a change.
2. Clarify if signage will be added to the canopies.
3. Blade sign must be a minimum of 7' from the finished floor.
4. Will any lighting be added to the storefront? If so, provide specification sheet.
5. Provide sign matrix detailing all proposed signs (you can get the template from the property manager).
6. Add note that the solid black awning over the rear of the door will remain.
7. Add note that the existing neutral columns shall remain.
8. Provide physical material board with samples of all paint chips and materials to be used.
9. Should you want a pre-app meeting for submittal process of Building Permits that may be needed, contact for Building Department is Sherrell Jones-Ruff at (954) 628-3725 or sjones-ruff@cgasolutions.com
10. Provide written responses to each comment. After review of resubmittal, and responses, additional comments may be made.

Contact me if you have any questions lcastanoarcila@ppines.com





DAVID A. LEVY
& ASSOCIATES
 > Visual Design & Development

345 SPRINGWOOD DRIVE TEL: 337/444-4127
 AUSTIN, TEXAS 78746 FAX: 337/444-8254

ANTHROPOLOGIE

THE SHOPS AT
 THE COMMONS
 1451 SW 5TH STREET
 PEMBROKE PINES, FL 33027

CONSULTANT:

DRAWN BY:	
DATE:	
ISSUE / DATE:	
ISSUE 1: 100% CHECK SET	
05/11/2024	
ISSUE 2: BID / PERMIT SET	
05/22/2024	

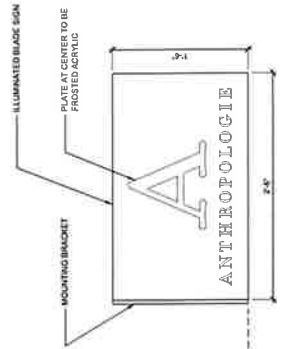
SHEET TITLE:
SIGNAGE DETAILS

SHEET NO.:
A310

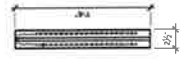


SIGNAGE SHOWN FOR
 REFERENCE ONLY. SEPARATE
 PERMIT REQUIRED FOR SIGNAGE.

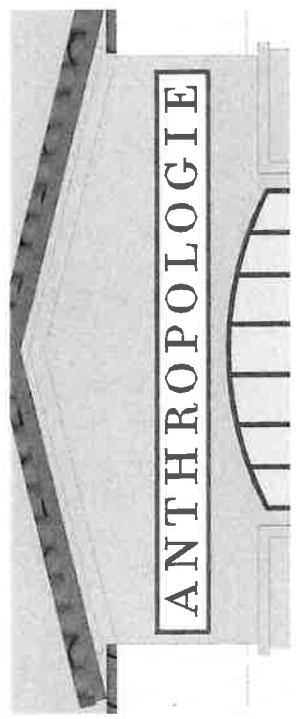
6 RENDERING - BLADE SIGN
 A310 SCALE 1/12" = 1'-0"



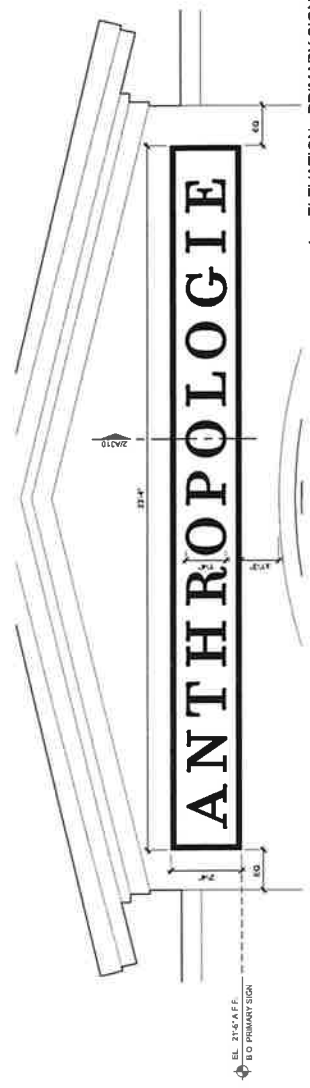
4 ELEVATION - BLADE SIGN
 A310 SCALE 1/12" = 1'-0"



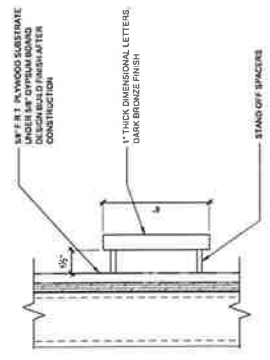
5 SECTION - BLADE SIGN
 A310 SCALE 1/12" = 1'-0"



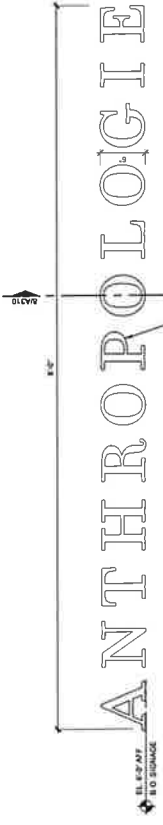
3 RENDERING - PRIMARY SIGN
 A310 SCALE N.T.S.



1 ELEVATION - PRIMARY SIGN
 A310 SCALE 1/8" = 1'-0"

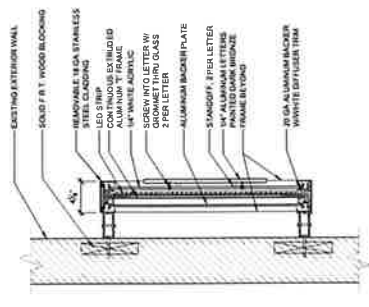


8 SECTION - CW SIGN
 A310 SCALE 1/4" = 1'-0"

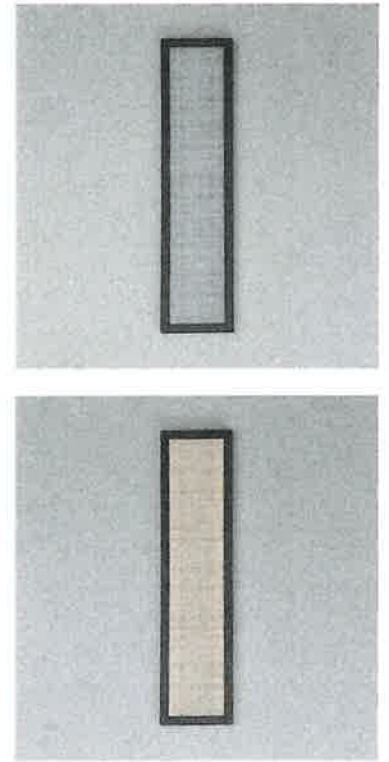


8'-0" HIGH ILLUMINATED LETTER, TYPICAL DARK BRONZE FINISH.
 CENTERED AND PERMOUNTED ON BROWWRAP WALL.
 SEE SHEET 1001 FOR LOCATION.

7 ELEVATION - CASHWRAP SIGN
 A310 SCALE 1/12" = 1'-0"



2 SECTION - PRIMARY SIGN
 A310 SCALE 1/12" = 1'-0"



PRODUCT DESCRIPTION

An internally illuminated shadow box is encased in glass with a tartan plaid pattern engraved to mimic linen. The back plate features a polished stainless steel plate adding an almost infinite dimension to the pattern. Constructed of aluminum in Matte Black finish and 304 grade Stainless Steel, the product is also suitable for installations outdoors.

MEASUREMENTS

DIMENSION : 6" W x 23.75" H x 1.75" Ext
 BACK PLATE : 6" W x 23.75" H x 11.5" HCO
 HANGING WEIGHT : 4.62 lb

LAMPING

INPUT VOLTAGE : 120V
 LUMENS : 2,250 Rated (1,250 Del.)
 BULB : 1 x 34.5W LED AC Integrated , 34W Total
 BULB INCLUDED : (Integrated)
 DIMMABLE : Triac CL
 CRI : 90 CRI
 COLOR_TEMP : 3000K
 LIGHTING_DIRECTION : Indirect

FINISHES OPTION

 Black (BK)

GLASS

Linen Patterned 99

MATERIAL

Aluminum, Glass

RATINGS

cETLus
 Wet Location
 ADA



ADDITIONAL

INSTALL UP/DOWN: Any
 RATED LIFE 30000 Hours
 OPERATING TEMPERATURE:
 -20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.



Contemporary
 Lighting™

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
 253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746

EASTERN DISTRIBUTION CENTER
 101 GARDNER PARK | PEACHTREE CITY, GA 30269

P. 626.956.4200 | F. 626.956.4225 | maxlighting.com