

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 / Zon	ing 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:	⊠Planning & Zoning Board □City Commission		
Reviewed for the Agenda:	Director:	Assistant Director: _	(79)

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:
 - o 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.
http://www.ppines.com	Pre Application Meeting Date:
	# Plans for DRC Planner:
Indicate the type of application you are Appeal* Comprehensive Plan Amendment Delegation Request DRI* DRI Amendment (NOPC)* Flexibility Allocation Interpretation*	□ Sign Plan □ Site Plan* □ Site Plan Amendment* □ Special Exception* □ Variance (Homeowner Residential) □ Variance (Multifamily, Non-residential)* □ Zoning Change (Map or PUD)*
☐ Land Use Plan Map Amendment*☐ Miscellaneous	Zoning Change (Text)Zoning Exception*
☐ Plat*	Deed Restriction
 Include all submittal requirements / include mailing labels of all property signed affidavit (Applications types responsible for adjacent Homeowners Association number and a minimum of 30 days leading to the Any application which remains increview. A new, updated, application included. Applicants presenting demonstration. 	e application is submitted (Fees adjusted annually). y owners within a 500 feet radius of affected site with marked with *). ater than noon on Thursday to be considered for PRC) review the following week. It is need to be noticed after issuance of a project before hearing. (Applications types marked with *). dressing staff review comments in a timely manner. Cotive for over 6 months will be removed from staff will be required with applicable fees. on boards or architectural renderings to the City nic copy (PDF) of each board submitted to Planning
	Staff Use Only
Project Planner: Project #	#: PRJ 20 Application #:
Date Submitted:// Posted	d Signs Required: () Fees: \$

SECTION 1-PROJECT INFORMATION:

Project Name: Anthropologie	
Project Address: 14551 SW 5th St.	
Location / Shopping Center: Shops at Pen	nbroke 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 PEMBROK	E GARDENS 176-101 B PARCEL A
Has this project been previously submitted	? Yes No
- " " ' '	/A

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: **PROPOSED** EXISTING 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 LAND USE PLAN ADJACENT ZONING North: _____ North: South: South: _____

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): OVariance OZoning Appeal OInterpretation 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 and County Amendment ☐ City Amendment Only 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 the all information supp	at I am the owner of the property o blied herein is true and correct to t	lescribed in this application a he best of my knowledge.	and that
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Signature of Owner	f fi	Date	
Sworn and Subscri	bed before me this day	7.04	Commis-
	Signature of Notary Public	05/17/2025	NOT. NOT. NOT. NOT. NOT. NOT. NOT. NOT.
Fee Paid	Signature of Notary Public	My Commission Expires	minim
AGENT CER This is to certify the and that all informa	TIFICATION at I am the agent of the property outline to the supplied herein is true and co	prect to the best of my know	ation dedge.
(LLGB	neu	10/18/24 Date	
Signature of Agent		Date /	
Sworn and Subscri	bed before me this 18th day _, 20_24	Notary Public, State of Ohi My Commission Expires: 11/08	
Fee Paid	Signature of Notary Public	My Commission Expires	. J

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

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ZONING DIVISION STAFF COMMENTS

Memorandum:

Date:

August 6, 2024

To:

Julia Aldridge

Planner / Zoning Technician

From:

Laura Arcila Bonet

Planner / Zoning Technician

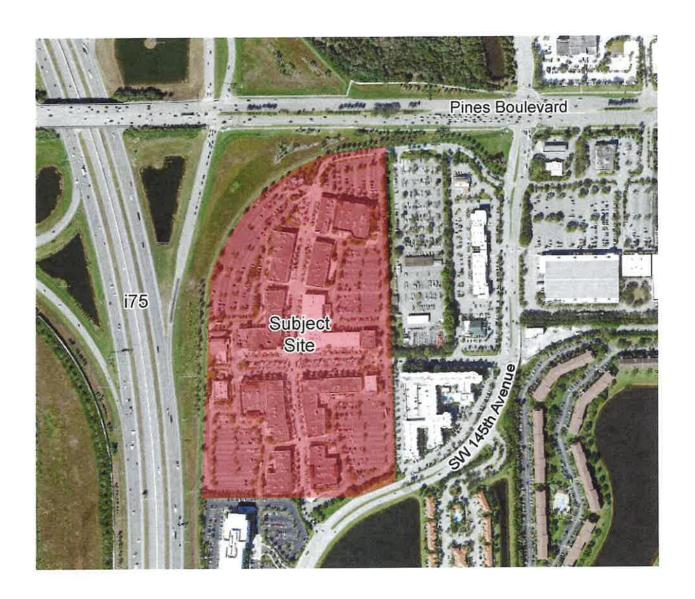
Re:

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- 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



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THE SHOPS AT PEMBROKE GARDENS 14551 SW 5TH STREET PEMBROKE PINES, FL 33027

CONSULTANT:

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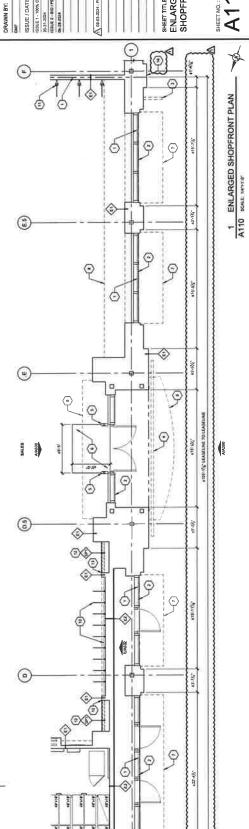
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THE SHOPS AT PEMBROKE GARDENS 14551 SW 5TH STREET PEMBROKE PINES, FL 33027

CONSULTANT:

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SHEETTINE: ENLARGED SHOPFRONT PLAN



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DAVID A LIEVY & ASSOCIATES > Read Design & Development

ANTHROPOLOGIE

THE SHOPS AT PEMBROKE GARDENS 14551 SW 5TH STREET PEMBROKE PINES, FL 33027

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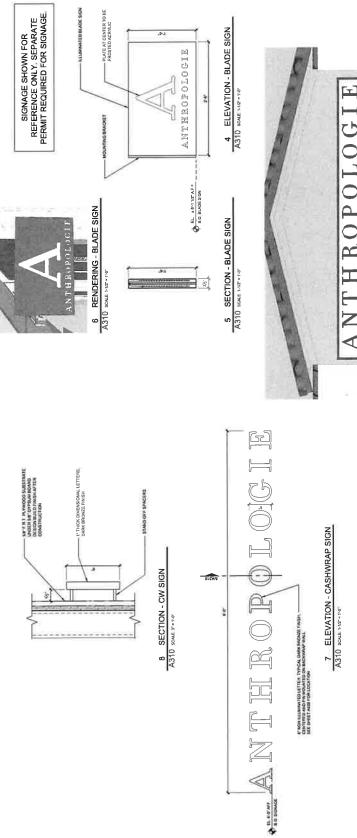
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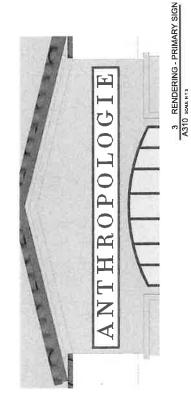


ANION DISCUSSION TRI. 335/444-050 ANTHROPOLOGIE

THE SHOPS AT PEMBROKE GARDENS 14551 SW 5TH STREET PEMBROKE PINES, FL 33027

CONSULTANT:

DAVIDA LEVY
& ASSOCIATES



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SIGNAGE DETAILS







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 **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 : 90 CRI CRI :3000K COLOR_TEMP LIGHTING_DIRECTION: Indirect

FINISHES OPTION



GLASS

Linen Patterned 99

MATERIAL

Aluminum, Glass

RATINGS

CETLUS Wet Location ADA



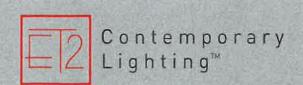




ADDITIONAL

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.



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

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

P. 626.956.4200 | F. 626.956.4225 | maximlighting.com