





**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

## Summary

<b>Agenda Date:</b>	June 8, 2023	<b>Application ID:</b>	MSC 2023-0007
<b>Project:</b>	SPG - Lululemon	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Senior Planner		
<b>Owner:</b>	FR PEMBROKE GARDENS LLC	<b>Agent:</b>	Andy Estabrooks
<b>Location:</b>	14564 SW 5 Street		
<b>Existing Zoning:</b>	PCD (Planned Commercial Development)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	MSC 2018-09, MSC 2007-52, MSC 2007-07, SP 2006-27, ZC 2006-07, SUB 2005-03, SP 2005-36, ZC 2005-04, PH 2004-10		
<b>Applicant Request:</b>	Architectural and signage modification to an existing tenant bay		
<b>Staff Recommendation:</b>	<b>Approval</b>		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director: 	Assistant Director: 	

## **Project Description / Background**

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Andy Estabrooks, agent is requesting approval of architectural and signage modifications to the Lululemon tenant (formerly Gottex and Sunglass Hut) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Lululemon will be located within building 10000.

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). The current façade was approved in 2018 (Gottex) through MSC 2018-09 and in 2007 (Sunglass Hut) through MSC 2007-52.

Lululemon has been operating in the existing tenant space (formerly Gottex, 3,387 square feet) temporarily and are now proposing these modifications and expansion into the former Sunglass Hut (1,421 square feet) space to make them a permanent tenant (4,808 total square feet).

### **BUILDINGS / STRUCTURES:**

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

- The following colors and materials are proposed for the tenant bay:
  - Main Body: BM OC-52 (Gray Owl)
  - Main Body Stone: Texston Tuscany (Gray)
  - Trim: BM 2132-10 (Benjamin Moore Black)
  - Accent tile: Daltile Light Grey, Daltile Black
  - Wooden Entryway: Arbor Wood Ash
- Removal and replacement of the existing fabric and barrel tile awnings. The new aluminum awning will be black and wrap around the east and north elevations with no signage.
- Infill of the Sunglass Hut tenant bay.
- Extension of the existing terracotta ridge to current Sunglass Hut tenant bay to match the current façade.
- Removal of the neutral pier between Sunglass Hut and the existing tenant bay.
- Removal of the faux windows and railings on the tower feature as well as the scoring and architectural elements on the façade. All areas will be infilled to be flush and match the remainder of the tenant bay.

### **SIGNAGE:**

The following signs are proposed:

- Two, 46.875 square foot halo-lit channel letter signs reading, "lululemon" in black copy and the brand logo in white and red copy. One sign shall be placed on the east and north elevations.
- One, 25 square foot halo-lit sign of the Lululemon logo in white copy on a red background. The sign shall be located the east elevation.
- Two, 2.25 square foot square internally illuminated blade sign of the Lululemon logo in white copy on a red background. LOCATION

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 (5/31/23)  
Memo from Zoning Administrator (5/31/23)  
Memo from Zoning Administrator (4/25/23)  
Memo from Planning Division (4/24/23)  
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:**

- 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 feet 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: \_\_\_\_\_ Project #: PRJ 20\_\_\_\_ - \_\_\_\_ Application #: \_\_\_\_\_

Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Posted Signs Required: (\_\_\_\_) Fees: \$ \_\_\_\_\_

**SECTION 1-PROJECT INFORMATION:**

Project Name: Lululemon Athletica

Project Address: 14564 SW 5th Street (expansion includes 14541 SW 5th Street )

Location / Shopping Center: The Shops at Pembroke Gardens

Acreage of Property: \_\_\_\_\_ Building Square Feet: 4808

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514015 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, Suite 200, N. Bethesda, MD 20905

Owner's Email Address: awhitacre@federalrealty.com

Owner's Phone: 301-998-8219 Owner's Fax: \_\_\_\_\_

Agent: BKA Architects

Contact Person: Andy Estabrooks

Agent's Address: 142 Crescent St. Brockton MA, 02302

Agent's Email Address: aestabrooks@bkaarchs.com

Agent's Phone: 339-788-0787 Agent's Fax: NA

*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: \_\_\_\_\_

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Use: \_\_\_\_\_

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**

Application Type (Circle One):  Variance  Zoning Appeal  Interpretation

Related Applications: \_\_\_\_\_

Code Section: \_\_\_\_\_

Required: \_\_\_\_\_

Request: \_\_\_\_\_

Details of Variance, Zoning Appeal, Interpretation Request:

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**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)

Expansion / fit up of existing lululemon store

Work includes interior alterations to configuration, electrical, mechanical, and plumbing systems. Alteration of existing facade finishes, addition of new brise soleil canopy and new signage. Existing windows and entry doors to remain.



**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.

Amie E. Williams 04/13/23  
Signature of Owner Date

Sworn and Subscribed before me this 24th day  
of April, 2023

AMALIE E. STORMS  
Notary Public-Maryland  
Frederick County  
My Commission Expires  
February 14, 2025

\$0 Amalie Storms 2/14/25  
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] 4/13/23  
Signature of Agent Date

Sworn and Subscribed before me this 13th day  
of April, 2023

CHRISTINE M. GUILLETTE  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires July 06, 2029

\$ 1170.00 Christine Guillette July 6, 2029  
Fee Paid Signature of Notary Public My Commission Expires

**Waiver of Florida Statutes Section 166.033, Development Permits and Orders**

Applicant: Lululemon Athletica


Authorized Representative: Andy Estabrooks / BKA Architects

Application Number: \_\_\_\_\_

Application Request: \_\_\_\_\_

I, Andy Estabrooks (print Applicant/Authorized Representative name), on behalf of Lululemon Athletica (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

  
\_\_\_\_\_  
Signature of Applicant or Applicant's Authorized Representative

4/14/23  
Date

Lululemon Athletica / Andy Estabrooks  
Print Name of Applicant/Authorized Representative

**PLANNING DIVISION STAFF COMMENTS**

**Memorandum:**

Date: May 31, 2023  
To: MSC 2023-0007 file  
From: Cole Williams, Senior Planner  
Re: SPG – Lululemon

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**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

May 31, 2023

To: Cole Williams  
Senior Planner

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2023-0007 (SPG – Lululemon)

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

## MEMORANDUM

April 25, 2023

To: Cole Williams  
Senior Planner

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2023-0007 (SPG – Lululemon)

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The following are my comments regarding the above Miscellaneous Plan:

1. Wall plaque/sign must be a minimum height of 12' to bottom of sign from grade.
2. Provide note that required black awning above rear door is remaining.
3. Provide cut sheets/details of wall sconces, including temperature, to show they do not exceed code allowed 4,000k.
4. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.

Please contact me with any questions.

## PLANNING DIVISION STAFF COMMENTS

### Memorandum:

Date: April 24, 2023  
To: MSC 2023-0007 file  
From: Cole Williams, Senior Planner  
Re: SPG – Lululemon

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

1. Provide material board with physical copies of all material and paint chips to be used. This can be delivered with the final submittal.
2. Signage must be a minimum of 12' from the finished floor elevation.
3. Add note to the plans that a black awning will remain over the rear door.
4. Provide details of wall sconce. Lighting cannot exceed 4,000K
5. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). **The DRC will not review your resubmittal if you fail to provide this response.**
6. **Contact me prior to resubmittal 954-392-2100.**

