





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

Summary

Agenda Date:	May 14, 2026	Application ID:	MSC 2026-0012
Project:	SPG – My Grooms Room	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	FR Pembroke Gardens LLC	Agent:	Sebastian Garcia
Location:	317 SW 145 th Terrace	Commission District:	4
Existing Zoning:	MXD (Mixed Use Development)	Existing Land Use:	Commercial
Reference Applications:	ZC 2005-04, PH 2004-10, SUB 2005-03, SP 2005-36, SP 2006-27, ZC 2006-07, MSC 2007-07, MSC 2007-18, MSC 2010-33, ZC 2024-0002, ZC 2024-0003		
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

Sebastian Garcia, agent, is requesting approval for facade and sign modifications to the new My Grooms Room retail store (formerly Yankee Candle) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. My Grooms Room will be located within building 3000.

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). On August 6, 2025, the City Commission approved ZC2024-0002, amending the zoning designation from PCD (Planned Commercial Development) to MXD (Mixed Use Development). At the same hearing, the Commission also approved ZC2024-0003, amending the Planned District Guidelines.

Architectural modifications were last made to the tenant bay in 2010 (MSC 2010-33).

BUILDINGS / STRUCTURES:

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

- Upper façade: Behr Compass Blue (MQ5-54) and Pure White (SW 7005) stripes
- Lower façade: White tiles (AM45010)
- Fabric awnings: Dark Blue Sunbrella Upholstery (SKU 5439-0000)

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 19.9 square foot halo- illuminated reverse channel letter sign reading "My Grooms Room" in blue.
- One, 2 square foot non- illuminated blade sign. The proposed sign will have blue and white stripes with black and white "My Grooms Room" logo.
- One, 8 square foot awning sign reading "By Sartori Amici" in white copy.

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 MXD 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 (04/29/26)
Memo from Planning Division (05/05/26)
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: My Grooms Room by Sartori E

Project Address: 317 SW 145 Terrace

Location / Shopping Center: Shops at Pembroke Gardens

Acreage of Property: _____ Building Square Feet: 2,479SF

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

Plat Name: Shops at Pembroke Gardens 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: 900 Rose Avenue Suite 200 N. Bethesda, MD 20852

Owner's Email Address: aalvarez@federalrealty.com / amiles@federalrealty.com

Owner's Phone: 301-998-8219 Owner's Fax: _____

Agent: Sebastian Garcia 

Contact Person: Sebastian Garcia

Agent's Address: 317 SW 145 Terrace

Agent's Email Address: sebastian@thelapelproject.com

Agent's Phone: 305.298.9944 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: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

PROPOSED

Zoning: N/A

Land Use / Density: N/A

Use: N/A

Plat Name: N/A

Plat Restrictive Note: N/A

ADJACENT ZONING

North: N/A

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: N/A

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)

(Provide description of project and detail 3 changes)

My Grooms Room by Sartori is taking over space #3040 (former Yankee Candle)

Store front changes include :

1. Removal of existing overhead grey storefront tile in place of EFIS finish and paint.

Paint will be stripes of alternating BEAR Compass Blue MQ5-54D and

SW 7005 Pure White

2. Remaining grey tile at store front top and bottom edge will be replaced with White tile

11"x25" P12347.

3. Existing Black Awning will be resurfaced with Marino Blue Fabric Awning

painting underside frame to match.

4. Removal of Light sconce

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] 4.20.26
Signature of Owner Date

Sworn and Subscribed before me this 20 day

of April, 2026



[Signature]
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] 4/22/26
Signature of Agent Date

Sworn and Subscribed before me this 22 day

of April, 2026



[Signature]
Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: My Grooms Room by Sartori


Authorized Representative: _____

Application Number: _____

Application Request: _____

I, Sebastian Garcia (print Applicant/Authorized Representative name), on behalf of My Grooms Room by Sartori, LLC (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

4/22/26
Date

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 29, 2026
To: MSC 2026-0012
From: Julia Aldridge, Planner / Zoning Technician
Re: My Grooms Room @ 317 SW 145th Terrace

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

1. Provide black and white elevations.
2. Show the height of building (highest point and along the roofline).
3. Provide all color names, color number, finishes, materials, etc. on both color and black and white elevations of store front.
4. Provide SPG Sign Chart showing all details of all proposed signs.
5. Show location and height of blade sign on elevations.
6. Show height of all attached building signs on building.
7. Is any wall lighting being proposed? If so, provide details of all façade lighting. Provide a cut sheet of any fixtures on the exterior of the building. Attached building lighting must be of the wall wash type.
8. Existing neutral piers must remain unchanged. Provide notes confirming such.
9. Existing black awnings over rear doors must remain unchanged. Provide notes confirming such.
10. 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.
11. Resubmittal must include an itemized response to all comments made by DRC members.
12. Further comments may apply.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 5, 2026

To: MSC

From: Julia Aldridge, Planner / Zoning Technician

Re: MSC 2026-0012 (SPG- My Grooms Room)

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.



MY GROOMS ROOM BY SARTORI

SHOPS OF PEMBROKE GARDENS
317 SW 145TH TERRACE
SPACE #3040
PEMBROKE PINES, FL 33027

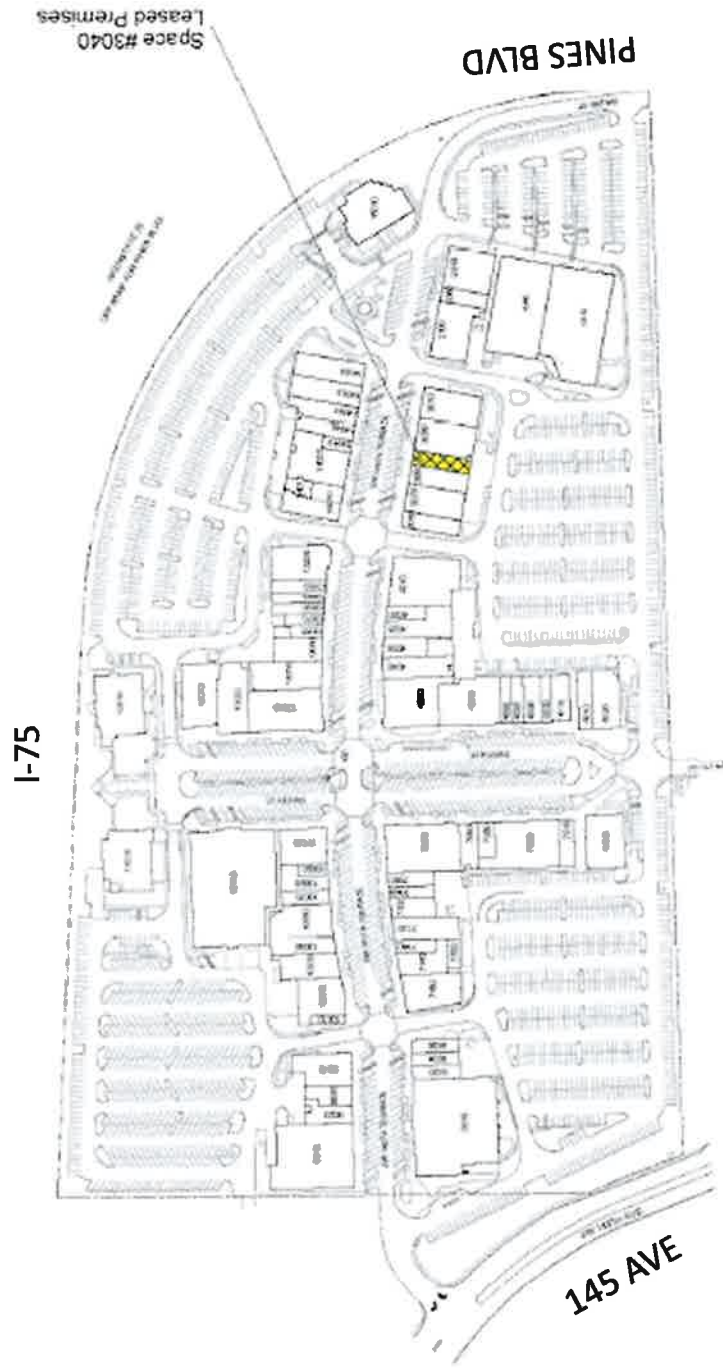
SARTORI
AMICI
Life

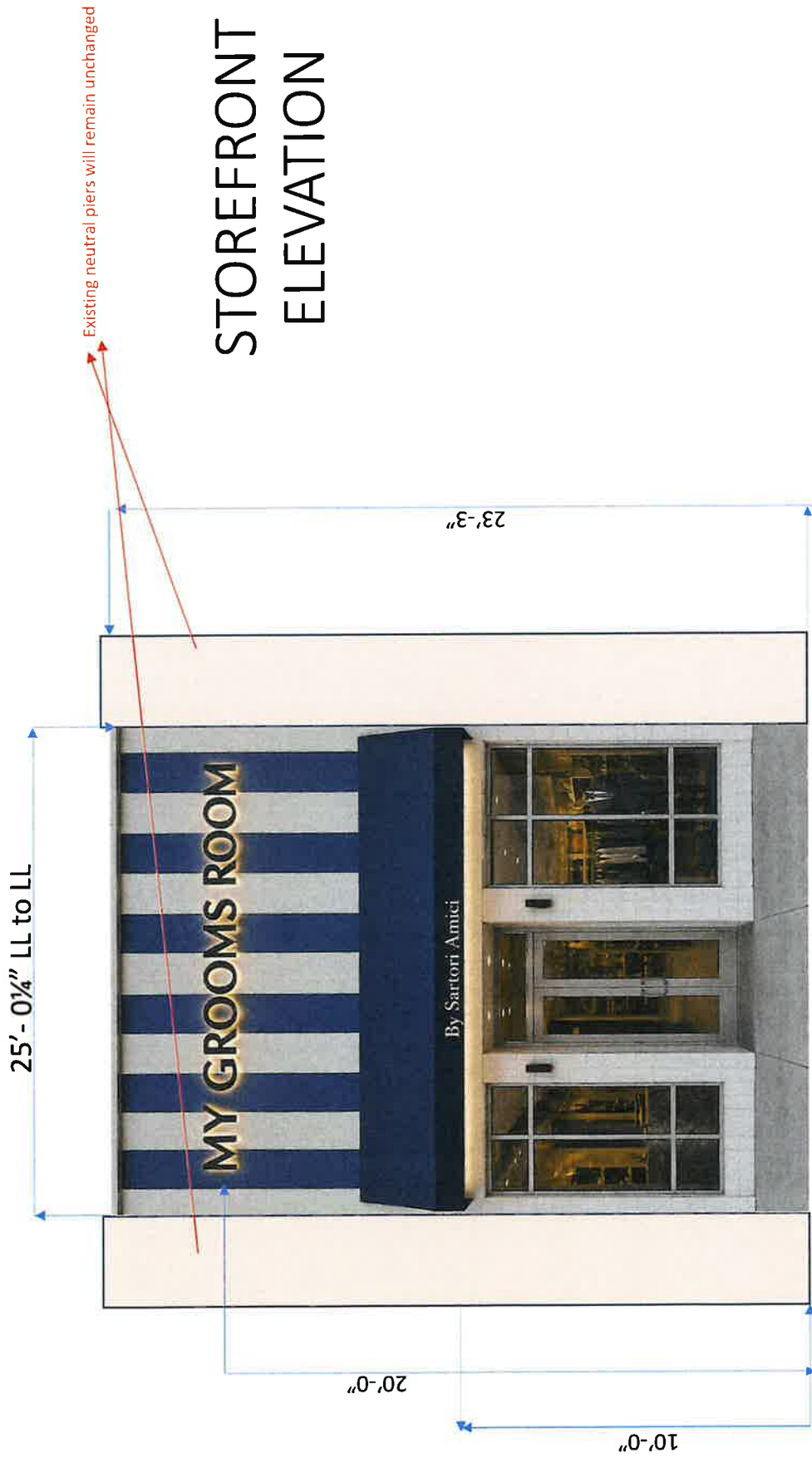
MY GROOMS ROOM

OWN IT. DON'T RENT IT!

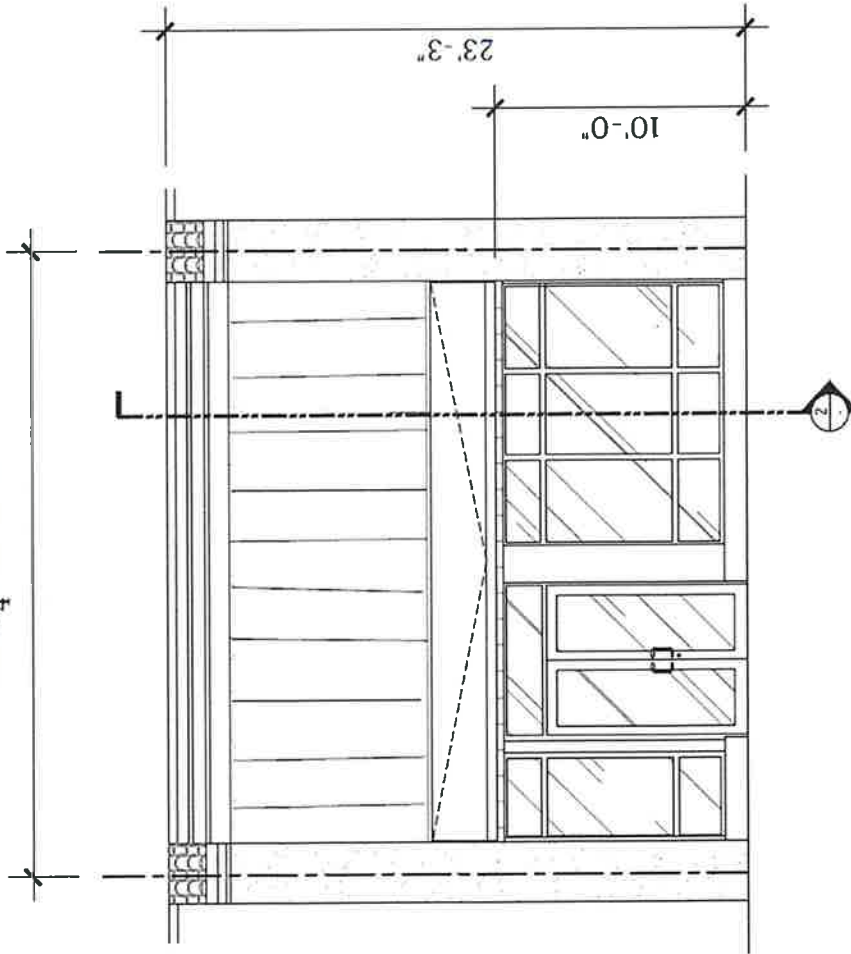
- 00 – COVER
- 01 – SITE PLAN
- 02 – STOREFRONT ELEVATION
- 03 – ELEVATION DETAIL
- 04 – FLOOR PLAN
- 05 – SIGN RENDERING
- 06 – SIGN DRAWING
- 07 – BLADE SIGN DETAIL
- 08 – SIGN MATRIX
- 09 – MATERIALS BOARD

SITE PLAN

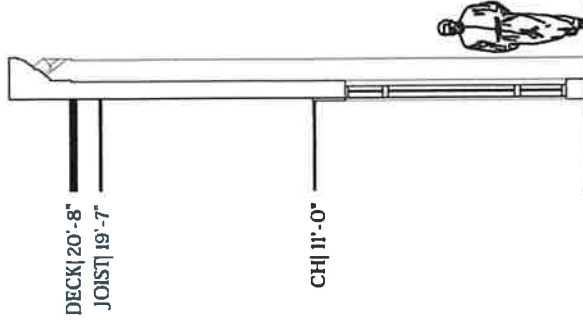




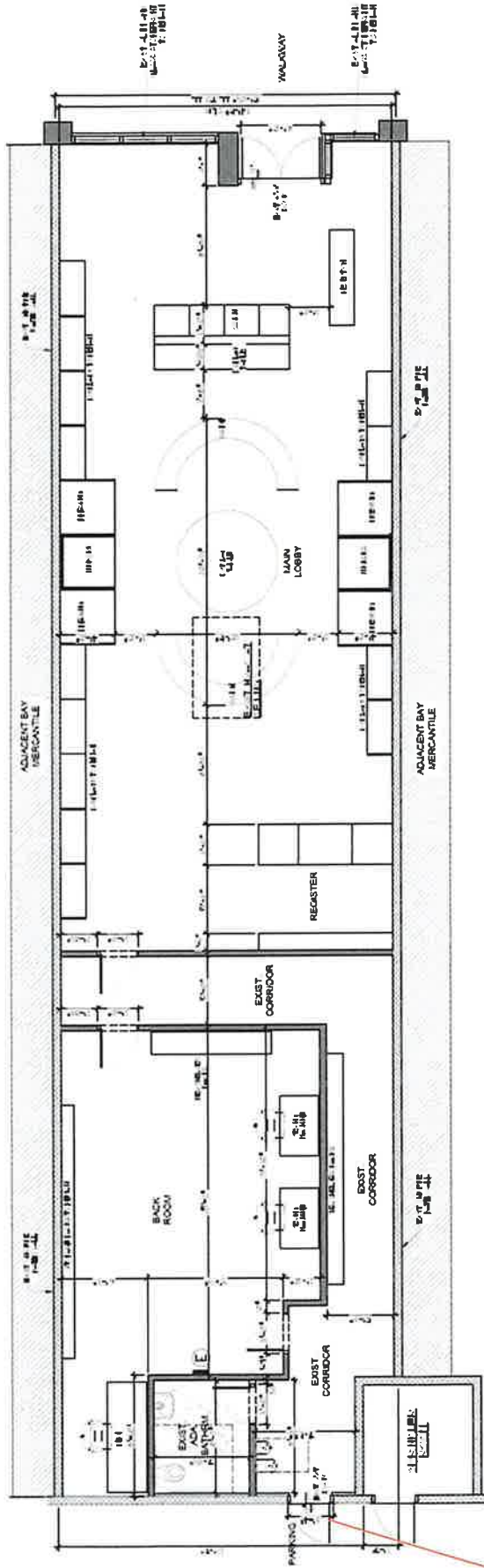
25'-0 $\frac{1}{4}$ " LL TO LL



1 STOREFRONT ELEVATION
SCALE: NOT TO SCALE



2 STOREFRONT SECTION
SCALE: NOT TO SCALE



FLOOR PLAN
1 -4E - - - N

REAR BLACK AWNING TO REMAIN THE SAME

CLIENT MY GROOMS ROOM
PROJECT STORE FRONT
CONTACT

822 SW 14TH TERRACE, SUITE 337,
PENSACOLA, FL 32507

DATE 04/10/2028

SALES REP JOSE
854-247-9000
SALES@JOCHYSIGNS.COM

CLIENT APPROVAL

YOUR LOGO AND DESCRIPTION OF PROJECT
AND MATERIALS HAVE BEEN REVIEWED AND APPROVED.
YOUR SIGNAGE IS RESPONSIBLE FOR ANY
MISPELLING AND WE DO NOT TAKE THE
ARTWORK IS APPROVED

APPROVED BY _____
DATE _____
SIGNATURE _____

REVISION NOTES

WE WILL BE RESPONSIBLE FOR THE SIGNAGE ONLY. WE DO NOT TAKE RESPONSIBILITY FOR THE CONTENTS OF THE SIGNAGE. THE SIGNAGE IS THE PROPERTY OF THE CLIENT. WE DO NOT TAKE RESPONSIBILITY FOR THE CONTENTS OF THE SIGNAGE. WE DO NOT TAKE RESPONSIBILITY FOR THE CONTENTS OF THE SIGNAGE.

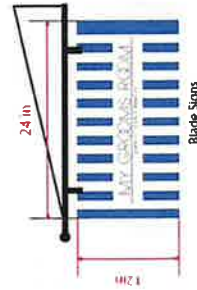
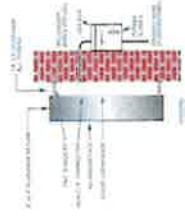


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12.4" 217" MY GROOMS ROOM



AMBER 2700K Light
REVERSE CHANNEL HALO LIT



Blade Signs



White Paint



White Tiles

PRODUCTION NOTES:

REVERSE CHANNEL LETTERS

MAIN BUILDING ENTRANCE
WEST ELEVATION

VER.4

MY GROOMS ROOM

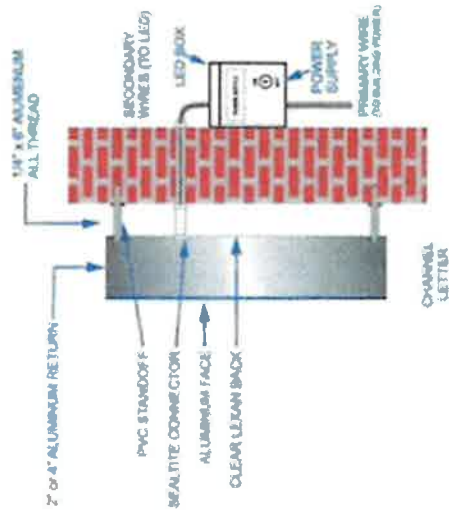
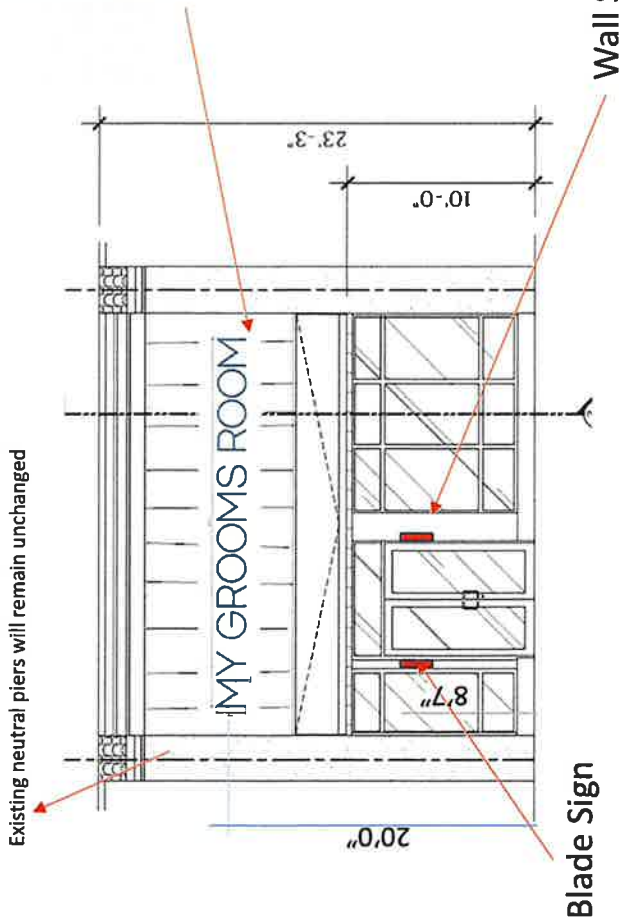
46" 13.9m 237"m

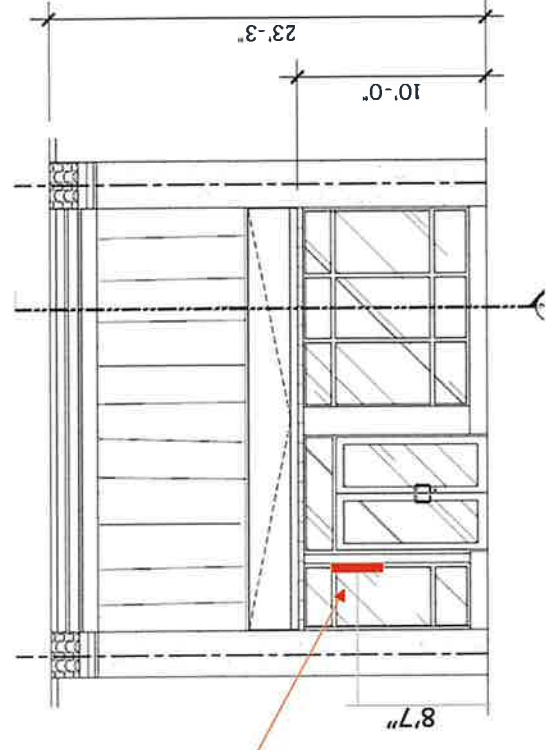
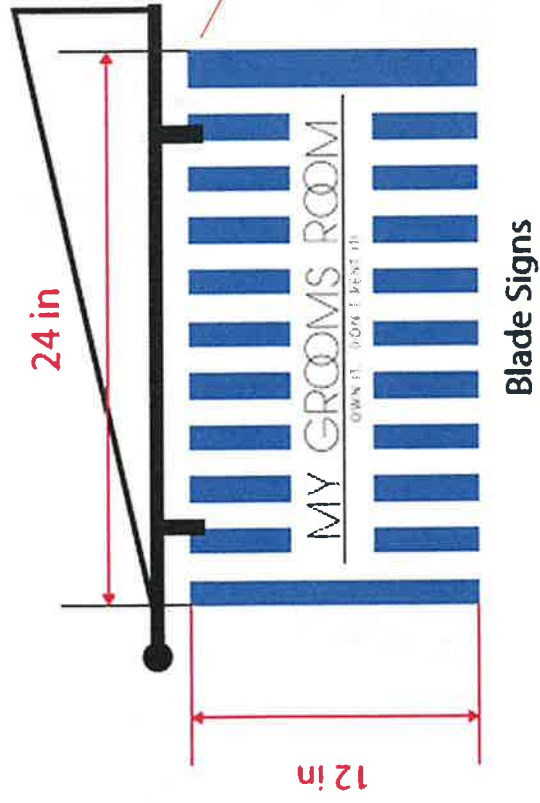
ACTUAL DIMENSION TO BE CONFIRMED BEFORE INSTALLATION



AMBER 2700K Light

REVERSE CHANNEL HALO LIT





Shops at Pembroke Gardens - Signage Criteria Matrix

Wall Signage Criteria



Tenant Name: **MY GROOMS ROOM BY SARTI**
 Revision Date:

- Two Square Feet of graphic area per lineal foot of storefront for a wall sign
- Letters cannot exceed 36" tall for tenants less than 10,000 SF (100SF Total Signage)
- For end cap units, an additional 20% of the store front sign area is allowed
- See guidelines for "Four Corners Tenants" and Tenants over 10,000 SF
- Wall signs must be located between 15' and 24' (A.F.F.) for inline retailers
- Signs shall not exceed 80% of the sign band
- 3 Letter Styles permitted:
 - Internally illuminated channel letters flush mounted
 - Non illuminated PVC or aluminum with other light source
 - Internally illuminated reverse channel letters

25' - 0 1/4"

Linear Feet of Frontage:

Type of Sign	QTY	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	19.9	19" X 237"	19"	20'	19"	BLUE	REVERSE CHANEL HALO LIT
Secondary Wall Sign (Endcap)								
Total	1	19.9						

Non-Wall Signage Criteria

- One Square Foot of graphic area per lineal foot of canopied frontage
- Non illuminated Blade sign limited to 2'-0" x 3'-0" and minimum of 7'-0" A.F.F.
- Does not contribute to non-wall signage SF
- Window signage not exceed 20% of total window area with no individual sign greater than 12 SF
- Clear band along window from 3'-0" - 6'-0" A.F.F.

Linear Feet of Frontage:

Type of Sign	QTY	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)	1	2'	24" X 12"	3"	8'	8'	BLUE/WHITE	BLUE/WHITE STRIPE W/ WHITE AND BLACK LOGO
Awning Sign(s)	1	97"	8'3" X 7"	7"	10'	10'	WHITE	WHITE LETTERS - VINYL DIRECTLY ON AWNING
Wall Plaques								
Total	2	10'1"						
Window Signs/Decals	QTY	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Total								

MATERIALS



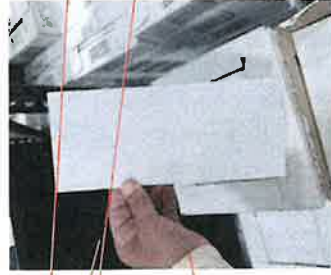
BEHR COMPASS BLUE
MQ5-54



SHERWIN WILLIAMS
SW 7005



AWNING MATERIAL
Sunbrella Upholstery
SKU 5439-0000



TILE: AM45010

White Tiles

