



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

Summary

Agenda Date:	May 11, 2023	Application ID:	MSC 2023-0009
Project:	SPG - Kendra Scott	Project Number:	N/A
Project Planner:	Laura Bonet Arcila, Planner/Zoning Technician		
Owner:	FR PEMBROKE GARDENS LLC	Agent:	Anna Konczak
Location:	406 SW 145 Ter		
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	PH 2004-10, SUB 2005-03, ZC 2005-04, SP 2005-36, ZC 2006-07, SP 2006-27, MSC 2007-07, MSC 2008-04, MSC 2013-36		
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

Anna Konczak, agent is requesting approval for facade and sign modifications to the new Kendra Scott Retail store (formerly IT'SUGAR) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Kendra Scott, is a retail store that primarily sells Jewelry and will be located within building 13000 in bay 406.

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 2013.

BUILDINGS / STRUCTURES:

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

- Main Body:
 - Storefront tile (WT-11 white gloss)
 - Storefront (Victorian Gold Metallic MP20352)

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 16.2 square foot Face-Lit illuminated channel letter wall signs reading, "KENDRA SCOTT" in white copy and the brand logo in metallic gold.
Per Shops at Pembroke Gardens Master Sign Plan, two (2) square feet of graphic area for every lineal foot of storefront for a wall sign is allowed. Kendra Scott is allowed a maximum of 45 square feet.
- One, 4.3 square foot illuminated blade sign. The proposed sign will be a gold and white plank reading, "KENDRA SCOTT" in white copy.
Per Shops at Pembroke Gardens Master Sign Plan, blade signs are limited in size to 2x3.

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 (05/02/23)
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"/> 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: Kendra Scott

Project Address: 406 SW 145th Terrace, Space 13150

Location / Shopping Center: The Shops at Pembroke Gardens

Acreeage of Property: _____ Building Square Feet: 2,125

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

Plat Name: The 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: awhitacre@federalrealty.com / amiles@federalrealty.com
Owner's Phone: 301-998-8219 Owner's Fax: _____
Agent: Kendra Scott
Contact Person: Anna Konczak
Agent's Address: 3800 North Lamar Blvd, Suite 400
Agent's Email Address: anna.konczak@kendrascott.com
Agent's Phone: 832.453.0757 Agent's Fax: N/A

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: _____

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Kendra Scott, LLC

Authorized Representative: Anna Konczak

Application Number: _____

Application Request: _____

I, Anna Konczak (print Applicant/Authorized Representative name), on behalf of Kendra Scott 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.

Anna Konczak 04-24-23
Signature of Applicant or Applicant's Date
Authorized Representative

Anna Konczak
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 2, 2023

To: MSC 2023-0009

From: Laura Bonet Arcila, Planner / Zoning Technician

Re: SPG – Kendra Scott

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

PLANNING HAD NO COMMENTS REGARDING THIS APPLICATION

