





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

Summary

Agenda Date:	January 8, 2026	Application ID:	MSC 2025-0034
Project:	BJ's Wholesale Club Repaint	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	COLE BJ PORTFOLIO LLC	Agent:	BJ's Wholesale Club, Inc.
Location:	13700 Pines Boulevard	District:	4
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 98-43, SP 96-69		
Applicant Request:	Color change to an existing building		
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

Lloyd Lords, agent, is requesting approval of a color change to the existing BJ's Wholesale Club building located at 13700 Pines Boulevard. The existing building was approved through SP 96-69.

The applicant was cited by the Code Compliance division for changes without approval. The following citations are on record with the Code Compliance division:

- Case #250100011 – 13700 Pines Boulevard – Paint color change without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

The following colors are proposed for the existing building and associated structures:

- Upper Body/ Columns:
 - TC-2 Gray Owl BM 2137-60
- Entrance Area Behind Signage/ Middle Band:
 - EF-1 China White BM OC-141
- Column Base/ Accent Stripes:
 - TC-1 Trout Gray BM 2124-20
- Main Doors/ Lower Body/ Roof/ Accents:
 - TC-3 Red Rock BM 2005-10

No other site modifications are being proposed at this time.

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 (12/22/2025)
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:

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 foot 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: Exterior Building Painting Project

Project Address: 13700 Pines Blvd Pembroke Pines FL 33027

Location / Shopping Center: 13700 Pines Blvd Pembroke Pines FL 33027

Acreage of Property: _____ Building Square Feet: 108,565

Flexibility Zone: _____ Folio Number(s): 5140 14 02 0155

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

Legal Description: See attached Legal Description.

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: COLE BJ PORTFOLIO I LLC

Owner's Address: 11995 El Camino Real San Diego CA 92130

Owner's Email Address: Not Available

Owner's Phone: (800) 375-6700 Owner's Fax:

Agent: BJ's Wholesale Club, Inc. (Tenant)

Contact Person: Lloyd Lords, VP Construction and Facilities

Agent's Address: 350 Campus Drive, Marlborough, MA 01752

Agent's Email Address: LLords@BJs.com

Agent's Phone: (774) 512-5559 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:

Land Use / Density:

Use:

Plat Name:

Plat Restrictive Note:

PROPOSED

Zoning:

Land Use / Density:

Use:

Plat Name:

Plat Restrictive Note:

ADJACENT ZONING

North:

South:

East:

West:

ADJACENT LAND USE PLAN

North:

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)

BJ's Wholesale Club has recently repainted the exterior of its building to improve the exterior appearance of the Club, to appear consistent with the coloring of our national corporate brand and to ensure that the premises is maintained in a good and efficient manner. This application is being filed to correct the inadvertent failure to seek a permit prior to the commencement of the work. Please see the attached renderings as well as before and after pictures of the painting.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

See attached excerpts from Lease between property owner, as Landlord, and Tenant authorizing Tenant to make any alterations or improvements, except structural alterations, without the consent of Landlord.

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 of Owner

Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

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 of Agent

Date

Sworn and Subscribed before me this _____ day

of _____, 20_____

Fee Paid

Signature of Notary Public

My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: BJ's Wholesale Club, Inc.

Authorized Representative: Lloyd Lords, VP Construction

Application Number: _____

Application Request: Unified Development Application - Misc.

I, Lloyd Lords (print Applicant/Authorized Representative name), on behalf of BJ's Wholesale Club, Inc. (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.

Signed by: Lloyd Lords 12/10/2025 | 5:59 PM EST
CG0A3A1B79A1478
Signature of Applicant or Applicant's Date
Authorized Representative

BJ's Wholesale Club, Inc. c/o Lloyd Lords
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 22, 2025
To: MSC
From: Julia Aldridge, Planner / Zoning Technician
Re: MSC 2025-0034 (BJ's Wholesale Club Repaint)

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.

BJ'S WHOLESALE CLUB PEMBROKE PINES - OPTION 3



ENTRANCE AREA / BEHIND SIGNAGE / MIDDLE BAND	COLUMN BASE / ACCENT STRIPES	MAIN DOORS / LOWER BODY ROOF / ACCENTS
		
EF-1 China White BM OC-141	TC-1 Trout Gray BM 2124-20	TC-3 Red Rock BM 2005-10

ORIGINAL IMAGE





BEFORE & AFTER

BJ'S WHOLESALE CLUB PEMBROKE PINES - OPTION 3

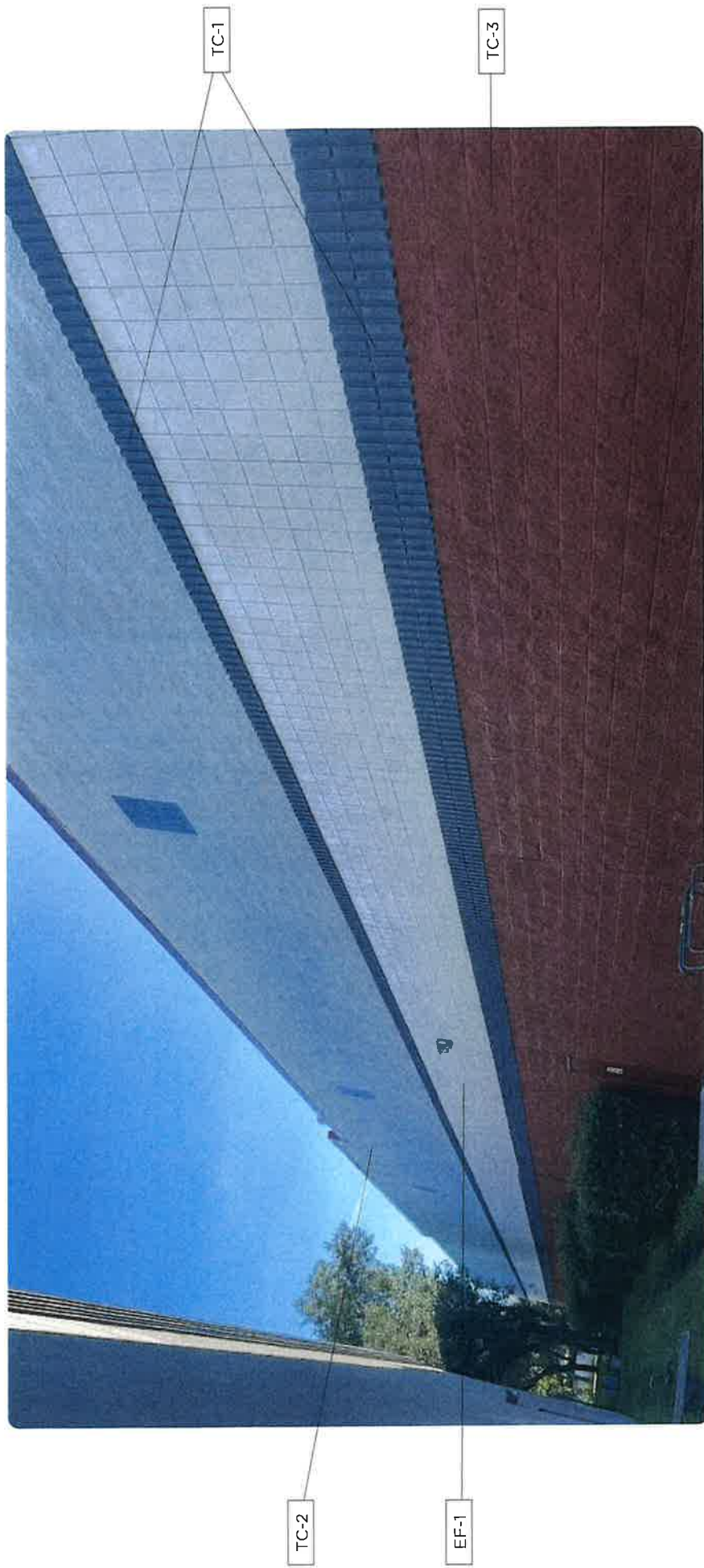


UPPER BODY / COLUMNS	ENTRANCE AREA BEHIND SIGNAGE / MIDDLE BAND	COLUMN BASE / ACCENT STRIPES	MAN DOORS/ LOWER BODY ROOF / ACCENTS
			
TC-2 Gray Owl BM 2137-60	EF-1 China White BM OC-141	TC-1 Trout Gray BM 2124-20	TC-3 Red Rock BM 2005-10



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BEFORE & AFTER

BJ'S WHOLESALE CLUB PEMBROKE PINES - OPTION 3



TC-2

TC-3

TC-1

UPPER BODY / COLUMNS	ENTRANCE AREA BEHIND SIGNAGE / MIDDLE BAND	COLUMN BASE / ACCENT STRIPES	MAN DOORS/ LOWER BODY ROOF / ACCENTS
			
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SUBJECT SITE AERIAL PHOTO

BJ's Wholesale Club (MSC2025-0034)

