



**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>	May 11, 2023	<b>Application ID:</b>	MSC 2023-0006
<b>Project:</b>	SPG - LaserAway	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Senior Planner		
<b>Owner:</b>	FR PEMBROKE GARDENS LLC	<b>Agent:</b>	Brandon Torrellas
<b>Location:</b>	14541 SW 5 Street		
<b>Existing Zoning:</b>	PCD (Planned Commercial Development)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	MSC 2007-48, 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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Brandon Torrellas, agent is requesting approval of architectural and signage modifications to the LaserAway tenant (formerly Sleep Number) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. LaserAway will be located within building 4000. LaserAway specializes in laser hair and tattoo removal as well as cosmetic procedures.

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 2007 (Sleep Number) through MSC 2007-48.

### **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: SW 7001 (Marshmallow)
  - Trim and Parapet: SW 6990 (Caviar)
  - Accent tile: Grey EMSER Tile
- Removal and replacement of the existing fabric awnings. The new awning fabric will be black with no signage.

### **SIGNAGE:**

The following signs are proposed:

- One, 52.5 square foot internally illuminated channel letter sign to read, "LaserAway" in white copy on a black backer panel.
- One, 4 square foot square blade sign of the LaserAway logo in white copy on a black background.

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 (4/26/23)
- Memo from Zoning Administrator (4/26/23)
- Memo from Zoning Administrator (4/19/23)
- Memo from Planning Division (4/14/23)
- Memo from Fire Prevention (4/13/23)
- 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:

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: LASER AWAYProject Address: 14541 SW 5TH ST, PEMBROKE PINES FL 33027Location / Shopping Center: SHOPS @ PEMBROKE GARDENS

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

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514015050010

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description:

SHOPS AT PEMBROKE GARDENS 176-101B PARCELA

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: Federal Realty  
Owner's Address: 527 SW 145TH TER Pembroke Pines, FL 33027  
Owner's Email Address: \_\_\_\_\_  
Owner's Phone: 301-998-3804 Owner's Fax: \_\_\_\_\_  
Agent: LaserAway, LLC (Tenant)  
Contact Person: Brandon Torrellas  
Agent's Address: 14541 SW 5TH ST, Pembroke Pines, FL  
Agent's Email Address: Expansion@laseraway.net  
Agent's Phone: 904-803-0791 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:

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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)

EXTERIOR UPGRADES PER NEW TENANT  
IMPROVEMENT UPGRADE MATERIALS / FINISHES,  
NEW FABRIC @ AWNING, & NEW SIGNAGE

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 of Owner Date

Sworn and Subscribed before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires

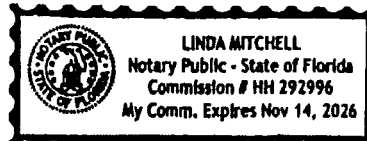
AGENT CERTIFICATION

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  
For CASEBANK, LLC 4.11.23

Sworn and Subscribed before me this 11th day

of April, 20 23



\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires  
11/14/2026



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: LMSREAWAY

Authorized Representative: BRANDON TORRELLAS, DIRECTOR OF CONSTRUCTION

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

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

I, BRANDON TORRELLAS (print Applicant/Authorized Representative name), on behalf of LMSREAWAY (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:

- 30-day requirement for Applicant Response to Staff determination of Incompleteness as described in DRC Comments and/or Letter to Applicant;
- 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- Limitation of three (3) Staff Requests for Additional Information;
- 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] 4.11.23  
Signature of Applicant or Applicant's Date  
Authorized Representative

BRANDON TORRELLAS  
Print Name of Applicant/Authorized Representative

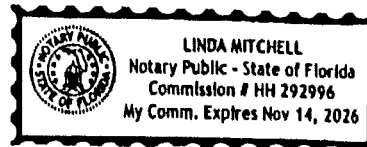
State of Florida  
County of Duval

Sworn to (or affirmed) and subscribed before me  
this 11th day of April, 2023  
(Date) (Month) (Year)

by Charles B. Torrellas  
(Name of Affiant)

[Signature] (Seal)  
(Signature of Notary Public - State of Florida)

Linda Mitchell  
(Name of Notary Public)



Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced FL Driver License

**PLANNING DIVISION STAFF COMMENTS**

**Memorandum:**

Date: April 26, 2023  
To: MSC 2023-0006 file  
From: Cole Williams, Senior Planner  
Re: SPG – Laser Away

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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

April 26, 2023

To: Cole Williams  
Senior Planner

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2023-0006 (SPG – LaserAway)

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

## MEMORANDUM

April 19, 2023

To: Cole Williams  
Senior Planner

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2023-0006 (SPG – LaserAway)

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The following are my comments regarding the above Miscellaneous Plan:

1. Blade Sign must be a minimum height of 7' to bottom of sign.
2. Provide note that required black awning above rear door is remaining.
3. Provide same notes regarding colors, finishes, etc., and height dimensions to signs, on both color and black and white elevations.
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 14, 2023  
To: MSC 2023-0006 file  
From: Cole Williams, Senior Planner  
Re: SPG – Laser Away

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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. The owner needs to sign the development application.
3. Add note to the plans that a black awning will remain over the rear door.
4. Blade sign must be a minimum of 7' from the
5. Make the notes on the black and white elevation consistent with the colored elevation.
6. 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.**
7. **Contact me prior to resubmittal 954-392-2100.**



## DRC REVIEW FORM

**FIRE PLANS EXAMINER** Brian Nettina, Asst. Fire Marshal  
[Bnettina@ppines.com](mailto:Bnettina@ppines.com)  
954.499.9566

**PROJECT NAME:** Laser Away  
**REFERENCE #:** MSC 2023 - 06  
**DATE REVIEWED:** 04/13/2023

**CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS**

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YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THIS REVIEW.

SUBJECT SITE AERIAL PHOTO

Laser Away (MSC 2023-0006)

