
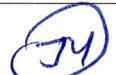




City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	June 8, 2023	Application ID:	MSC 2023-0004
Project:	SPG - LoveSac	Project Number:	N/A
Project Planner:	Laura Bonet Arcila, Planner/Zoning Technician		
Owner:	FR PEMBROKE GARDENS LLC	Agent:	Anthony Fichera
Location:	416 SW 145 Ter		
Existing Zoning:	PCD (Planned Commercial Development)	Existing Land Use:	Commercial
Reference Applications:	PH 2004-10, SP 2005-36, SUB 2005-03, ZC 2005-04, ZC 2006-07, SP 2006-27, MSC 2007-07, SN 2010-12, MSC 2010-28, ZC 2015-25, MSC 2016-11, MSC 2016-18, MSC 2017-18, MSC 2018-14		
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: <u></u> Assistant Director: <u></u>		

Project Description / Background

Anthony Fichera, agent is requesting approval for facade and sign modifications to the new LoveSac Retail store (formerly The Cheese Course) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. LoveSac will be located within building 13000 in bay 416.

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 2018.

BUILDINGS / STRUCTURES:

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

- Main Body:
 - Fabric Awning (F1 – Color: Blue - Sunbrella Aruba)
 - Wood tile plank (T3 – Color: Brown)
 - Anodized Aluminum (M2 – Dark Bronze)
 - PowerCoated Metal (M3 – Color: Blue - SW Splashy 6942)
 - PowerCoated Metal (M4 – Color: Black)

SIGNAGE:

The following signage is proposed for the tenant bay:

- One 15.32 square foot Back-Lit channel letter wall sign reading, “LOVESAC” in white copy.
- One 4 square foot non-illuminated blade sign. The proposed sign will be a dark tile plank reading, “LOVESAC” 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 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 (05/30/23)
- Memo from Zoning Administrator (05/25/23)
- Memo from Engineering Division (03/20/23)
- Memo from Fire Division (03/15/23)
- Memo from Planning Division (03/14/23)
- Memo from Zoning Administrator (03/14/23)
- 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:

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: LoveSac - Shops at Pembroke GardensProject Address: 416 SW 145 TERRACE PEMBROKE PINES, FL 33027Location / Shopping Center: THE SHOPS AT PEMBROKE GARDENSAcreage of Property: _____ Building Square Feet: 1814Flexibility Zone: _____ Folio Number(s): 514015050010

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

Legal Description: Shops at Pembroke Gardens

_____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 #200 NORTH BETHESDA, MD 20852

Owner's Email Address: MHEIZAR@ANDERSON-REALESTATE.COM

Owner's Phone: 513-241-5800 Owner's Fax: _____

Agent: ANTHONY FICHERA & TIM SCHENK

Contact Person: ANTHONY FICHERA

Agent's Address: 6503 N MILITARY TRL #506 BOCA RATON, FL 33496

Agent's Email Address: ANTHONYJFICHERA@GMAIL.COM

Agent's Phone: 561-715-8609 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)

TENANT BUILDOUT FOR LOVESAC AT THE SHOPS AT PEMBROKE GARDENS

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.

Juan Montañez PARADISE APARTS LLC 2/21/23
Signature of Owner Date

Sworn and Subscribed before me this 21st day
of FEBRUARY, 20 23



N/A June Carolyn Sasu 06/26/2025
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: _____

Authorized Representative: _____

Application Number: _____

Application Request: _____

I, _____ (print Applicant/Authorized Representative name), on behalf
of _____ (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

Date

Print Name of Applicant/Authorized Representative

SPG – SIGNAGE CRITERIA MATRIX

Wall Signage Criteria

Tenant Name: Lovesac

Revision Date:

- Two Square Feet of graphic area per linear 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

Linear Feet of Frontage: 17'-7 3/4"

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	15	10' 2-5/8"W x 18"H x 2"T	18"	18"	19'H	White	Back-lit channel letters
Secondary Wall Sign (Endcap)	N/A							
Total	1							

Non-Wall Signage Criteria

- One Square Foot of graphic area per linear 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	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)	1	4	24"x24"x3.5"	3"H	24"H	8'H	White/brown	White logo with teal outline on dark walnut wood
Awning Sign(s)	1	70.5	211.75"x48"x48"	N/A	48"	11'H	Teal	No lettering on awning
Wall Plaques	N/A							
Total	2							
Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Total Window Area		Total (Sq Ft)	Color	Description-Style
Window Signs/Decals	N/A							
Total								

A.F.F.=At Finished Floor

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 30, 2023

To: MSC 2023-0004

From: Laura Bonet Arcila, Planner / Zoning Technician

Re: SPG – Love Sac

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 25, 2023

To: Laura Castano Arcila
Planner / Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2023-0004 (SPG – LOVESAC)

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

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION**

DRC REVIEW FORM



March 20, 2023

PROJECT: LOVESAC – SHOPS AT PEMBROKE GARDENS (MSC2023-0004)

**To: Laura Bonet Arcila, Planner / Zoning Technician
Planning and Economic Development Department**

**From: John L. England, P.E., Assistant City Engineer
Engineering Division, Public Services Department
(954) 518-9046**

RECOMMENDATION:

The Engineering Division takes 'No Exceptions' to the proposed interior tenant space alterations and exterior storefront improvements and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.



DRC REVIEW FORM

FIRE PLANS EXAMINER Brian Nettina, Asst. Fire Marshal
Bnettina@ppines.com
954.499.9566

PROJECT NAME: Lovesac
REFERENCE #: MSC 2023 - 04
DATE REVIEWED: 03/15/2023

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 14, 2023
To: MSC 2023-0004
From: Laura Bonet Arcila, Planner / Zoning Technician
Re: SPG – Lovesac

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

1. Provide physical material board with samples of all paint chips and materials to be used.
2. In page 4 (Materials board) there is T1 light tile plank. Where is it used?
3. Clarify if signage will be added to the canopies.
4. Will any lighting be added to the storefront? If so provide specification sheet.
5. Provide sign matrix detailing all proposed signs (you can get the template from the property manager)
6. Add note that the solid black awning over the rear of the door will remain.
7. Blade sign cannot be installed on the neutral columns.

MEMORANDUM

March 14, 2023

To: Laura Castano Arcila
Planner / Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2023-0004 (SPG – LOVESAC)

The following are my comments regarding the above Miscellaneous Plan:

1. Provide Shops at Pembroke Gardens sign matrix sheet showing all sign dimensions, square footages, etc. being proposed.
2. Provide note that required black awning above rear door is remaining.
3. Provide height to bottom and top of wall sign to show it meets PCD Guidelines.
4. Will there be any wall/canopy lighting added? If so, provide cut sheets, all details and show on elevations of bay.
5. Materials Board picture includes a tile, T1 Light Tile Plank, that does not appear to be used on the elevations. Clarify if, and location, for this material.
6. 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.

