

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

Summary

Agenda Date:	August 14, 2025	Application ID:	MSC 2025-0020
Project:	9050 Pines Professional Center	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Dycal Properties LLC	Agent:	Gretal Vasquez
Location:	9050 Pines Boulevard	District:	1
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Office Park
Reference Applications:	SP 84-28		
Applicant Request:	Color change to an existing building		
Staff Recommendation:	Approval		
Final:	⊠Planning & Zoning Board	□City Commission	
Reviewed for the Agenda:	Director:	Assistant Director:	(JY)

Project Description / Background

Gretal Vasquez, agent, is requesting approval of a color change to the existing office building (9050 Pines Professional Center) generally located south of Pines Boulevard and west of Douglas Road. The existing building was approved through SP 84-28.

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 #250602033 – 9050 Pines Boulevard - Changes without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

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

- Lower facade:
 - o SW 7674 (Peppercorn)
- Upper façade (existing):
 - o SW 7666 (Fleur de Sel)
- Dumpster Enclosure (existing):
 - o SW 7666 (Fleur de Sel)

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 (7/15/2025) Memo from Planning Division (8/4/2025)

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 an	e applying for:
☐ Appeal*	☐ Sign Plan
☐ Comprehensive Plan Amendment	☐ Site Plan*
☐ Delegation Request	☐ Site Plan Amendment*
☐ DRI* ☐ Special Exception*	
☐ DRI Amendment (NOPC)*	☐ Variance (Homeowner Residential)
☐ Flexibility Allocation ☐ Variance (Multifamily, Non-resident	
☐ Interpretation*	☐ Zoning Change (Map or PUD)*
☐ Land Use Plan Map Amendment*	☐ Zoning Change (Text)
☐ Miscellaneous	☐ Zoning Exception*
☐ Plat*	☐ 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.
All applicable fees are due when the Include moiling lebels of all preports	e application is submitted (Fees adjusted annually). y owners within a 500 feet radius of affected site with
signed affidavit (Applications types i	
5. All plans must be submitted no le	ater than noon on Thursday to be considered for
Development Review Committee (D	
	as need to be noticed after issuance of a project

- 1. All questions must be completed on
- 2. Include all submittal requirements /
- 3. All applicable fees are due when the
- 4. Include mailing labels of all propert signed affidavit (Applications types
- 5. All plans must be submitted no Development Review Committee (I
- 6. Adjacent Homeowners Associations need to be noticed after issuance 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.

	Chaff Una Only
	Staff Use Only
Project Planner:	Project #: PRJ 20 Application #:
Date Submitted:/_	/ Posted Signs Required: () Fees: \$

SECTION 1-PROJECT INFORMATION:

Project Name:	
Project Address: 9050 Pines Blvd Pembrok	te Pines, FL 33025
Location / Shopping Center:	
Acreage of Property:	Building Square Feet:
Flexibility Zone:	Folio Number(s): 514117140010
Plat Name:	Traffic Analysis Zone (TAZ):
Legal Description: HOLLYBROOK OFFICE	E PLAZA 117-10 B PARCEL "A"
Has this project been previously submitted	?
Describe previous applications on property etc) Include previous application number	(Approved Variances, Deed Restrictions, s and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
•		3300			
				1	

SECTION 3- LAND USE AND ZONING INFORMATION:		
EXISTING	PROPOSED	
Zoning:	Zoning:	
Land Use / Density: Building Office	Land Use / Density:	
Use:	Use:	
Plat Name:	Plat Name:	
Plat Restrictive Note:	Plat Restrictive Note:	
ADJACENT ZONING	ADJACENT LAND USE PLAN	
North:	North:	
South:	South:	
East:	East:	
West:	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): OVariance OZoning Appeal OInterpretation Related Applications: Code Section: Request: Details of Variance, Zoning Appeal, Interpretation Request: SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY ☐ City and County Amendment ☐ City Amendment Only 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)

only the bottom o	f the building has been changed.	
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		Altra-
		West
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SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property de all information supplied herein is true and correct to the	escribed in this application and that ne best of my knowledge.
- GN M Spaw	10 25 25
Signature of Owner	Date
Sworn and Subscribed before me this 25 th day of June 20 25 Signature of Notany Bubble of	Gretel Vasquez Comm.: HH 505296 Expires: May 4, 2028 Notary Public - State of Florida My Commission Expires
Fee Paid Signature of Notary Public J	iviy Commission Expires
AGENT CERTIFICATION	
This is to certify that I am the agent of the property ov and that all information supplied herein is true and con	vner described in this application rrect to the best of my knowledge.
N MSparo	10/25/25
Signature of Agent	Date
Sworn and Subscribed before me this day	
of June 20 25 South Varque	Gretel Vasquez Comm.: HH 505296 Expires: May 4, 2028 Notary Public - State of Florida
Fee Paid Signature of Notary Public()	My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applica	nt:
Author	ized Representative:
Applica	tion Number:
Applica	tion Request:
	I, Tina Spano (print Applicant/Authorized Representative name), on behalf
	of <u>Dycal Properties LLC</u> (Applicant), hereby waive the deadlines and/or ural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the 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 of Applicant's Date Authorized Representative Tima Spano Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date:

July 15, 2025

To:

MSC 2025-0020

From:

Julia Aldridge, Planner / Zoning Technician

Re:

9050 Professional Center Repaint

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

- **1.** Label location of building for each image (e.g. front, back, east, west, etc.).
- 2. Include renderings/ images of any monument signs, directional signage and dumpster enclosers.
- 3. Are any other exterior modifications taking place?
- 4. Resubmittal must include an itemized response to all comments made by DRC members.
- 5. After review of resubmittal, additional comments may be made.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 4, 2025

To: MSC 2025-0020

From: Julia Aldridge, Planner / Zoning Technician

Re: 9050 Professional Building 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.



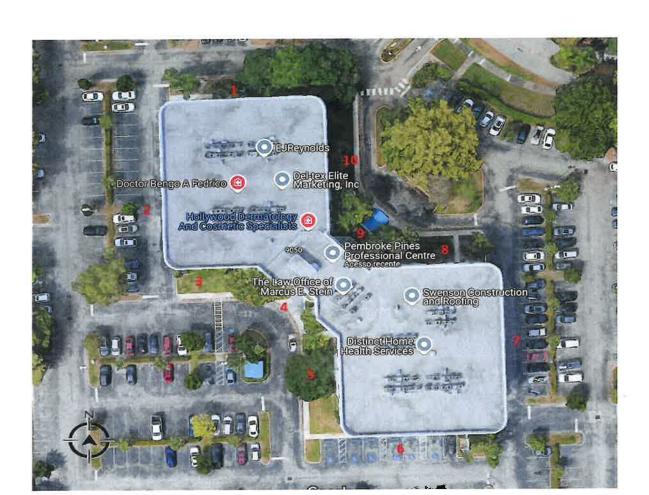
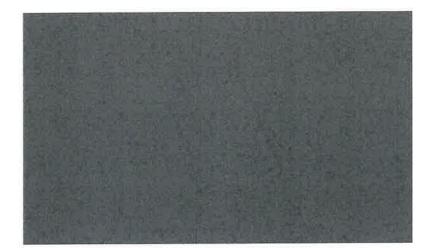


Image Number	Location and Description
1	North Facade
2	Northwest Facade
3	West Facade
4	Main Entrance – Southwest Facade
5	South Facade
6	Southeast Facade
7	East Facade
8	Northeast Facade
9	Rear Exit – North/Northeast Facade
10	East Facade (North Block)





info@smartcoatpaintingfl.com 1130 S. Powerline Rd. Sweet 104, FL 33442



SW 7674 - Peppercorn

A deep, neutral gray with a balanced undertone between warm and cool, SW 7674 – Peppercorn is suitable for both interior accent applications and exterior façades, providing a bold and timeless aesthetic.

Note: While the color code was referenced from Sherwin-Williams, the paint was sourced from Benjamin

Moore, which matches the same chromatic formulation within its palette.



SW 7666 – Fleur de Sel

A luminous and refined white tone, SW 7666 – Fleur de Sel features a subtle green undertone that evokes a serene, coastal ambiance. This shade is ideal for achieving a clean, airy aesthetic in both interior and exterior applications.

Note: The color specification was referenced from Sherwin-Williams; however, the paint material was procured from Benjamin Moore, which offers an equivalent chromatic formulation.



1 - We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



<u>2-</u> We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required



<u>3-</u> We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



<u>4-</u> We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



<u>5 -</u> We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



6 - We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



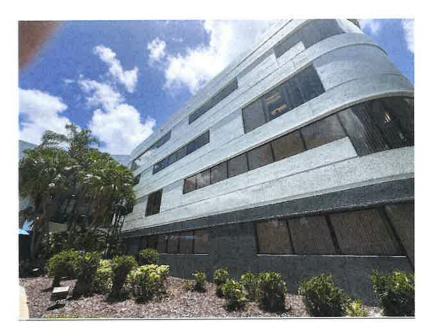
7 - We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



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<u>9 -</u> We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



<u>10</u> - We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



The dumpster is positioned at the southern end of the parking lot, near the tree line. It is located to the left (west) of the main building of Pines Radiology Center, in a corner area in front of several parking spaces. There was no work performed. No exterior painting, no structural repair, or additional interventions required.

No other exterior modifications are taking place. The project is already completed and consisted solely of exterior repainting of a commercial building. No additional exterior work has been performed or is planned beyond the repainting scope.

SUBJECT SITE AERIAL PHOTO

