





**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>	April 23, 2026	<b>Application ID:</b>	MSC2026-0010
<b>Project:</b>	Plaza 67	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Daniel Flores, Planner / Zoning Technician		
<b>Owner:</b>	CASTIBLANCO-LEAL INC	<b>Agent:</b>	Gabriel Gomez
<b>Location:</b>	6700 Pines Blvd	<b>District:</b>	1
<b>Existing Zoning:</b>	B-3 (General Business)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	SP2005-09		
<b>Applicant Request:</b>	Repainting of a one-story standalone building.		
<b>Staff Recommendation:</b>	Approval		
<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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Gabriel Gomez, agent, is requesting approval of repainting the existing Plaza 67 building located on 6700-6740 Pines Boulevard. The site was built in the early 1960s. In 2005, site plan application SP2005-09 was approved, which established a uniform sign plan for the plaza.

### **BUILDINGS / STRUCTURES:**

The applicant proposes the following modifications:

- Main Body: SW 7074 Software
- Accent: SW 7615 Sea Serpent
- Monument Sign: SW 7615 Sea Serpent

No other site modifications are being proposed at this time. Building signs shall remain compliant with the current uniform sign plan.

**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 (4/8/2026)  
Memo from Planning Division (3/25/2026)  
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*<br><input type="checkbox"/> Comprehensive Plan Amendment<br><input type="checkbox"/> Delegation Request<br><input type="checkbox"/> DRI*<br><input type="checkbox"/> DRI Amendment (NOPC)*<br><input type="checkbox"/> Flexibility Allocation<br><input type="checkbox"/> Interpretation*<br><input type="checkbox"/> Land Use Plan Map Amendment*<br><input checked="" type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan<br><input type="checkbox"/> Site Plan*<br><input type="checkbox"/> Site Plan Amendment*<br><input type="checkbox"/> Special Exception*<br><input type="checkbox"/> Variance (Homeowner Residential)<br><input type="checkbox"/> Variance (Multifamily, Non-residential)*<br><input type="checkbox"/> Zoning Change (Map or PUD)*<br><input type="checkbox"/> Zoning Change (Text)<br><input type="checkbox"/> Zoning Exception*<br><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: Plaza 67 Inc.

Project Address: 6700-6740 Pines Blvd Pembroke Pines FL 33024

Location / Shopping Center: Same as above.

Acreage of Property: 32212 sq. ft. Building Square Feet: 7896

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 5141-14-050580

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

Legal Description: South Broward Ranches 30-39 B Lots 1 thru 6  
BLK 1 Together with lots 1 & 2 BLK 1 of South  
Broward Ranches # 2-30-39 B.

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
6/13/2012	BUL 15899	Commercial RE-Roofing	Completed & closed		

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: Castiblanco - Lead INC.  
Owner's Address: 1835 NW 105th Ave, Plantation, FL 33322  
Owner's Email Address: 811goldmine-gg@gmail.com  
Owner's Phone: 954-478-2182 Owner's Fax: \_\_\_\_\_  
Agent: \_\_\_\_\_  
Contact Person: GABRIEL GOMEZ  
Agent's Address: Same as owners  
Agent's Email Address: Same as owners  
Agent's Phone: 954-478-2182 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**

**PROPOSED**

Zoning: \_\_\_\_\_  
Land Use / Density: \_\_\_\_\_  
Use: \_\_\_\_\_  
Plat Name: H6/A  
Plat Restrictive Note: \_\_\_\_\_

Zoning: \_\_\_\_\_  
Land Use / Density: \_\_\_\_\_  
Use: \_\_\_\_\_  
Plat Name: \_\_\_\_\_  
Plat Restrictive Note: \_\_\_\_\_

**ADJACENT ZONING**

**ADJACENT LAND USE PLAN**

North: \_\_\_\_\_  
South: \_\_\_\_\_  
East: N/A  
West: \_\_\_\_\_

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)

Dear Sirs:

I JUST want to repaint the  
Building a ~~one~~ story stand alone  
Commercial Building Located at  
6700-6740 Pines Blvd. Pembroke Pines, FL 33204  
We are using PRIME Thetaway Wilkoors  
Paints. and the Codes are:

\* For the Main Body of the Building we will use  
"SOFTWARE SW7014. #1"

\* For the Eve of the Building we will use  
"SEA SERPENT SW 7615. #2"

Samples of Colors Attached.

with the Foto of the Building.

**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.

Grace Pineda 3-12-2026  
Signature of Owner Date

Sworn and Subscribed before me this 12<sup>th</sup> day  
of March, 2026



0 Marilyn Padilla \_\_\_\_\_  
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: Castiblanco Leal Inc.

Authorized Representative: Gabriel Gomez

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

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

I, Gabriel Gomez (print Applicant/Authorized Representative name), on behalf of Castiblanco Leal (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

Gabriel Gomez  
Print Name of Applicant/Authorized Representative

**Parcel Information**

Parcel Id: 514114050580  
Owner: CASTIBLANCO-LEAL INC  
Address: 6700 - 6740 PINES BLVD  
PEMBROKE PINES FL 33023  
Status Address: SOUTH BROWARD RANCHES  
30-39 B LOTS 1 THRU 6 BLK 4  
Legal: TOGET WITH LOTS 1 & 2 BLK 1  
OF SOUTH BROWARD  
RANCHES NO 2 32-39 B  
Millage Code: 2613  
Use Code: 11  
Land Value: \$ 644,240  
Building Value: \$ 1,357,560  
Other Value: 0  
Total Value: \$ 2,001,800  
SCH Capexd Value: \$ 1,462,140  
Homeshead Exempt: \$ 0  
Amt  
WVD Exempt Amt: \$ 0  
Other Exempt Amt: \$ 0  
Taxable Value: \$ 1,462,140  
Sale Date: 12/29/2000  
Sale Price: \$ 485,000  
Deed Type: 1 WD\*



514114050580

## PLANNING DIVISION STAFF COMMENTS

### **Memorandum:**

Date: April 8, 2026  
To: MSC 2026-0010  
From: Daniel Flores, Planner / Zoning Technician  
Re: Plaza 67 Repaint

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- All comments have been addressed

If you have any questions, please contact me [dflores@ppines.com](mailto:dflores@ppines.com)

## PLANNING DIVISION STAFF COMMENTS

### **Memorandum:**

Date: March 25, 2026  
To: MSC 2026-0010  
From: Julia Aldridge, Planner / Zoning Technician  
Re: Plaza 67 Repaint

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

1. Provide renderings of building showing proposed paint colors. Include all sides of the building. Any dumpster enclosures or monuments signs must also be included.
2. Resubmittal must include an itemized response to all comments made by DRC members.
3. After review of resubmittal, additional comments may be made.

If you have any questions, please contact me at [jaldridge@ppines.com](mailto:jaldridge@ppines.com).



- 1 Accent
- 2 Body
- 3 Door

SW 7074  
Software

SW 7615  
Sea Serpent

Maria Schifino  
null - Maria.Schifino@sherwin.com

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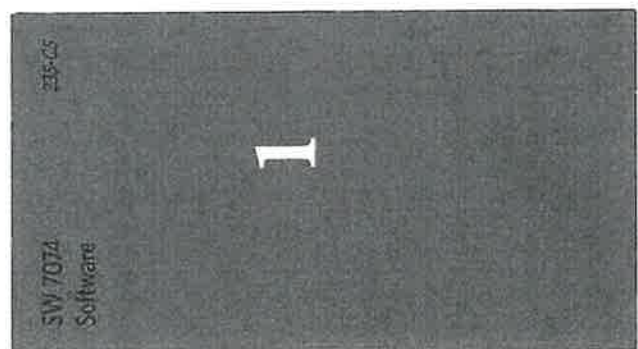
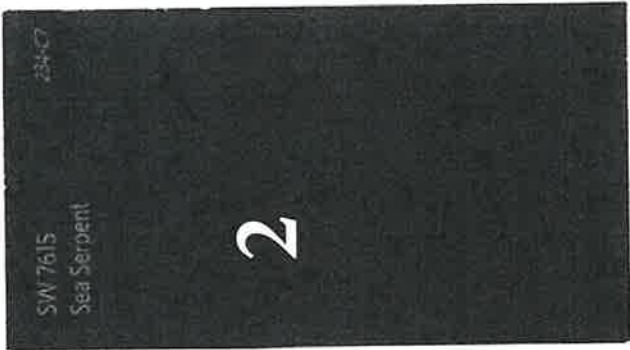


- 1 Accent
- 2 Body
- 3 Door



Maris Schifino  
null • Maris.Schifino@sherwin.com

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- 1 Accent
- 2 Body
- 3 Door

SW 7074  
Software

SW 7615  
Sea Serpent

Maria Schifino  
null • [Maria.Schifino@sherwin.com](mailto:Maria.Schifino@sherwin.com)

SUBJECT SITE AERIAL PHOTO

6700 PINES BOULVERDAD  
Repainting Standalone Building  
(MSC2026-0010,SP2005-09)

