



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

Summary

Agenda Date:	May 8, 2025	Application ID:	MSC 2025-0010
Project:	Firestone Repaint	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Bridgestone Retail Operations	Agent:	Chris Nagy
Location:	11288 Pines Boulevard	District:	1
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SN 2014-18, MSC 2012-02, SN 2008-33, SP 86-20		
Applicant Request:	Color changes 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

Chris Nagy, agent, is requesting approval of a color change to the existing Firestone tire store located west of Hiatus Road and south of Pines Boulevard.

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 #241203544 – 11288 Pines Boulevard - Painting without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

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

- Main Body:
 - SW 7069 (Iron Ore)
 - SW 9170 (Acier)
- Monument Sign:
 - Cabinet: SW 7069 (Iron Ore)
 - Base: SW 9170 (Acier)
- Dumpster Enclosure:
 - SW 9170 (Acier)

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 (04/23/25)
Memo from Planning Division (04/30/25)
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:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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: Firestone Complete Auto Care Exterior Paint

Project Address: 11288 Pines Boulevard

Location / Shopping Center: _____

Acreeage of Property: .774 Building Square Feet: 6643

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description: Commence at the East 1/4 corner of Section 13, Township 51 South,
Range 40 East; thence run South 0° 00' 37" West along the East line of the South ½ of
said Section 13 for 100.03 feet; thence run North 88° 29' 40" West along a line 100.00 f

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 1-PROJECT INFORMATION:

Project Name: Firestone Complete Auto Care Exterior Paint

Project Address: 11288 Pines Boulevard

Location / Shopping Center: _____

Acreeage of Property: .774 Building Square Feet: 6643

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description: Commence at the East 1/4 corner of Section 13, Township 51 South,
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Has this project been previously submitted? Yes No

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Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Bridgestone Retail Operations

Owner's Address: 200 4th Avenue S. Nashville, TN 37201

Owner's Email Address: cnagy@bfrc.com

Owner's Phone: 847.477.2793 Owner's Fax: _____

Agent: Chris Nagy

Contact Person: Chris Nagy

Agent's Address: 200 4th Avenue S. Nashville, TN 37201

Agent's Email Address: cnagy@bfrc.com

Agent's Phone: 847.477.2793 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: _____

Zoning: _____

Land Use / Density: _____

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): 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 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.

Chris Meyer 2/27/25
Signature of Owner Date

Sworn and Subscribed before me this 27th day
of February, 2025

N/A [Signature] 9-28-26
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] 2/27/25
Signature of Agent Date

Sworn and Subscribed before me this 27th day
of February, 2025

N/A [Signature] 9-28-26
Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Chris Nagy

Authorized Representative: _____

Application Number: _____

Application Request: _____

I, Chris Nagy (print Applicant/Authorized Representative name), on behalf of Bridgestone Retail Operations (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

2/27/25
Date

Chris Nagy

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 23, 2025
To: MSC 2025-0010
From: Julia Aldridge, Planner / Zoning Technician
Re: Firestone Repaint

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

1. Provide renderings/ images showing rear of buildings also painted.
2. Include renderings/ images of monument sign and dumpster enclosure.
3. 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: April 30, 2025

To: MSC 2025-0010

From: Julia Aldridge, Planner / Zoning Technician

Re: Firestone 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.

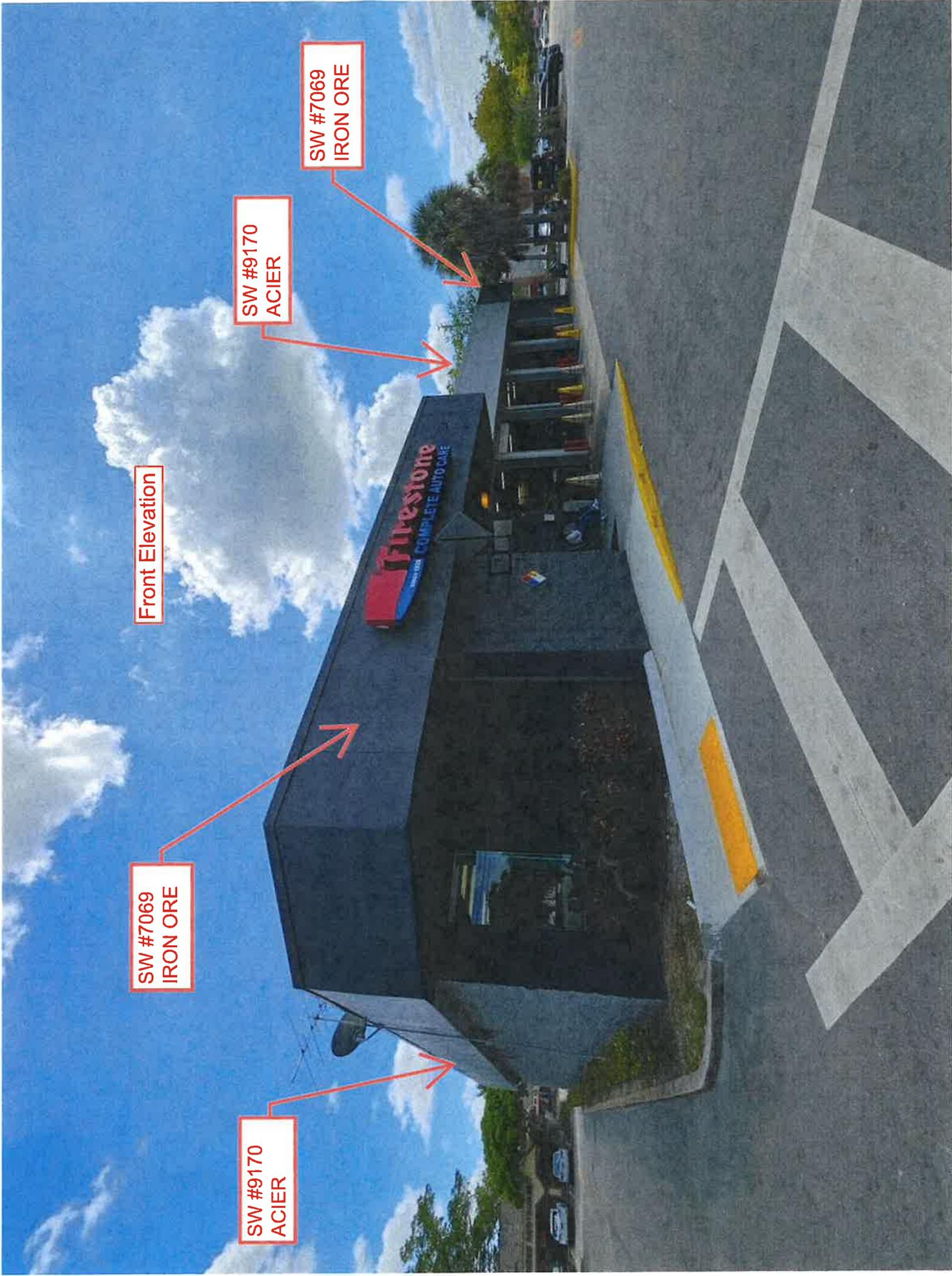
Front Elevation

SW #7069
IRON ORE

SW #9170
ACIER

SW #7069
IRON ORE





Front Elevation

SW #7069
IRON ORE

SW #9170
ACIER

SW #9170
ACIER

SW #7069
IRON ORE



Side Elevation

SW #7069
IRON ORE



SW #9170
ACIER

Rear Elevation

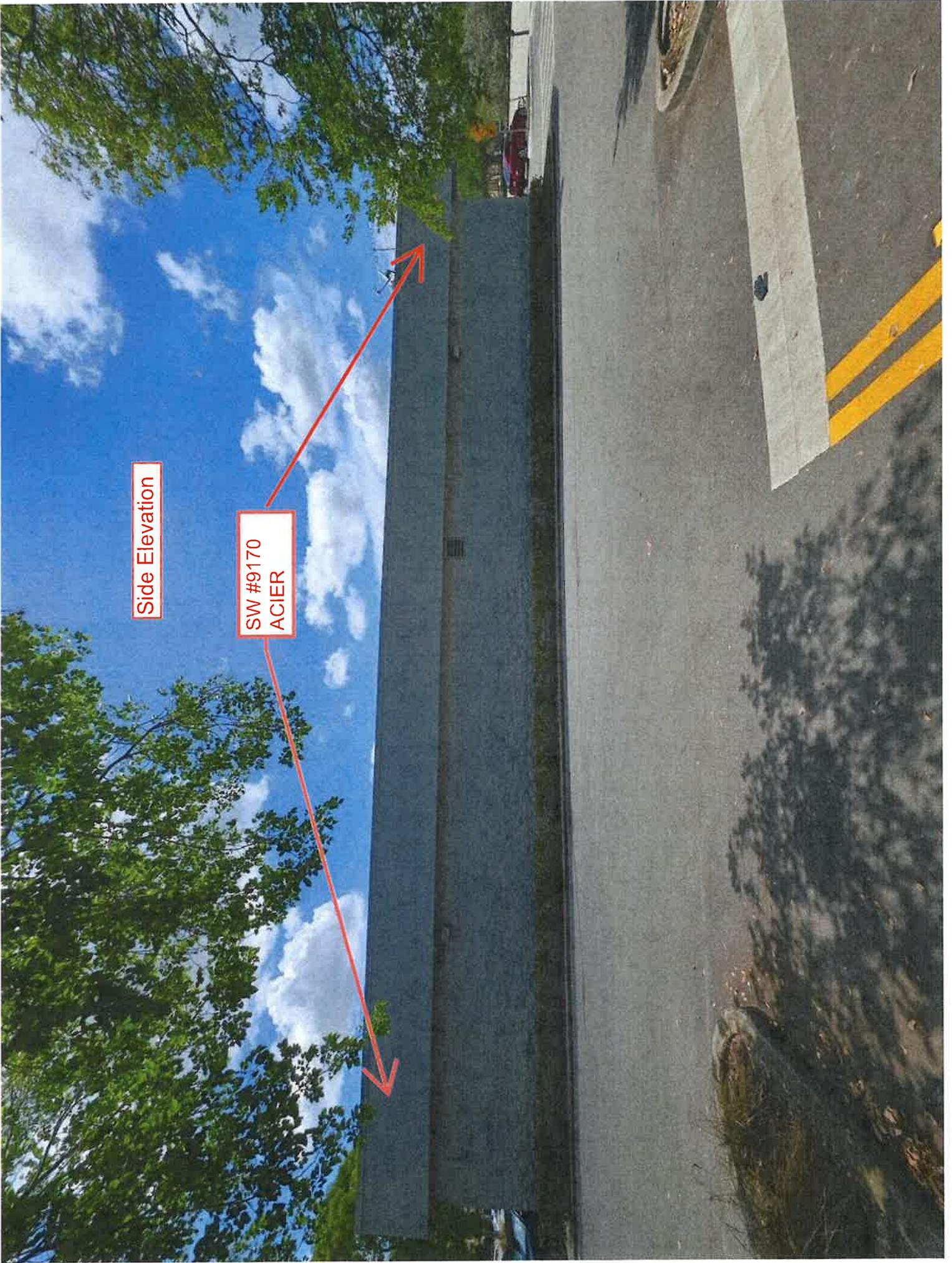


Rear Elevation

SW #7069
IRON ORE

SW #9170
ACIER

SW #7069
IRON ORE



Side Elevation

SW #9170
ACIER



Dumpster enclosure

SW #9170
ACIER

SW #7069
IRON ORE

Monument

SW #7069
IRON ORE
Cabinet

SW #9170
ACIER

STOP

Firestone
COMPLETE AUTO CARE

11288





Monument

SW #7069
IRON ORE
Cabinet

SW #9170
ACIER

Firestone
SINCE 1926
COMPLETE AUTO CARE™

11288

SUBJECT SITE AERIAL PHOTO

Firestone Paint Change (MSC2025-0010)

