
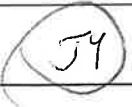




City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	June 26, 2025	Application ID:	MSC 2025-0017
Project:	YouFit Plaza (AKA Pembroke Place North)	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Jorge Quintana	Agent:	Jared L Quintana
Location:	8913-9091 Taft Street	District:	2
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	SN 2017-03, MSC 2015-42, SP 2004-27, SP 2001-48, SP 2001-04, SP 98-46, SP 96-18, SP 92-05, SN 92-03, SP 88-24, SP 87-30, SN 85-02, SP 84-32, ZC 84-11		
Applicant Request:	Color change to an existing Shopping Center		
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

Jared Quintana, agent, is requesting approval of a color change to the existing Shopping Center (YouFit Plaza AKA Pembroke Place North) located on the northwest corner of Taft Street and Douglas Road.

The existing center was approved through SP 84-32. Modifications were last made to the building in 2017 (SN 2017-03), which included new monument signs for the center.

BUILDINGS / STRUCTURES:

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

- Main Building:
 - Pumice MQ6-23
- Top Trim:
 - Espresso Beans PPU5-01
- Accent:
 - Bear Rug S-G-790
- Doors:
 - Espresso Beans PPU5-01
- Metal Awnings/ Roof:
 - Bear Rug S-G-790
- Bollards:
 - Espresso Beans PPU5-01
- Monument Sign:
 - Body: Pumice MQ6-23
 - Trim/ Accent: Espresso Beans PPU5-01
- Dumpster Enclosure:
 - Accent: Bear Rug S-G-790
 - Body: Pumice MQ6-23
 - Trash Gates/ Hardware: White 52

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 (5/20/2025)
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 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: Pembroke Place North PaintingProject Address: 8919 Taft Street Pembroke Pines, FL 33024Location / Shopping Center: Pembroke Place NorthAcreage of Property: _____ Building Square Feet: 51277Flexibility Zone: _____ Folio Number(s): 5141 08 02 0852

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

Legal Description:

UNIVERSITY HEIGHTS 72-19 B PARCEL B S 300 LESS E 200 OF S 200

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: Jorge Quintana

Owner's Address: 8004 NW 154th Street Pembroke Pines, FL 33024

Owner's Email Address: Intownepm@gmail.com

Owner's Phone: (305) 556-6808 Owner's Fax: _____

Agent: Jared L. Quintana

Contact Person: Jared Quintana

Agent's Address: 8004 NW 154th Street Suite #243 Miami Lakes, FL 33016

Agent's Email Address: Jlq941@gmail.com

Agent's Phone: 305-556-6808 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)

Paint the building on all sides.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

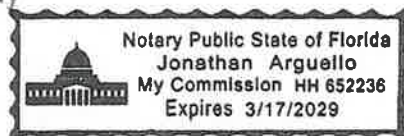
SECTION 7- PROJECT AUTHORIZATION

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.

Sam Lopez 04/21/25
Signature of Owner Date

Sworn and Subscribed before me this 21 day
of April, 20 25



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] 04/29/2025
Signature of Agent Date

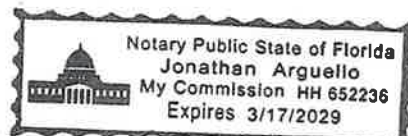
Sworn and Subscribed before me this 29 day
of April, 20 25

03/17/2029

Fee Paid

Signature of Notary Public

My Commission Expires



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Jorge Quintana


Authorized Representative: Jared L. Quintana

Application Number: _____

Application Request: _____

I, Jared L. Quintana (print Applicant/Authorized Representative name), on behalf of Jorge L. Quintana (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

4/30/25

Date

Jorge Quintana

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: May 20, 2025
To: MSC 2025-0017
From: Julia Aldridge, Planner / Zoning Technician
Re: Youfit Plaza AKA Pembroke Place North 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.



ORIGINAL



AWNINGS / ROOF
BEAR RUG
S-G-790



BODY / ACCENT / COLUMNS
PUMICE
MQ6-23

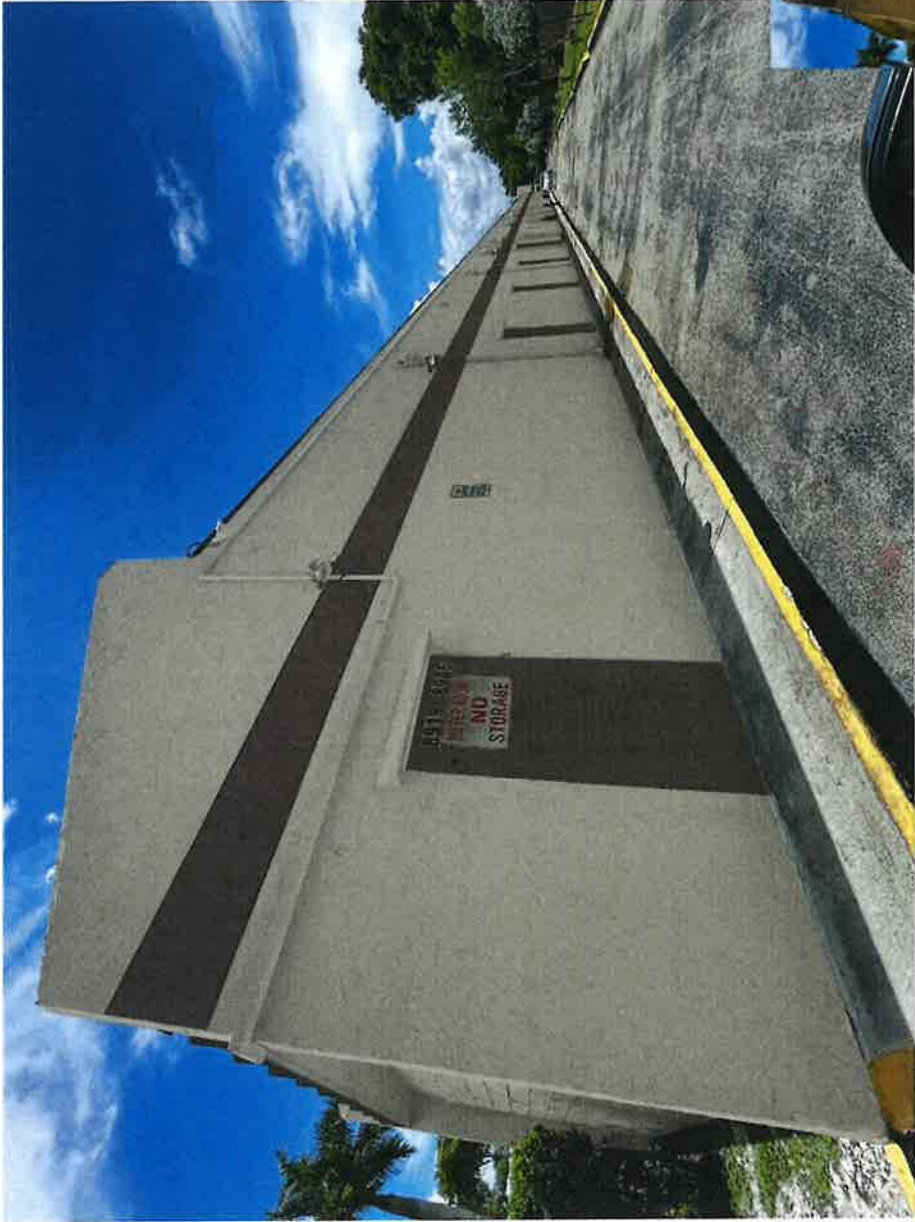


TOP TRIM
ESPRESSO BEANS
PPU5-01



Contact BehrPro Regional Account Manager **ABEL LOREDO** at **ALOREDO@behr.com** at **(786) 383 7685** with any questions. Made exclusively for **MYL Services** by Behr Process Corporation. Professional Products & Services. Variations in sheen, texture, application method and lighting can create perceived differences between the color of the chip and the color of the applied paint. All trademarks, color numbers and color names are the property of their respective

8919 - 9091 TAFT STREET PEMBROKE PINES, 33024 • Scheme 1b



ORIGINAL



ACCENT
BEAR RUG
S-G-790



BODY
PUMICE
MQ6-23



DOORS / ROOF
ESPRESSO BEANS
PPU5-01



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8919 - 9091 TAFT STREET PEMBROKE PINES, 33024 • Scheme 1a



ACCENT
BEAR RUG
S-G-790



BODY
PUMICE
MQ6-23



DOORS / AWNING / TOP TRIM / PIPES &
BOLLARDS / TRASH GATES / GATE
HARDWARE
ESPRESSO BEANS
PPU5-01



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JOEY
MUMFORD
10/6-23



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8919 - 9091 TAFT STREET PEMBROKE PINES, 33024 • Scheme 1c



ACCENT
BEAR RUG
S-G-790



BODY
PUMICE
MQ6-23



TRASH GATES / HARDWARE
WHITE
52



ORIGINAL



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owners. 10/21/2024

SUBJECT SITE AERIAL PHOTO

Pembroke Place North Paint Change (MSC 2025-0017)

