





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:	SP2025-0003
Project:	Flamingo Pines JBL Façade Renovation	Project Number:	PRJ2025-0007
Project Planner	Julia Aldridge, Planner / Zoning Technician		
Owner:	JBL Flamingo Pines, LLC	Agent:	JBL Asset Management, LLC
Location:	12502 Pines Boulevard	Commission District	4
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 2019-08, SN 2018-07, SP 2019-08, SP 2018-01, ZV 2018-11, MSC 2015-15, SP 2014-16, MSC 2012-28, SP 2011-18, ZV 2011-35, SP 2010-07, SP 2008-18, , MSC 2008-41, MSC 2004-32, MSC 2004-14, SP 99-16, SP 98-85, SP 95-14, SP 94-43, SP 94-15, SP 93-48, SP 86-22, SP 85-20		
Applicant Request:	Architectural façade and color changes 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:  Assistant Director: 		

Project Description / Background

JBL Asset Management, LLC, agent, is requesting architectural façade and color changes to Flamingo Pines shopping center generally located west of Flamingo Road and south of Pines Boulevard.

The Flamingo Pines Shopping center was initially approved in 1985 through SP 85-20. The project was initially developed as one shopping center. Subsequently, the shopping center was subdivided into three sections. The westernmost side is owned and occupied by Walmart, the eastern portion of the site in the Publix shopping center, and the central portion of the site is JBL's property. The proposed façade and color changes are for the central portion of the site, including buildings 3, 4, 5, 6, and 7.

The Planning and Zoning Board at its May 28, 2020 meeting approved the addition of a 7,020 square foot outbuilding. The proposed façade modifications will make the existing buildings more compatible with the recently constructed outbuilding.

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- The following colors and materials are proposed for the building:
 - Main Body: SW 7636 (Origami White)
 - Bottom Band and Column Bases: SW 7642 (Pavestone)
 - Accents: SW 7069 (Iron Ore)
 - Monument Sign:
 - SW 7636 (Origami White)
 - SW 7642 (Pavestone)
 - SW 7069 (Iron Ore)
- The existing parapets will be squared off.
- Installation of 21 new decorative metal louvers onto existing front and west façades of buildings 6 and 7: Bahama shutter extrusions (black).
- Installation of new black canvas awning above existing door on west side of building 7.
- Installation of 40 matte black outdoor LED wall sconces on existing columns.
- Installation of 39 matte black gooseneck wall lighting located on the front facades of buildings 6 and 7.

SIGNAGE:

Existing wall signs will be reinstalled after completion of façade changes and paint. Signs located in areas where metal louvers will be installed will be relocated to the wall area directly above.

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

Enclosed:

Site Plan Application
Memo from Planning Division (6/4/2025)

Memo from Landscape Division (6/2/2025)
Memo from Engineering Division (4/15/2025)
Memo from Landscape Division (4/8/2025)
Memo from Planning Division (4/1/2025)
Memo from Fire Prevention Bureau (3/31/2025)
Site 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 checked="" 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 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 foot 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: 12502 PINES BLVD PEMBROKE PINESProject Address: 12502 PINES BLVD PEMBROKE PINES, FLORIDA 33027Location / Shopping Center: FLAMINGO PINES SQUARE SHOPPING CENTERAcreage of Property: 10.07Building Square Feet: 68,704Flexibility Zone: - Folio Number(s): 514014020310Plat Name: - Traffic Analysis Zone (TAZ): -

Legal Description: FLAMINGO WEST 78-36 B THAT PT OF TRACT A DESC AS, COM
AT SE COR OF TR A, WLY ALG S/LFOR 751.285 TO POB,CONT WLY 487.145,NLY
947.33,WLY 344.57,NLY78.02,ELY 228.63,NLY195.06,

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: JBL Flamingo Pines, LLC

Owner's Address: 2028 Harrison Street, Suite 202, Hollywood, FL 33020

Owner's Email Address: general@jblmgmt.com

Owner's Phone: 954-346-9494 Owner's Fax: 888-571-9922

Agent: c/o JBL Asset Management, LLC

Contact Person: _____

Agent's Address: 2028 Harrison Street, Suite 202, Hollywood, FL 33020

Agent's Email Address: general@jblmgmt.com

Agent's Phone: 954-346-9494 Agent's Fax: 888-571-9922

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)

This permit application covers exterior facade renovations only, with no exterior work included. The project aims to enhance the building's exterior by modifying the existing gable and parapets, squaring them off to create a more uniform profile. As part of this modification, new flashing will be installed to ensure proper water drainage and weatherproofing. The scope includes comprehensive exterior repairs, addressing damage to the existing stucco, sheathing, and trim. These elements will be restored to maintain structural integrity and aesthetic consistency. Once the repairs are completed, the entire exterior facade will be repainted to refresh the building's appearance and protect the surfaces from environmental exposure. All existing exterior doors and windows will remain intact, with no alterations or replacements planned. Protective measures will be taken to shield these elements to prevent damage. There will be no mechanical or plumbing work associated with this permit. However, new exterior lighting will be installed to improve visibility and security. Existing junction boxes for signage will be relocated as needed to accommodate the facade renovations while ensuring compliance with electrical codes and aesthetic alignment. No interior electrical modifications will be performed under this permit. Lastly, any new or modified signage will not be included in this permit and will require a separate signage permit application.

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.

J. Gonzalez 75 3/14/25
Signature of Owner Date

Sworn and Subscribed before me this 14 day
of March, 20 25



J. Gonzalez 06/25/28
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.

J. Gonzalez 03/14/25
Signature of Agent Date

Sworn and Subscribed before me this 14 day
of March, 20 25



J. Gonzalez 06/25/28
Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: JBL Flamingo Pines, LLC

Authorized Representative: JBL Asset Management, LLC

Application Number: _____

Application Request: _____

I, JBL Asset Management, LLC (print Applicant/Authorized Representative name), on behalf of JBL Flamingo Pines, LLC (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

Marc Drio, Director, JBL Asset Management LLC
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 4, 2025

To: SP 2025-0003

From: Julia Aldridge, Planner / Zoning Technician

Re: Flamingo Pines JBL Façade Renovations

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.

MEMORANDUM

June 2, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2025-0003) JBL Façade Renovation – Sign off

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

1. All provided comments addressed.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
954.392.2100 (Office) • yhall@ppines.com

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



DRC REVIEW FORM

April 15, 2025

Project: *FLAMINGO PINES (JBL) FAÇADE RENOVATIONS*
City Reference Number: *SP2025-0003*

To: Cole Williams, AICP
Senior Planner, 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's takes 'No Exception' to the proposed Façade Renovations and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

MEMORANDUM

April 8, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (SP2025-0003) JBL Façade Renovation v1

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

- 1. Are any of the existing landscape materials expected to be affected by the renovation?**
 - a. If so, what kind of protective measures will be taken to ensure the materials remain in good condition?**
- 2. Should any plant material require removal due to proximity or other reasons, plan must be provided with a resolution.**
- 3. Additional comments may apply, based on responses provided by the applicant.**

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
954.392.2100 (Office) • yhall@ppines.com

MEMORANDUM

April 1, 2025

To: Cole Williams
Senior Planner

From: Julia Aldridge
Planner / Zoning Technician

Re: SP 2025-0003 (Flamingo Pines JBL façade Renovations)

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

1. Provide completed public notice affidavit. The project number is PRJ2025-0007. The public notice guide can be found here <https://www.ppines.com/DocumentCenter/View/5020/Public-Notification-Guide?bidId=>. The following HOAs are within 500' of the site:
 - Buckingham I Barbara Ruffino 13460 SW 10 Street, # 103 Pembroke Pines, FL 33027 954-447-0255 bruffino@pcmfla.com Progressive Management Associates
 - Buckingham II Jonathan Hernandez 13460 SW 10 Street, # 101 Pembroke Pines, FL 33027 954-436-5888 jonathan.hernandez@fsresidential.com FirstService Residential
 - Buckingham III Jonathan Hernandez 13460 SW 10 Street, # 101 Pembroke Pines, FL 33027 954-436-5888 jonathan.hernandez@fsresidential.com FirstService Residential
2. Clarify if the monument sign will have any alterations.
3. Are the directory signs being proposed? If so, provide details. Directory signs cannot exceed 1.5 square feet.
4. Show location of proposed wall lighting on elevations.
5. Provide product specifications for proposed lighting.
6. Provide color elevations. Provide all color names, color number, finishes, materials, etc. on both color and black and white elevations.
7. Provide material board with physical copies of all material and paint chips to be used.
8. Will there be any wall lighting provided? If so, provide all details of fixtures.
9. Contact Sherrell Jones-Ruff (sjones@cgasolutions.com, 954-628-3725) or Tomika Hester (thester@cgasolutions.com, 954-628-3726) for information regarding building permits
10. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). **The DRC will not review your resubmittal if you fail to provide this response.**
11. **Contact me prior to resubmittal 954-392-2100.**



DRC REVIEW FORM

FIRE PLANS EXAMINER

Brian Nettina, Asst. Fire Marshal

Bnettina@ppines.com

954.499.9566

PROJECT NAME:

Flamingo Pines Square

REFERENCE #:

SP 2025 - 03

DATE REVIEWED:

3/31/2025

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

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

