



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

Summary

Agenda Date:	August 13, 2026	Application ID:	MSC2026-0014
Project:	Taft and 77 th Plaza	Project Number:	N/A
Project Planner:	Daniel Flores, Planner / Zoning Technician		
Owner:	AXON INVESTMENT LLC	Agent:	Alex Cozzi
Location:	1591 NW 77 WAY	District:	2
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	SN 2015-05		
Applicant Request:	Change of existing building exterior color		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director:  Assistant Director: 		

Project Description / Background

Alex Cozzi, agent, is requesting approval of color exterior change for Taft & 77th Plaza located on 1591-1621 NW 77 Way. Per Broward County Property Appraiser, the building was constructed in 1972. In 2015, sign plan application SN 2015-05 was approved, which established a uniform sign plan for the plaza.

The applicant was cited by the Code Compliance division for exterior improvements without approval. The following citations are on record with the Code Compliance division:

- Case #250802560 – 1591-1621 NW 77 Way - Painting without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

The applicant proposes the following colors:

- Main Body: SW 7632
- Roof Tile Paint Color: SW 7020
- Monument Sign: SW 7632

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 (6/11/2026)
Memo from Planning Division (7/27/2026)
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:

- | | |
|---|---|
| ☐ 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-residential)* |
| ☐ 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.
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: Exterior color changeProject Address: 1591-1621 NW 77 Way , Pembroke Pines, Florida

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: 6818

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description: BOULEVARD HEIGHTS SEC 8 57-9 B TRACT F BLK 1Has 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: Axon Investment LLC

Owner's Address: 1032 E Brandon Blvd Ste 9680, Brandon , Florida 33511

Owner's Email Address: _____

Owner's Phone: 786-657-9680 Owner's Fax: _____

Agent: Partnership Realty Inc

Contact Person: Alex Cozzi

Agent's Address: 1663 S Congress Ave, Palm Springs, Florida 33406

Agent's Email Address: _____

Agent's Phone: 561-317-2042 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)

Change exterior paint color to attached paint sample.

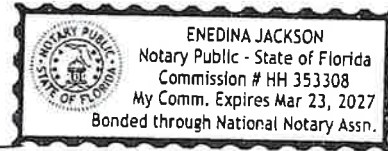
Exterior wall Modernest Gray SW 7632

Exterior overhang cement tiles SW 7020 Black fox

OWNER CERTIFICATION

 04-07-2026
Signature of Owner Date

Fee Paid Signature of Notary Public My Commission Expires



Signature of Agent	Date
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Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid	Signature of Notary Public	My Commission Expires
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Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: _____

Authorized Representative: _____

Application Number: _____

Application Request: _____

I, _____ (print Applicant/Authorized Representative name), on behalf
of _____ (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.

 _____ 04-08-2026
Signature of Applicant or Applicant's Date
Authorized Representative

Guido Lerea
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 11, 2026
To: MSC 2025-0014
From: Daniel Flores, Planner / Zoning Technician
Re: Taft and 77th Plaza

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

1. Provide renderings/ images showing rear, sides of the building also painted with their respective color labels.
2. Include renderings/ images of monument signs and dumpster enclosure.
3. Each side (rear, sides and front) needs to be painted.
4. Please provide higher-quality, legible elevation renderings/images. Some of the submitted images are not sufficiently clear for review.
5. Please clean and maintain the site. Excessive trash and overflowing garbage were observed on the property.
6. Please remove equipment and materials currently being stored within the sidewalk/pedestrian area and maintain a clear and unobstructed walkway.
7. Please clean and organize the rear of the property. Remove stored materials, debris, and any unnecessary items from the rear yard area.
8. After review of resubmittal, additional comments may be made.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 27, 2026
To: MSC 2025-0014
From: Daniel Flores, Planner / Zoning Technician
Re: Taft and 77th Plaza

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.



**BITTER
BLUE**

SMALL ENGINE REPAIRS

 **PET
GROOMING** 

TAFT STOP & GO

SW 7632 Modern Gray







SW 7632 Modern Gray walls
and doors



SW 7632

Modern Gray

SW 7020
Black Fox

SUBJECT SITE AERIAL PHOTO

1591 NW 77 WAY

Repainting Standalone Building

(MSC2026-0014, SN 2015-05)

