



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

Summary

Agenda Date:	September 17, 2020	Application ID:	MSC 2020-11
Project:	Raychel Industries	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Seagull Taft LLC	Agent:	Amy Nunez
Location:	21005 Taft Street		
Existing Zoning:	M-2 (Medium Industrial)	Existing Land Use:	Industrial
Reference Applications:	SP 2006-34, SP 2002-13, SUB 2002-01		
Applicant Request:	Color change to the existing building		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

Amy Nunez, agent, is requesting approval of a color change to an existing industrial building located at 21005 Taft Street.

The existing industrial building center was approved through site plan SP 2002-13. Modifications were made in 2006 through SP 2006-34 (Adoption of uniform sign plan).

BUILDINGS / STRUCTURES:

The applicant proposes the following colors for the existing industrial building:

- Building Main Body and Dumpster Enclosure: SW 7650 (Ellie Gray)
- Building Accent: SW 9166 (Drift of Mist)
- Doors: SW 7067 (Cityscape)

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: Miscellaneous Plan Application
Memo from Planning Division, (8/17/20)
Memo from Zoning Administrator, (8/17/20)
Miscellaneous Plan
Site Aerials



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: Cole Project #: PRJ 20 n/a Application #: MSC2020-11

Date Submitted: 08/17/20 Posted Signs Required: (n/a) Fees: \$ 1,037

SECTION 1-PROJECT INFORMATION:

Project Name: Ebsary Foundation Company

Project Address: 21005 Taft Street Pembroke Pines, FL 33029

Location / Shopping Center: Raychel Industries

Acreege of Property: 4.33 Acres Lot Building Square Feet: 13,123

Flexibility Zone: N/A Folio Number(s): PARCEL ID # 513910070010

Plat Name: 173-52 B PARCEL A Traffic Analysis Zone (TAZ): N/A

Legal Description: RAYCHEL INDUSTRIES PLAT 173-52 B PARCEL A

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: Scott Alfele

Owner's Address: 2154 NW North River Drive, Miami FL 33125

Owner's Email Address: Scotta@ebsaryfoundationco.com

Owner's Phone: 305 325-0530 Owner's Fax: 305-325-8684

Agent: Amy Nunez

Contact Person: Amy Nunez

Agent's Address: 21005 Taft Street Pembroke Pines, FL 33029

Agent's Email Address: anunez@ebsaryfoundationco.com

Agent's Phone: 305-934-5416 Agent's Fax: 305-325-8684

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.

[Signature] 8/14/20
Signature of Owner Date

Sworn and Subscribed before me this 14 day
of August, 2020



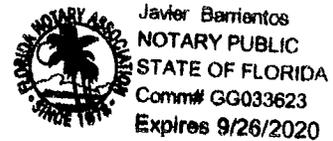
[Signature] June 8 2023
Fee Paid Signature of Notary Public My Commission Expires

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] 8/14/20
Signature of Agent Date

Sworn and Subscribed before me this 14 day
of August, 2020



[Signature] 09/26/2020
Fee Paid Signature of Notary Public My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 17, 2020
To: MSC 2020-11 file
From: Cole Williams, Planner / Zoning Technician
Re: Raychel Industries

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

August 17, 2020

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2020-11 (Raychel Industries Color Change)

Zoning has no comments regarding the above Miscellaneous Plan.

Created with



✓ FEATURED IN SCENE

SW 7650
Ellie Gray
Locator Number: 239-C6

✓ FEATURED IN SCENE

SW 9166
Drift of Mist
Locator Number: 238-C2

✓ FEATURED IN SCENE

SW 7067
Cityscape
Locator Number: 236-C5



Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.

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