





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

Summary

Agenda Date:	September 11, 2025	Application ID:	MSC 2025-0020
Project:	9050 Pines Professional Center	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Dycal Properties LLC	Agent:	Gretal Vasquez
Location:	9050 Pines Boulevard	District:	1
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Office Park
Reference Applications:	SP 84-28		
Applicant Request:	Color change 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: <u></u> Assistant Director: <u></u>		

Project Description / Background

Gretal Vasquez, agent, is requesting approval of a color change to the existing office building (9050 Pines Professional Center) generally located south of Pines Boulevard and west of Douglas Road. The existing building was approved through SP 84-28.

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 #250602033 – 9050 Pines Boulevard - Changes without Planning and Zoning Board approval.

This item was tabled at the August 14th, 2025, Planning and Zoning Board meeting, as no representative for the applicant was present to address questions from the Board when the item was pulled from the consent agenda.

BUILDINGS / STRUCTURES:

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

- Lower facade:
 - SW 7674 (Peppercorn)
- Upper façade (existing):
 - SW 7666 (Fleur de Sel)
- Dumpster Enclosure (existing):
 - SW 7666 (Fleur de Sel)

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 (7/15/2025)
Memo from Planning Division (8/4/2025)
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 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: _____

Project Address: 9050 Pines Blvd Pembroke Pines, FL 33025

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514117140010

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

Legal Description: HOLLYBROOK OFFICE PLAZA 117-10 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: Dycal Properties LLC

Owner's Address: 9050 Pines Boulevard Pembroke Pines FL 33025

Owner's Email Address: mdelgado@adlerproperties.com

Owner's Phone: (305)392-4102 Owner's Fax: _____

Agent: Gretal Vasquez

Contact Person: _____

Agent's Address: _____

Agent's Email Address: gvasquez@adlerproperties.com

Agent's Phone: 954-802-6447 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: Building Office

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)

Repainting of exterior/Color Change. Top of the building has the stayed the same and only the bottom of the building has been changed.

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.

W M Spaw 10/25/25
Signature of Owner Date

Sworn and Subscribed before me this 25th day
of June, 20 25

Gretel Vasquez
Fee Paid Signature of Notary Public My Commission Expires



Gretel Vasquez
Comm.: HH 505296
Expires: May 4, 2028
Notary Public - State of Florida

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.

W M Spaw 10/25/25
Signature of Agent Date

Sworn and Subscribed before me this 25th day
of June, 20 25

Gretel Vasquez
Fee Paid Signature of Notary Public My Commission Expires



Gretel Vasquez
Comm.: HH 505296
Expires: May 4, 2028
Notary Public - State of Florida

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: _____

Authorized Representative: _____

Application Number: _____

Application Request: _____

I, Tina Spano (print Applicant/Authorized Representative name), on behalf of Dycal Properties 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.

Tina Spano 6/25/25
Signature of Applicant or Applicant's Date
Authorized Representative

Tina Spano
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 15, 2025
To: MSC 2025-0020
From: Julia Aldridge, Planner / Zoning Technician
Re: 9050 Professional Center Repaint

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

1. Label location of building for each image (e.g. front, back, east, west, etc.).
2. Include renderings/ images of any monument signs, directional signage and dumpster enclosers.
3. Are any other exterior modifications taking place?
4. Resubmittal must include an itemized response to all comments made by DRC members.
5. 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:

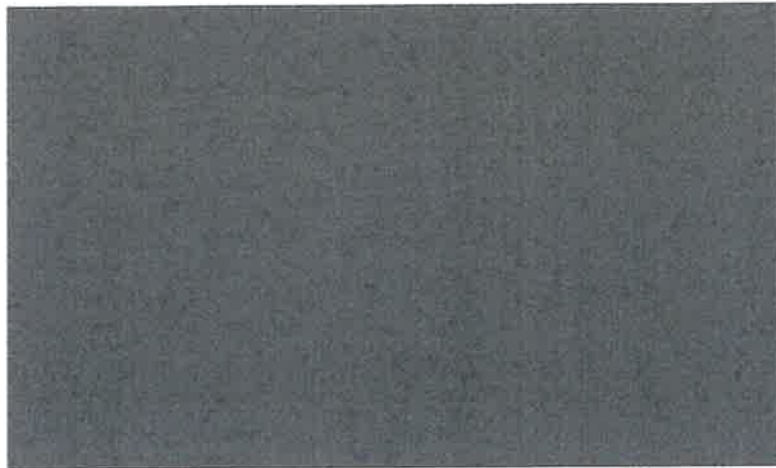
Date: August 4, 2025
To: MSC 2025-0020
From: Julia Aldridge, Planner / Zoning Technician
Re: 9050 Professional Building Repaint

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.



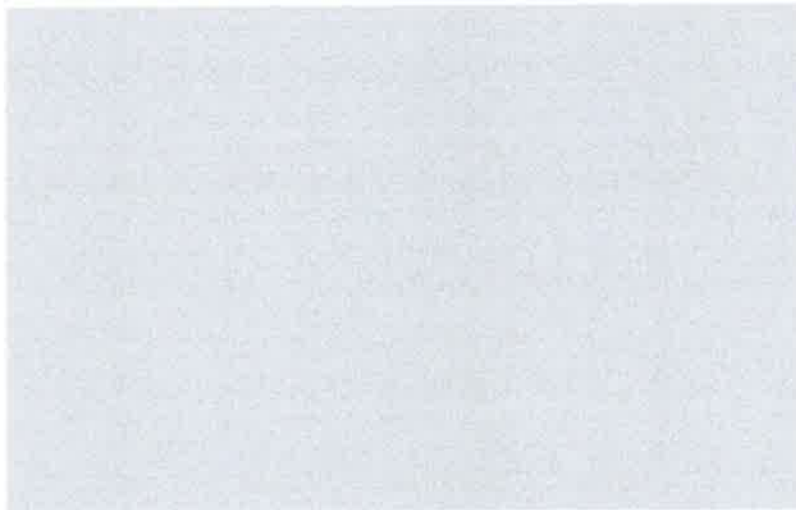
Image Number	Location and Description
1	North Facade
2	Northwest Facade
3	West Facade
4	Main Entrance – Southwest Facade
5	South Facade
6	Southeast Facade
7	East Facade
8	Northeast Facade
9	Rear Exit – North/Northeast Facade
10	East Facade (North Block)



SW 7674 – Peppercorn

A deep, neutral gray with a balanced undertone between warm and cool, SW 7674 – Peppercorn is suitable for both interior accent applications and exterior façades, providing a bold and timeless aesthetic.

Note: While the color code was referenced from Sherwin-Williams, the paint was sourced from Benjamin Moore, which matches the same chromatic formulation within its palette.



SW 7666 – Fleur de Sel

A luminous and refined white tone, SW 7666 – Fleur de Sel features a subtle green undertone that evokes a serene, coastal ambiance. This shade is ideal for achieving a clean, airy aesthetic in both interior and exterior applications.

Note: The color specification was referenced from Sherwin-Williams; however, the paint material was procured from Benjamin Moore, which offers an equivalent chromatic formulation.



1_ We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



2_ We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required



3- We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



4- We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



5 - We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



6 - We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



7 - We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



8 - We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



9 - We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



10 - We used SW 7674 – Peppercorn for the lower portion of the building and SW 7666 – Fleur de Sel for the upper portion. The work performed was limited to painting only, with no structural repairs or additional interventions required.



The dumpster is positioned at the southern end of the parking lot, near the tree line. It is located to the left (west) of the main building of Pines Radiology Center, in a corner area in front of several parking spaces. There was no work performed. No exterior painting, no structural repair, or additional interventions required.

No other exterior modifications are taking place. The project is already completed and consisted solely of exterior repainting of a commercial building. No additional exterior work has been performed or is planned beyond the repainting scope.