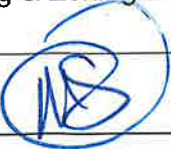




City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	October 9, 2025	Application ID:	MSC 2025-0027
Project:	Shoppes at Pembroke	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Shoppes at Pembroke LLC	Agent:	Millbrook Properties LTD
Location:	11210- 11300 Pines Boulevard	District:	1
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	ZV 2024-0001, MSC 2011-23, MSC 2004-58, PH 89-01, SP 84-34		
Applicant Request:	Color change to an existing Shopping Center		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director:  Assistant Director: 		

Project Description / Background

Taylor Uston, agent, is requesting approval of a color change to the existing Shopping Center (Shoppes at Pembroke FKA Century Plaza) generally located south of Pines Boulevard and west of Hiatus Road. The existing center was approved through SP 84-34.

BUILDINGS / STRUCTURES:

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

- Main Building:
 - SW 7064 (Passive)
- Trim/ Accent:
 - SW 7067 (Cityscape)
- Roof:
 - SW 7067 (Cityscape)
- Dumpster Enclosure:
 - SW 7064 (Passive)
 - SW 7067 (Cityscape)

The existing monument signs are dark grey baked enamel and will not be painted. The existing awnings will be replaced with black fabric.

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 (9/23/2025)
Memo from Planning Division (9/24/2025)
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:

- | | |
|---|---|
| ☐ 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: Shoppes at PembrokeProject Address: 11210-11300 Pines Blvd. Pembroke Pines, FL. 33025Location / Shopping Center: 11210-11300 Pines Blvd. Pembroke Pines, FL. 33025Acreage of Property: N/A Building Square Feet: 87092Flexibility Zone: Unknown Folio Number(s): 514024020010Plat Name: Unknown Traffic Analysis Zone (TAZ): UnknownLegal Description: 16-01 Shopping Center-Community

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
N/A					

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Shoppes at Pembroke LLC

Owner's Address: 42 Bayview Ave. Manhasset, NY 11030

Owner's Email Address: tuston@milbrookproperties.com

Owner's Phone: 954-775-5657

Owner's Fax: N/A

Agent: Milbrook Properties LTD

Contact Person: Taylor Uston

Agent's Address: 42 Bayview Ave. Manhasset, NY 11030

Agent's Email Address: tuston@milbrookproperties.com

Agent's Phone: 954-775-5657

Agent's Fax: N/A

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: N/A

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: N/A

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: N/A

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: N/A

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: N/A

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

N/A

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: N/A

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

We will be painting the exterior of the shopping plaza. This will include all sheer walls,
trim and decorative bands.

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 of Owner

Date

Sworn and Subscribed before me this _____ day

of _____, 20 _____

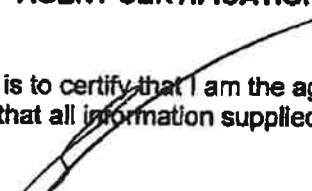
Fee Paid

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 of Agent

8/29/25

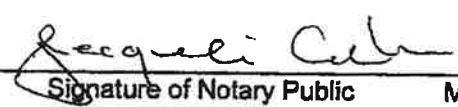
Date

Sworn and Subscribed before me this 29 day

of August, 20 25

N/A

Fee Paid

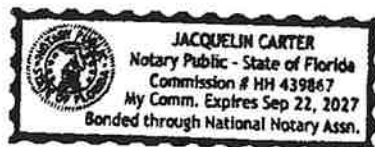


Signature of Notary Public

9/22/2027

My Commission Expires

Jacquelin Carter



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Shoppers at pembroke LLC

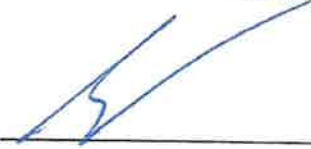
Authorized Representative: Taylor Upton

Application Number: _____

Application Request: Painting Shopping Center

I, Taylor Upton (print Applicant/Authorized Representative name), on behalf of Shoppers at Pembroke 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

4/2/25
Date

Taylor Upton
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 23, 2025
To: MSC 2025-0027
From: Julia Aldridge, Planner / Zoning Technician
Re: Shoppes at Pembroke Repaint

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

1. Please clarify if roof is being painted or replaced. If replaced, provide detail of proposed new roof. Provide proposed shingle/ tile name and color specifications.
2. Include renderings/ images of any monument signs, directional signage and dumpster enclosures. These structures must also be included in paint change.
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: September 24, 2025
To: MSC 2025-0027
From: Julia Aldridge, Planner / Zoning Technician
Re: Shoppes at Pembroke 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.



- ① Body
- ② Roof
- ③ Trim

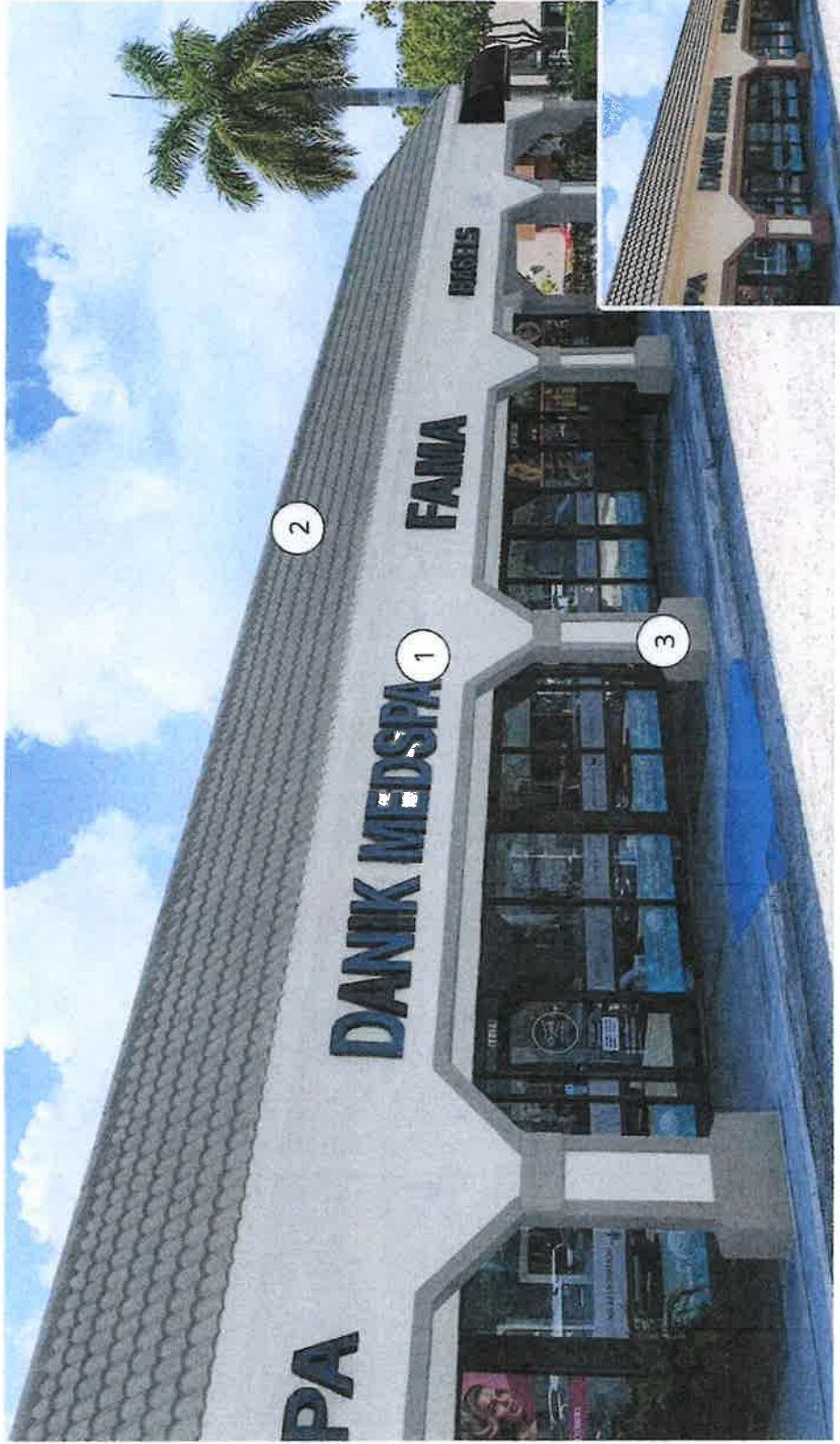


Front of
Building

Existing awnings
to be replaced
with black fabric

James Friedman

(954) 895-0240 • James.a.friedman@sherwin.com



Existing awnings
to be replaced
with black fabric

- 1 Body
- 2 Roof
- 3 Trim



Front of
Building

James Friedman
(954) 895-0240 • james.s.friedman@sherwin.com



Existing Colors



SUBJECT SITE AREIAL PHOTO

Shoppes at Pembroke Paint Change (MSC2025-0027)

