



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

Summary

Agenda Date:	June 23, 2022	Application ID:	MSC 2022-05
Project:	Douglas Taft Plaza. a.k.a. Pembroke Place South - paint change	Project Number:	N/A
Project Planner:	Juliana Salazar Rosario, Planner / Zoning Technician		
Owner:	Taft South LLC	Agent:	Jared Quintana
Location:	8900 - 8940 Taft Street		
Existing Zoning:	B-2 (Community Business)	Existing Land Use:	Commercial
Reference Applications:	MSC 2004- 54; MSC 2004-31; SN 98-04; SN 95-11; ZV 93-22; ZV 93-18; SP 82-18		
Applicant Request:	Color change to the existing shopping center and associated structures.		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board ☐ City Commission		
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

Jared Quintana, agent of Taft South LLC, is requesting approval of a color change to the existing shopping center (Douglas Taft Plaza also known as Pembroke Place South) and associated structures located at 8900 - 8940 Taft Street.

Douglas Taft Plaza also known as Pembroke Place South was approved through site plan SP 82-18. The most recent modifications to the site include:

- MSC 2004-31 (Adoption of a Uniform Sign Plan)
- MSC 2004- 54 (Paint change)

BUILDINGS / STRUCTURES:

The applicant proposes the following colors for the existing shopping center and associated structures:

- Building Main Body: SW 7016 (Mindful Gray)
- Monument Sign: SW 7016 (Mindful Gray)
- Dumpster Enclosure: SW 7016 (Mindful Gray)
- Popout Beam: PPU26-04 (Falcon Gray)
- Building Accent: SW7006 (Extra White)
- Awnings: M520-7 (Admiral Blue)

SIGNAGE:

The applicant proposes to replace the existing monument sign with a sign consistent with the shopping center monument sign requirements 155.6100 (G).

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, (6/6/2022)
Memo from Zoning Administrator, (6/6/2022)
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:

- | | |
|---|---|
| ☐ 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 feet 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: Juliana Project #: PRJ 20 n/a Application #: MSC 2022-00

Date Submitted: 06/06/22 Posted Signs Required: (n/a) Fees: \$ 1,082

SECTION 1-PROJECT INFORMATION:Project Name: Douglas TAFT PlazaProject Address: 8900 - 8940 TAFT STREET Pembroke Pines, FL 33024Location / Shopping Center: TAFT SouthAcreage of Property: _____ Building Square Feet: 21,896 Sq. FTFlexibility Zone: _____ Folio Number(s): 5141 08 15 0010

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

Legal Description: Douglas TAFT Plaza 120-40 B Tract AHas 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: Julio Quintana

Owner's Address: 8004 NW 154 ST. Suite #243 Miami Lakes, FL 33016

Owner's Email Address: Intowne PM @ GMAIL.COM

Owner's Phone (305) 556-6808 Owner's Fax: _____

Agent: JARED Quintana

Contact Person: JARED Quintana

Agent's Address: 8004 NW 154 ST. #243 MIAMI LAKES, FL 33016

Agent's Email Address: Intowne PM @ gmail.com

Agent's Phone (305) 556-6808 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: _____

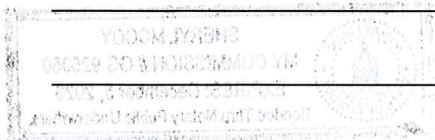
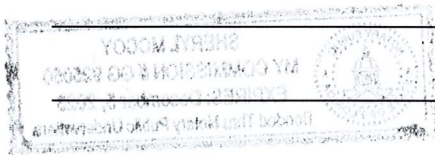
Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

PAINT Buildings } Trash enclosures } Monument
Signs Proposal Due For 2 Monument Signs.



SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

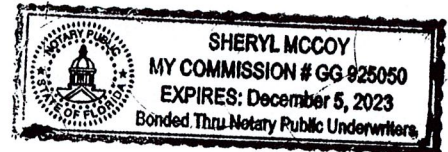
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Owner

6/6/22
Date

Sworn and Subscribed before me this 6th day

of June, 20 22



n/a
Fee Paid

[Signature]
Signature of Notary Public

12/05/2023
My Commission Expires

AGENT CERTIFICATION

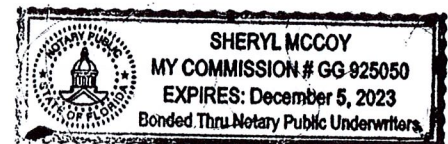
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Agent

6/06/22
Date

Sworn and Subscribed before me this 6th day

of June, 20 22



n/a
Fee Paid

[Signature]
Signature of Notary Public

12/05/2023
My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Taft South LLC

Authorized Representative: Jared Quintana

Application Number: _____

Application Request: _____

I, Jared Quintana (print Applicant/Authorized Representative name), on behalf of Taft South 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

6/06/22
Date

JARED L. Quintana

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 6, 2022
To: MSC 2022-05 file
From: Juliana Salazar Rosario, Planner / Zoning Technician
Re: Douglas Taft Plaza (a.k.a Pembroke Place South) Paint change

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.

MEMORANDUM

June 6, 2022

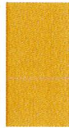
To: Juliana Salazar Rosario
Planner / Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2022-05: Douglas Taft Plaza (a.k.a. Pembroke Place South) Paint Change

Zoning has no comments regarding the above Miscellaneous Plan have been satisfied.

DOUGLAS TAFT PLAZA • COLOR RENDERING - SCHEME 1A



PARKING CURBS
SAFETY YELLOW



AWNINGS
ADMIRAL BLUE M520-7



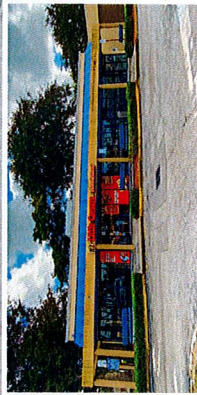
FASCIA
EXTRA WHITE 7006



POPOUT BEAM
FALCON GRAY PPU26-04



BODY
MINDFUL GRAY 7016



CURRENT PROPERTY

Contact BehrPro Sales Rep **Abel Loreda** at (786) 383-7685 or ALOREDO@behr.com with any questions. Made exclusively for DOUGLAS TAFT PLAZA by Behr Process Corporation. Professional Products & Services. Variations in sheen, texture, application method and lighting can create perceived differences between the color of the chip and the color of the applied paint. All trademarks, color numbers and color names are the property of their respective owners. 6/2022



DOUGLAS TAFT PLAZA • COLOR RENDERING - SCHEME 1B



BODY
MINDFUL GRAY 7016



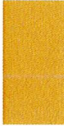
POPOUT BEAM
FALCON GRAY PPU26-04



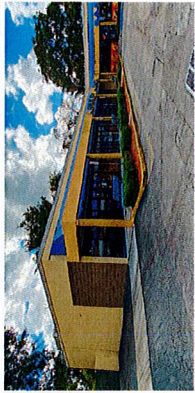
FASCIA
EXTRA WHITE 7006



AWNINGS
ADMIRAL BLUE M520-7



PARKING CURBS
SAFETY YELLOW



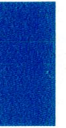
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DOUGLAS TAFT PLAZA
COLOR RENDERING
SCHEME 1C

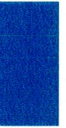
BODY	
MINDFUL GRAY 7016	
POPOUT BEAM	
FALCON GRAY PPU26-04	
FASCIA	
EXTRA WHITE 7006	
AWNINGS	
BEACON BLUE P510-7	
PARKING CURBS	
SAFETY YELLOW	

CURRENT PROPERTY

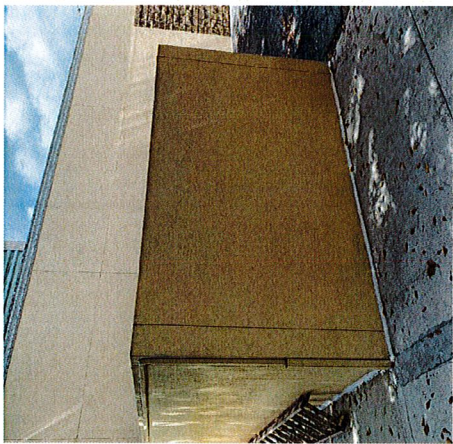


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DOUGLAS TAFT PLAZA
COLOR RENDERING
SCHEME 1D

BODY	
MINDFUL GRAY 7016	
POPOUT BEAM	
FALCON GRAY PPU26-04	
FASCIA	
EXTRA WHITE 7006	
AWNINGS	
BEACON BLUE P510-7	
PARKING CURBS	
SAFETY YELLOW	

CURRENT PROPERTY

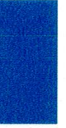


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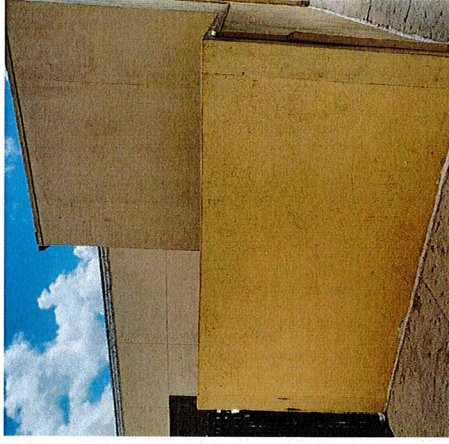




DOUGLAS TAFT PLAZA COLOR RENDERING SCHEME 1E

BODY	
MINDFUL GRAY 7016	
POPOUT BEAM	
FALCON GRAY PPU26-04	
FASCIA	
EXTRA WHITE 7006	
AWNINGS	
BEACON BLUE P510-7	
PARKING CURBS	
SAFETY YELLOW	

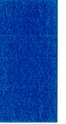
CURRENT PROPERTY



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owners. 6/2022



**DOUGLAS TAFT PLAZA
COLOR RENDERING
SCHEME 1F**

BODY	
MINDFUL GRAY 7016	
POPOUT BEAM	
FALCON GRAY PPU26-04	
FASCIA	
EXTRA WHITE 7006	
AWNINGS	
BEACON BLUE P510-7	
PARKING CURBS	
SAFETY YELLOW	

CURRENT PROPERTY



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DOUGLAS TAFT PLAZA • COLOR RENDERING - SCHEME 1G



BODY
MINDFUL GRAY 7016



POPOUT BEAM
FALCON GRAY PPU26-04



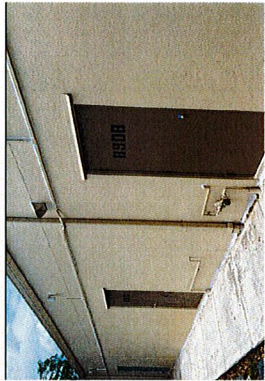
FASCIA
EXTRA WHITE 7006



AWNINGS
ADMIRAL BLUE M520-7



PARKING CURBS
SAFETY YELLOW



CURRENT PROPERTY

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SUBJECT SITE AREIAL PHOTO

Douglas Taft Plaza (MSC 2022-05)

