



**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 2025-0028
Project:	Wells Fargo Repaint	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Wells Fargo Bank NA	Agent:	Vericon Construction Company LLC
Location:	12440 Pines Boulevard	District:	4
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SN 2010-29, SN 2010-25, SN 2010-26, SN 2010-27, SP 87-20		
Applicant Request:	Color change to an existing Bank		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director:  Assistant Director: 		

Project Description / Background

Stephen Michael Mellett Sr., agent, is requesting approval of a color change to the existing Wells Fargo Bank building located at 12440 Pines Boulevard. The existing bank building was approved through SP 87-20 and Wells Fargo took over from Wachovia Bank in 2010.

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 #250902829 – 12440 Pines Boulevard – Paint color change without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

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

- Main Building:
 - SW 7017 (Dorian Grey)
 - SW 7077 (Original White)
- Trim/ Accent:
 - SW 7018 (Dovetail)
 - SW 7019 (Gauntlet Gray)
- Storefront (windows and doors trim):
 - SW 6991 (Black Magic)
- Dumpster Enclosure:
 - SW 7077 (Original White)

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 (9/29/2025)
Memo from Planning Division (9/30/2025)
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: WF West Pembroke PinesProject Address: 12440 Pines Blvd Pembroke Pines, FL 33027

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: 5583Flexibility Zone: _____ Folio Number(s): 514014020230

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

Legal Description: FLAMINGO WEST 78-36 B PT OF TR A DESC AS COMM AT SE
COR OF TR A,NLY 1180.15,WLY230 TO POB,CONT WLY 200,SLY 150, ELY 200,NLY
TO POB DESC IN OR 13943/622 AKA: PARCEL 5 OF PHASE I

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: WELLS FARGO BANK NA

Owner's Address: PO BOX 2609 CARLSBAD, CA 92018-2609

Owner's Email Address: _____

Owner's Phone: _____ Owner's Fax: _____

Agent: Vericon Construction Company, LLC

Contact Person: Stephen Michael Mellett Sr.

Agent's Address: 1401 Sligh Blvd Orlando, FL 32806

Agent's Email Address: info@vericon.com

Agent's Phone: 407-286-2428 Agent's Fax: 407-930-5793

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)

The purpose of this request is to repaint the Wells Fargo building located at 12440 Pines Blvd, Pembroke Pines, FL 33027. The scope of work includes pressure washing the existing exterior surfaces, performing minor surface preparation as needed, applying primer where required, and repainting all exterior walls, trims, doors, and the dumpster enclosure. The existing exterior paint has deteriorated over time due to weather exposure, resulting in fading, discoloration, and minor surface wear. The proposed painting work will refresh the building's appearance, maintain the property's aesthetic alignment with surrounding businesses, and help preserve the exterior materials from further wear. This work is intended to maintain the value of the property and enhance the overall visual appeal of the area.

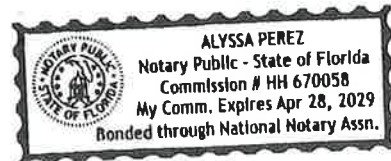
SECTION 7- PROJECT AUTHORIZATION

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.

Jonathan Zak VP, PMP 9/15/25
Signature of Owner Date

Sworn and Subscribed before me this 15th day
of September, 20 25



NA Alyssa Perez April 28 2029
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] 9/17/2025
Signature of Agent Date

Sworn and Subscribed before me this 17 day
of September, 20 25



NATALIA SIGMUND
Commission # HH 408682
Expires June 8, 2027

[Signature] 6/8/27
Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Vericon Construction Company, LLC

Authorized Representative: Stephen Michael Mellett Sr.

Application Number: _____

Application Request: _____

I, Stephen Michael Mellett Sr. (print Applicant/Authorized Representative name), on behalf of Vericon Construction Company, 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.



9/17/2025

Signature of Applicant or Applicant's
Authorized Representative

Date

Stephen Michael Mellett Sr.

Print Name of Applicant/Authorized Representative

To Whom It May Concern,

This letter is provided to clarify the scope of work completed at the above-referenced property. The work consisted **only of exterior cleaning and painting**. Specifically:

- The building façade and exterior surfaces were **pressure washed and painted** using approved Sherwin Williams exterior coatings as noted on the project drawings.
- **No exterior repairs were performed.** There was no replacement of materials, no cladding, and no modifications to the existing building structure.
- **No new signage or branding work was performed.** All existing signage remained in place, and no alterations to ATM branding or exterior signage were included.

This work was limited to exterior maintenance only and was completed by the general contractor.

Sincerely,

Vericon Construction

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 29, 2025
To: MSC 2025-0028
From: Julia Aldridge, Planner / Zoning Technician
Re: Wells Fargo @ 12440 Pines Boulevard

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

1. Include renderings/ images of any monument signs, directional signage and dumpster enclosers. These structures must also be included in paint change.
2. Are any awnings existing on the property? Are these being replaced?
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 30, 2025
To: MSC 2025-0028
From: Julia Aldridge, Planner / Zoning Technician
Re: Wells Fargo 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.

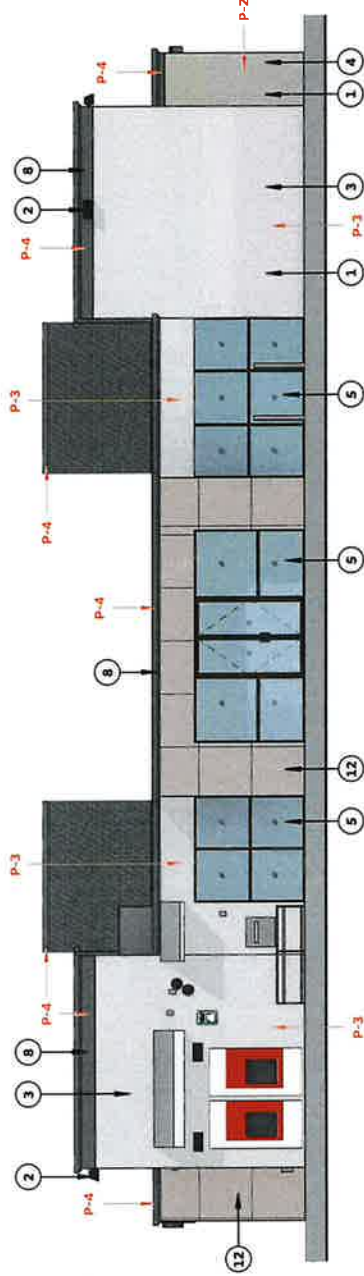
Proposed Color Exterior Elevation (GROVE)

Finish Notes

- (P-1) Exterior Paint, Dark Sherwin Williams
Color: Black / SW 7016
Finish: Satin
- (P-2) Exterior Paint, Medium Sherwin Williams
Color: Ocean Gray / SW 7017
Finish: Satin
- (P-3) Exterior Paint, Light Sherwin Williams
Color: Cloud White / SW 7077
Finish: Satin
- (P-4) Exterior Paint, Very Dark Sherwin Williams
Color: Dark Charcoal / SW 7015
Finish: Satin
- (P-5) Exterior Paint, Sherwin Williams
Color: Black Magic / SW 6991
Finish: Satin

Key Notes

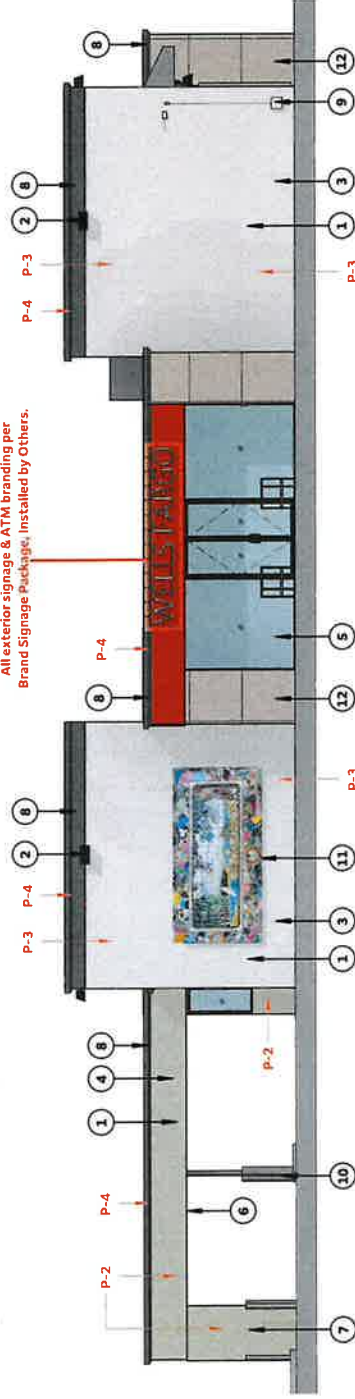
- 01 Patch/repair/clean facade as needed before painting – TBD after site visit.
- 02 Paint (P-5) only as needed.
- 03 Paint base building facade (P-3).
- 04 Paint extended building facade (P-2).
- 05 Paint existing storefront glazing system and all window mullions. (P-5)
- 06 Paint underneath soffit (P-4). Redo/repair soffit ceiling as needed before painting.
- 07 Paint column(s) to match extended base building facade finish. (P-2)
- 08 Paint flashing, parapet, soffit and trim elements. (P-4)
- 09 Existing wall-mounted equipment to match adjacent finish where possible. Do not paint over energy meters.
- 10 All existing drive-up tube to remain as is. Touch up bollards and curbing.
- 11 Existing historical art mural to remain as is. Protect during painting.
- 12 Existing marble to remain as is "do not paint". Patch/repair and clean as needed.



Proposed Elevation: East View

Proposed Elevation: West View

All exterior signage & ATM branding per Brand Signage Package. Installed by Others.



Proposed Elevation: South View

FL - WEST PEMBROKE PINES
BE143575.AU66658
Address: 12440 Pines Blvd., Pembroke Pines, FL 33027
Refurb Scope: Arbor (Interior), Grove (Exterior)



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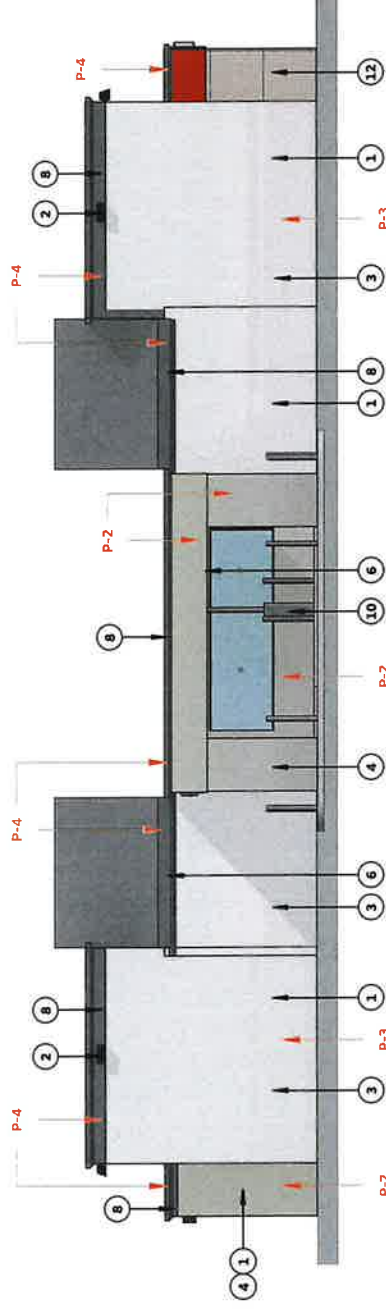
Proposed Color Exterior Elevation (GROVE)

Finish Notes

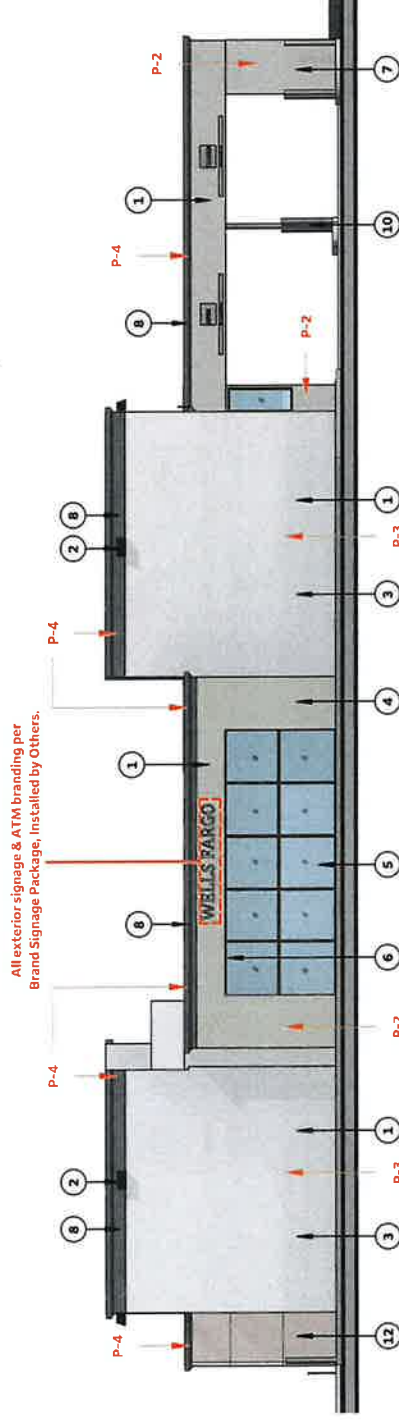
- P-1** Exterior Paint, Dark Sherwin Williams, Finish: Satin
- P-2** Exterior Paint, Midtone Sherwin Williams, Finish: Satin
- P-3** Exterior Paint, Light Sherwin Williams, Color: Original White / SW 7077, Finish: Satin
- P-4** Exterior Paint, Very Dark Sherwin Williams, Color: Charcoal Gray / SW 7019, Finish: Satin
- P-5** Exterior Paint, Sherwin Williams, Color: Black Magic / SW 6591, Finish: Satin

Key Notes

- 01** Patch/repair/clean facade as needed before painting – TBD after site visit.
- 02** Paint (P-5) only as needed.
- 03** Paint base building facade (P-3).
- 04** Paint extended building facade (P-2).
- 05** Paint existing storefront glazing system and all window mullions. (P-5)
- 06** Paint underneath soffit (P-4). Recid/repair soffit ceiling as needed before painting.
- 07** Paint column(s) to match extended base building facade finish. (P-2)
- 08** Paint flashing, parapet, soffit and trim elements. (P-4)
- 09** Existing wall-mounted equipment to match adjacent finish where possible. Do not paint over energy meters.
- 10** All existing drive-up tube to remain as is. Touch up bollards and curbing.
- 11** Existing historical art mural to remain as is. Protect during painting.
- 12** Existing marble to remain as is "do not paint". Patch/repair and clean as needed.



Proposed Elevation: West View



Proposed Elevation: North View



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FL - WEST PEMBROKE PINES
 BEL143575/AUG6658
 Address: 12440 Pines Blvd., Pembroke Pines, FL 33027
 Refurb Scope: Arbor (Interior), Grove (Exterior)

Refurb Scope Summary - Exterior Grove Scope

- Signage + Exterior ATM Branding - all branding will follow approved signage brand package. INSTALLED BY OTHERS.
- Exterior Paint (all sides per proposed elevatons)
 - Fixed any damage area (concrete, peeling off - exterior skin and window/door).
 - General cleaning (power wash) is required.

Finish Paint

Finish Tag	Description	Application Guidelines	Color	Specification	Contact
P-1	EXTERIOR PAINT (DARK)	MAY BE APPLIED AS TRIM COLOR OR ACCENT DETAIL		SHERWIN WILLIAMS Color: DOVETAIL / SW 7018 Finish: SATIN	SHERWIN WILLIAMS CUSTOMER SERVICE 1-800-474-3794
P-2	EXTERIOR PAINT (MIDTONE)	MAY BE APPLIED AS AN OVERALL BASE BUILDING COLOR-BEHIND RED STAGING PANEL SIGNAGE, WHITE, OR RED LETTERS		SHERWIN WILLIAMS Color: DORIAN GRAY / SW 7017 Finish: SATIN	
P-3	EXTERIOR PAINT (LIGHT)	MAY BE APPLIED AS THE BUILDING TRIM COLOR ON COLUMNS UNDERNEATH SIDE OF EXTERIOR SOFFITS. OVERALL BASE BUILDING COLOR OR BEHIND RED STAGING PANEL SIGNAGE. WHITE OR RED LETTERS		SHERWIN WILLIAMS Color: ORIGINAL WHITE / SW 7077 Finish: SATIN	
P-4	EXTERIOR PAINT (VERY DARK)	MAY BE APPLIED AS THE TRIM COLOR AND ON THE UNDERNEATH SIDE OF EXTERIOR SOFFITS		SHERWIN WILLIAMS Color: GAUNTLET GRAY / SW 7019 Finish: SATIN	
P-5	EXTERIOR PAINT	MAY BE APPLIED AS THE TRIM COLOR ON EXISTING WINDOWS, DOORS, STOREFRONT ASSEMBLY		SHERWIN WILLIAMS Color: BLACK MAGIC / SW 6991 Finish: SATIN	



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SUBJECT SITE AERIAL PHOTO

Wells Fargo Paint Change (MSC2025-0028)

