



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

Summary

Agenda Date:	February 12, 2026	Application ID:	MSC 2025-0035
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:	8900 Pines Boulevard	District:	1
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Office Park
Reference Applications:	SN 2010-25		
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: 	Assistant Director: 	

Project Description / Background

Stephen Michael Mellet Sr., agent, is requesting approval of a color change to the existing Wells Fargo bank building located at 8900 Pines Boulevard.

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 #250601896 – 8900 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 Body:
 - Dorian Gray (SW 7017)
- Trim/ Accent detail:
 - Dovetail (SW 7018)
- Trim on Columns:
 - Original White (SW 7077)
- Trim:
 - Gauntlet Gray (SW 7019)
- Trim on storefront doors and windows:
 - Black Magic (SW 6991)
- Dumpster enclosure:
 - Dorian Gray (SW 7017)

The wooden fence enclosing the equipment on the south side of the building was replaced with a 6' high white metal fence.

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 (01/08/2026)
Memo from Planning Division (02/03/2026)
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 checked="" 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 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: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$ _____

SECTION 1-PROJECT INFORMATION:

Project Name: Wells Fargo - Hollybrook

Project Address: 8900 Pines Boulevard Pembroke Pines, 33025

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: 4388

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

EVERGLADES SUGAR & LAND CO 2-75 D 17-51-41 COMM SE COR OF SAID SEC,NLY2331.51,WLY 53 TO POB,CONT WLY 208.72,NLY 208.73,ELY 208.72,SLY 208.73 TO POB

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: _____

Owner's Address: _____

Owner's Email Address: _____

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

Agent: _____

Contact Person: _____

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ 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

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

The purpose of this request is to repaint the Wells Fargo building located at 8900 Pines Boulevard Pembroke Pines, 33025. 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, and doors.

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. The work is intended to maintain the value of the property and enhance the overall visual appeal of the area.

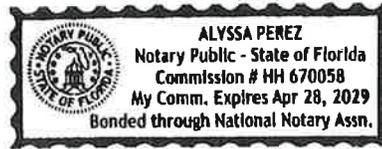
SECTION 7- PROJECT AUTHORIZATION

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.

[Signature] 12/15/2025
Signature of Owner Date

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



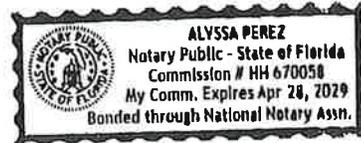
N/A *[Signature]* April 28 2029
Fee Paid Signature of Notary Public My Commission Expires

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] 12/12/2025
Signature of Agent Date

Sworn and Subscribed before me this 12th day
of December, 20 25



N/A *[Signature]* April 28 2029
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.



12/12/2025

Signature of Applicant or Applicant's
Authorized Representative

Date

Stephen Michael Mellett Sr.

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 8, 2026
To: MSC 2025-0035
From: Julia Aldridge, Planner / Zoning Technician
Re: Wells Fargo @ 8900 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. Provide details/ specifications for new metal fence at the rear of the building.
3. Resubmittal must include an itemized response to all comments made by DRC members.
4. 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: February 3, 2026
To: MSC
From: Julia Aldridge, Planner / Zoning Technician
Re: MSC 2025-0035 (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.

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

Refurb Scope Summary – Grove Scope

- Exterior Paint (all sides per proposed elevations).
 - Fixed any damage area (concrete, peeling off - exterior skin and window/door).
 - Broken light fixture.
 - 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 (MID-TONE)	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 WALKS OR DOOR TRIM PANELS, BUILDING COLOR 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 THE EXISTING WINDOWS, DOORS, STOREFRONT ASSEMBLY		SHERWIN WILLIAMS COLOR: BLACK MAGIC / SW 6991 FINISH: SATIN	



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FL-HOLLYBROOK
BE140938_AU66393
8900 Pines Blvd, Pembroke Pines, FL 33024
Refurb Scope: Arbor (Interior), Grove (Exterior)

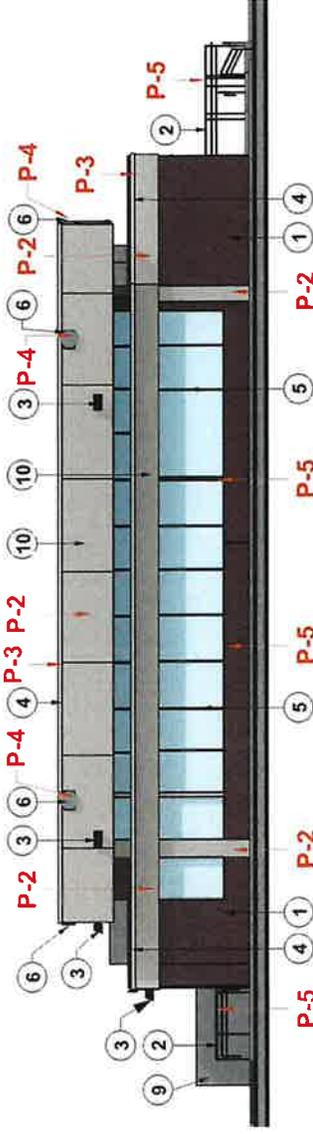
Proposed Color Exterior Elevation (Grove)

Finish Notes (*)

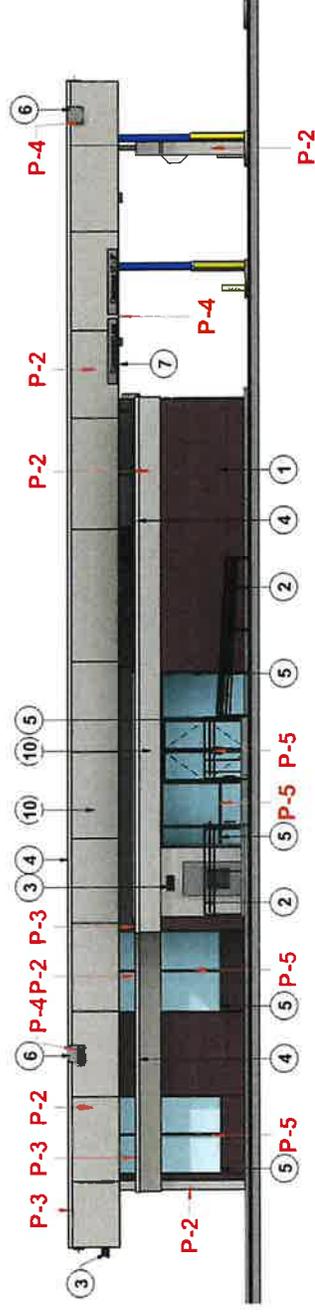
- P-1** Exterior Paint _ Dark: Sherwin Williams
Color: Dovetail / SW 7018
Finish: Satin
- P-2** Exterior Paint _ Midtone: Sherwin Williams
Color: Dorian Gray / SW 7017
Finish: Satin
- P-3** Exterior Paint _ Light: Sherwin Williams
Color: Original White / SW 7077
Finish: Satin
- P-4** Exterior Paint _ Very Dark: Sherwin Williams
Color: Gauntlet Gray / SW 7019
Finish: Satin
- P-5** Exterior Paint _ Black: Sherwin Williams
storefront glazing mullion, handrail (metal) ONLY
Color: TBD
Finish: TBD

Key Notes (*)

1. Existing brick wall to remain as is.
2. Paint existing handrails (P-5).
3. Paint existing exterior light fixtures (P-5) --when it's within building and bank property site.
4. Existing trim to be painted (P-3).
5. Paint existing storefront glazing system and all window mullions (P-5).
6. Paint existing wall-mounted equipment, grilles, panels (P-4).
7. Paint underside of soffits (P-4).
8. Doors and shutters to match to painted (P-2).
9. Existing fence to remain as is.
10. Existing wall to be painted (P-2).



Proposed Elevation: East View



Proposed Elevation: North View



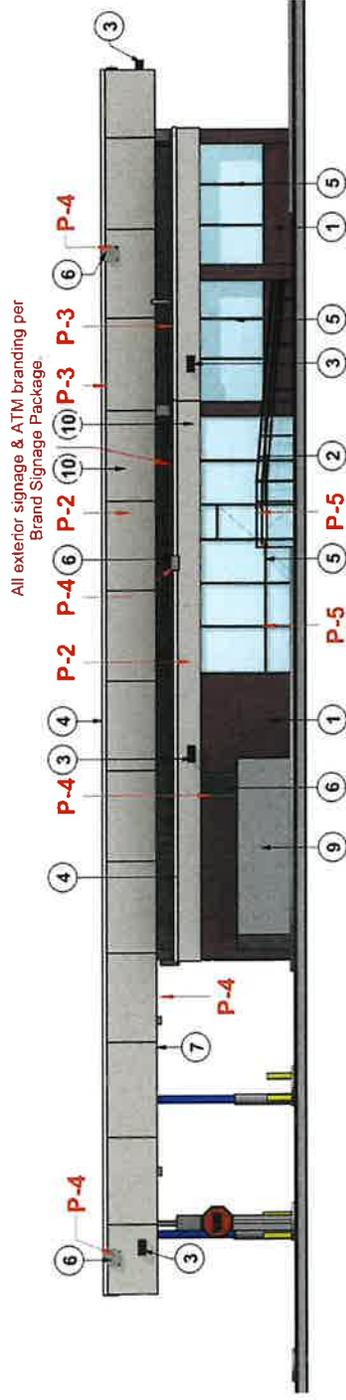
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FL-HOLLYBROOK
BE140938_AU66393
8900 Pines Blvd, Pembroke Pines, FL 33024
Refurb Scope: Arbor (Interior), Grove (Exterior)

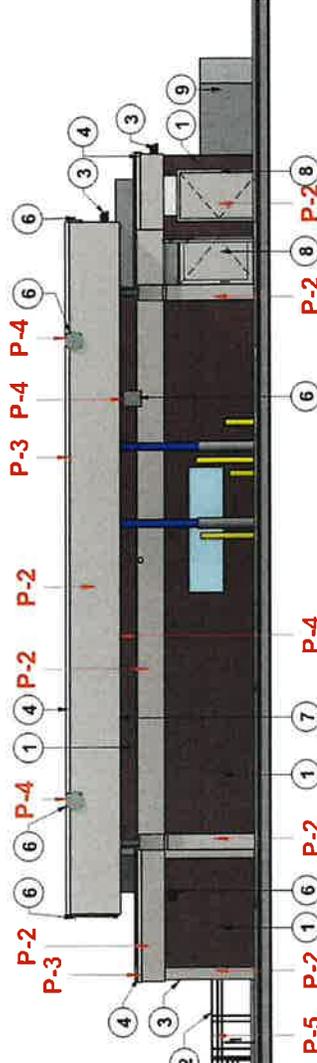
Proposed Color Exterior Elevation (Grove)

Finish Notes (*)

- P-1** Exterior Paint _ Dark: Sherwin Williams
Color: Dovetail / SW 7018
Finish: Satin
- P-2** Exterior Paint _ Midtone: Sherwin Williams
Color: Dorian Gray / SW 7017
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: Gauntlet Gray / SW 7019
Finish: Satin
- P-5** Exterior Paint _ Black: Sherwin Williams
storefront glazing mullion, handrail (metal) ONLY
Color: TBD
Finish: TBD



Proposed Elevation: South View



Proposed Elevation: West View

FL-HOLLYBROOK
BE140938_AU66393
8900 Pines Blvd, Pembroke Pines, FL 33024
Refurb Scope: Arbor (Interior), Grove (Exterior)

Key Notes (*)

1. Existing brick wall to remain as is.
2. Paint existing handrails (P-5).
3. Paint existing exterior light fixtures (P-5) --when it's within building and bank property site.
4. Existing trim to be painted (P-3).
5. Paint existing storefront glazing system and all window mullions (P-5).
6. Paint existing wall-mounted equipment, grilles, panels (P-4).
7. Paint underside of soffits (P-4).
8. Doors and shutters to match to painted (P-2).
9. Existing fence to remain as is.
10. Existing wall to be painted (P-2).



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Dumpster Enclosure Elevations



P-2
 Exterior Paint_Midtone: Sherwin Williams
 Color: Dorian Gray / SW 7017
 Finish: Satin



P-2
 Exterior Paint_Midtone: Sherwin Williams
 Color: Dorian Gray / SW 7017
 Finish: Satin



P-2
 Exterior Paint_Midtone: Sherwin Williams
 Color: Dorian Gray / SW 7017
 Finish: Satin



P-2
 Exterior Paint_Midtone: Sherwin Williams
 Color: Dorian Gray / SW 7017
 Finish: Satin

P-2	EXTERIOR PAINT (MIDTONE)	MAY BE APPLIED AS AN OVERALL BASE PANEL, STORAGE, WHITE, OR RED LETTERS		SHERWIN WILLIAMS DORIAN GRAY / SW 7017 FINISH: SATIN
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FLORIDA METAL PANELS

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE 2021.
- IT IS THE MEREY OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDER-GROUND FACILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL EXCAVATIONS SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES IN THE EVENT THE EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL DAMAGES.
- THIS WORK REQUIRES A BUILDING PERMIT. DO NOT BEGIN WORKING UNTIL A BUILDING PERMIT IS OBTAINED.
- CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
- ENGINEER'S VISITS TO THE SITE, AS PER A.C. OR OWNER'S REQUEST DURING CONSTRUCTION SHALL BE SCHEDULED WITHIN 24 HOURS PRIOR TO INSPECTION.
- THE CONTRACTOR SHALL HAVE REQUIRED APPROVEDS, SECURE AND PAY FOR ALL BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS TO PROTECT ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
- ENGINEER SHALL BE RESPONSIBLE FOR FURNISHING WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE CONTRACTOR PRIOR TO STARTING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ASSESSING ALL DISTURBED EXISTING CONDITIONS AND PROPER DISPOSAL OF ANY EXTRA MATERIALS & DEBRIS FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION.
- DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER.

DESIGN LOADS:

FLORIDA METAL PANELS HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE AND ASD SPECIFICATIONS WITH ENLARGED

1. STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS:

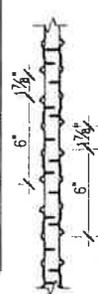
2. STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS:

3. ALL STEEL SHALL BE HOT-DEEP GALVANIZED.

4. PAINT STEEL WITH ALKALY-RESISTANCE SURFACES IN CONTACT WITH CONCRETE WITH ALKALY-RESISTANCE COATINGS, SUCH AS HEAVY-BODIED BITUMINOUS PAINT OR WATER-WHITE MOYHACRYLATE LACQUER.

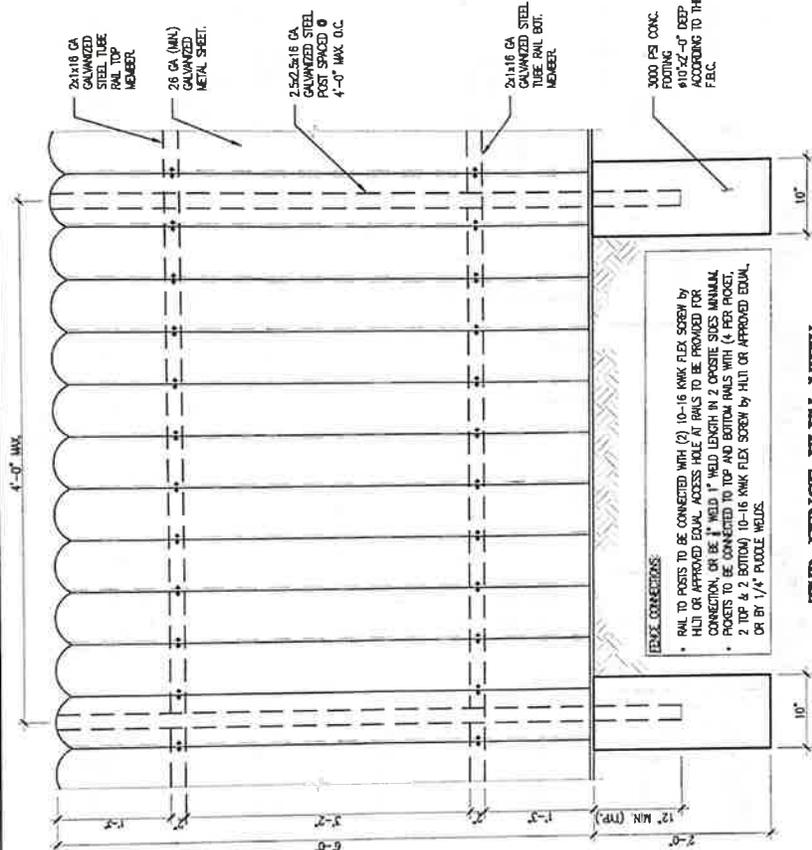
CALCULATIONS:

Category	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
WIND LOAD CALCULATION	To be done by contractor																								
Category	To be done by contractor																								
Exposure	To be done by contractor																								
V (mph)	To be done by contractor																								
Kd	To be done by contractor																								
h (ft)	To be done by contractor																								
Pd (psf)	To be done by contractor																								
RAIL TO POSTS CONNECTION DESIGN	To be done by contractor																								
Actual Pullout	To be done by contractor																								
Allowable Pullout	To be done by contractor																								



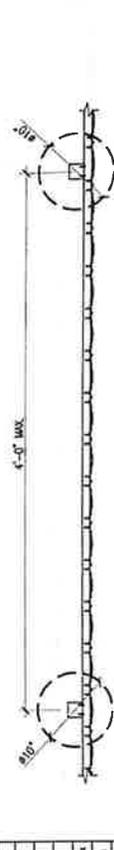
SHADOW BOX DETAIL

SCALE: N.T.S.



TYP. FENCE ELEV. VIEW.

SCALE: N.T.S.



TYP. FENCE PLAN VIEW.

SCALE: N.T.S.

$S=0.47 \text{ IN}$ $Z=0.58 \text{ IN}$ $M_{max}=16.2 \times 4.66 / 2$ $=13.997 \text{ #-in}$ $M_{min}=M_y / \phi$ $=16.000 \text{ #-in}$ $M_{min} < M_{max}$	$S=0.124 \text{ IN}$ $Z=0.1035 \text{ IN}$ $M_{max}=16.2 \times 5.144 / 8$ $=1.166 \text{ #-in}$ $M_{min}=M_y / \phi$ $=2.673 \text{ #-in}$ $M_{min} < M_{max}$	$Z=0.01035 \text{ IN}$ $M_{max}=16.2 \times (6.35' / 12) \times 3.33 \times 0.125 \times 12$ $=142.59 \text{ #-in}$ $M_{min}=M_y / \phi$ $=200 \text{ #-in}$ $M_{min} < M_{max}$
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Eastern Engineering Group
 Phone: (305) 429-1000 Fax: (305) 429-1001
 www.easterneng.com

FLORIDA METAL PANELS 2026

DATE	2/23/2022	BY	J.P. O'B
PROJECT	FLORIDA FENCE DISTRIBUTORS		
CLIENT	FLORIDA FENCE DISTRIBUTORS		
DESIGNER	J.P. O'B	CHECKED BY	G.P.
DATE	1/8/2026	DATE	

CONTRACT NOTES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ARE AS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES HAVING JURISDICTION.

1/8/2026

GONZALO A. PAZ, PE (Lic No=60734)

CERTIFICATE OF AUTHORIZATION No. 28655

FENCE

X-1.0



1. EXISTING FENCE — NO WORK PERFORMED. PAINTING SCOPE LIMITED TO BUILDING AND DUMPSTER ENCLOSURE ONLY.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 8, 2026
To: MSC 2025-0035
From: Julia Aldridge, Planner / Zoning Technician
Re: Wells Fargo @ 8900 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.
 - No monument signs or directional signs were painted on site.
2. Provide details/ specifications for new metal fence at the rear of the building.
 - Fence was existing to remain and was not part of our scope.
3. Resubmittal must include an itemized response to all comments made by DRC members.
4. After review of resubmittal, additional comments may be made.

If you have any questions, please contact me at jaldridge@ppines.com.

SUBJECT SITE AERIAL PHOTO

WELLS FARGO (MSC 2025-0035)

