



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 2025-0036
Project:	Wells Fargo Repair	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	WELLS FARGO BANK NA	Agent:	Vericon Construction Company, LLC
Location:	702 N University Drive	District:	2
Existing Zoning:	B-3 (General Business)	Existing Land Use:	Commercial
Reference Applications:	SP 2005-17, SN 2005-10, SN 2010-26		
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 702 N University Drive.

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 #251203983 – 702 N University Drive – 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)

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 (01/26/2026)
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"/> Comprehensive Plan Amendment
<input type="checkbox"/> Delegation Request
<input type="checkbox"/> DRI*
<input type="checkbox"/> DRI Amendment (NOPC)*
<input type="checkbox"/> Flexibility Allocation
<input type="checkbox"/> Interpretation*
<input type="checkbox"/> Land Use Plan Map Amendment*
<input checked="" type="checkbox"/> Miscellaneous
<input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan
<input type="checkbox"/> Site Plan*
<input type="checkbox"/> Site Plan Amendment*
<input type="checkbox"/> Special Exception*
<input type="checkbox"/> Variance (Homeowner Residential)
<input type="checkbox"/> Variance (Multifamily, Non-residential)*
<input type="checkbox"/> Zoning Change (Map or PUD)*
<input type="checkbox"/> Zoning Change (Text)
<input type="checkbox"/> Zoning Exception*
<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 - Pembroke Pines North

Project Address: 702 N University Dr Pembroke Pines, FL 33024

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: 5200

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

PEMBROKE COMMONS 144-28 B PART OF TRACT "A" DESC'D AS, COMM AT NE COR OF SEC 16-51-41, S ALGE/L 683.18, WLY 292.53 TO POB, CONT W 100 TO P/C, WLY SWLY & SLY 15.71, S 90, S, SE & SW 15.71, E 100 TO P/C, E, NE & NLY 15.71, N 90 TO P/C, NLY, NWLY & WLY 15.71 TO POB AKA: FREESTANDING BLDG SITE 1 LEASE DESC IN OR 28600/937

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 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: _____

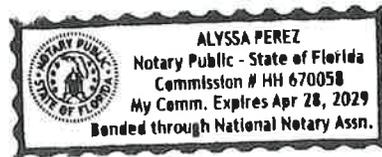
SECTION 7- PROJECT AUTHORIZATION

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.

B. W. El 12/18/2025
Signature of Owner Date

Sworn and Subscribed before me this 18 day
of December, 2025



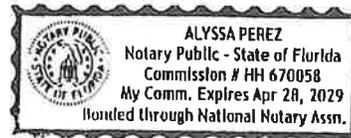
N/A Alyssa Perez April 28 2029
Fee Paid Signature of Notary Public My Commission Expires

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] 12/12/2025
Signature of Agent Date

Sworn and Subscribed before me this 12th day
of December, 2025



N/A Alyssa Perez 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 2025-0036
From: Julia Aldridge, Planner / Zoning Technician
Re: Wells Fargo @ 702 N University Drive

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. These structures must also be included in paint change.
2. Label paint color on images of dumpster enclosures.
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: January 26, 2026
To: MSC
From: Julia Aldridge, Planner / Zoning Technician
Re: MSC 2025-0036 (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.

Refurb Scope Summary - Exterior Grove Scope

- Exterior Paint (all sides per proposed elevatons)
 - 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 (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 0991 Finish: SATIN	



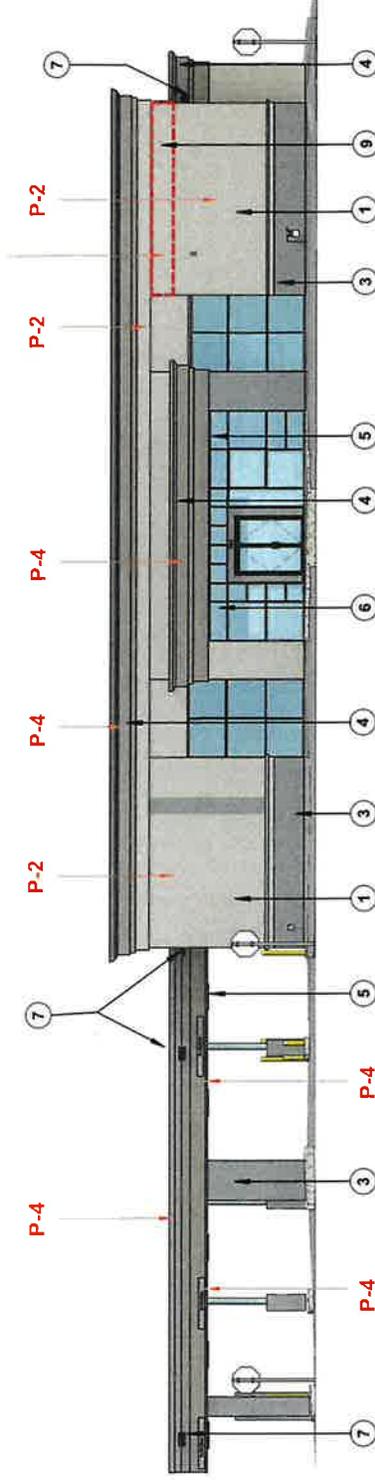
Wells Fargo Bank N.A. All rights reserved. Internal use only.

Proposed Color Exterior Elevation (GROVE)

All exterior signage & ATM branding per Brand Signage Package installed by others.

Finish Notes

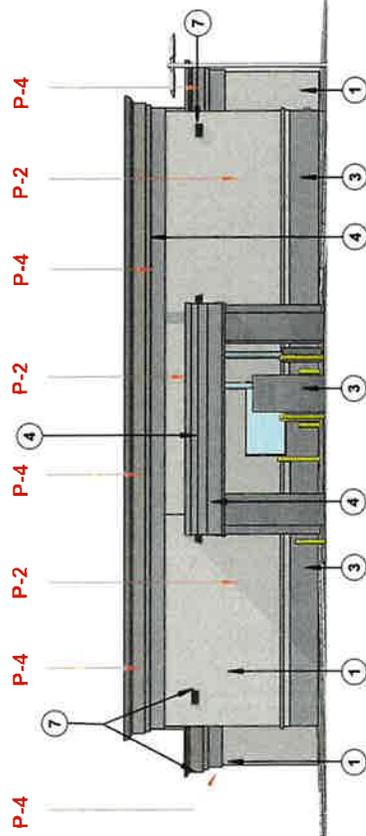
- P-1** Exterior Paint_Dark: Sherwin Williams
Color: Dovetail / SW 7018
Finish: Satin
- P-2** Exterior Paint_Midtone: Sherwin Williams
Color: Gray / SW 7017
Finish: Satin
- P-3** Exterior Paint_Light: Sherwin Williams
Color: Original White / SW 7037
Finish: Satin
- P-4** Exterior Paint_Very Dark: Sherwin Williams
Color: Gauntlet Gray / SW 7019
Finish: Satin
- P-5** Exterior Paint: Sherwin Williams
Color: Black Magic / SW 6891
Finish: Satin



Proposed Elevation: North View

Keynote

- 01 Patch/repair stucco/stone as needed before painting – TBD after site visit
- 02 Existing custom Art Mural to remain. WF to confirm.
- 03 Existing exterior marble veneer to remain. Clean as needed.
- 04 Paint parapet and trim (P-4)
- 05 Paint underneath soffit (P-4)
- 06 Paint storefront glazing system and all window mullions.
- 07 Paint existing exterior light fixtures – when it's within building and bank property site (P-5).
- 08 Paint existing wall-mounted equipment where possible to match adjacent wall, U.N.O.
- 09 Exterior signage and ATM branding per brand signage package – exact location and size TBD



Proposed Elevation: East View

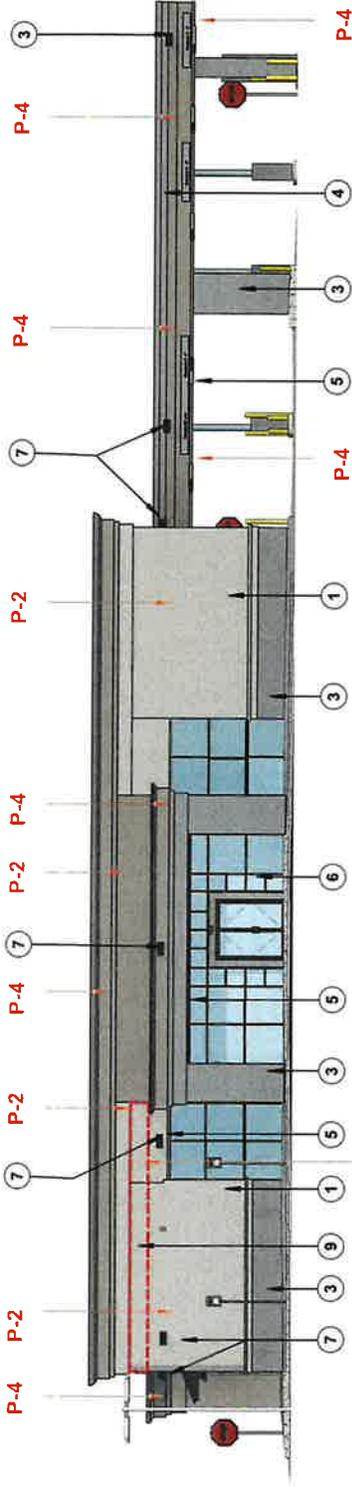


Wells Fargo Bank N.A. All rights reserved. Internal use only

Proposed Color Exterior Elevation (GROVE)

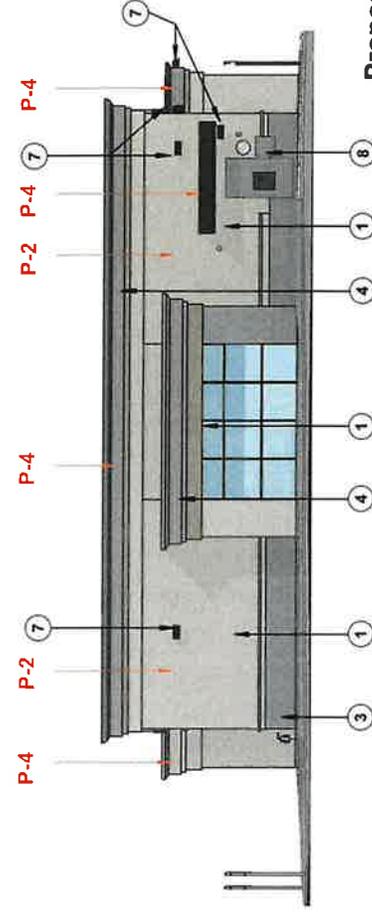
Finish Notes

- P-1** Exterior Paint_Dark: Sherwin Williams
Color: Dovetail / SW 7018
Finish: Satin
- P-2** Exterior Paint_Midtone: Sherwin Williams
Color: Rain 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 Finish: Sherwin Williams
Color: Black Magic / SW 6891
Finish: Satin



All exterior signage & ATM branding per Brand Signage Package installed by others.

Proposed Elevation: South View



Proposed Elevation: West View

- ### Keynote
- 01 Patch/repair stucco/stone as needed before painting – TBD after site visit
 - 02 Existing custom Art Mural to remain. WF to confirm.
 - 03 Existing exterior marble veneer to remain. Clean as needed.
 - 04 Paint parapet and trim (P-4).
 - 05 Paint underneath soffit (P-4).
 - 06 Paint storefront glazing system and all window mullions.
 - 07 Paint existing exterior light fixtures – when it's within building and bank property site (P-5).
 - 08 Paint existing wall-mounted equipment where possible to match adjacent wall, U.N.O.
 - 09 Exterior signage and ATM branding per brand signage package – exact location and size TBD



Wells Fargo Bank N.A. All rights reserved. Internal use only.

Dumpster Enclosure Elevations



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

P-2	EXTERIOR PAINT (MIDTONE)		SHERWIN WILLIAMS COLOR: DORIAN GRAY / SW 7017 FINISH: SATIN
MAY BE APPLIED AS AN OVERALL BASE OR FOR SIGNAGE, PANELS, OR RED LETTERS		SHERWIN WILLIAMS COLOR: DORIAN GRAY / SW 7017 FINISH: SATIN	

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: January 8, 2026
To: MSC 2025-0036
From: Julia Aldridge, Planner / Zoning Technician
Re: Wells Fargo @ 702 N University Drive

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. These structures must also be included in paint change.
 - No monument signs/directional signs on site are to be painted.
2. Label paint color on images of dumpster enclosures.
 - Images have been labeled on plans.
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.

