



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

Summary

Agenda Date:	August 13, 2026	Application ID:	MSC 2026-0013
Project:	Flamingo Villas Paint Change	Project Number:	N/A
Project Planner:	Julieta Fernandez Echeverri, Planner / Zoning Technician		
Owner:	Flamingo Villas Association, Inc.	Agent:	Patrick Tyler
Location:	1050 NW 123 TER	District:	3
Existing Zoning:	R-MF (Residential Multi-family)	Existing Land Use:	Residential
Reference Applications:	SP 81-13		
Applicant Request:	Color change to an existing multi-family development.		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Patrick Tyler, agent, is requesting approval of a color change to the existing multi-family development (Flamingo Villas) located north of Johnson Street and east of Flamingo Road. The community is divided into two sections: Racquets (north) and Villas (south). The proposed project will be made only in the Villas section. In 1981, the Planning and Zoning Board approved plan SP 81-13 for the gatehouse at Flamingo Villas.

BUILDINGS / STRUCTURES:

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

- Monument Wall – Johnson Street:
 - Body: SW 7662
 - Door, caps, accent, gutters: SW 9565
- Gatehouse – Johnson Street:
 - Body: SW 7662
 - Door, caps, accent, gutters: SW 9565
- Building Type 1 – Flamingo Villas community section:
 - Body: SW 7662
 - Door, caps, accent, gutters: SW 9565
- Building Type 2 – Flamingo Villas community section:
 - Body: SW 7662
 - Door, caps, accent, gutters: SW 9565
- Clubhouse:
 - Body: SW 7662
 - Door, caps, accent, gutters: SW 9565

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 (06/10/26)
Memo from Planning Division (07/29/26)
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 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: Villas Section - Flamingo VillasProject Address: 1050 NW 123 TER, Pembroke Pines, FL 33026

Location / Shopping Center: _____

Acreage of Property: 30.5 Building Square Feet: _____Flexibility Zone: _____ Folio Number(s): See attached.Plat Name: Pembroke Lakes Sec. 7 Traffic Analysis Zone (TAZ): _____Legal Description: A portion of Tract as shown on the plat of PEMBROKE LAKESSECTION SEVEN, as recorded is Plat Book 107 at Page 37 of the Public Records
of Broward County, Florida.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: Flamingo Villas Association, Inc.

Owner's Address: 1050 NW 123 TER. Pembroke Pines, FL 33026

Owner's Email Address: _____

Owner's Phone: 954-432-1128

Owner's Fax: _____

Agent: Miami Management, Inc.

Contact Person: Patrick Tyler

Agent's Address: 1050 NW 123 TER, Pembroke Pines, FL 33026

Agent's Email Address: _____

Agent's Phone: 954-649-1610

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 320 townhome units, clubhouse, gatehouse and community wall, changing the existing beige walls and brown trim to light gray walls and dark gray trim.

The proposed wall color is a custom Sherwin-Williams Sher-Color match within the same tonal range as SW 7662 Evening Shadow, but adjusted to eliminate blue/green undertones and ensure a consistent neutral appearance across the buildings.

The trim, fences, gutters and Bahamas shutters will be painted Sherwin-Williams Forged Steel SW 9565.

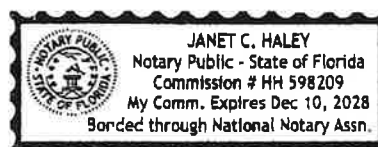
SECTION 7- PROJECT AUTHORIZATION

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.

Patricia A Metcalf May 5, 2026
Signature of Owner Date

Sworn and Subscribed before me this 5TH day
of MAY, 20 26



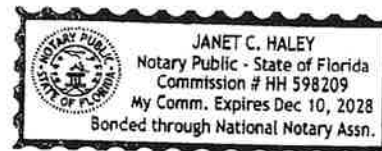
Janet C. Haley Dec 10, 2028
Fee Paid Signature of Notary Public My Commission Expires

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.

Patrick H. Y. Yfr May 5, 2026
Signature of Agent Date

Sworn and Subscribed before me this 5TH day
of MAY, 20 26



Janet C. Haley DEC 10, 2028
Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Flamingo Villas Association, Inc.

Authorized Representative: Patrick Tyler

Application Number: _____

Application Request: _____

I, Patricia Metcalf, Pres. (print Applicant/Authorized Representative name), on behalf of Flamingo Villas Association, Inc. (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.

Patricia Metcalf 5/5/26
Signature of Applicant or Applicant's Date
Authorized Representative

Patricia Metcalf, President

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 10, 2026

To: MSC 2026-0013

From: Julieta Fernandez Echeverri, Planner / Zoning Technician

Re:

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

1. Provide renderings/ images showing all the sides of the proposed buildings painted.
2. Provide renderings/ images showing the dumpster, monument sign, clubhouse, gatehouse, and community wall of the proposed buildings painted.
3. The elevations must be labeled with the proposed colors.
4. After review of resubmittal, additional comments may be made.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: July 29, 2026

To: MSC 2026-0013

From: Julieta Fernandez Echeverri, Planner / Zoning Technician

Re:

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.

FLAMINGO VILLAS ASSOCIATION, INC.
EXTERIOR COLOR CHANGE
PLANNING REVIEW BOARD RESUBMITTAL

Plan No. MSC2026-0013

Villas Section – Flamingo Villas
1050 NW 123rd Terrace
Pembroke Pines, Florida 33026

Resubmittal Package
July 2026

Prepared by:
Patrick Tyler, LCAM
Community Association Manager
Flamingo Villas Association, Inc.

SUBMITTAL CONTENTS

- Community Layout & Project Scope Letter
- Villas / Racquets Division Exhibit
- Project Scope Site Plan
- Community Wall Limits Exhibit
- Unified Development Application
- Proposed Color & Architectural Exhibits



Flamingo Villas Association, Inc.

July 23, 2026

Julieta Fernandez Echeverri
Planner / Zoning Technician
Planning and Economic Development
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

RE: Flamingo Villas – Community Layout and Scope of Exterior Painting Project

Dear Ms. Fernandez Echeverri:

In response to your request for clarification regarding the scope of the proposed exterior painting project, Flamingo Villas is a 549-townhome community developed in two distinct phases between 1983 and 1987. The community consists of the **Villas section**, with 320 townhomes in the southern portion of the property, and the **Racquets section**, with 229 townhomes in the northern portion.

The two sections are architecturally distinct. The Villas feature low-profile, rectilinear buildings, many with flat roofs or combinations of flat and sloped roofs. The Racquets feature a substantially different design characterized by pitched roofs with prominent gable ends. The attached exhibit illustrates both the physical separation and architectural differences between the two sections.

The proposed exterior color change applies **only to the Villas section**. The 45 buildings included in the current application represent the first phase of a planned repainting of the Villas. As additional Villas buildings are scheduled for painting, the Association intends to continue the same approved color scheme throughout that section.

The **Racquets section is not part of this project and is not a future phase of this color-change program**. Due to its distinctly different architectural design and character, the Racquets will continue to be treated separately for exterior painting and color selection.

1 0 5 0 N W 1 2 3 T e r r a c e • P e m b r o k e P i n e s , F l o r i d a 3 3 0 2 6

T e l e p h o n e : 9 5 4 - 4 3 2 - 1 1 2 8

We hope this letter and the accompanying exhibit provide the clarification necessary for inclusion in the Planning Review Board package. Please let me know if any additional information or documentation is required.

Best regards,

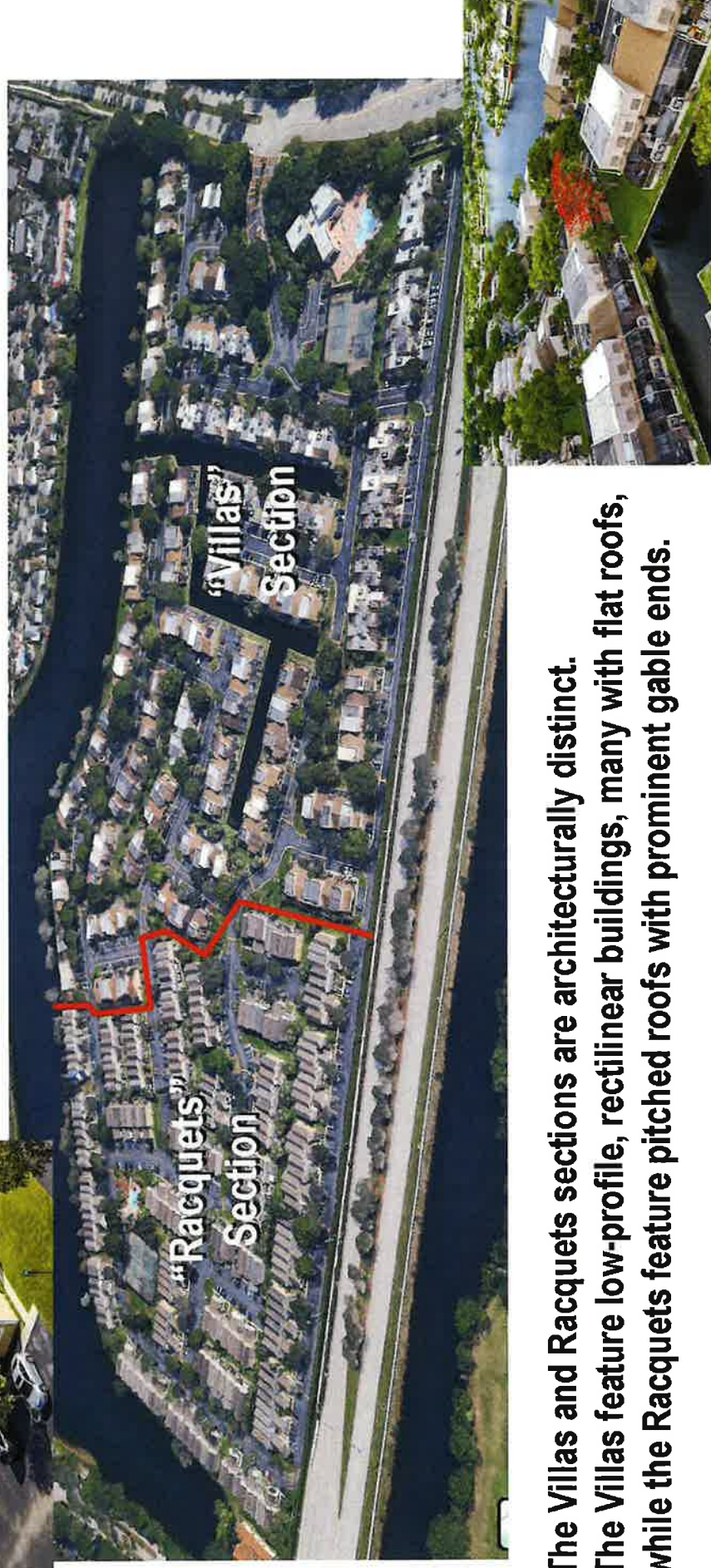
FOR THE BOARD OF DIRECTORS

A handwritten signature in blue ink, appearing to read "Patrick Tyler", with a long horizontal flourish extending to the right.

Patrick Tyler, LCAM
Community Association Manager
Flamingo Villas Association, Inc.



**Flamingo Villas was developed in two distinct phases:
the “Villas” and the “Racquets.”**



**The Villas and Racquets sections are architecturally distinct.
The Villas feature low-profile, rectilinear buildings, many with flat roofs,
while the Racquets feature pitched roofs with prominent gable ends.**

Flamingo Villas

Legend

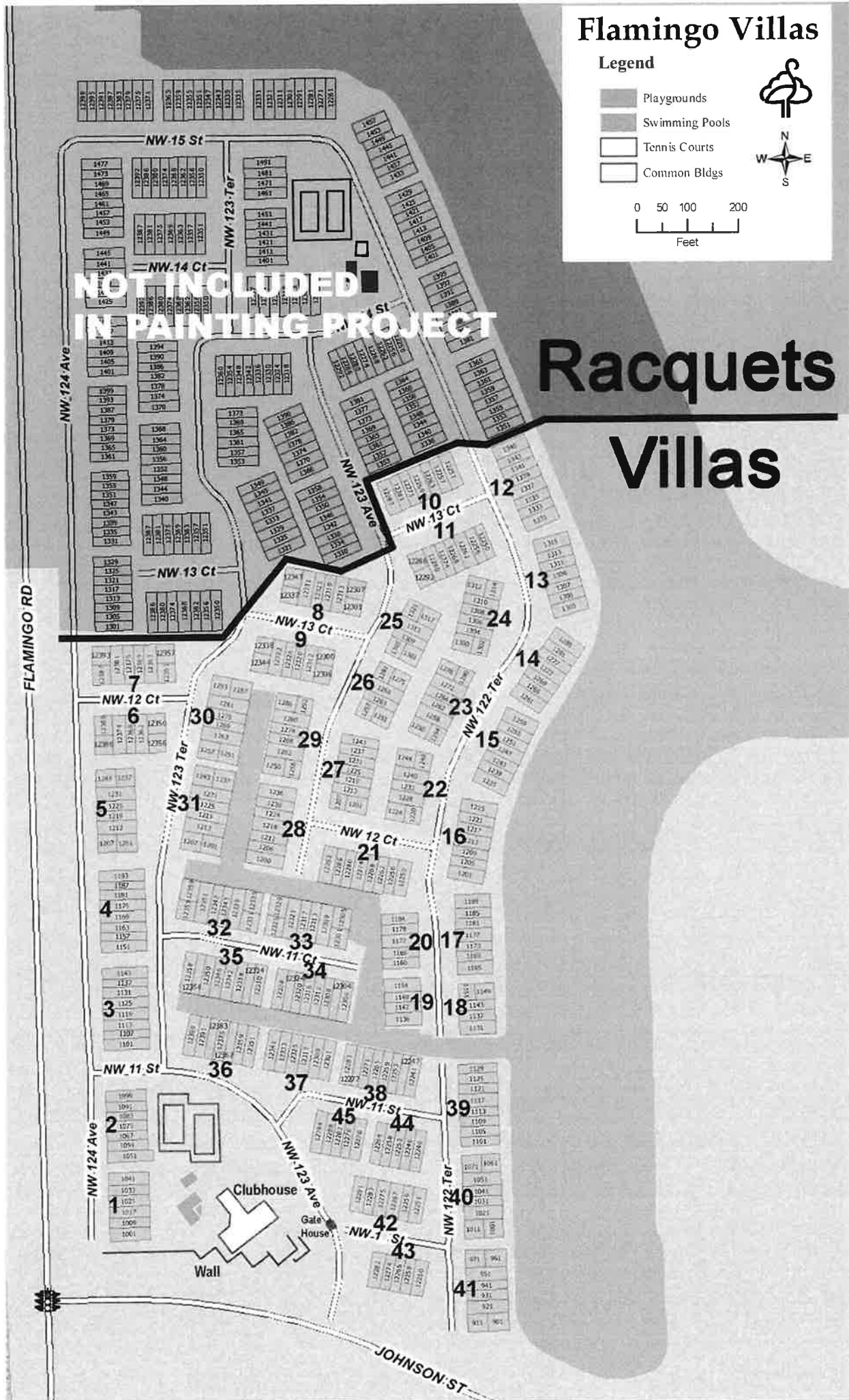
- Playgrounds
- Swimming Pools
- Tennis Courts
- Common Bldgs



0 50 100 200
Feet

**NOT INCLUDED
IN PAINTING PROJECT**

Racquets Villas





Community Wall Included in Painting Project
Wall runs from 124 AVE and terminates at Clubhouse

Folios included in painting project:

514012080010

514012080020

514012080030

514012080040

514012080050

514012080060

514012080070

514012080080

514012080090

514012080100

514012080200

514012080210

514012080220

514012080220

514012080240

514012080250

514012080260

514012080270

514012080280

514012080290

514012080300

514012080310

514012080320

514012080330

514012080400

514012080410

514012080420

514012080430

514012080450

514012080460

514012080470

514012080480

514012080490

514012080500

514012080510

514012080570

514012080580

514012080590

514012080600

514012080610

514012080620

514012080630

514012080640

514012080650

514012080660

514012080930

Clubhouse & Johnson ST Wall

Customer: ROOF PAINTING BY HARTZELL
Store CCN: 702974 PEMBROKE PINES, FL
Date Prepared: 05/05/2026 Control Number: 0110042-001

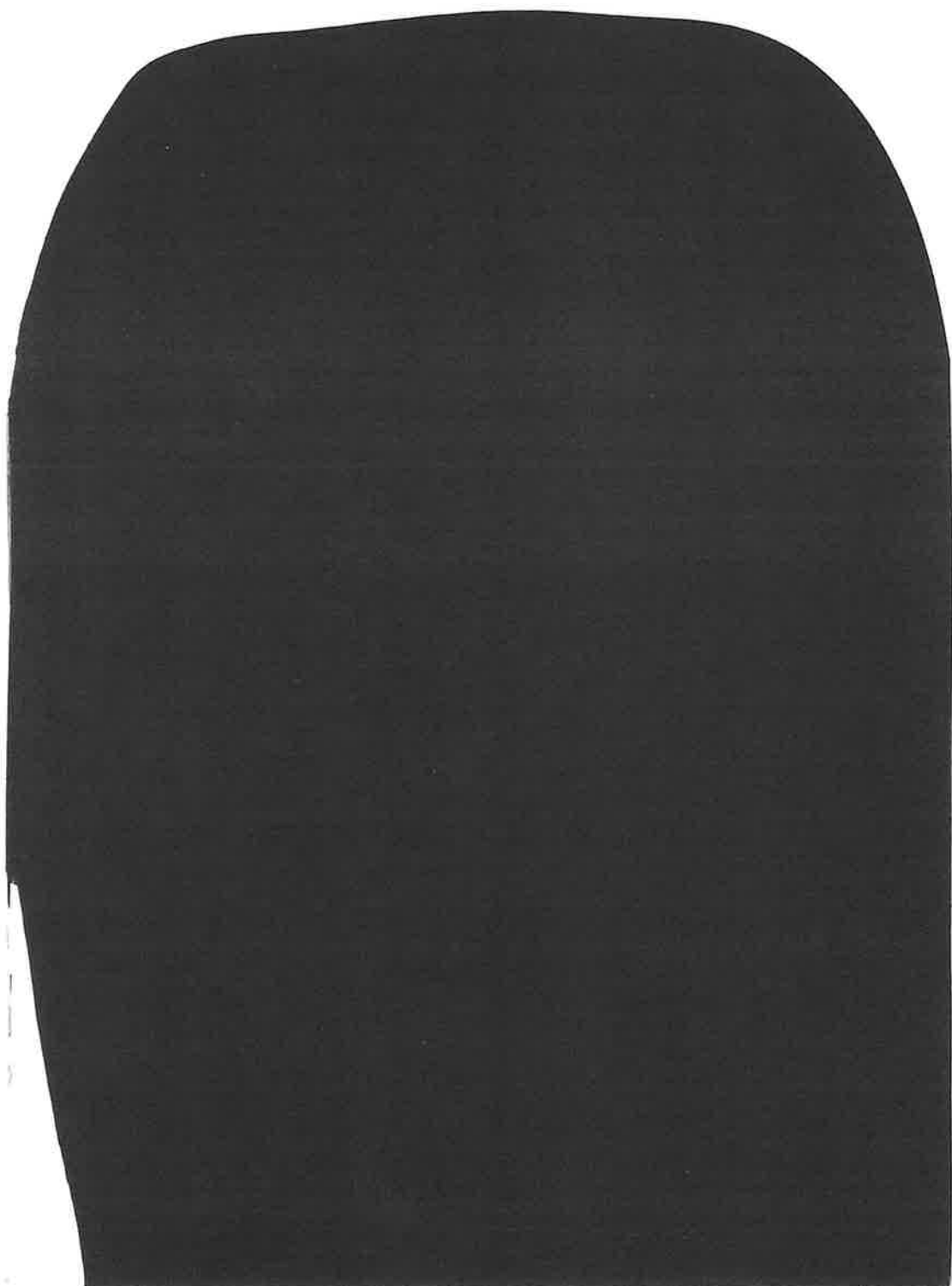
Job: FLAMINGO VILLAS
Project Info:
Schedule:
Room/Use: WALL

Color: FLAMINGO GRAY BODY SW 7662 EVENING SHADOW
Product: COLOR TO GO I SATIN A91W00451

Customer: ROOF PAINTING BY HARTZELL
Store CCN: 702974 PEMBROKE PINES. FL
Date Prepared: 05/05/2026 Control Number: 0110042-002

Job: FLAMINGO VILLAS
Project Info:
Schedule:
Room/Use: TRIM / FENCE / SHUTTER

Color: SW 9565 FORGED STEEL
Product: COLOR TO GO I SATIN A91T00454



**Flamingo Villas
2026 Villas Section Building Painting
(Including Clubhouse, Gatehouse &
Community Wall)**

Photographs of Buildings & Structures included in Painting Project

Plan Number MSC2026-0013

**Flamingo Villas Association, Inc.
1050 NW 123 Terrace
Pembroke Pines, FL 33026
Manager Patrick Tyler
954-649-1610**

Monument Wall – Johnson Street



Body
SW 7662
*Evening
Shadow*



**Door,
Caps,
Accent,
Gutters**
SW 9565
Forged Steel

Roof shingles,
windows, solar panels,
existing landscaping
and exterior light
fixtures are not
proposed to change.

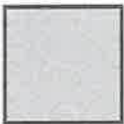
Existing Condition



Actual color may vary from on-screen representation.

Gatehouse – South & East

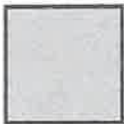


		Roof shingles, windows, solar panels, existing landscaping and exterior light fixtures are not proposed to change.	Existing Condition 
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Actual color may vary from on-screen representation.

Gatehouse – North & West



		Roof shingles, windows, solar panels, existing landscaping and exterior light fixtures are not proposed to change.	Existing Condition 
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Actual color may vary from on-screen representation.

Proposed Building Type 1 - Front



Body
SW 7662
*Evening
Shadow*



**Door, Caps,
Accent,
Gutters**
SW 9565
Forged Steel

Roof shingles, windows,
solar panels, existing
landscaping and exterior
light fixtures are not
proposed to change.

Existing Condition



Actual color may vary from on-screen representation.

Proposed Building Type 1 – Rear



Body
SW 7662
*Evening
Shadow*



**Door, Caps,
Accent,
Gutters**
SW 9565
Forged Steel

Roof shingles, windows,
solar panels, existing
landscaping and exterior
light fixtures are not
proposed to change.

Existing Condition



Actual color may vary from on-screen representation.

Proposed Building Type 1 – Rear / Water View



Body
SW 7662
*Evening
Shadow*



**Door, Caps,
Accent,
Gutters**
SW 9565
Forged Steel

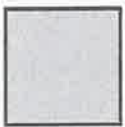
Roof shingles, windows,
solar panels, existing
landscaping and exterior
light fixtures are not
proposed to change.

Existing Condition



Actual color may vary from on-screen representation.

Proposed Building Type 1 – Left Side



Body
SW 7662
*Evening
Shadow*



**Door, Caps,
Accent,
Gutters**
SW 9565
Forged Steel

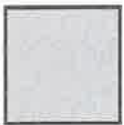
Roof shingles, windows,
solar panels, existing
landscaping and exterior
light fixtures are not
proposed to change.

Existing Condition



Actual color may vary from on-screen representation.

Proposed Building Type 1 – Right Side



Body
SW 7662
*Evening
Shadow*



**Door, Caps,
Accent,
Gutters**
SW 9565
Forged Steel

Roof shingles, windows,
solar panels, existing
landscaping and exterior
light fixtures are not
proposed to change.

Existing Condition



Actual color may vary from on-screen representation.

Proposed Building Type 2 - Front



 Body SW 7662 <i>Evening Shadow</i>	 Door, Caps, Accent, Gutters SW 9565 <i>Forged Steel</i>	Roof shingles, windows, solar panels, existing landscaping and exterior light fixtures are not proposed to change.	Existing Condition 
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Actual color may vary from on-screen representation.

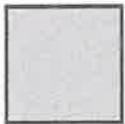
Proposed Building Type 2 - Rear



 Body SW 7662 <i>Evening Shadow</i>	 Door, Caps, Accent, Gutters SW 9565 <i>Forged Steel</i>	Roof shingles, windows, solar panels, existing landscaping and exterior light fixtures are not proposed to change.	Existing Condition 
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Actual color may vary from on-screen representation.

Building Type 2 – LEFT Side



Body
SW 7662
*Evening
Shadow*



**Door,
Caps,
Accent,
Gutters**
SW 9565
Forged Steel

Roof shingles,
windows, solar panels,
existing landscaping
and exterior light
fixtures are not
proposed to change.

Existing Condition



Actual color may vary from on-screen representation.

Building Type 2 – Right Side



Body
SW 7662
*Evening
Shadow*



**Door,
Caps,
Accent,
Gutters**
SW 9565
Forged Steel

Roof shingles,
windows, solar panels,
existing landscaping
and exterior light
fixtures are not
proposed to change.

Existing Condition



Actual color may vary from on-screen representation.

Clubhouse – North



Body
 SW 7662
*Evening
 Shadow*



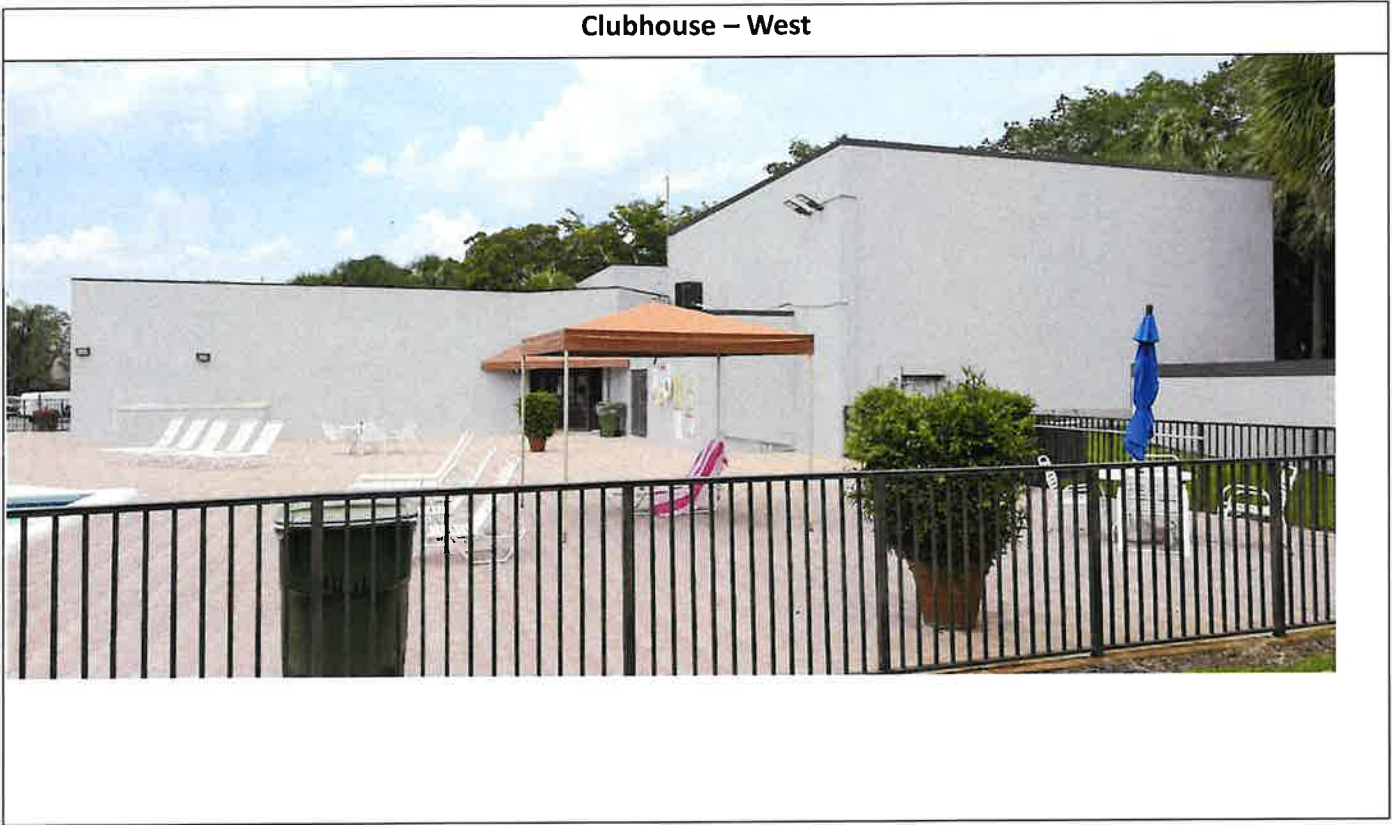
**Door,
 Caps,
 Accent,
 Gutters**
 SW 9565
Forged Steel

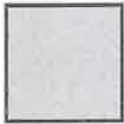
Roof shingles,
 windows, solar panels,
 existing landscaping
 and exterior light
 fixtures are not
 proposed to change.

Existing Condition



Actual color may vary from on-screen representation.



		Roof shingles, windows, solar panels, existing landscaping and exterior light fixtures are not proposed to change.	Existing Condition 
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Actual color may vary from on-screen representation.

Clubhouse – South



Body
SW 7662
*Evening
Shadow*



**Door,
Caps,
Accent,
Gutters**
SW 9565
Forged Steel

Roof shingles,
windows, solar panels,
existing landscaping
and exterior light
fixtures are not
proposed to change.

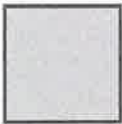
Existing Condition



Actual color may vary from on-screen representation.

Clubhouse – East



		Roof shingles, windows, solar panels, existing landscaping and exterior light fixtures are not proposed to change.	Existing Condition 
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Actual color may vary from on-screen representation.

SUBJECT SITE AERIAL PHOTO

Flamingo Villas (MSC2026-0013)

