



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

Summary

Agenda Date:	May 8, 2025	Application ID:	MSC 2025-0015
Project:	Marela Apartments Paint Change	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	AMFP VI Marela LLC	Agent:	Nanci Hernandez
Location:	250 NW 130 Avenue	District:	2
Existing Zoning:	PUD (Planned Unit Development)	Existing Land Use:	Residential
Reference Applications:	SN 2016-06, MSC 2016-05, MSC 2008-47, SP 95-113		
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

Nanci Hernandez, agent, is requesting approval for of a color change to the existing multi-family development (Marela Apartment community), located on the northwest corner of Pines Boulevard and NW 129th Avenue.

BUILDINGS / STRUCTURES:

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

- Residential Buildings:
 - Main Body Color - SW 6070 (Heron Plume)
 - Accent Body Color - SW 9602 (Studio Beige)
 - Trim / Doors/ Railings - SW 7069 (Iron Ore)
- Clubhouse / Leasing Office:
 - Main Body Color - SW 6070 (Heron Plume)
 - Trim Color – SW 9602 (Studio Beige)
 - Doors – SW 7069 (Iron Ore)
- Pool House / Cabana:
 - Main Body Color - SW 6070 (Heron Plume)
 - Trim Color – SW 9602 (Studio Beige)
 - Doors – SW 7069 (Iron Ore)
- Garages:
 - Main Body Color - SW 6070 (Heron Plume)
 - Trim Color – SW 9602 (Studio Beige)
 - Garage Doors – SW 7069 (Iron Ore)
- Guardhouse:
 - Main Body Color - SW 6070 (Heron Plume)
 - Trim Color – SW 9602 (Studio Beige)
- Monument Sign and Perimeter Walls:
 - Main Body Color - SW 6070 (Heron Plume)
 - Wall Columns/ Accent/ Trim Color - SW 9602 (Studio Beige)
 - Signage – SW 7069 (Iron Ore)
 - Lettering – SW 7005 (Pure White)
- Bicycle Storage:
 - Main Body Color - SW 6070 (Heron Plume)

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 (04/23/25)
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: Exterior RepaintProject Address: 250 NW 130 Ave, Pembroke Pines FL 33028

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 5140 14 05 0062

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

Legal Description:PEMBROKE FALLS PHASE 3 158-29 B POR OF TR 20 AND POR OF BUFFER TR 9DESC AS:BEG AT MOST SLY SE COR OF SAID BUFFER TR 9,W 1473, N 450.50,SELY
47.12,E 587.68, NELY 47.12,NW 140.25,NWLY 51.42, NE 778.30,SELY ARC DIST 655.88,
SE 221.41,SW 50.10 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: AMFP VI MARELA LLC

Owner's Address: 100 PARK AVE STE 3500 NEW YORK NY 10017

Owner's Email Address: marelamgr@willowbridgepc.com

Owner's Phone: (954) 433.1515 Owner's Fax: _____

Agent: _____

Contact Person: Nanci X Hernandez/Applicant

Agent's Address: 7100 NW 126 Ter, Parkland, FL 33076

Agent's Email Address: nanci@msnquality.com

Agent's Phone: 239-682-8167 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)

[illegible]

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.

R. H.

Signature of Owner

5/31/2025

Date

Sworn and Subscribed before me this 31st day

of March, 2025

Fee Paid

[Signature]
Signature of Notary Public

June 16, 2028
My Commission Expires

MICHAEL A AIDEKMAN
Notary Public, State of New York
Reg. No. 01A16188907
Qualified in New York County
Commission Expires June 16, 2028

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 of Agent

Date

Sworn and Subscribed before me this _____ day

of _____, 20____

Fee Paid

Signature of Notary Public

My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: MSN Construction and Management Corp

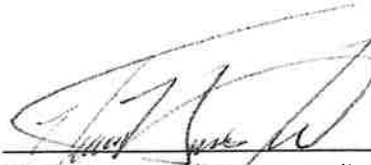
Authorized Representative: Nanci X Hernandez

Application Number: _____

Application Request: _____

I, Nanci X Hernandez (print Applicant/Authorized Representative name), on behalf of MSN Construction and Management (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.



04/01/2025

Signature of Applicant or Applicant's
Authorized Representative

Date

Nanci X Hernandez

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 23, 2025

To: MSC 2025-0015

From: Julia Aldridge, Planner / Zoning Technician

Re: Marela Apartments 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.



- 1 Wall 2 Accent 2 3 Lettering 4 Signage 5 Trim 3



SW 6070
Heron Plume

SW 9602
Studio Beige

SW 7005
Pure White

SW 7069
Iron Ore

James Friedman

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- 1 Body 2 2 Fascia 3 Trim



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- ① Body ② Body 2 ③ Door ④ Fascia ⑤ Trim



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- 1 Body
- 2 Body 2
- 3 Accent
- 4 Bands
- 5 Door
- 6 Fascia
- 7 Railings
- 8 Trim



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- 1 Body
- 2 Fascia
- 3 Garage Door
- 4 Trim



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- 1 Body
- 2 Door
- 3 Fascia
- 4 Trim



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1 Body 2



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1 Wall 2 Columns



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- 1 Body
- 2 Body 2
- 3 Accent
- 4 Accent 3
- 5 Bands
- 6 Fascia
- 7 Railings
- 8 Trim



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