

### City of Pembroke Pines Planning & Economic Development Department 601 City Center Way 3<sup>rd</sup> Floor Pembroke Pines FL, 33025

### **Summary**

Agenda Date:	June 26, 2025	Application ID:	MSC 2025-0018
Project:	Bell Apartments Paint Change	Project Number:	N/A
Project Planner:	Cole Williams, Senior Planner		
Owner:	TA Pembroke Pines LLC	Agent:	James Betancourt
Location:	16700 Sheridan Street	District:	3
Existing Zoning:	R-MF (Residential Multi- Family)	Existing Land Use:	Irregular Residential 8.0 du/acre
Reference Applications:	SN2019-01, SP 2012-02, ZC 2012-02, ZC 2012-03, SUB 2006-02, SP 2007-09, ZC 2006-05		
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:	(9)

### **Project Description / Background**

James Bethancout, agent, is requesting approval of a color change to the existing multi-family development (Bell Apartments) located at 16700 Sheridan Street.

In 2012, the Planning and Zoning Board approval Bell Apartments (FKA Sheridan Village Apartments) through site plan application SP2012-02). In 2019 the monument sign was modified to reflect the new ownership.

### **BUILDINGS / STRUCTURES:**

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

- Main Building: SW 7004 (Snowbound)
- Trim: SW 7006 (Extra White), SW 7032 (Warm Stone)
- Accent: SW 7008 (Alabaster), SW 7029 (Agreeable Gray), SW 7069 (Iron Ore)

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 (6/3/25)

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:			
Indicate the type of application you are Appeal*  Comprehensive Plan Amendment  Delegation Request  DRI*  DRI Amendment (NOPC)*  Flexibility Allocation  Interpretation*  Land Use Plan Map Amendment*  Miscellaneous  Plat*	e applying for:  Sign Plan Site Plan* Site Plan Amendment* Special Exception* Variance (Homeowner Residential) Variance (Multifamily, Non-residential)* Zoning Change (Map or PUD)* Zoning Change (Text) Zoning Exception* Deed Restriction			
<ol> <li>INSTRUCTIONS:</li> <li>All questions must be completed on</li> <li>Include all submittal requirements / a</li> <li>All applicable fees are due when the</li> <li>Include mailing labels of all property signed affidavit (Applications types in Development Review Committed no late Development Review Committee (Discontinuous Adjacent Homeowners Association number and a minimum of 30 days b</li> <li>The applicant is responsible for add Any application which remains in accepted.</li> <li>Applicants presenting demonstration</li> </ol>	this application. If not applicable, mark <i>N/A</i> . attachments with this application. application is submitted (Fees adjusted annually). Towners within a 500 feet radius of affected site with marked with *). The ater than noon on Thursday to be considered for RC) review the following week. It is need to be noticed after issuance of a project professing staff review comments in a timely manner. The cive for over 6 months will be removed from staff will be required with applicable fees. On boards or architectural renderings to the City it is copy (PDF) of each board submitted to Planning			
Staff Use Only ct Planner: Project #: PRJ 20 Application #:				

	Staff Use Only
Project Planner:	Project #: PRJ 20 Application #:
Date Submitted:/_	/ Posted Signs Required: () Fees: \$

### SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION Owner's Name: TA PEMBROKE PINES LLC James Knowles Owner's Address: ONE FEDERAL ST 17 FLR BOSTON MA 02110 Owner's Email Address: knowles@tarealty.com Owner's Phone: 617-476-2732 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: PROPOSED EXISTING** Zoning: \_\_\_\_\_ Zoning: \_\_\_\_\_ Land Use / Density: \_\_\_\_\_ Land Use / Density: \_\_\_\_\_ Use: \_\_\_\_\_ Use: \_\_\_\_\_\_ Plat Name: \_\_\_\_\_ Plat Name: \_\_\_\_\_ Plat Restrictive Note: Plat Restrictive Note: \_\_\_\_\_ ADJACENT LAND USE PLAN ADJACENT ZONING North: \_\_\_\_\_ North: \_\_\_\_\_ South: South: \_\_\_\_\_ East: \_\_\_\_\_\_ East: West: West: \_\_\_\_\_

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

properly prepr	ped, and painted. This includes:
Building Exter	riors:All vertical surfaces including accent bands and stucco walls
Soffits and fas	scia areas,Overhangs and eaves,Balcony components, including:
Ceilings Walls	Railings.
Ancillary Struc	ctures: Entrance gate column tops Mailbox area and pool house
Miscellaneous	s Surfaces: Previously painted pipes, junction boxes, and vents,
Column tops (	stucco or concrete) Community entry signage,Gutters and downspouts
Utility metal do	oors, entry doors, and garage doors (Exterior face only)
Project Goals:	Enhance curb appeal and preserve exterior building materials
Extend the life	of the building envelope
Provide a cons	sistent, high-quality finish across all buildings and structures

### Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applica	int:
Author	ized Representative:
Applica	tion Number:
Applica	tion Request:
proced	of TA Remade Pins UC (Applicant), hereby waive the deadlines and/or ural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the
above i	referenced application, including, but not limited to the following:
а.	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.
	ii .
	Signature of Applicant or Applicant's Date Authorized Representative  James Paralles  District Name of Applicant (Authorized Representative)
	Print Name of Applicant/Authorized Representative

### **PLANNING DIVISION STAFF COMMENTS**

### Memorandum:

Date:

June 3, 2025

To:

MSC 2025-0018 file

From:

Cole Williams, Senior Planner

Re:

Bell Pembroke Pines Paint Change

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

Original Colors





















Scheme 2 Apog

EW7000 Celtu While

Tim 1, Generale Been

SWSW 702F Agreemobile Gray

SW7059 Inco Che



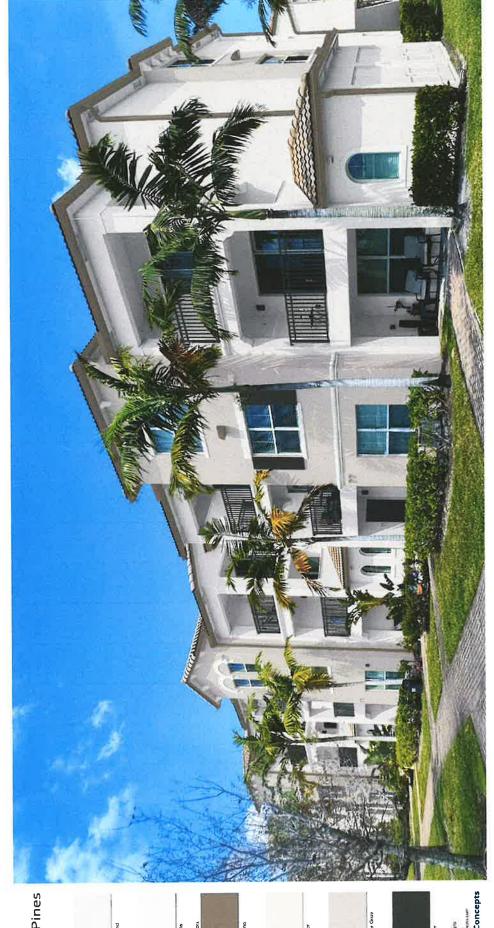




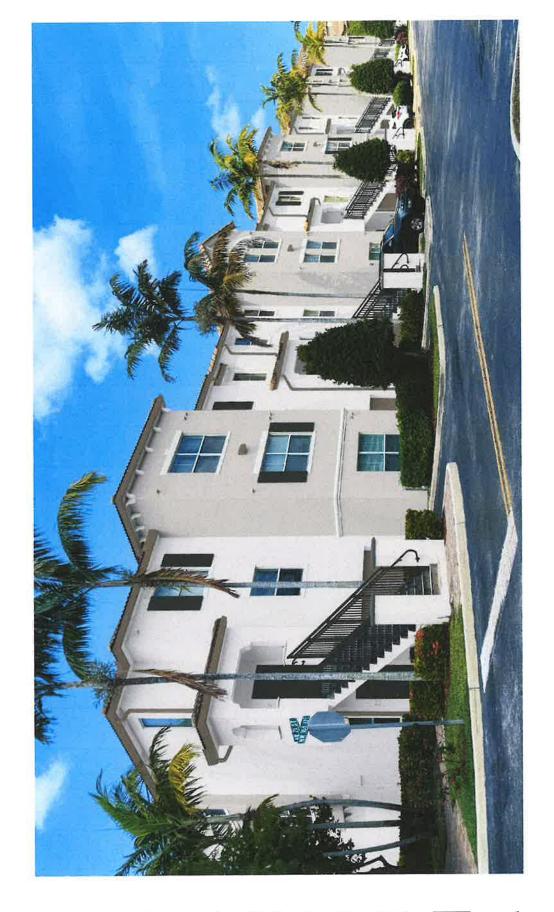
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Color Design Concepts

Limited Color Design Concepts



SW 7U36 FARD WP 16



SWAU36 FARRING WIT IS

SWSW7C29 Agreedable Gray

SAVETAN Bern Chen



Scheme 2

SW/U06 Extra WP 16

SWSW7C29 АдгенцИе Gray

SW7069 from Circ



Динф

3W/038 PAPO WP 16

SWSW7C29 Agreeable Gray

SW7349 him Chin

Color Design Concepts

Concepts

Color Design Concepts



Scheme 2

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Control Light

Control Control

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Color Design Concepts



SWADD ENTER WE'LE

SWSW7C29 Agreeoble Gray

SW7069 lien Gre

