





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

## Summary

<b>Agenda Date:</b>	June 26, 2025	<b>Application ID:</b>	MSC 2025-0018
<b>Project:</b>	Bell Apartments Paint Change	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Senior Planner		
<b>Owner:</b>	TA Pembroke Pines LLC	<b>Agent:</b>	James Betancourt
<b>Location:</b>	16700 Sheridan Street	<b>District:</b>	3
<b>Existing Zoning:</b>	R-MF (Residential Multi-Family)	<b>Existing Land Use:</b>	Irregular Residential 8.0 du/acre
<b>Reference Applications:</b>	SN2019-01, SP 2012-02, ZC 2012-02, ZC 2012-03, SUB 2006-02, SP 2007-09, ZC 2006-05		
<b>Applicant Request:</b>	Color change to an existing multi-family development.		
<b>Staff Recommendation:</b>	Approval		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director:  Assistant Director: 		

## Project Description / Background

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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: \_\_\_\_\_

# 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 checked="" 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 foot 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 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:

### 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: \_\_\_\_\_

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

All previously painted vertical and overhead exterior surfaces are to be cleaned,  
properly prepped, and painted. This includes:

Building Exteriors: All vertical surfaces including accent bands and stucco walls

Soffits and fascia areas, Overhangs and eaves, Balcony components, including:

Ceilings Walls Railings.

Ancillary Structures: Entrance gate column tops Mailbox area and pool house

Miscellaneous Surfaces: Previously painted pipes, junction boxes, and vents,

Column tops (stucco or concrete) Community entry signage, Gutters and downspouts

Utility metal doors, 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 consistent, high-quality finish across all buildings and structures

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

Applicant: \_\_\_\_\_

Authorized Representative: \_\_\_\_\_

Application Number: \_\_\_\_\_

Application Request: \_\_\_\_\_

I, James Knowles (print Applicant/Authorized Representative name), on behalf  
of TA Remballe Pines 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.

James P Knowles  
Signature of Applicant or Applicant's  
Authorized Representative

6/2/2025  
Date

James P Knowles  
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

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**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**



# Bell Pembroke Pines

Original Colors





# Bell Pembroke Pines

Scheme 2

Body

SW7004 Shadowbox

Trim

SW7006 Gains White

Trim 1, Starlight Pines

SW7022 Warm Stone

Accent

SW7008 Aged Silver

Accent 1

SW517023 Agrestial Gray

Accent 2

SW7009 Iron Ore

Brenda Light  
Color Design Concepts  
www.brendalight.com  
brenda@brendalight.com  
754.461.1604

Color Design Concepts





# Bell Pembroke Pines

Scheme 2

Neutral

SW 7001 Sandstone

Trim

SW 7002 White

Trim 1, Garage Doors

SW 7003 Warm Stone

Accent

SW 7004 Alabaster

Neutral 1

SW 7005 Agreeable Gray

Accent 2

SW 7006 Black

Black & Light

Color Design Concepts

10000 E. Bay Street, Suite 100

Bonita Springs, FL 33435

941.344.4444

www.color-designconcepts.com





## Bell Pembroke Pines

### Scheme 3

**Index**

SW7034 Snow, ground

Figure 1

SW/US36 Fx40 WT 10

1. **ВВЕДЕНИЕ**

QUESTIONS

Assent

JOURNAL OF DOCUMENTATION

1000000

SW5W7C2P Agriculture Group

## Appendix 2

SWISS RE

**Brenda Light**  
Color Therapy Concepts  
408-258-6644  
www.brendalight.com

**Color Design Concepts**



# Bell Pembroke Pines

Scheme 2

Brick

SW7024 Snowbound

Trim

SW7028 Faint VP 16

Trim 1, Garage Doors

SW7026 Warmt SS1-16

Accent

SW7001 Alabaster

Accent 1

SW5172P Agreeable Gray

Accent 2

SW7024 Warmt SS1-16

Brick  
Brick Light  
Color Design Concepts  
2000 SW 1st Ave, Suite 100  
Pembroke Pines, FL 33024

Color Design Concepts





# Bell Pembroke Pines

Scheme 2

Body

SW7021 Snowbound

Trim

SW7026 Kabin White

Trim 1, Garage Doors

SW7026 Warm White

Accent

SW7026 Adaptor

Accent 1

SW7026 Agreeable Gray

Accent 2

SW7026 Iron Ore

SW7026 Iron Ore  
Pembroke Pines  
Color Matched  
SW7026 Iron Ore  
SW7026 Iron Ore  
SW7026 Iron Ore

Color Design Concepts





# Bell Pembroke Pines

Scheme 2

Bucky

SW 7024 Shadowland

Trim

SW 7024 Shadowland

Trim 1, Garage Doors

SW 7024 Shadowland

Accent

SW 7024 Shadowland

Accent 1

SW 7024 Shadowland Gray

Accent 2

SW 7024 Shadowland

Brenda Light  
Color  
400-555-7777  
brenda@colorfuldesigns.com

Color Design Concepts



# Bell Pembroke Pines

Scheme 2

Body

SW 7002 Sherwood

Trim

SW 7002 Sherwood

Trim 1: Garage Doors

SW 7002 Sherwood

Accent

SW 7002 Sherwood

Accent 1

SW 7002 Sherwood

Accent 2

SW 7002 Sherwood

SW 7002 Sherwood

SW 7002 Sherwood

SW 7002 Sherwood

Color Design Concepts





# Bell Pembroke Pines

Scheme 2

Body

SW7004 Snowbound

Trim

SW7026 Pure White

Trim 1, Garage Doors

SW7008 Warm Stone

Accent

SW7009 Alabaster

Accent 1

SW5172Z Agreeable Gray

Accent 2

SW7009 Iron Ore

Roofs, Light

Color Scape Landings

SW7009 Iron Ore

SW7009 Iron Ore

SW7009 Iron Ore

SW7009 Iron Ore

Color Design Concepts



