





**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>	February 13, 2025	<b>Application ID:</b>	MSC 2024-0028
<b>Project:</b>	Villas Central Paint	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Julia Aldridge, Planner / Zoning Technician		
<b>Owner:</b>	Villas Central Association	<b>Agent:</b>	Brenda Sinanan
<b>Location:</b>	1603 West Golfview Drive	<b>District:</b>	2
<b>Existing Zoning:</b>	R-MF (Residential Multi-family)	<b>Existing Land Use:</b>	Residential
<b>Reference Applications:</b>	MSC 2005-49, MSC 2008-39, MSC 2015-44		
<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: <u></u>	Assistant Director: <u></u>	

## Project Description / Background

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Brenda Sinanan, agent, is requesting approval of a color change to the existing multi-family development (Villas Central) located at 1603 West Golfview Drive.

### **BUILDINGS / STRUCTURES:**

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

- Main Building:
  - SW 7570 (Egret White)
- Building Trim:
  - SW 7019 (Gauntlet Gray)
- Doors/Shutters
  - SW 7019 (Gauntlet Gray)
- Wood Fences:
  - SW 9685 (After the Storm)
- Club House
  - SW 7570 (Egret White)
  - W 7019 (Gauntlet Gray)
- Monument Sign Supports and Lettering (background to remain sandblasted wood):
  - SW 9685 (After the Storm)
- Directional Sign Supports and Lettering (background to remain sandblasted wood):
  - SW 9685 (After the Storm)

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 (01/14/25)  
Memo from Planning Division (01/28/25)  
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 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:**

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with \*).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 \*).
- 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.
- 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 Central HOA Exterior Painting Color Change

Project Address: 1603 West Golfview Drive

Location / Shopping Center: \_\_\_\_\_

Acreage of Property: \_\_\_\_\_ Building Square Feet: \_\_\_\_\_

Flexibility Zone: \_\_\_\_\_ Folio Number(s): \_\_\_\_\_

Plat Name: \_\_\_\_\_ Traffic Analysis Zone (TAZ): \_\_\_\_\_

**Legal Description:**

PCL 514107082070 POR of EVERGLADES SUGAR + LAND  
CO PB 2-39 SEC 7-51-41 BROWARD COUNTY FL (TR)

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: VILLAS CENTRAL ASSOCIATION

Owner's Address: 1603 West Golfview Drive Pembroke Pines

Owner's Email Address: hoa@thevillascentral.com

Owner's Phone: 9544369917 Owner's Fax: \_\_\_\_\_

Agent: \_\_\_\_\_

Contact Person: Brenda Sinanan - NATHA I

Agent's Address: 1603 W Golfview Drive Pembroke Pines FL

Agent's Email Address: hoa@thevillascentral.com

Agent's Phone: 561 957 1598 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**

**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.

\_\_\_\_\_  
 Signature of Owner 12/11/24  
 Date

Sworn and Subscribed before me this 11<sup>th</sup> day  
 of December, 2024

\_\_\_\_\_  
 Fee Paid      Signature of Notary Public      Commission Expires 02/2028



**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: VILLAS CENTRAL ASSOCIATION

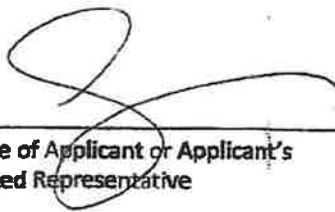
Authorized Representative: ALAN GOLDBERG

Application Number: PC 2024-0132

Application Request: Exterior Painting

I, ALAN GOLDBERG (print Applicant/Authorized Representative name), on behalf of VILLAS CENTRAL ASSOCIATION (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.

  
\_\_\_\_\_  
Signature of Applicant or Applicant's  
Authorized Representative

12/17/2024

Date

ALAN GOLDBERG

Print Name of Applicant/Authorized Representative

MEMORANDUM

January 14, 2025

To: MSC 2024-0028

From: Julia Aldridge  
Planner / Zoning Technician

Re: MSC 2024-0028 (Villas Central Repaint)

The following are my comments regarding the above Miscellaneous Plan:

1. Include color renderings of clubhouse and any monument signs.

If you have any questions, please contact me at [jaldridge@ppines.com](mailto:jaldridge@ppines.com).

PLANNING DIVISION STAFF COMMENTS

**Memorandum:**

Date: January 28, 2025

To: MSC 2024-0028

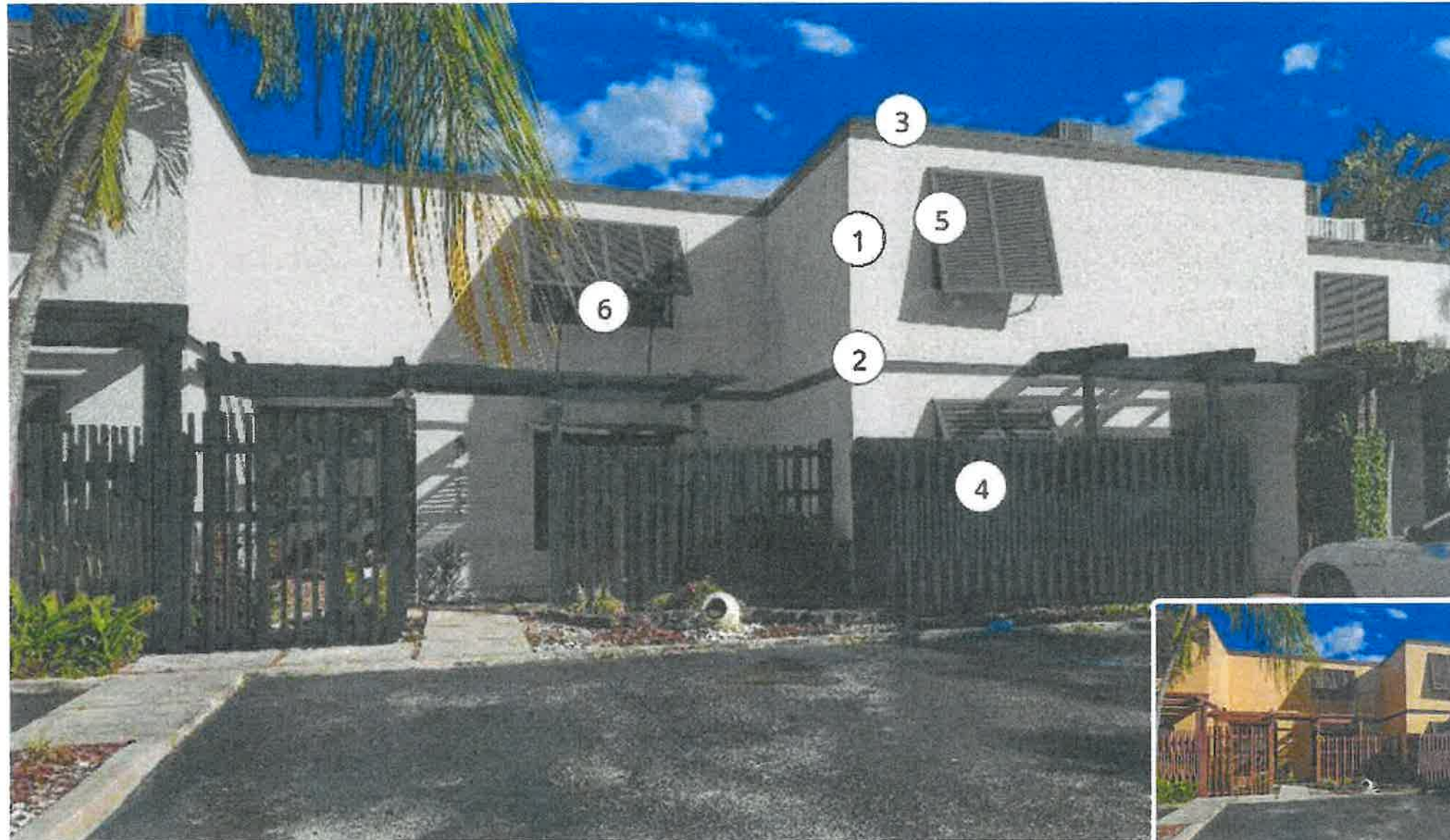
From: Julia Aldridge, Planner / Zoning Technician

Re: Villas Central Repaint

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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.**



- ① Body
- ② Bands
- ③ Fascia
- ④ Fence
- ⑤ Shutters
- ⑥ Trim

SW 7570  
Egret White

①

SW 7019  
Gauntlet Gray

② ③ ⑤ ⑥

SW 9685  
After the Storm

④

Isaac Martinez

(954) 444-3742 • [Isaac.Martinez@sherwin.com](mailto:Isaac.Martinez@sherwin.com)

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① Body   ② Bands   ③ Fascia   ④ Fence   ⑤ Garage Door   ⑥ Shutters

SW 7570  
Egret White

①

SW 7019  
Gambel Gray

② ③ ⑤ ⑥

SW 9685  
After the Storm

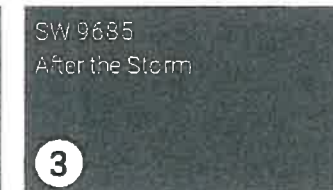
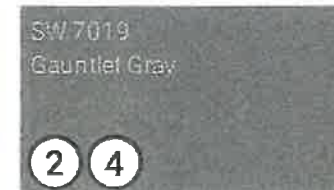
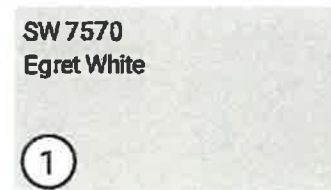
④

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- ① Body    ② Fascia    ③ Fence    ④ Shutters



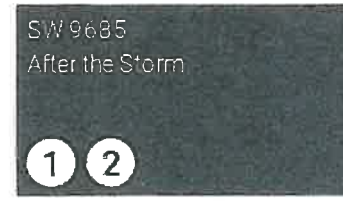
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- ① Fence
- ② Lettering



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SUBJECT SITE AERIAL PHOTO

Villas Central Paint Change (MSC2024-0028)

