
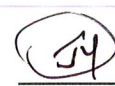




City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	December 12, 2019	Application ID:	MSC 2019-26
Project:	Devonaire Condominiums	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	Devonaire at Pembroke Pines Condominium Association	Agent:	Gerardo Garcis
Location:	Generally located east of Hiatus Road and north of Washington Street		
Existing Zoning:	R-4 (Apartment)	Existing Land Use:	Irregular Residential: 9.0 du/acre
Reference Applications:	SN 2018-08, MSC 2015-16, SP 2009-14, ZV 2008-42, SN 2008-42, SN 2008-40, SP 2001-24, SP 98-61		
Applicant Request:	Color change to the existing condominiums and associated structures.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		

Project Description / Background

Gerardo Garcia, agent, is requesting approval of a color change to the Devonaire Condominiums (FKA Jefferson Pines), generally located east of Hiatus Road and north of Washington Street.

The existing condominiums were approved through site plan SP 98-61. The property has since been divided into Devonaire Condominiums and The Winston Apartments. The proposed modifications are only for the Devonaire Condominium portion of the site. Previous modifications were made to the site in 2018 (Modifications to the existing monument signs) and in 2008 (Installation of directory signs).

BUILDINGS / STRUCTURES:

The applicant proposes the following colors for this project:

Residential Buildings:

- Main Body: SW 7672 (Knitting Needles), SW 7673 (Pewter Cast)
- Trim and Railings: SW 7006 (Extra White)

Garages, Guardhouse and Devonaire Condominium Entryway:

- Main Body: SW 7672 (Knitting Needles)
- Trim and Garage Doors: SW 7006 (Extra White)

Monument Signs, Directory Sign and Dumpster Enclosure:

- Main Body: SW 7673 (Pewter Cast)
- Trim: SW 7006 (Extra White)

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

Enclosed: Miscellaneous Plan Application
Memo from Planning Division, (11/21/19)
Memo from Zoning Administrator, (11/21/19)
Miscellaneous Plan
Site Aerials





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 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 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: Cole Project #: PRJ 20 n/a Application #: MSC 2019-26
Date Submitted: 11/18/19 Posted Signs Required: (n/a) Fees: \$ 1,037

SECTION 1-PROJECT INFORMATION:Project Name: Fresh Paint Project - Devonshire CondominiumProject Address: 11100 SW 6th Street Pembroke Pines, FL 33025Location / Shopping Center: Corvida Association

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): _____

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

Legal Description:

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: Devonshire At Pembroke Pines Condominium Association
Owner's Address: 11100 SW 6th Street Pembroke Pines, FL 33025
Owner's Email Address: ggarcia@grsngt.com
Owner's Phone: 954-854-3997 Owner's Fax: _____
Agent: GRS Management Associates Inc.
Contact Person: Gerrita Garcia
Agent's Address: 3900 Woodlake Boulevard Suite 309
Agent's Email Address: Lake Worth, FL 33463
Agent's Phone: 561-641-8554 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 all 15 Buildings, Club House
and 17 Garage Buildings -

Change ~~off~~ existing color.

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] 11/18/19
Signature of Owner Date

Sworn and Subscribed before me this 18 day
of November, 20 19

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.

[Signature] 11/18/19
Signature of Agent Date

Sworn and Subscribed before me this 18 day
of November, 20 19

Fee Paid Signature of Notary Public My Commission Expires

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 21, 2019
To: MSC 2019-26 file
From: Cole Williams, Planner / Zoning Technician
Re: Devonaire at Pembroke Pines Condominiums

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

MEMORANDUM

November 21, 2019

To: Cole Williams
Planner/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-26 (Devonaire @ Pembroke Pines Condominiums)

Zoning has no comments regarding the above Miscellaneous Plan.



Gemstone Builders LLC
Building the Future. Restoring the Past.

DEVONAIRE



City of Pembroke Pines
Received

NOV 18 2019

Planning & Economic Development

BODY #1
SW 7672

BODY #2
SW 7673
KNITTING NEEDLES
PEWTER CAST

RAILS
SW 7006
WHITE

TRIM
SW 7006
WHITE

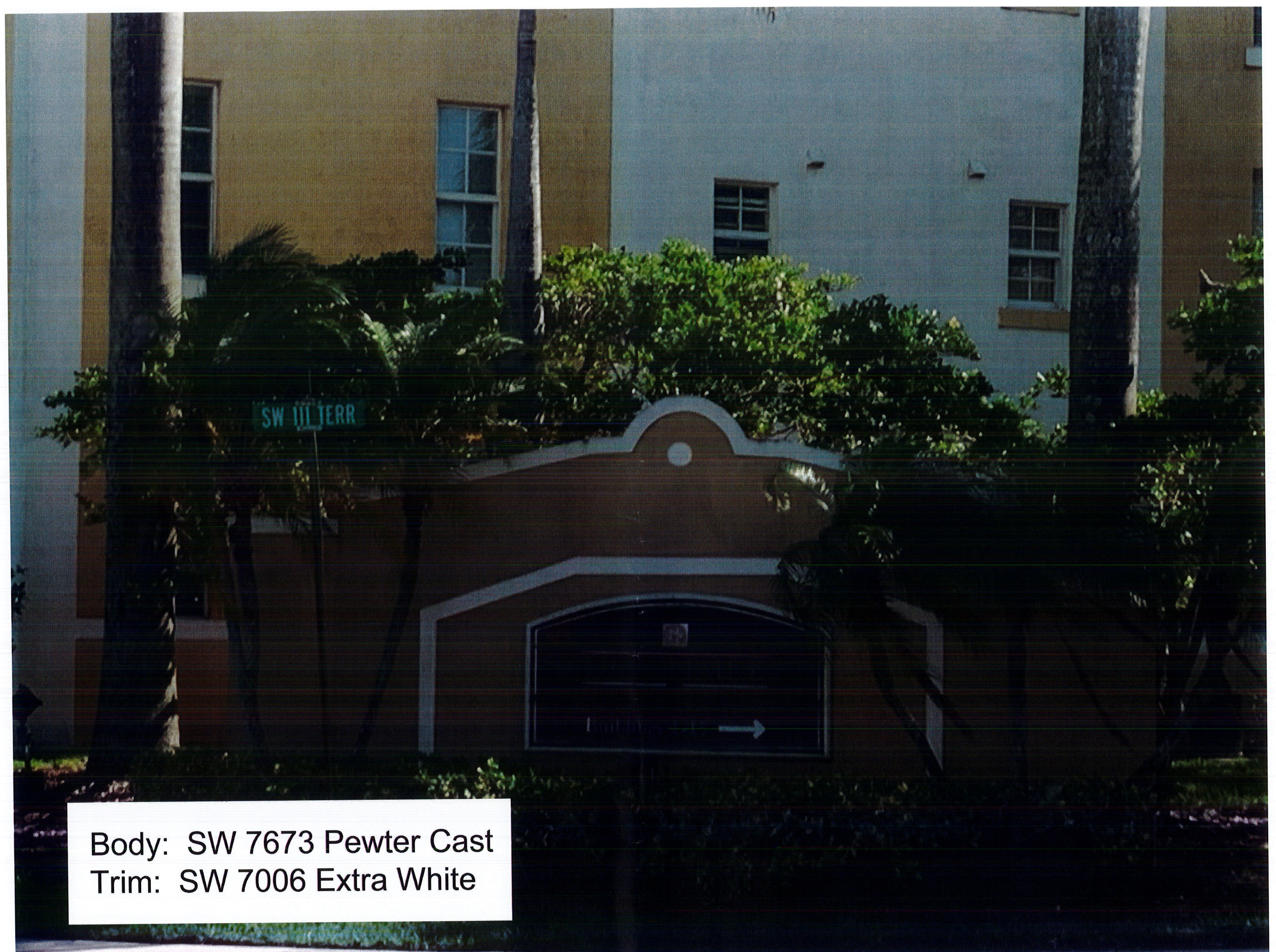


SHERWIN-WILLIAMS.
CLIFF JOHN
cliff.john@sherwin.com
(954) 868-4952

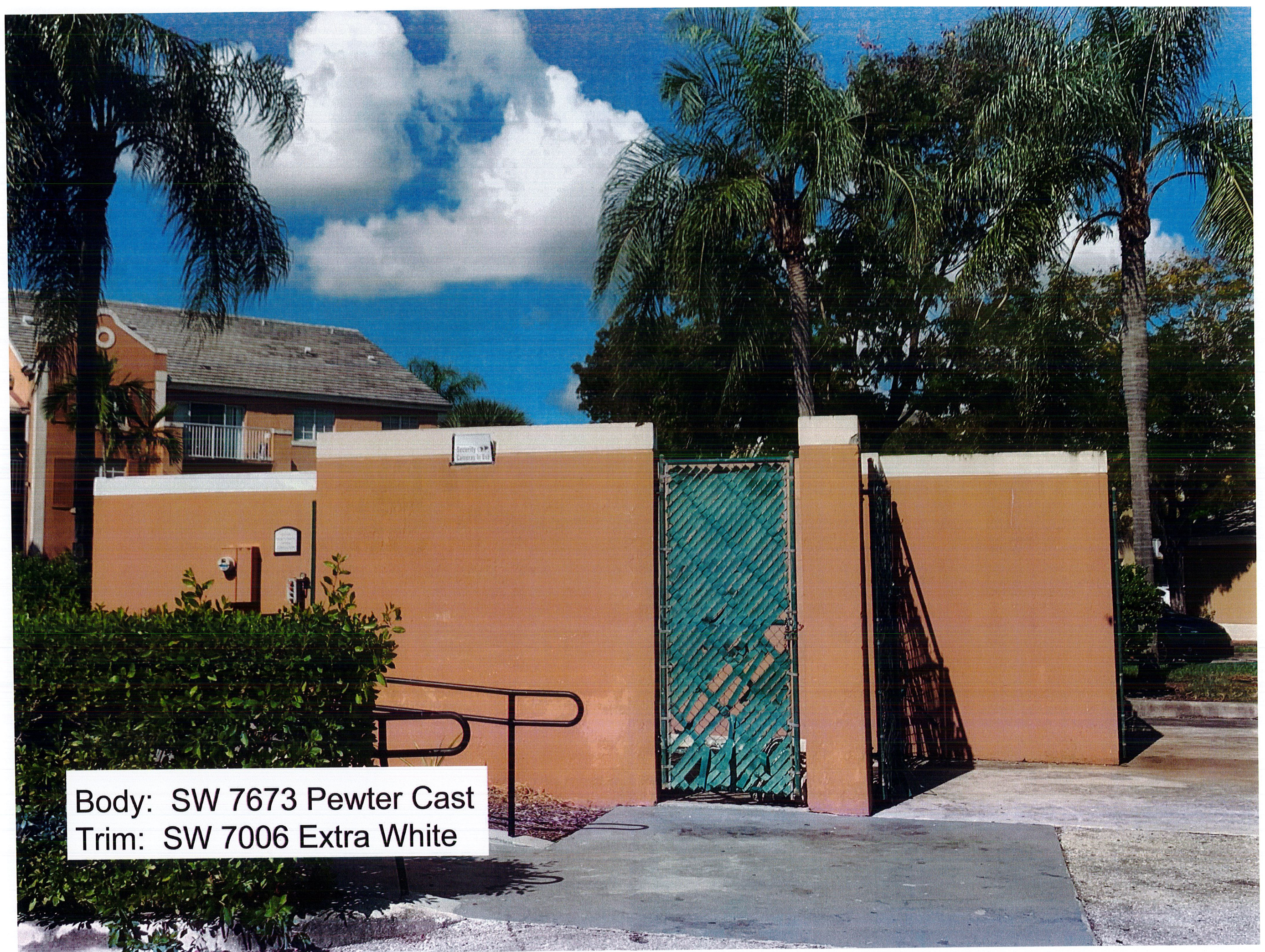
Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample. Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.



SHERWIN-WILLIAMS Find the right color with **COLORSNAP!**
COLORSNAP VISUALIZER



Body: SW 7673 Pewter Cast
Trim: SW 7006 Extra White



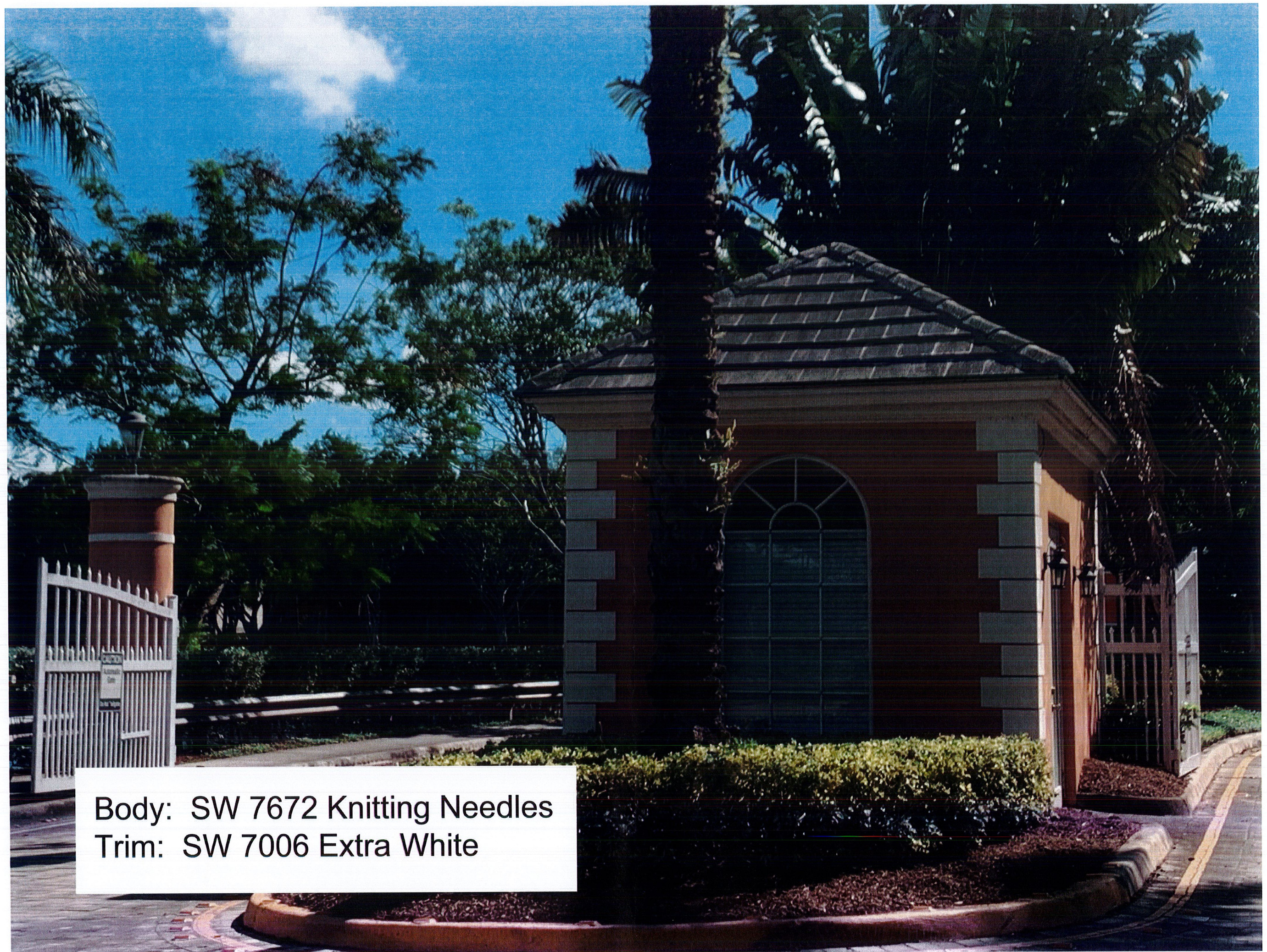
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Trim: SW 7006 Extra White



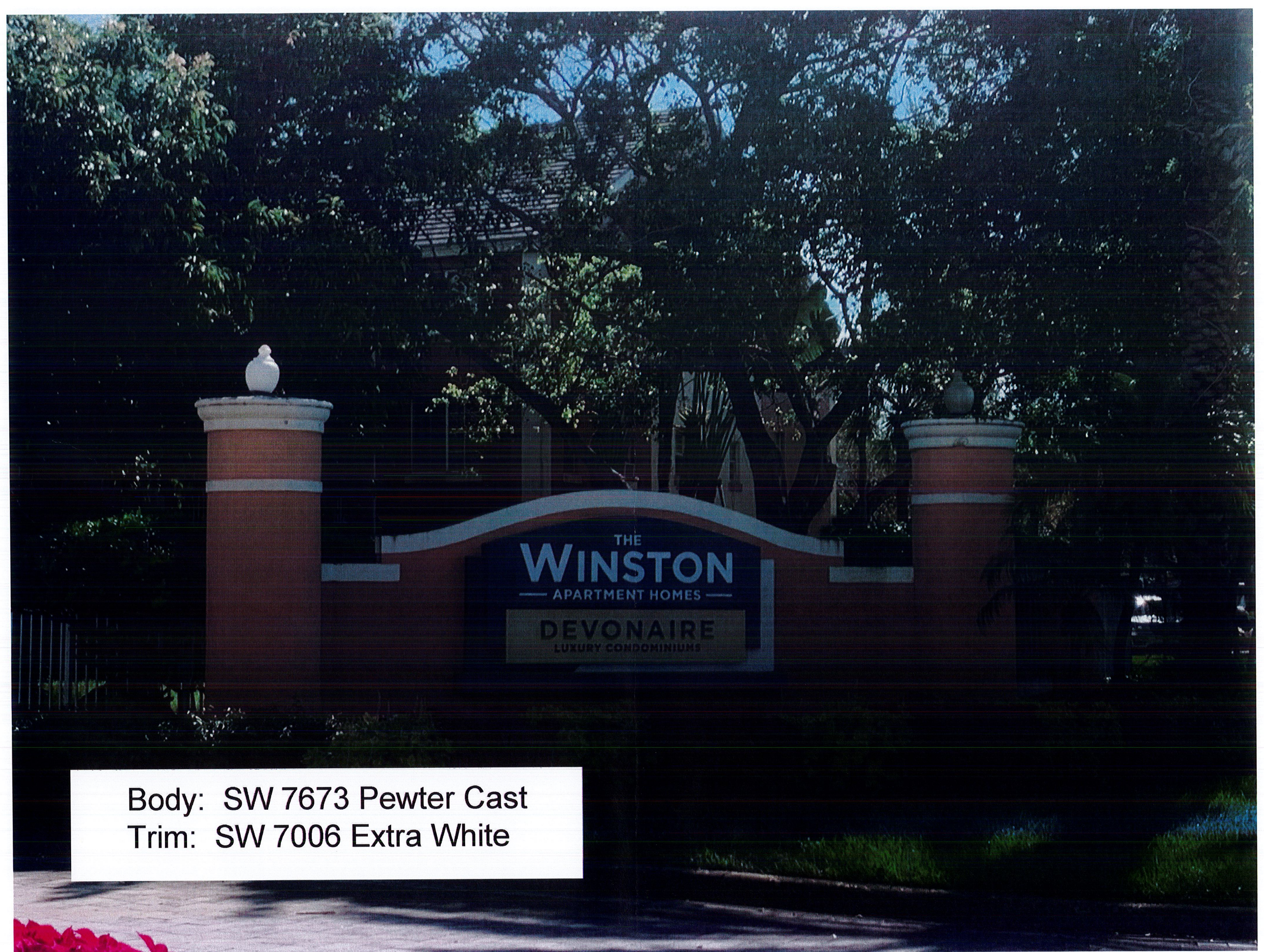
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