



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 2019-28 |
| Project: | The Avant at Pembroke Pines | Project Number: | N/A |
| Project Planner: | Cole Williams, Planner / Zoning Technician | | |
| Owner: | Bonner McDermett | Agent: | BH Management, Michael Cicero |
| Location: | Generally located east of Flamingo Road and north of Pembroke Road | | |
| Existing Zoning: | R-4 (Apartment) | Existing Land Use: | Irregular Residential: 5.52 du/acre |
| Reference Applications: | MSC 2018-19, SN 2018-02, SP 2013-12, SN 2013-10, MSC 2007-89, SP 2007-12, MSC 2003-24, SP 2002-24, SN 99-03, SN 99-13, SP 98-04, SN 98-23, SP 87-14, SP 86-18, SP 85-12 | | |
| Applicant Request: | Color change to the existing apartment buildings 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

BH Management, agent, is requesting approval of a color change to The Avant at Pembroke Pines (FKA Pasadena Place Apartments), generally located east of Flamingo Road and north of Pembroke Road.

The existing apartments were approved through site plan applications SP 85-12, SP 86-18 and SP 87-14. Site modifications were approved in 2002 through application SP 2002-24. The modifications included the installation of garage buildings, gazebos and signage. In 2018, an update to the existing signage was approved through SN 2018-02. Additionally, a color change approved for the site in through MSC 2018-19. The property was sold in 2019 and as a result the new owners wishes to modify the color scheme.

BUILDINGS / STRUCTURES:

The applicant proposes the following colors for this project:

Residential Buildings:

- Main Body: SW 7103 (Whitetail)
- Lower Body: SW 7504 (Keystone Gray)
- Railings and Doors: SW 6258 (Tricorn Black)
- Fascia, Corbels and Décor Elements: SW 7055 (Enduring Bronze)

Garages:

- Main Body: SW 7103 (Whitetail)
- Lower Body: SW 7504 (Keystone Gray)
- Doors and trim: SW 6258 (Tricorn Black)
- Fascia: SW 7055 (Enduring Bronze)

Car Wash and Guard House:

- Main Body: SW 7103 (Whitetail)
- Lower Body: SW 7504 (Keystone Gray)
- Doors: SW 6258 (Tricorn Black)
- Fascia and Décor Elements: SW 7055 (Enduring Bronze)

Leasing Center and Clubhouse:

- Main Body: SW 7103 (Whitetail)
- Fascia and Décor Elements: SW 7055 (Enduring Bronze)

Dumpster Enclosure and Interior Walls:

- Main Body: SW 7103 (Whitetail)

Property Exterior Wall:

- Main Body: SW 7103 (Whitetail)

- Trim: SW 7055 (Enduring Bronze)

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, (12/4/19)
Memo from Zoning Administrator, (12/4/19)
Miscellaneous Plan
Site Aerials

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: December 4, 2019
To: MSC 2019-28 file
From: Cole Williams, Planner / Zoning Technician
Re: The Avant

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

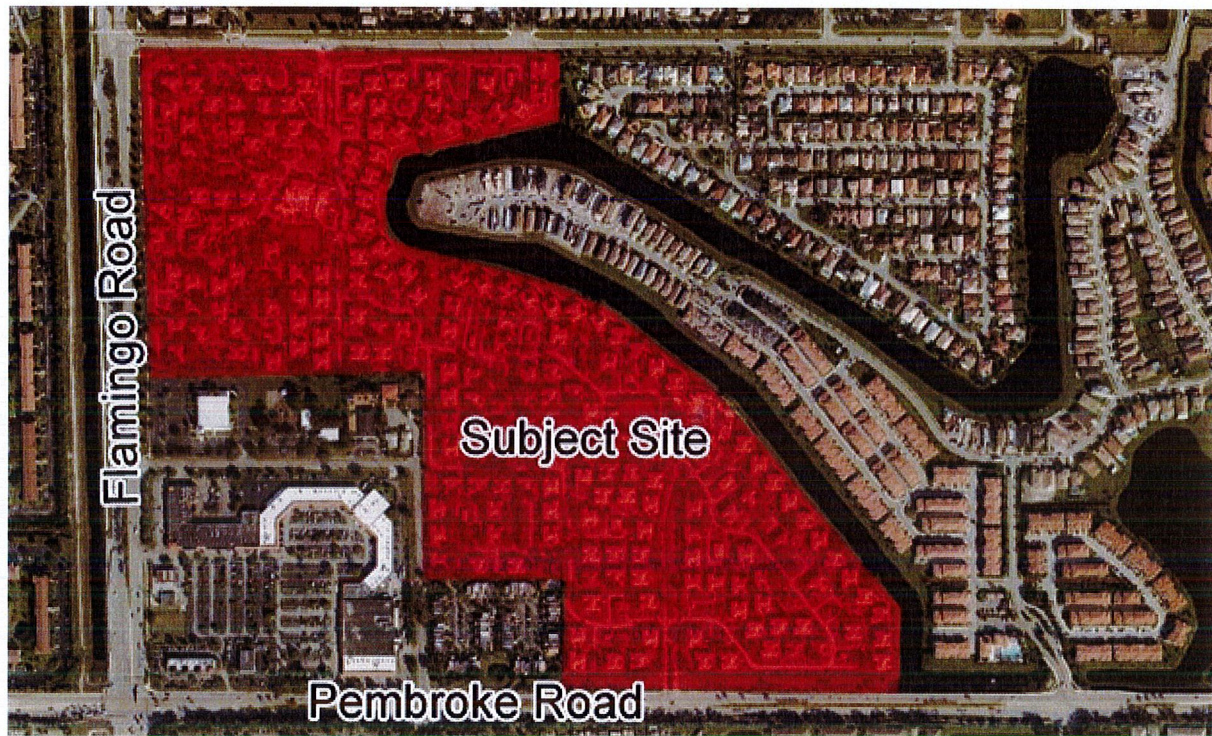
December 4, 2019

To: Cole Williams
Planner/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2019-28 (The Avant)

Zoning has no comments regarding the above Miscellaneous Plan.



Leasing Center



SW7103
Whitetail
Body

SW7055
Enduring Bronze
Facia/Décor Elements

Clubhouse Two



SW7103
Whitetail

SW7055
Enduring Bronze

Exterior Barrier Wall



SW7103
Whitetail
Body

SW7055
Enduring Bronze
Trim

Interior Barrier Wall



SW7103
Whitetail
Body

Garage



SW7103
Whitetail
Body

SW7504
Keystone Gray
Lower Body

SW7055
Enduring Bronze
Fascia

SW6258
Tricprn Black
Doors/Trim

Compactor Enclosure



SW7103
Whitetail

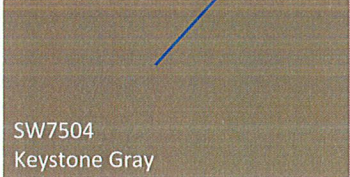
Body

Car Wash



SW7103
Whitetail

Body



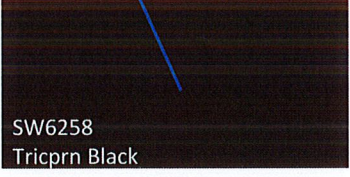
SW7504
Keystone Gray

Lower Body



SW7055
Enduring Bronze

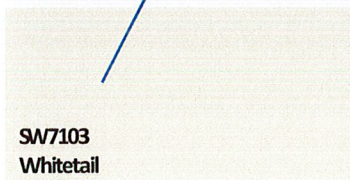
Facia/Décor Elements



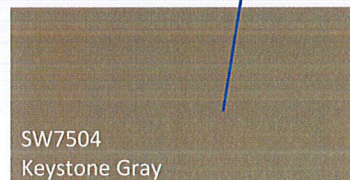
SW6258
Tricprn Black

Doors

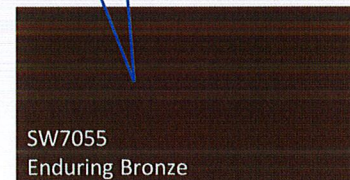
Guard House



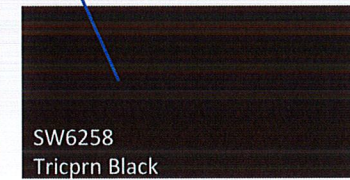
Body



Lower Body



Fascia/Décor Elements



Doors



Brian Horvath

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SW 7103
Whitetail
Body

SW 7504
Keystone Gray
Lower Body

SW 7055
Enduring Bronze
Fascia/Corbels/Decor Elements

SW 6258
Tricprn Black
Railing/Doors

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