





**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 11, 2021	<b>Application ID:</b>	MSC 2021-03
<b>Project:</b>	Villas Lakes Color Change	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	The Villas Lakes Association Inc.	<b>Agent:</b>	Nancy Beim
<b>Location:</b>	Generally located south of Taft Street and West of Hiatus Road		
<b>Existing Zoning:</b>	TH-12 (Townhouse)	<b>Existing Land Use:</b>	Medium (10-16 du/acre)
<b>Reference Applications:</b>	MSC 2009-12, RS 97-12, SP 79-5		
<b>Applicant Request:</b>	Color change to the existing townhouse buildings		
<b>Staff Recommendation:</b>	<b>Approval</b>		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director:  Planning Administrator: 		

## Project Description / Background

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Nancy Beim, agent, is requesting approval of a color change to Villas Lakes an existing townhouse community, generally located south of Taft Street and West of Hiatus Road.

Villas Lakes townhouse community was approved in 1979 (SP 97-5). In 2009, a color change was approved via MSC 2009-12, the color palate was composed of the following colors:

- Base: UCI-3169 (Beige)
- Trim: UCI 09-27856 (Tan)
- Trellis: UCI-3170 (Brown)
- Awnings/Shutters: UCI 09-27856 (Tan)

### **BUILDINGS / STRUCTURES:**

The applicant proposes the following colors for the existing townhouse community:

- Clubhouse and Townhouse units: SW 7024 (Functional Gray)
- Building Trim, Shutters and A/C unit screens: SW 7022 (Alpaca)
- Fences and Trellises: SW 7645 (Thunder Gray)

Additional the following colors are proposed for the existing subdivision entry signage

- Main Body: SW 7024 (Functional Gray)
- Trim: SW 7022 (Alpaca)
- Text: SW 7645 (Thunder Gray)

No other site modifications are being proposed at this time.

**Enclosed:** Miscellaneous Plan Application  
Memo from Planning Division (2/1/2021)  
Memo from Zoning Administrator (2/1/2021)  
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) City of Pembroke Pines |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) Received              |
| <input type="checkbox"/> Miscellaneous                | <input type="checkbox"/> Zoning Exception*                          |
| <input type="checkbox"/> Plat*                        | <input type="checkbox"/> Deed Restriction                           |

JAN 27 2021

#### 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: \_\_\_\_\_ Project #: PRJ 20\_\_\_\_ - \_\_\_\_ Application #: \_\_\_\_\_

Date Submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_ Posted Signs Required: (\_\_\_\_) Fees: \$\_\_\_\_\_

**SECTION 1-PROJECT INFORMATION:**

Project Name: THE VILLAS LAKES ASSOCIATION INC.

Project Address: 1590 N. HIATUS RD. PEMBROKE PINES FL 33026

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

Acreage of Property: 47 Building Square Feet: 71 BUILDINGS DO NOT KNOW  
RECORDED BUILDINGS 71 SQFT.

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

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

Legal Description:  
2-39D 12-51-40 EVERGLADES SUBAN + LAND

AKA VILLAS LAKES DESC IN OR 7641/703, DECL 7887/84.

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: NANCY BEIM (PRESIDENT) OF HOA

Owner's Address: 1590 N. HIATUS RD.

Owner's Email Address: VILLASLAKESPM@COMCAST.NET

Owner's Phone: 954-435-5854 Owner's Fax: 954 435-4009

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

Contact Person: ~~EDWARD BEIM~~ NANCY BEIM

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: \_\_\_\_\_

*-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:

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**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)

PAINTING OF ALL 71 BUILDINGS AND  
BUILDINGS IN RECREATION AREA

Product is SHERWIN WILLIAMS

Body COLOR SW 7024 FUNCTIONAL GRAY  
TRIM & SHUTTERS SW 7022 ALPACA  
TRELLISES SW 7645 THUNDER GRAY

\* SAMPLES PROVIDED

## SECTION 7- PROJECT AUTHORIZATION

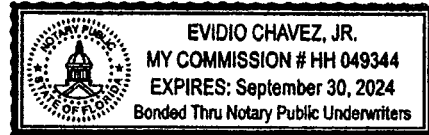
### OWNER CERTIFICATION

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.

Nancy Benin 1-21-2021  
Signature of Owner Date

Sworn and Subscribed before me this 20 day

of JANUARY, 20 21



N/A [Signature] \_\_\_\_\_  
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 of Agent Date

Sworn and Subscribed before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Fee Paid Signature of Notary Public My Commission Expires



## **PLANNING DIVISION STAFF COMMENTS**

### **Memorandum:**

Date: February 1, 2021  
To: MSC 2021-03 file  
From: Cole Williams, Planner / Zoning Technician  
Re: Villas Lakes Color 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**

MEMORANDUM

February 1, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

Re: MSC 2021-03 (Villas Lakes Painting)

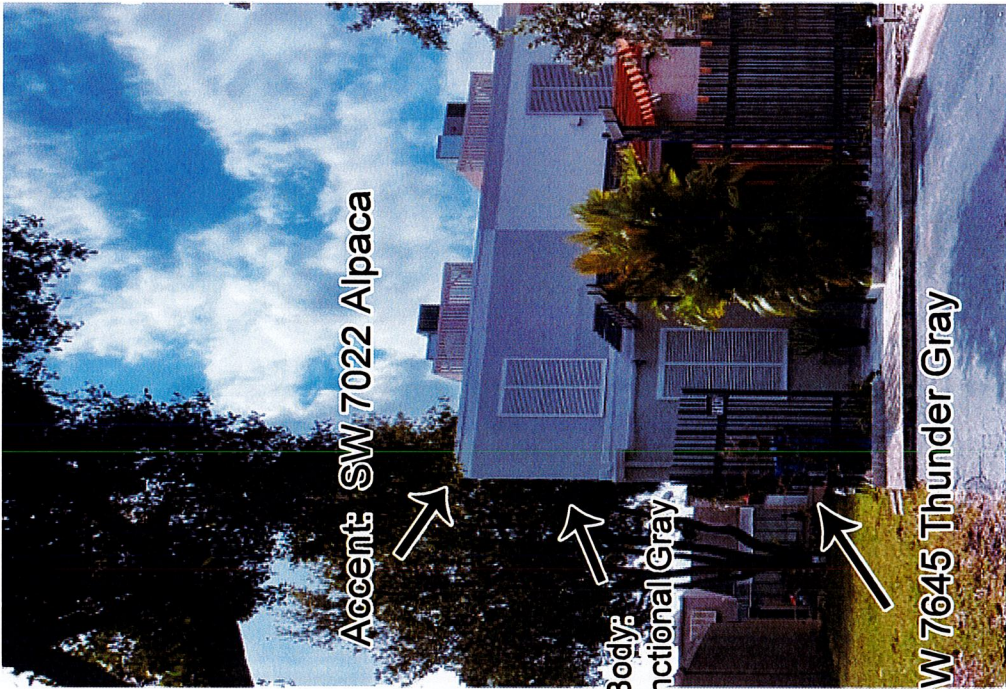
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Zoning has no comments regarding the above Miscellaneous Plan.

MSC 2021-03 Villas Lakes Paint Change



Existing



Proposed



MSC 2021-03 Villas Lakes Paint Change

