



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

Summary

Agenda Date:	April 8, 2021	Application ID:	MSC 2021-07
Project:	The Landings at Pembroke Lakes South Color Change	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	SCG Atlas Pembroke LLC	Agent:	Anthony Fichera
Location:	Generally located south of Washington Street and East of Hiatus Road		
Existing Zoning:	R-4 (Apartment)	Existing Land Use:	Irregular Residential (9 du/acre)
Reference Applications:	SN 2019-02, MSC 2007-92, MSC 2006-14, SP 87-22		
Applicant Request:	Color change to the existing apartment complex		
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

Anthony Fichera, agent, is requesting approval of a color change to The Landings at Pembroke Lakes South an apartment community, generally located south of Washington Street and east of Hiatus Road.

The Landing at Pembroke Lakes formally known as Pembroke Bay, was approved in 1987 (SP 87-22). Site modifications were made in 2019 (new monument sign), 2007 (new awning and vinyl fence) and 2006 (Color change: tan color scheme).

The applicant began painting the buildings and site features without approval. Once discovered by staff a Code Compliance case was opened for the site. The approval of this application will put the site into compliance.

BUILDINGS / STRUCTURES:

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

- Main Body (Apartment units, clubhouse, dumpster enclosures and guardhouse): SW 7006 (Extra White)
- Trim (Apartment units, clubhouse, dumpster enclosures and guardhouse): SW 2808 (Rookwood Dark)
- Unit doors and railings: SW 6258 (Tricorn Black)

No other site modifications are being proposed at this time.

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.

Enclosed: Miscellaneous Plan Application
 Memo from Planning Division (3/31/2021)
 Memo from Zoning Administrator (3/31/2021)
 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 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: Cole Project #: PRJ 20____ - ____ Application #: MSC 2021-07
Date Submitted: 3/31/21 Posted Signs Required: (____) Fees: \$ 1,040

SECTION 1-PROJECT INFORMATION:

Project Name: THE LANDINGS AT PEMBROKE LAKES

Project Address: 10650 WASHINGTON STREET, PEMBROKE PINES, FL 33025

Location / Shopping Center: PEMBROKE BAY

Acreage of Property: _____ Building Square Feet: _____

Flexibility Zone: _____ Folio Number(s): 514024020210

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

Legal Description: PEMBROKE LAKES SOUTH 119-1 B
TRACT R-8 (LOCATED IN NW 1/4 OF 19-51-41)

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: HIRVE BARBERA (LANDINGS APTS HOLDINGS LLC)
Owner's Address: 10650 WASHINGTON STREET, PEMBROKE PINES, FL 33025
Owner's Email Address: tb@barinvestms.com
Owner's Phone: (561) 475-4130 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: _____

-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)

Exterior Paint at the Landings at Pembroke Lakes

As per directions to perform the following work:

I. EXTERIOR REPAINT - 358 units*

- | | |
|--------------|-------------------------|
| - Body | - Doors and Door Frames |
| - Trim | - Breezeway Floors |
| - Fascia | - Signs |
| - Soffit | - Clubhouse |
| - Gutters | - Pool House |
| - Downspouts | - Maintenance Shed |
| - Rails | - Labor and Materials |

* Excludes Perimeter Wall, Pool Fencing, Patio Walls, Ceilings and Floors.

II. CHEMICAL CLEAN :

- Chemical Clean of Roofs
- 17 Buildings
- Clubhouse

III. PRESSURE WASHING :

- Pressure Wash All Sidewalks.

SECTION 7- PROJECT AUTHORIZATION

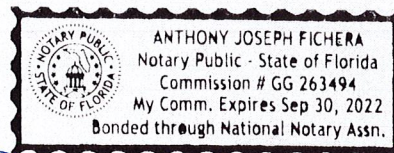
OWNER CERTIFICATION

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] 03/30/2021
Signature of Owner Date

Sworn and Subscribed before me this 30TH day

of MARCH, 20 21



Fee Paid

[Signature]
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: March 31, 2021
To: MSC 2021-07 file
From: Cole Williams, Planner / Zoning Technician
Re: The Landings at Pembroke Lakes South

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

STAFF HAS NO COMMENTS REGARDING THIS APPLICATION

MEMORANDUM

March 31, 2021

To: Cole Williams
Planning/Zoning Technician

From: Dean A. Piper
Zoning Administrator

Re: MSC 2021-07 (The Landings @ Pembroke Lakes South Color Change)

Zoning has no comments regarding the above Miscellaneous Plan.

SUBJECT SITE AERIAL PHOTO

The Landings at Pembroke Lakes South (MSC 2021-07)

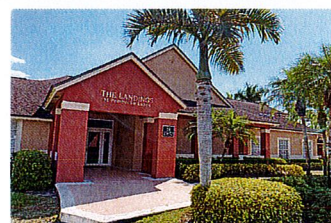




Accent
SW 7006
Extra White

Body
SW 7006
Extra White

Trim
SW 2808
Rookwood Dark



Accent
SW 7006
Extra White

Body 2
SW 7006
Extra White

Trim 2
SW 2808
Rookwood Dark



Accent
SW 7006
Extra White

Body 2
SW 7006
Extra White

Trim 2
SW 2808
Rookwood Dark



Accent
SW 7006
Extra White

Body 2
SW 7006
Extra White

Trim 2
SW 2808
Rookwood Dark



Body 2
SW 7006
Extra White

Trim 2
SW 2808
Rookwood Dark



Body 2
SW 7006
Extra White

Trim 2
SW 2808
Rookwood Dark



Body 2
SW 7006
Extra White

Trim 2
SW 2808
Rookwood Dark



Decorative Element
SW 7026
Griffin

Door
SW 6258
Tricorn Black

Door Trim
SW 2808
Rookwood Dark

Railings
SW 6258
Tricorn Black