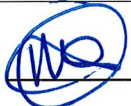





City of Pembroke Pines  
Planning & Economic Development Department  
601 City Center Way 3<sup>rd</sup> Floor  
Pembroke Pines FL, 33025

## Summary

<b>Agenda Date:</b>	May 13, 2021	<b>Application ID:</b>	MSC 2021-14
<b>Project:</b>	The Winston Apartments	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Cole Williams, Planner / Zoning Technician		
<b>Owner:</b>	SCG Atlas Winston LLC	<b>Agent:</b>	Anthony Fichera
<b>Location:</b>	Generally located north of Washington Street and east of Hiatus Road		
<b>Existing Zoning:</b>	R-4 (Apartment)	<b>Existing Land Use:</b>	Irregular Residential: 9.0 du/acre
<b>Reference Applications:</b>	SN 2018-08, MSC 2015-16 SP 2009-14, ZV 2008-42, SN 2008-42, SN 2008-40, SP 2001-24, SP 98-61		
<b>Applicant Request:</b>	Color change to an existing apartment community		
<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:  Planning Administrator: 		

## Project Description / Background

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Anthony Fichera, agent, is requesting approval for color changes to The Winston Apartments and Devonaire Luxury Condominiums, generally located north of Washington Street and east of Hiatus Road.

The Winston Apartments (formerly Jefferson Pines) was approved through SP 98-61. Phase two (formerly Jefferson at Pine Lake) was approved through SP 2001-24. Additionally, modifications were made to the site in 2008 (Addition of a subdivision sign), 2009 (Addition of entry gates) in 2015 (Building color change) and in 2018 (new subdivision signs).

<b>BUILDINGS / STRUCTURES:</b>
--------------------------------

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

- Main Body (Apartment Buildings, Freestanding Garages, Fitness Center, Leasing Center, Dumpster Enclosure, Subdivision Signs, Perimeter Fence Columns): SW 7004 (Snowbound)
- Trim (Buildings, Freestanding Garages, Fitness Center, Leasing Center, Dumpster Enclosure, Subdivision Signs, Perimeter Fence Columns): SW 7017 (Dorian Gray)
- Building Fascia (Apartment Buildings, Freestanding Garages, Fitness Center), Garage Doors, Dumpster Enclosure Doors, Building Shutters, Unit Railings, and Perimeter Fence Railing: SW 7069 (Iron Ore)
- Staircases: SW 7019 (Gauntlet Gray)

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 (5/3/21)  
Memo from Zoning Administrator (5/3/21)  
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:**

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

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



**SECTION 1-PROJECT INFORMATION:**Project Name: THE WINSTON APARTMENTSProject Address: 11099 SW 5<sup>TH</sup> St, PEMBROKE PINES, FL 33025Location / Shopping Center: PEMBROKE BAY

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

Flexibility Zone: \_\_\_\_\_ Folio Number(s): 514118230020

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

**Legal Description:**

SUMMIT PEMBROKE 167-14 B POB PAR A DESC AS: COMM SW COR  
OF SW 1/4 OF SEC 18-TW 51-R441, N85.25; E55 TO POB W 870.58; NE  
100.72; NW 315; W 112; N 10; E50 TO PIC; SELY ALG SAID CURVE AN  
ARC DIST 314.16; E 746.79; S 207.52; SE 215.52; SW 36.58; SE 196.78;  
S 16.69; SW 19.12; SE 215.67; W 177.18; S 359.92; W 1045.71; NE 49.67  
TO POB LESS DEVONAIRE CONDO

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: SCG Atlas Winston, LLC

Owner's Address: 400 Galleria Pkwy, Ste 1450, Atlanta, GA 30339

Owner's Email Address: b8uss@starwood.com

Owner's Phone: 770.563.1100 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 WINSTON APARTMENTS

As per directions to perform the following work:

- 1) Full EXTERIOR PAINT - 464 units (full prime coat conditioner and finish coats to fully cover applied → includes caulking, patching and sealing all windows/doors)
- 2) Full EXTERIOR PAINT - GARAGES - 15 EA (full prime coat conditioner and finish coats to fully cover applied)
- 3) PRESSURE WASH - 26 Buildings (pressure wash all building surfaces including walks, side walks, breezeways, gutters and roofs).
- 4) Paint patio/balcony floors - 26 Buildings (Paint all balcony and patio floors according to the Sherwin-Williams Specifications)
- 5) Breezeway Floors and Stairs - 26 Buildings (Paint all interior hallway and stairways apartment bldg breezeways per Sherwin-Williams Specifications)
- 6) PAINT PERIMETER FENCE - PAINT total perimeter wall, fence and pool fences



## 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

Date

Sworn and Subscribed before me this 26 day

of April, 2021

Fee Paid

Signature of Notary Public

My Commission Expires

MELLANY WILLIAMSON  
NOTARY PUBLIC  
COBB COUNTY, GEORGIA  
Commission Expires  
MARCH 18, 2024

### 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: May 3, 2021  
To: MSC 2021-14 file  
From: Cole Williams, Planner / Zoning Technician  
Re: The Winston Apartments

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

**PLANNING HAS NOT COMMENTS REGARDING THIS APPLICATION**



MEMORANDUM

May 3, 2021

To: Cole Williams  
Planning/Zoning Technician

From: Dean A. Piper  
Zoning Administrator

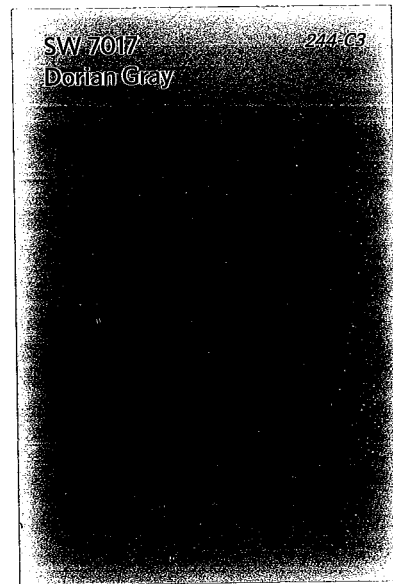
Re: MSC 2021-14 (The Winston)

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Zoning has no comments regarding the above Miscellaneous Plan.

SW 7004  
Snowbound

256-C2







**Staircase**

SW 7019  
Gauntlet Gray

**Base**

SW 7004  
Snowbound

**Body**

SW 7004  
Snowbound

**Fascia**

SW 7069  
Iron Ore

**Garage Door**

SW 7069  
Iron Ore

**Railings**

SW 7069  
Iron Ore

**Shutters**

SW 7069  
Iron Ore

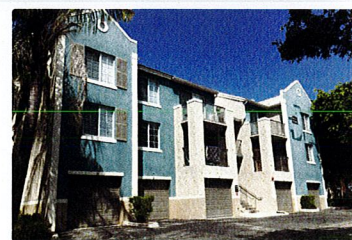
**Stairs**

SW 7019  
Gauntlet Gray

**Trim**

SW 7017  
Dorian Gray





**Staircase**  
SW 7019  
Gauntlet Gray

**Base**  
SW 7004  
Snowbound

**Body**  
SW 7004  
Snowbound

**Fascia**  
SW 7069  
Iron Ore

**Garage Door**  
SW 7069  
Iron Ore

**Railings**  
SW 7069  
Iron Ore

**Shutters**  
SW 7069  
Iron Ore

**Trim**  
SW 7017  
Dorian Gray





**Body**  
SW 7004  
Snowbound

**Fascia**  
SW 7069  
Iron Ore

**Garage Door**  
SW 7069  
Iron Ore

**Railings**  
SW 7069  
Iron Ore

**Trim**  
SW 7017  
Dorian Gray





**Body**  
SW 7004  
Snowbound

**Fascia**  
SW 7069  
Iron Ore

**Railings**  
SW 7069  
Iron Ore

**Stairs**  
SW 7019  
Gauntlet Gray

**Trim**  
SW 7017  
Dorian Gray





**Accent**

SW 7017  
Dorian Gray

**Body**

SW 7004  
Snowbound

**Fascia**

SW 7069  
Iron Ore

**Railings**

SW 7069  
Iron Ore

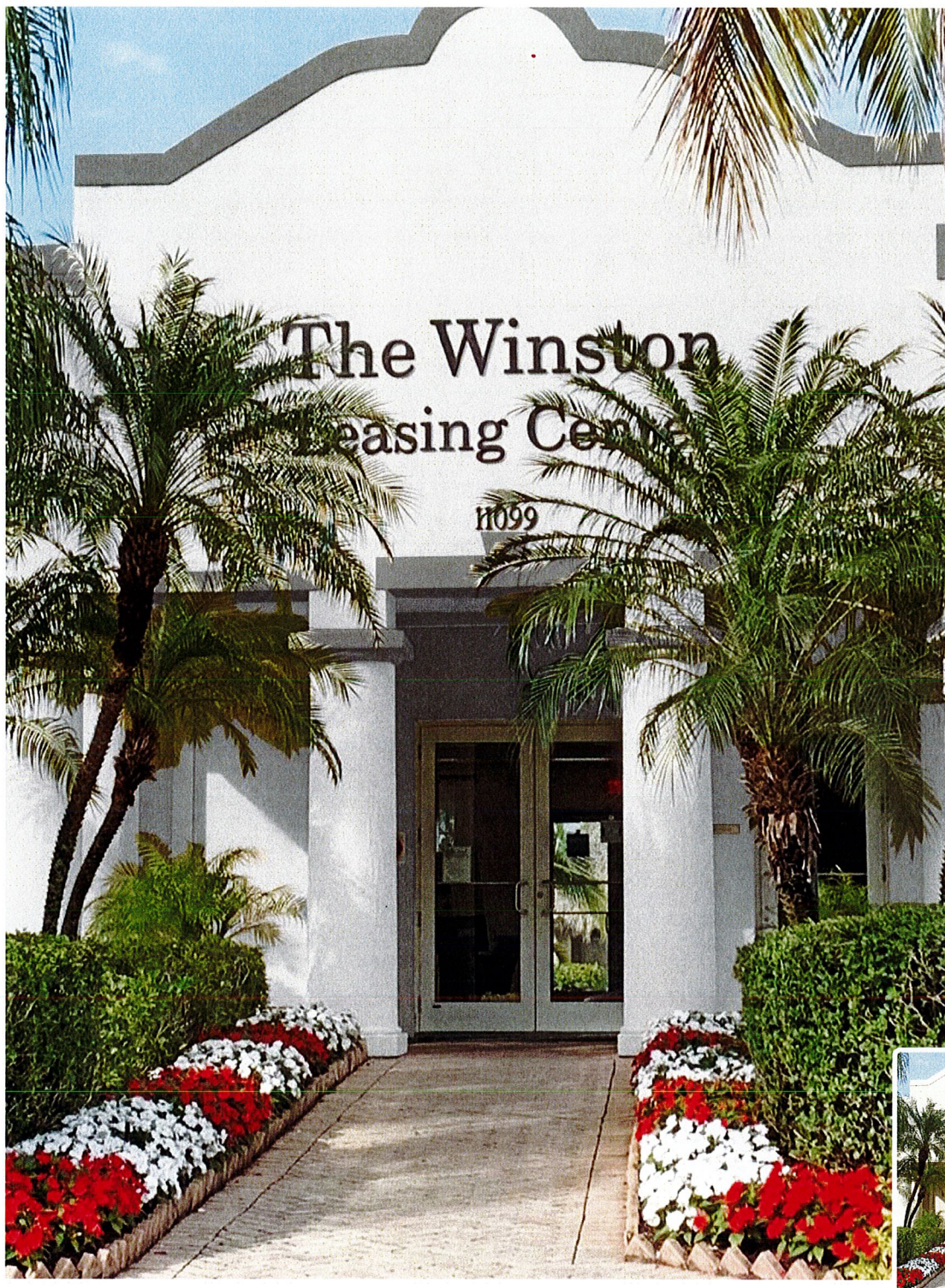
**Shutters**

SW 7069  
Iron Ore

**Trim**

SW 7017  
Dorian Gray





**Accent**

SW 7017  
Dorian Gray

**Body**

SW 7004  
Snowbound

**Trim**

SW 7017  
Dorian Gray





**Body**  
SW 7004  
Snowbound

**Railings**  
SW 7069  
Iron Ore

**Trim**  
SW 7017  
Dorian Gray





**Body**  
SW 7004  
Snowbound

**Trim**  
SW 7017  
Dorian Gray





**Body**  
SW 7004  
Snowbound

**Door**  
SW 7069  
Iron Ore

**Trim**  
SW 7017  
Dorian Gray





**Accent 3**

SW 7019  
Gauntlet Gray

**Body**

SW 7004  
Snowbound

**Door**

SW 7069  
Iron Ore

**Railings**

SW 7069  
Iron Ore

**Stairs**

SW 7019  
Gauntlet Gray





**Body**  
SW 7004  
Snowbound

**Trim**  
SW 7017  
Dorian Gray



