



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

Summary

Agenda Date:	September 9, 2021	Application ID:	MSC 2021-29
Project:	Gatehouse at Pine Lake Color Change	Project Number:	N/A
Project Planner:	Cole Williams, Planner / Zoning Technician		
Owner:	SCG Atlas Gatehouse at Pine Lake LLC	Agent:	Kyle Bateh
Location:	Generally located south of Pines Boulevard and west of 85 Avenue		
Existing Zoning:	R-MF (Residential Multi-Family)	Existing Land Use:	Irregular Residential (12.0 du/acre)
Reference Applications:	SN 2020-02, SP 98-06, SP 96-11, SP 88-01		
Applicant Request:	Color change to an existing apartment community		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: <u>MS</u> Planning Administrator: <u>JY</u>		



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 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 2021-29

Date Submitted: 09/02/21 Posted Signs Required: (n/a) Fees: \$ 1,040

C:\Users\Kyle_Batch\AppData\Local\Microsoft\Windows\INetCache\Content_Outlook\N27F3AK3\Unified Development Application - Planning.docx

SECTION 1-PROJECT INFORMATION:Project Name: Cortland Pembroke Pines / Gatehouse ApartmentsProject Address: 201 SW 85 TerraceLocation / Shopping Center: Pembroke Pines, FL 33025Acreage of Property: 24.5 Building Square Feet: 132,137Flexibility Zone: _____ Folio Number(s): 514116170020

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

Legal Description:

THE WHARF 131-9 B PARCEL B

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 GATEHOUSE AT PINELAKE LLC

Owner's Address: 3424 Peachtree Rd NE Atlanta, GA 30326

Owner's Email Address: Kyle.Bateh@cortland.com

Owner's Phone: 904-616-7963 Owner's Fax: _____

Agent: Kyle Bateh

Contact Person: _____

Agent's Address: 300 S Park Ave #200 Winter Park, FL 32789

Agent's Email Address: Kyle.Bateh@cortland.com

Agent's Phone: 904-616-7963 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: _____

ADJACENT LAND USE PLAN

North: _____

South: _____

East: _____

West: _____

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)

The project being proposed is a full repaint of the entire property to include all residential building, amenity & auxiliary buildings and common areas, hardscape walls and compactor enclosure. The color scheme proposed is like kind in nature to that which is existing and will enhance the overall curb appeal of the property with a fresh and lively look.

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 _____ day

of _____, 20_____

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.

Kyle R. Batts

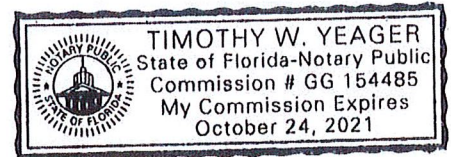
Signature of Agent

9/1/2021

Date

Sworn and Subscribed before me this 1st day

of September, 2021



Fee Paid

Timothy W. Yeager

Signature of Notary Public

10/24/21

My Commission Expires

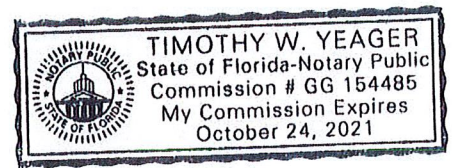
SECTION 7- PROJECT AUTHORIZATION

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.

Kyle R. Bate 9/1/2021
Signature of Owner Date

Sworn and Subscribed before me this 1st day
of September, 2021



Timothy W. Yeager 10/24/21
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

Project Description / Background

Kyle Bateh, agent is requesting approval of a color change to the existing apartment community, Gatehouse at Pine Lake generally located south of Pines Boulevard and west of 85 Avenue.

Gatehouse at Pine Lake Apartments, was approved in 1988 (SP 88-01). The most recent site modifications were approved though SN 2020-02 (Monument signage update).

BUILDINGS / STRUCTURES:

The following colors are proposed for the existing buildings:

- Apartments
 - Main Body: SW 6196 (Frosty White), SW 7006 (Extra White)
 - Trim and railings: SW 7069 (Iron Ore)
- Clubhouse
 - Main Body: SW 6196 (Frosty White)
 - Trim: SW 7069 (Iron Ore)

The existing monument signs, hardscape walls and dumpster enclosures will be painted the same colors and scheme as the buildings.

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 (9/2/21)
Miscellaneous Plan
Subject Site Aerial Photo

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: September 9, 2021
To: MSC 2021-29 file
From: Cole Williams, Planner / Zoning Technician
Re: Gatehouse at Pine Lake Color Change

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.

SUBJECT SITE AERIAL PHOTO

Gatehouse at Pine Lake (MSC 2021-29)



GATEHOUSE AT PINE LAKE EXTERIOR PAINT



CORTLAND
DESIGN

2021.08.17

SCHEME ONE

SW 7006
Extra White
Interior / Exterior
Location Number: 257-C1

PT-1
Location: Body Color

SW 6196
Frosty White
Interior / Exterior
Location Number: 258-C4

PT-2
Location: Body Color for
Clubhouse

SW 7069
Iron Ore
Interior / Exterior
Location Number: 251-C7

PT-3
Location: Exterior Unit
Doors and Balcony and
stair railings, Trim

Muddy Gray HC172

PT-4
Location: Breezeway
floors



PT-3

PT-2

PT-2

PT-2

PT-3

PT-2

PT-3

PT-2

PT-2

PT-3

PT-2

GATEHOUSE
AT PINE LAKE
8530

PT-2

PT-2

GATEHOUSE
AT PINE LAKE
Hours of Operation
Monday - Friday 8:00am - 6:00pm
Saturday 10:00am - 5:00pm
Sunday 1:00pm - 5:00pm
Emergency 911 or 8530









SW 7069
Iron Ore

SW 7006
Extra White

SW 7006
Extra White

