



## Legislation Text

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**File #:** 20-0463, **Version:** 1

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**MSC 2020-04, The Avant at Pembroke Pines, 11801 Pembroke Road, , miscellaneous application.**  
(Cole)

### **SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND**

BH Management, agent, is requesting approval of modifications to the existing fitness center, business center, leasing center and common areas at 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 2019-28. The recent increase in projects for the site is the result of the property being sold in 2019.

### **BUILDINGS / STRUCTURES:**

The following modifications are proposed for the leasing center and surrounding common area:

- Modifications of existing sports courts to accommodate 1 pickle ball court, 1 tennis court and 1 volleyball area.
- Addition of water fall feature adjacent to the existing porte-cochere. The feature will have the following colors and materials
  - Masonry retaining wall: SW 7103 (Whitetail)
  - Paver wall cap: Shellock with Double Bullnose (Ivory)
  - Tile: National Pool Tile (Sea-Royal)
- Remove and replace existing pool barrier with 4' tall black aluminum fence.
- Paint existing sports court fence black.

- Removal and replacement of pool equipment to be screened with a 6' tall masonry wall painted SW 7103 (Whitetail).
- Removal of wading pool, to be replaced with 10'x20' spa.
- Removal of existing pavers and decking to be replaced with the following:
  - Ecocrete Porcelain Tile (Aqua)
  - Artistic Paver Coping (Ivory)
  - Sherlock Pavers (Ivory and Silver Sam)
- Installation of outdoor grill area.
- Addition of a 20'x30' pavilion painted SW 7103 (Whitetail) adjacent to the outdoor grill area.
- Installation of string lights attached to 10' poles painted SW 6258 (Tricorn Black).
- Addition of outdoor fireplace under existing pavilion on the northern end of the pool area. The base of the fire place will be painted SW 7055 (Enduring Bronze), while the main body will be painted SW 7504 (Keystone Gray).
- Addition of raised wood deck with 12' x 32' trellis adjacent to the leasing office.
- Addition of a 20'x30' pavilion painted SW 7103 (Whitetail) located east of the leasing center. Under the pavilion will be a 7'-6" tall entertainment wall. The wall will be covered in porcelain tile (Melted Ice).
- Addition of 4, 12'x12' pool cabanas.
- Removal of existing maintenance yard wall to be replaced with a 7'-6" tall masonry wall to be painted SW 7103 (Whitetail)
- Addition of an 8' wide sidewalk in front of the leasing center.

The following modifications are proposed for the fitness center, business center and surrounding common area:

- Conversion of existing sports court area to accommodate the following:
  - Entertainment Lawn
  - 2 Pickle ball courts to be enclosed by 8' tall black chain-link fence
  - Tot lot with 1, 14'x19'x14' multi-colored play structure.
  - Artificial turf game lawn.
  - 20'x30' pavilion painted SW 7103 (Whitetail).
  - Masonry gas fire pit adjacent to the pavilion, painted SW 7103 (Whitetail).
  - Outdoor kitchen with 2 charcoal grills.
  - Installation of string lights attached to 10' poles painted SW 6258 (Tricorn Black).
- New pool barrier, 4' tall black aluminum fence.
- Removal and replacement of pool equipment to be screened with a new 6' tall masonry wall painted SW 7103 (Whitetail).
- Installation of a 20'x30' splash pad.
- Removal of existing pavers and decking to be replaced with the following:
  - Artistic Paver Coping (Ivory)
  - Sherlock Pavers (Ivory and Silver Sam)
- Installation of a 12'x32' open air trellis in a white finish, located west of the pool.

- Installation of a 12'x12' open air trellis in a bronze finish, located to the south of the business center.
- 12'x24' covered patio addition in a bronze finish, located to the southwest corner of the fitness center.
- Relocation of 3, 12'x12' cabanas from the leasing center common area. The cabanas will be placed adjacent to the fitness center pool.

## **LANDSCAPING:**

Landscape modifications are proposed at the existing fitness center, business center, leasing center, common areas, north and south entrance. The landscape shall consist of the following:

- Installation of 56 trees, 27 palm, and 10,951 shrubs and ground covers are proposed on the property. All existing trees and palms are to remain and be protected during construction and all understory plant material removed or damaged during construction will be replaced as per landscape plan. Primary species of trees include Oak Leaf Holly, Japanese Privet, and Live Oak. Primary species of palms include Florida Royal Palm, Foxtail Palm, and Alexander Palms. Primary species, of shrubs and ground covers include Green Island Ficus, Croton Mammie, and Dwarf Oyster Plant.

## **STAFF RECOMMENDATION:**

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