





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

Summary

Agenda Date:	April 10, 2025	Application ID:	MSC 2025-0004
Project:	La Via Condominium	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	La Via Condominium Association	Agent:	Anacelis Torres
Location:	9635 NW 1 Court	District:	2
Existing Zoning:	R-MF (Residential Multi-family)	Existing Land Use:	Residential
Reference Applications:	SP 95-53, SN 2005-22, MSC 2005-36, MSC 2005-37		
Applicant Request:	Color change to an existing multi-family development.		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: 	Assistant Director:	

Project Description / Background

Anacelis Torres, agent, is requesting approval of a color change to the existing multi-family development (La Via Condominiums) located at 9635 NW 1 Court. The original Green Key Apartment buildings were approved in the 1990s through SP 95-53. In 2005, the Planning and Zoning Board approved exterior color change and signage for La Via Condominiums.

The applicant was cited by the Code Compliance division for changes without approval. The following citations are on record with the Code Compliance division:

- Case #250100294 – 9635 NW 1 Court – Exterior Changes without City approval.

BUILDINGS / STRUCTURES:

The following colors are proposed for the existing building and associated structures:

- Main Building Upper Façade:
 - Silver Lakes 1598
- Main Building Lower Façade:
 - Hearthstone 1601
- Building Trim:
 - Chantilly Lace 2121-70
- Doors:
 - Graphite 1603
- Railings:
 - White PM-2
- Club House, Entrance and Guard House:
 - Silver Lakes 1598
 - Hearthstone 1601
 - Chantilly Lace 2121-70
- Rear Perimeter Wall:
 - Hearthstone 1601
- Dumpster Enclosure:
 - Hearthstone 1601
 - Chantilly Lace 2121-70

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 (03/31/25)
Memo from Planning Division (03/24/25)
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 type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 *).
- 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.
- 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: La Via Condominium Association

Project Address: 9635 NW 1st Court Pembroke Pines FL 33024

Location / Shopping Center: La Via Condominium

Acreage of Property: _____ Building Square Feet: 333,658

Flexibility Zone: _____ Folio Number(s): _____

Plat Name: Plat Book 132 Traffic Analysis Zone (TAZ): _____

Legal Description:

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: La Via Condominium Association

Owner's Address: 9635 NW 1st Court Pembroke Pines FL 33024

Owner's Email Address: jazzypaul14@gmail.com

Owner's Phone: 954-205-5079 Owner's Fax: _____

Agent: KW Property Management & Consulting

Contact Person: Anacelis Torres

Agent's Address: 9635 NW 1st Court Pembroke Pines FL 33024

Agent's Email Address: atorres@kwpmc.com

Agent's Phone: 954-441-9800 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

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

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 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

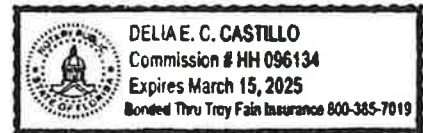
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 2/5/25
Signature of Owner Date

KHAMBRAL ALEXANDER, who is personally known,

Sworn and Subscribed before me this 5 day

of FEBRUARY, 20 25



[Signature] 03-15-2025
Fee Paid Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

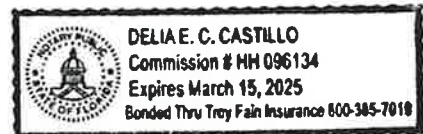
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature] 2-05-25
Signature of Agent Date

Anacelis Torres Rodriguez, who is personally known,

Sworn and Subscribed before me this 5 day

of FEBRUARY, 20 25



[Signature] 03-15-2025
Fee Paid Signature of Notary Public My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: La Via Condominium Association


Authorized Representative: Anacelis Torres

Application Number: _____

Application Request: _____

I, Anacelis Torres (print Applicant/Authorized Representative name), on behalf of La Via Condominium Association (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



Signature of Applicant or Applicant's Date
Authorized Representative

Anacelis Torres

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 31, 2025

To: MSC 2025-0004

From: Julia Aldridge, Planner / Zoning Technician

Re: La Via Condominiums Repaint

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.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 24, 2025
To: MSC 2025-0004
From: Julia Aldridge, Planner / Zoning Technician
Re: La Via Repaint

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

1. Provide renderings/ images showing rear of buildings also painted.
2. Please provide a clearer sample sheet showing proposed colors. Some colors are faded and difficult to identify. You can also label the colors on the renderings if more convenient.
3. After review of resubmittal, additional comments may be made.

If you have any questions, please contact me at jaldridge@ppines.com.



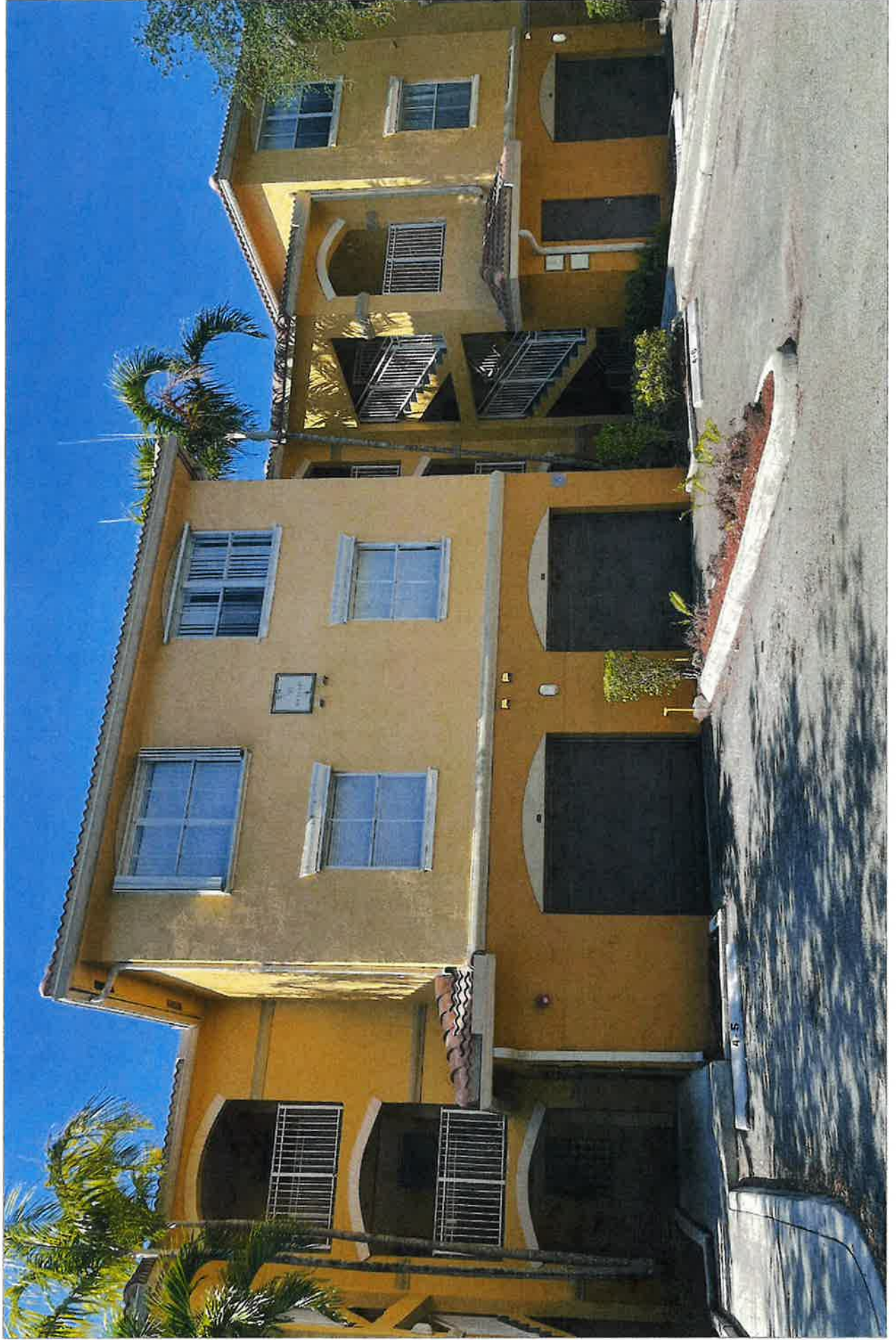
COLOR RENDERING

La Via Condominium
Pembroke Pines, FL 33024



LA VIA CONDOMINIUM, PEMBROKE PINES, FL 33024

ORIGINAL IMAGE



LA VIA CONDOMINIUM, PEMBROKE PINES, FL 33024
 SCHEME 01



BODY TOP
 Silver Lates 1593



BODY BOTTOM
 Heartstone 1501



TRIM
 Chantilly Lace 2121-70



DOORS
 Graphite 1603



RAILINGS
 White PM-2

* The colors in this rendering are representative of the paint color only. They are not an exact match. For accuracy, view or request an actual color chip sample from your local Benjamin Moore retailer or representative.

Entrance & Guardhouse



9635 - Clubhouse



9645- Building 1



155- Building 2



165- Building 3



9650- Building 4



9640- Building 5



9630- Building 6



9620- Building 7



9610- Building 8



150- Building 9



9615- Building 10



9625- Building 11



Back Wall



Dumpsters



La Via Condominium – Building Back View

9645- Building 1



155- Building 2



165- Building 3



9650- Building 4



9640- Building 5



9630- Building 6



9620- Building 7



9610- Building 8



150- Building 9



9615- Building 10



9625- Building 11



