





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 2025-0011
Project:	Malibu Bay	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Pointe Management Group	Agent:	Luis Felipe Cadavid
Location:	20839 NW 1 Street	District:	3
Existing Zoning:	PUD (Planned Unit Development)	Existing Land Use:	Residential
Reference Applications:	SP 99-25, MSC 2005-02, ZC 2009-04		
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: <u></u> Assistant Director: <u></u>		

Project Description / Background

Luis Felipe Cadavid, agent, is requesting approval of a color change to the existing multi-family development (Malibu Bay) located at 20839 NW 1 Street.

BUILDINGS / STRUCTURES:

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

- Main Building:
 - BM CSP-5 (Perspective)
- Building Trim:
 - BM AF-5 (Frostline)
- Doors and Railings:
 - SW 7019 (Gauntlet Gray)
- Club House:
 - BM CSP-5 (Perspective)
 - BM AF-5 (Frostline)
 - SW 7019 (Gauntlet Gray)
- Entry Monument:
 - BM CSP-5 (Perspective)
 - BM AF-5 (Frostline)
- Gate House:
 - BM CSP-5 (Perspective)
 - BM AF-5 (Frostline)
 - SW 7019 (Gauntlet Gray)
- Perimeter Wall:
 - BM CSP-5 (Perspective)

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 (04/01/25)
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:

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: _____ Project #: PRJ 20____ - ____ Application #: _____

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

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Malibu Bay HOA Timothy Griffith, President
c/o Private Management Group

Owner's Address: 3600 S. Congress Ave Ste C. Boynton Beach, FL 33426

Owner's Email Address: board@malibubay.org

Owner's Phone: 305-494-5081 Owner's Fax: -

Agent: Dolmens Development LLC

Contact Person: Luis Felipe Cadavid

Agent's Address: 10090 Sw 17th Court Davie Florida 33324

Agent's Email Address: Felipedolmensdevelopment@gmail.com

Agent's Phone: 954 775 5905 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: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Repainting the exterior surfaces of 77 Buildings - 500 units, two guard houses ,
four monument entrance signs, main club house and perimeter wall west of property.

Color Change.

Body CSP and Perimeter wall - Perspective 50-1000

Stucco Bands and Front Railings BM Af-5 Frostine 50-1000

Wood Fascia , Drip Caps and Front Entry Doors Gauntlet Gray -50% -008

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Malibu Bay

Authorized Representative: Dolmens development LLC

Application Number: _____

Application Request: _____

I, Felipe Cadavid (print Applicant/Authorized Representative name), on behalf of Dolmens development (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
Authorized Representative

3-31-25

Date



Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 1, 2025

To: MSC 2025-0011

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.



MALIBU BAY PROPOSED CLUBHOUSE



APPLIED PRODUCTS

Sample	Surface	Product Name	SKU	Brand
	FASCIA/DRIP CAPS	GAUNTLET GRAY	7019	SW
	BANDS/GABLE DESIGNS	FROSTINE	AF-5	BM
	MAIN WALLS	PERSPECTIVE	CSP-5	BEN MOORE



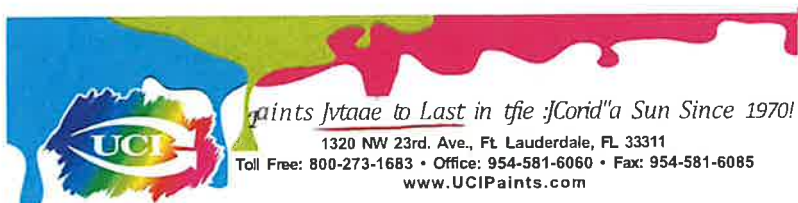


MALIBU BAY PROPOSED UNITS



APPLIED PRODUCTS

Sample	Surface	Product Name	SKU	Brand
	Main walls	PERSPECTIVE	BMCSF5	BM
	BANDS	FROSTINE	AF-5	BM
	FRONT DOORS	GAUNTLET GRAY	7019	SW
	FASCIA	GAUNTLET GRAY	7019	SW
	RAILS	FROSTINE	AF-5	BM





MALIBU BAY PROPOSED GATE HOUSE



APPLIED PRODUCTS

Sample	Surface	Product Name	SKU	Brand
	FASCIA/DRIP CAPS	GAUNTLET GRAY	7019	SW
	BANDS	FROSTINE	AF-5	BM
	MAIN WALLS	PERSPECTIVE	CSP-5	BM
	BOTTOM BANDS	FROSTINE	AF-5	BM



MALIBU BAY PROPOSED ENTRY MONUMENT



APPLIED PRODUCTS

Sample	Surface	Product Name	SKU	Brand
	TRIM	FROSTINE	AF-5	BM
	STUCCO	PERSPECTIVE	CSP-5	BM





MALIBU BAY PROPOSED PERIMETER WALL



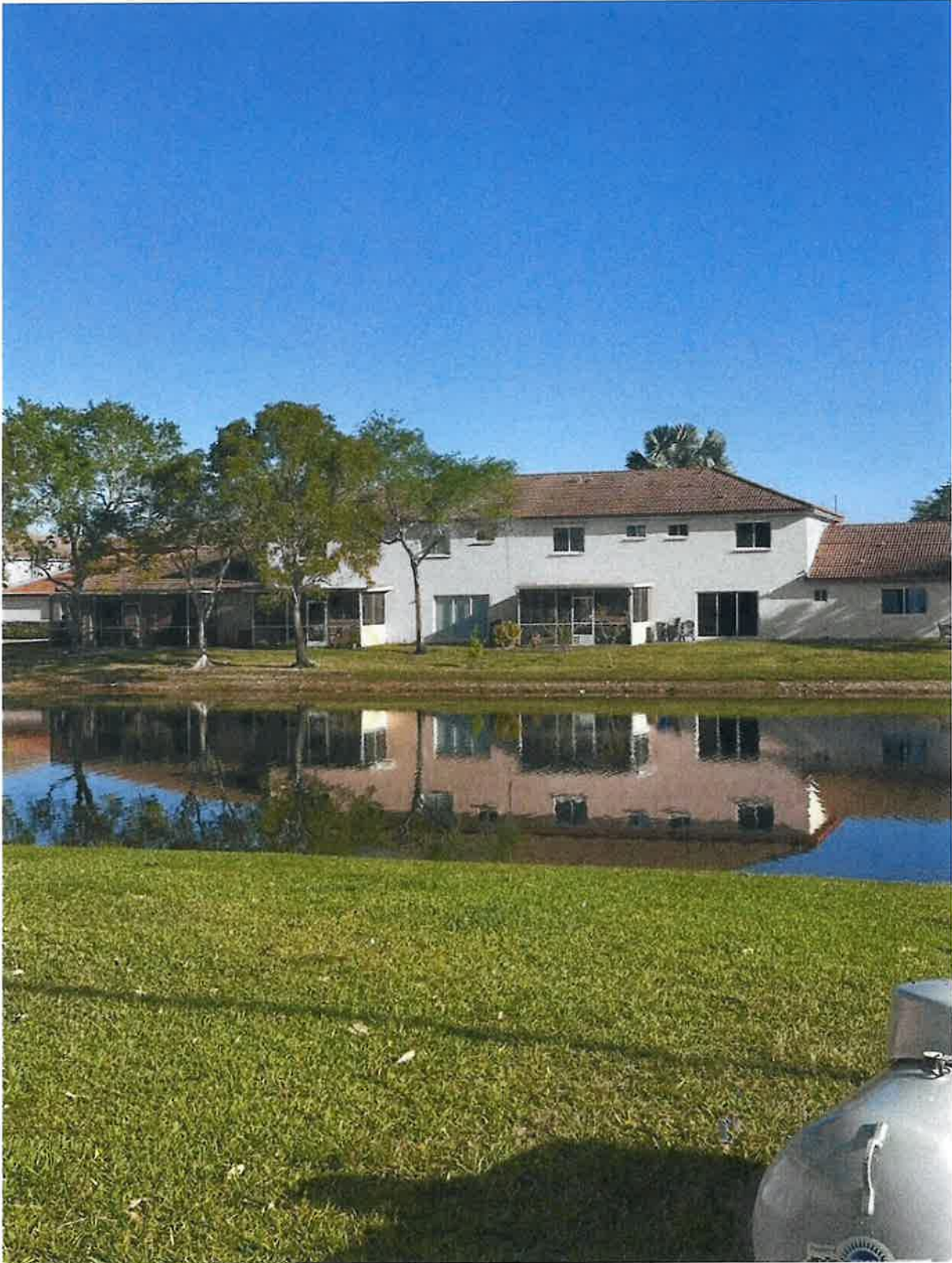
APPLIED PRODUCTS

Sample	Surface	Product Name	SKU	Brand
	Exterior Wall	PERSPECTIVE	CSP-5	BEN MOORE





MALIBU BAY PROPOSED REAR UNITS



APPLIED PRODUCTS

Sample	Surface	Product Name	SKU	Brand
	FASCIA/DROP CAPS	GAUNTLET GRAY	7019	SW
	MAIN WALLS	PERSPECTIVE	CSP-5	BM



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