

# **City of Pembroke Pines, FL**

*City of Pembroke Pines  
Planning and Zoning Board  
601 City Center Way  
Pembroke Pines, FL 33025*



## **Meeting Minutes - Final**

**Thursday, August 14, 2025**

**6:30 PM**

**Commission Chambers**

**Planning and Zoning Board**

## MEETING CALLED TO ORDER

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairwoman Gonzalez, at 6:30 p.m., Thursday, August 14, 2025, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

## ROLL CALL

Present to-wit:

Chairwoman Gonzalez, Vice Chairman Golditch  
Members Aloy, D. Gonzalez, and Member Labate  
Alternate Members Jones and Zacharias

Absent: None

Also present:

Joseph Yaciuk, Assistant Planning and Economic Development Director  
Cole Williams, Senior Planner  
Julia Aldridge, Planner / Zoning Technician  
Paul Hernandez, Assistant City Attorney, and Secretary McCoy

Secretary McCoy declared a quorum present.

## SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

## APPROVAL OF MINUTES:

On a motion by Member Labate, seconded by Member D. Gonzalez, to approve the minutes of the June 26, 2025 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch  
Members Aloy, D Gonzalez, and Labate

NAY: None

Motion Passed

## NEW BUSINESS:

### CONSENT AGENDA ITEMS:

Chairwoman Gonzalez inquired if any members of the board wished to pull any consent items for discussion.

Alternate Member Jones requested to pull Consent agenda item number 2 for discussion.

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against any items. No one wished to speak.

1. [25-1834](#) MSC2024-0024, Lexus of Pembroke Pines, 16150 Pines Boulevard,

minor façade and canopy changes to the drive through service area, miscellaneous request. (Cole) (District 4)

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Stiles Architecture, agent for owner Countyline Auto Center Inc., is requesting approval for the proposed expansion of the existing Lexus service lane canopy. Lexus of Pembroke Pines is located at 16150 Pines Boulevard (AKA: Pines Auto Plaza).

The City Commission at its June 26, 1997 meeting approved the Pines Auto Plaza (SP 97-15) on the underlying property. The following other site plan amendments of significance were approved for this site over time:

- SP 2004-51: Lexus Used car showroom / parts / service bay addition.
- SP 2007-26: Pines Auto Plaza Monument Sign
- SP 2015-20: Lexus Car Wash Addition
- SP 2017-01: Lexus Car Detail Canopies
- SP 2020-01: Collision Center Expansion
- SP 2022-01: Architectural and Color Modifications

**BUILDINGS / STRUCTURES:**

The applicant is proposing to extend the existing service lane canopy 40'-7" to the north. The service lane is located adjacent to the existing showroom. The additional space is to allow for the installation of two UVEYE machines, which are utilized to quickly perform thorough vehicle inspections.

All proposed colors and materials shall match the exiting canopy, which consists of grays and metal paneling.

No other site modifications are being proposed at this time.

**STAFF RECOMMENDATION:**

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

On a motion by Vice Chairman Golditch, seconded by Member Aloy, to approve, as recommended by staff, consent agenda item number 1 (MSC2024-0024, Lexus of Pembroke Pines), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch  
Members Aloy, D Gonzalez, and Labate

NAY: None

Motion Passed

**2. [25-1836](#)**

**MSC2025-0020, Pines Professional Center.**, 9050 Pines Boulevard, paint / color change to the existing building, miscellaneous request. (Julia) (District 4)

Chairwoman Gonzalez inquired if the petitioner was present. The petitioner wasn't present.

On a motion by Vice Chairman Golditch, seconded by Member Labate, to table consent agenda item number 2 (MSC2025-0020, Pines Professional Center), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch  
Members Aloy, D Gonzalez, and Labate

NAY: None

Motion Passed

## NEW BUSINESS:

### QUASI-JUDICIAL VARIANCE / INTERPRETATION/APPEAL ITEMS:

(Secretary's Note: All affected parties were sworn under oath to give testimony in the relevant cases by Assistant City Attorney Hernandez.)

3. [25-1837](#) **ZV2025-0008, Village of Mayfair Shopping Center**, generally located north of Pembroke Road and West of Hiatus Road, variance request. (Cole) (District 1)

Chairwoman Gonzalez advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Manny Synalovski, the owner and representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Synalovski addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following staff report was entered into the record:

#### PROJECT DESCRIPTION / BACKGROUND:

Michelle Diaz-Mendez, agent, is requesting a parking variance for Village of Mayfair shopping center generally located north of Pembroke Road and west of Hiatus Road to facilitate the proposed development of a self-storage facility. The variance is also intended to provide flexibility for future leasing, as outlined in the applicant's justification statement. The applicant is specifically requesting to allow 285 existing parking spaces instead of the required 344 parking spaces.

The City Commission approved the base site plan for the shopping center (SP 2006-53) at its April 18, 2007 meeting. Modifications to the site plan were made in 2007, 2008 and 2010, 2014 and 2015 (SP2015-01). The Wawa gas station was approved in 2017 through SP2017-03. Only a portion of the approved commercial shopping center and the Wawa gas station were constructed, leaving two vacant remaining parcels.

- The vacant parcel north of Wawa was once contemplated for a bank use but was never constructed.
- For the vacant parcel to the west of the Wawa the applicant is proposing Culver's (SP2025-0004, approved at the June 26, 2025 Planning and Zoning Board meeting) and a self-storage facility. Should this variance be approved, a site plan application for a self-storage facility will be heard by the Planning and Zoning Board at a later date.

The City Commission has approved the following relevant zoning change applications for the property:

- February 15, 2006 rezoning of the underlying property from R-6 (Hotel) to B-2 (General Business) with associated commercial flexibility conversion (Ordinance 1537). That rezoning approval included a restrictive covenant which restricted certain B-2 uses on the property.
- March 18, 2009, amended to the restrictive covenants (Ordinance 1636) to allow daycare facilities over 5,000 square feet within the list of approved uses.
- May 17, 2017 rezoning of the underlying property from B-2 (Community Business) to B-3 (General Business) with amended restrictive covenants (Ordinance 1878). The amended restrictive covenants allow for:
  - o Only gasoline station use within the B-3 use list
  - o B-2 (Community Business District) restricted uses.
- April 16, 2025 rezoning of the underlying property from B-3 (General Business) to C-1 (Commercial) with amended restrictive covenants (Ordinance 2043)
  - o The amended restrictive covenants allow for:
    - ☐ Only self-storage use within the C-1 use list.
    - ☐ 65' maximum height for self-storage buildings

Variance, ZV2020-08 was previously approved by the Planning and Zoning Board to allow for a reduction in required parking permitting 424 spaces in lieu of the 456 spaces required by code to support the expansion of the existing Finger Lickin restaurant. However, due to changes in both existing and proposed site development, the conditions under which the variance was granted can no longer be satisfied. Additionally, the current site configuration does not provide sufficient parking to meet the needs of both the existing and proposed uses. As a result, the applicant is now seeking approval of this variance to address these deficiencies.

#### **VARIANCE REQUEST DETAILS:**

The applicant is requesting a parking variance to facilitate the proposed development of a self-storage facility. The variance is also intended to provide flexibility for future leasing, as outlined in the applicant's justification statement. The specific request is to allow the 285 parking spaces provided, instead of the required 344 parking spaces.

To support their request, the applicant has provided the attached self-storage parking analysis and justification statement. Minimum off-street parking is regulated by Land Development Code section 155.605. For reference, staff has attached Table 155.605: Minimum Parking Requirements from Article 6 of the Land Development Code.

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Vice Chairman Golditch  
Members D. Gonzalez, Labate, Alternate Member Jones

The following members of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director  
Cole Williams, Senior Planner

The following members of the public spoke:

Manny Synalovski, the owner and representing the petitioner  
Michelle Diaz-Mendez, representing the petitioner

On a motion by Vice Chairman Golditch, seconded by Member D. Gonzalez, to grant, as determined by variance criteria "C", ZV2025-0008 (Village of Mayfair) to allow 285 parking spaces instead of the required 344 parking spaces, the following vote was recorded:

AYE: Vice Chairman Golditch, D Gonzalez, and Labate

NAY: Chairwoman Gonzalez and Member Aloy

Motion Passed

4. [25-1838](#) **ZV2025-0011 - 0013, Culver's at Village of Mayfair, 1580 S Hiatus Road, variance requests. (Cole) (District 1)**

Chairwoman Gonzalez advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

It was noted by Chairwoman Gonzalez that the three variance requests are related and will be presented at the same time, but will require individual votes.

Manny Synalovski, the owner and representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Synalovski addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance requests.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Michelle Diaz-Mendez, agent, is requesting three sign variances for Culver's located at 1580 South Hiatus Road. The applicant is specifically requesting the

following:

- To allow a secondary sign type (Changeable copy) within the Uniform Sign Plan instead of the required channel letters on a raceway
- To allow a changeable copy sign for a restaurant use instead of the allowed theater use.
- To allow 1 sign on 3 elevations instead of the allowed 1 sign on 2 elevations.

At the June 26, 2025, Planning and Zoning Board meeting the site plan for Culver's (SP2025-0004) was approved; however, no wall signage was proposed as part of the application. Wall signage for the site is regulated by the Village of Mayfair Uniform Sign Plan and approved through the building permit process. The applicant is proposing signage that does not conform to the standards established in the uniform sign plan, thereby necessitating the requested variances. Should the variances be approved, the applicant must obtain all applicable building permits.

**VARIANCE REQUEST DETAILS:**

The applicant is requesting three sign variances for Culver's. The variances are intended to allow for signage that is consistent with Culver's branding, as outlined in the applicant's justification statement. The specific variance requests are the following:

- ZV2025-0011: To allow a secondary sign type (Changeable copy) within the Uniform Sign Plan instead of the required channel letters on a raceway
- ZV2025-0012: To allow a changeable copy sign for a restaurant use instead of the allowed theater use.
- ZV2025-0013: To allow 1 sign on 3 elevations instead of the allowed 1 sign on 2 elevations.

Signage for the site is regulated by Land Development Code and the Village of Mayfair Uniform Sign Plan. For reference, staff has attached all applicable sections from Article 6 of the Land Development Code and the Village of Mayfair Uniform Sign Plan.

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Vice Chairman Golditch, Member D. Gonzalez

The following members of the public spoke:

Manny Synalovski, the owner and representing the petitioner  
Michelle Diaz-Mendez, representing the petitioner

On a motion by Vice Chairman Golditch, seconded by Member Labate, to grant, as determined by variance criteria "C" variance request ZV2025-0011 (Culver's at Village of Mayfair) to allow a secondary sign type (Changeable copy) within the Uniform Sign Plan instead of the required channel letters on a raceway, the following vote was recorded:

**AYE:** Chairwoman Gonzalez, Vice Chairman Golditch  
Members Aloy, D Gonzalez, and Labate

**NAY:** None

**Motion Passed**

On a motion by Member Labate, seconded by Vice Chairman Golditch, to grant, as determined by variance criteria "A" variance request ZV2025-0012 (Culver's at Village of Mayfair) to a changeable copy sign for a restaurant use instead of the allowed multi-screen theater use, the following vote was recorded:

**AYE:** Chairwoman Gonzalez, Vice Chairman Golditch  
Members Aloy, D Gonzalez, and Labate

**NAY:** None

**Motion Passed**

On a motion by Vice Chairman Golditch, seconded by Member D. Gonzalez to grant, as determined by variance criteria "A" variance request ZV2025-0013 (Culver's at Village of Mayfair) to allow 1 sign on 3 elevations instead of the allowed 1 sign on 2 elevations, the following vote was recorded:

**AYE:** Chairwoman Gonzalez, Vice Chairman Golditch  
Members Aloy, D Gonzalez, and Labate

**NAY:** None

**Motion Passed**

5.        [25-1839](#)        **ZV2025-0014 & 0015, Pembroke Falls Recreational Facility, 1651 NW 136 Avenue, variance requests. (Cole) (District 3)**

Chairwoman Gonzalez advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Nelson Scott, representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Scott addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Nelson Scott, agent, is requesting two lighting variances for the Pembroke Falls Recreational Facility located at 1651 NW 136 Avenue. The applicant is proposing to upgrade the existing lighting on the tennis / pickleball courts to



LED fixtures. The applicant is specifically requesting the following:

- To allow a maximum CCT of 5,000K instead of the maximum allowed CCT of 3,000K for residential common areas.
- To allow a maximum of 105 footcandles instead of the required maximum of 12 footcandles.

The Pembroke Falls Recreation Facility was approved in 1995 through site plan application SP95-26. At the time there were no illumination standards, and the existing fixtures and luminaires are existing non-conforming. Code section 155.686(H)1 requires that when 50% or more of any component (e.g., luminaires, poles) of the exterior lighting system at a building or project is upgraded, changed, or replaced (not including regular maintenance), such component for the remainder of the exterior lighting shall be brought in compliance with all applicable requirements of this section.

Additionally, public facilities including but not limited to parks; lighted recreation and athletic areas, courts and fields are exempt from the lighting standards within the Land Development Code; however, the code does not provided exemption or have specific standards for private recreation facilities beyond code section 155.686 general lighting standards thus resulting in the necessity for the applications before the Board.

Should the variances be approved, the applicant must obtain all applicable building permits.

#### **VARIANCE REQUEST DETAILS:**

The applicant is requesting two lighting variances for Pembroke Falls Recreation Facility. The variances are intended to allow for proper illumination for tennis and pickleball, as outlined in the applicant's justification statement. The specific variance requests are the following:

- ZV2025-0014: To allow a maximum CCT of 5,000K instead of the maximum allowed CCT of 3,000K for residential common areas.
- ZV2025-0015: To allow a maximum of 105 footcandles instead of the required maximum of 12 footcandles.

General lighting standards are regulated by Land Development Code section 155.686. For reference, staff has attached all applicable sections from Article 6 of the Land Development Code.

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Members Aloy, Labate  
Alternate Member Zacharias

The following member of staff spoke:

Cole Williams, Senior Planner

The following members of the public spoke:

Nelson Scott, representing the petitioner  
Alfredo Acuna, General Manager for the HOA  
Herb Vargas, community resident  
Amanda Hernandez, community resident

On a motion by Member Labate, seconded by Member D. Gonzalez, to grant, as determined by variance criteria "A" variance request ZV2025-0014 (Pembroke Falls Recreational Facilities) to allow a Color Correlated Temperature (CCT) of 5,000K instead of the required 3,000K, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch  
Members Aloy, D Gonzalez, and Labate

NAY: None

Motion Passed

On a motion by Member Aloy, seconded by Member Labate, to grant, as determined by variance criteria "A" variance request ZV2025-0015 (Pembroke Falls Recreational Facilities) to allow a maximum of 105 foot candles instead of the required maximum of 12 foot candles, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch  
Members Aloy, D Gonzalez, and Labate

NAY: None

Motion Passed

## NEW BUSINESS:

### NON-QUASI-JUDICIAL SITE PLAN ITEMS / RELATED MISCELLANEOUS ITEMS:

6. [25-1840](#) **SP2025-0007, Shops at Pembroke Gardens Residential**, generally located on the south side of Pines Boulevard, between I-75 and SW 145 Avenue on the 2.7 +/- acre parcel within the Shops at Pembroke Gardens site, site plan application. (Joseph) (District 4)

Mr. Dickerson addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

#### PROJECT DESCRIPTION / BACKGROUND:

Dwayne Dickerson, agent for owner FR Pembroke Gardens LLC, requests approval of a site for the development of 308 residential units with associated parking, traffic circulation, landscape, and lighting on a +- 2.7-acre parcel within the Pembroke Gardens site generally located south of Pines Boulevard and west of Southwest 145 Avenue.

On March 1, 2006, the City Commission adopted Ordinance No. 1539 approving the Planned Commercial Development (PCD) with design guidelines for the Shops at Pembroke Gardens. The PCD design guidelines were later amended by the City Commission via Ordinance No. 1571 adopted on February 7, 2007, Ordinance No. 1655 adopted on December 9, 2009, Ordinance 1843 adopted on March 16, 2016, and Ordinance No. 1926 on June 5, 2019.

The following companion applications are currently in processing, with City Commission expected hearing dates:

- ZC 2024-0002 – A zoning map change creating Mixed Use Development (MXD) development guidelines for the +-40-acre property. (City Commission Second reading August 6, 2025)
- ZC 2024-0003 – A zoning text change creating Mixed Use Development (MXD) development guidelines for the +-40-acre property. (City Commission Second reading August 6, 2025)
- SUB 2024-0001 - A plat note amendment to designate a new +- 2.7-acre residential parcel on site and the assignment of 308 residential units to that parcel will be scheduled for consideration at the August Commission meeting. (City Commission - August 6, 2025)

As part of the rezoning applications, the following related city approvals are required to assign the residential units to the property:

- City approval to allocate 44 flexibility units in compliance with Broward County Administrative rules.
- City approval for the applicant to exercise affordable housing residential density bonuses under Broward County Policy 2.16.3. (Broward County Policy Document Attached to Report).
- City approval of a restrictive covenant limiting rents for 44 units to moderate level to ensure compliance with Broward County Policy 2.16.3. (Restrictive Covenant Document Attached to Report).

The zoning change request included the following voluntary commitments from the developer which impact the development of this site.

- a. A voluntary affordable housing trust fund contribution of \$132,000 to be paid prior to the issuance of a residential building permit for this site.
- b. A voluntary traffic improvement contribution of \$369,600 to be paid prior to the issuance of the first certificate of occupancy of a residential unit on the property.

#### **BUILDINGS / STRUCTURES:**

The applicant proposes an eight-story (92'-6" to highest point, 80'-6" to roof level), 308-unit, apartment building with an accessory attached parking structure (6.5 levels – 66'-6" feet high to roof parking level) on a 2.7-acre parcel at the southeast corner of the Pembroke Gardens property.

The proposed apartment will consist of the following new unit mix:

- Studio- A
  - o 7 units

- o Unit Area: 580 Square Feet
- Studio- B
  - o 7 units
  - o Unit Area: 580 Square Feet
- One Bedroom Unit
  - o 160 Units
  - o Unit Area: 715 Square Feet
- Two Bedroom Unit A
  - o 74 Units
  - o Unit Area: 1,055 Square Feet
- Two Bedroom Unit B
  - o 23 Units
  - o Unit Area: 1,150 Square Feet
- Two Bedroom Unit C
  - o 7 Units
  - o Unit Area: 1,190 Square Feet
- Two Bedroom Unit D
  - o 14 Units
  - o Unit Area: 1,080 Square Feet
- Three Bedroom Unit
  - o 6 Units
  - o Unit Area: 1,460 Square Feet

The proposed apartment building units will be oriented to the south side of the lot with the attached parking garage to the north. This orientation utilizes the garage as a buffer to the residents and the rear elevations of both the Fuddruckers perimeter building (building # 6000) as well as Shops at Pembroke Gardens building # 7000. The color selections for the proposed building include the following:

- Primary Color – Ibis White (Sherwin Williams SW 7000)
- Accent Colors-
  - o SW 7622- Homburg Gray
  - o SW 9100 –Umber Rust
  - o Wood Trim Elements (Parking Garage) / Porte Cochere – Fundermaxx Akro Terra (Brown)
  - o Door Window Frame - Black Aluminum

#### **ACCESS:**

Primary access to this site will be through a newly created access drive (right in, right out) directly south of the proposed building to Southwest 145 Avenue. In addition, future residents and visitors will be able to use existing commercial entries at Southwest 2 Street, Southwest 5 Street, and Southwest 145 Terrace. Staff notes that driveways currently connect the parking fields of the existing developments along the west side of the SW 145 Avenue corridor from Pines Boulevard to Pembroke Road. This includes the parking fields of

the Shops at Pembroke Gardens, Pembroke Pointe office, Edison office, Fairfield Hotel, and Keiser University.

The applicant provides a traffic study for this plan. The attached traffic study provides the following traffic-related conclusions:

“The proposed project is anticipated to generate approximately 124 AM peak hour trips (28 inbound and 95 outbound) and approximately 119 PM peak hour trips (72 inbound and 47 outbound).

All study intersections are currently operating adequately and will continue to operate at a good level of service in the year 2027 with the proposed project in place, except for two intersections. The exceptions are the intersection of SW 145 Avenue & Pines Boulevard and the intersection SW 145 Avenue & Pembroke Road during the PM Peak hour. The intersection of SW 145 Avenue & Pines Boulevard is projected to fail under future conditions with and without the proposed project in place. However, with minor signal optimization the intersection’s LOS is expected to improve. Similarly, the intersection of SW 145 Avenue & Pembroke Road is projected to fail under future conditions with and without the proposed project in place. The increase in delay due to proposed project is less than five seconds. However, with minor signal optimization the intersection’s LOS is expected to improve.”

Both the City traffic engineering consultant and the city engineer reviewed the traffic study methodology and findings and have no objections. Staff notes that the applicant will provide a voluntary financial commitment for future traffic improvements to be determined by the city engineering department prior to the issuance of the first certificate of occupancy of a residential unit on the property.

The applicant provides the following pedestrian connections for this site:

- Sidewalks on the east and south sides of the building.
- Two crosswalks on the west side of the parcel, connecting the building to the retail site.
- One crosswalk on the north side of the residential parcel, connecting the building to the retail site.
- One crosswalk and sidewalk at the south side of the property, connecting the building to Southwest 145 Avenue.
- One crosswalk across the new ingress/egress, connecting the existing sidewalk on Southwest 145 Avenue.

**PARKING:**

The applicant will provide 615 parking spaces on this property, where 539 parking spaces are required for this residential building. The parking consists of the following:

- 611 parking spaces in the parking garage.
  - o The lower 72 parking spaces serve as overflow parking for the Shops at Pembroke Gardens.
  - o The remaining 539 parking spaces are secured parking spaces for residents and accessible via gate entry.
- 4 surface parking spaces

Interior and exterior loading areas will be located on the west side of the building, next to the trash room. WASTEPRO has reviewed the trash pickup location and has no objections to service.

**SIGNAGE:**

A master sign plan (MSC 2025-0012) for all parcels within the Pembroke Gardens property will be heard concurrently at tonight's meeting.

**LANDSCAPING:**

The following landscape is proposed for the Shops of Pembroke Gardens Residential site:

- Installation of 74 trees, 47 palms, 2446 shrubs, and 1518 ground covers. Primary tree species include: Coccoloba diversifolia - Pigeon plum, Felicium decipiens - Japanese fern tree, Lagerstroemia speciosa - Queen crape myrtle, Elaeocarpus decipiens - Japanese blueberry, Chrysophyllum oliviforme - Satinleaf, and Senna surattensis - Scrambled egg tree. Primary palm species include: Thrinax radiata - Florida Thatch palm, Veitchia arecina - Montgomery palm, Sabal palmetto - Cabbage palm, and Acoelorrhapha wrightii - Paurotis palm. Primary shrub species are: Chrysobalanus icaco 'Red Tip' - Red tip cocoplum, Ficus microcarpa 'Green Island' - Green Island ficus, and Chrysobalanus icaco 'Horizontalis' - Horizontal cocoplum.

Additionally, development is providing protections and retaining two (2) Quercus virginiana - Southern live oak and three (3) Swietenia mahogany - West Indian mahogany trees.

The proposed landscape complies with the residential landscape regulations established within the Shops at Pembroke Gardens Mixed Use Development design guidelines.

**OTHER SITE FEATURES:**

Pembroke Gardens residential site will be illuminated by a series of graphite full cut-off bronze LED fixtures mounted atop 20-foot tapered aluminum poles. Parking structure lighting will be required to be recessed into the ceiling of each floor. Additional cut-off fixtures will be placed on the exterior walls of the apartment and garage as shown in the photometric plan.

The parking structure roof has been designed to minimize the visual impact of the lighting by incorporating a combination of the following. Wall-mounted lighting will be installed along the perimeter walls of the roof.

- Full cut-off fixtures mounted on 25-foot poles to be located internal to the roof parking field.

All lighting for this site will feature 3,000k Correlated Color Temperature (Soft White) which is consistent with the City's residential lighting standards.

A portion of the ground floor of the parking garage will house a bike rack

storage and electrical room.

The building will feature an interior courtyard area which includes a pool area as well as a gym and clubhouse. All amenities are restricted to residents and guests only and will not be available for commercial use. Furthermore, all amenities are available equally to all market-rate units and affordable unit renters.

The applicant provides a sustainability statement as required for new projects as per section 155.6120-155.6123. The applicant lists the following several sustainable and energy-efficient features:

- The project will be Leadership in Energy and Environmental Design (LEED)certified.
- Reduced impervious area and increased pervious area
- White Roof (High SRI reduces Heat Island effect)
- Water usage metering
- LED lighting both interior and exterior (reduces energy use approx. 35%)
- Recycling program, Designated recycling collection area
- Energy Star appliances where non-proprietary
- Low flow plumbing fixtures (if requested)
- Low VOC materials: adhesives, sealants, paints, coatings, and flooring systems
- Bicycle racks near building
- EV charging stations

An Economic Impact Statement is also included which describes the overall investment in the project as well as projected employment and tax revenue for the city. The applicant estimates total development costs, including design and construction, to be \$110,000,000.

“Project Employment and Wages According to the National Association of Home Builders, constructing an average rental apartment building creates 1.25 jobs per unit and according to the Bureau of Labor Statistics will generate average wages and salaries of \$51,280 per job.

The 308-unit project can therefore be expected to:

- Provide 385 jobs
  - Generate \$31,588,480 in wages and salaries over the two-year construction period
- Estimated Annual Taxes & Assessments: \$2,427,980 Permit and Impact Fees:  
City Certificate of Occupancy \$1,435,529 City Building Department Fee  
\$1,309,129 County School Impact Fees \$262,900 County Transportation  
Concurrency Fee \$131,279”.

City Commission review of this site plan is required for development within a Planned District. The site plan has been reviewed against the Shops at Pembroke Gardens Mixed Use Development design guidelines and found to comply with those standards.

**STAFF RECOMMENDATION:**

Transmit to the City Commission with a favorable recommendation subject to the following conditions:

1. City Commission approval of the underlying zoning change request (Map Amendment ZC 2024-0002) from Planned Commercial Development (PCD) to Mixed Use Development (MXD), inclusive of execution of restrictive covenant and voluntary commitments to the affordable housing trust fund and traffic improvements.
2. City Commission approval of the associated Mixed Use Development guidelines (ZC 2024-0003) consistent with this site plan request.
3. City Commission approval of a delegation request to the Shops at Pembroke Gardens plat, consistent with this site plan request.

Chairwoman Gonzalez inquired if the petitioner accepts staff recommendations.

Dwayne Dickerson, attorney representing the petitioner, answered in the affirmative.

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Vice Chairman Golditch,  
Members Aloy, D. Gonzalez, and Alternate Member Jones

The following members of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following members of the public spoke:

Dwayne Dickerson, attorney representing the petitioner  
Joaquin Vargas, traffic engineer representing the petitioner

On a motion by Vice Chairman Golditch, seconded by Member D. Gonzalez, to transmit, as recommended by staff, the Shops at Pembroke Gardens Residential site plan application (SP2025-0007) to the City Commission, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch  
Members Aloy, D Gonzalez, and Labate

NAY: None

Motion Passed

7. [25-1835](#) **MSC2025-0012, Shops at Pembroke Gardens**, generally located on the south side of Pines Boulevard, between I-75 and SW 145 Avenue, Master Sign Plan update, miscellaneous request. (Joseph) (District 4)

**PROJECT DESCRIPTION / BACKGROUND:**

Dwayne Dickerson, agent for owner FR Pembroke Gardens LLC, requests approval of a master sign plan update for the Pembroke Gardens site



generally located south of Pines Boulevard and west of Southwest 145 Avenue.

On March 1, 2006, the City Commission adopted Ordinance No. 1539 approving the Planned Commercial Development (PCD) with design guidelines for the Shops at Pembroke Gardens. The PCD design guidelines were later amended by the City Commission via Ordinance No. 1571 adopted on February 7, 2007, Ordinance No. 1655 adopted on December 9, 2009, Ordinance 1843 adopted on March 16, 2016, and Ordinance No. 1926 on June 5, 2019.

The following companion applications are currently in processing, with City Commission expected hearing dates:

- ZC 2024-0002 – A zoning map change creating Mixed Use Development (MXD) development guidelines for the +-40-acre property. (City Commission Second reading August 6, 2025)
- ZC 2024-0003 – A zoning text change creating Mixed Use Development (MXD) development guidelines for the +-40-acre property. (City Commission Second reading August 6, 2025)
- SUB 2024-0001 - A plat note amendment to designate a new +- 2.7-acre residential parcel on site and the assignment of 308 residential units to that parcel will be scheduled for consideration at the August Commission meeting. (City Commission - August 6, 2025)

The proposed Master Sign Plan updates will be heard concurrently at tonight's meeting with the Pembroke Gardens residential site plan (SP 2024-0007). The proposed master sign plan updates reflect the introduction of signage for the new residential site as well as changes/additions to the existing commercial site.

The following represents general revisions to the master sign plan with page references for verification. Specific details of the revisions are provided in the updated plan attachment in strikethrough and underline format.

#### General Modifications

- “Shops at Pembroke Gardens” updated to “Pembroke Gardens” — Multiple Pages
  - Updated submission date to June 11, 2025 — Page 1
  - Creation of “Shared” signage terminology to encompass both commercial and residential tenants — Multiple Pages
    - Inclusion of shared digital directory signs; digital components allowed — Pages 2, 6
    - Adds residential building identity signs to permanent signage — Page 3
    - Clarification of types of temporary signage permitted — Page 3
    - Updated exhibit list — Pages 3,4
    - Residential entrance sign specifications — Page 6
    - Updated directional signs to include residential post and panel signage - Page 7
    - Added grand blade signage with Exhibit Page 9
    - Added façade-mounted blade signs and under canopy blade sign regulations Pages 10-12
    - Added approval process for residential signs Page 12
    - Added residential building identity and parking garage design

guidelines. Page 14

- Added barricade and fence banner requirements around the residential parcel while under construction Page 15
- Added residential use to barricade and wrap regulations Page 16
- Added provisions for project announcement signs Page 16-17
- Added provisions for a sign near a rental office trailer Page 17
- Updated prohibited signs Page 19

In addition, the following exhibits are listed in the plan.

- Exhibit 1 – Master Sign Plan Sign Locations
- Exhibit 2 – Shared Primary Identification Signage
- Exhibit 3 – Shared Secondary Signage
- Exhibit 4 – Directional Signage
- Exhibit 5 – I-75 Monument Signage
- Exhibit 6 – Monument Building 8000
- Exhibit 7 – Shared Monument I-75 Digital Conceptual
- Exhibit 8 – Residential Entrance Monument Signage (NEW)
- Exhibit 9 – Residential Directional Post and Panel Signage (NEW)
- Exhibit 10 – Shared Digital Directory Detail
- Exhibit 11 – Entry Arch Detail
- Exhibit 12 - Freestanding Signage
- Exhibit 13 – Seasonal Pop Up Store Signage
- Exhibit 14 - Tenant Blade Signage
- Exhibit 15 – Pole Banner Signage
- Exhibit 16 – Time Limited/TOGO Signage
- Exhibit 17 – Project Announcing Signage
- Exhibit 18 – Property Logo Spec Sheet
- Exhibit 19 - Front & Rear Retailer Facade
- Exhibit 20 - Residential Building Identity Signage (NEW)
- Exhibit 21 - Shared Parking Garage Entrance Signage (NEW)
- Exhibit 22 – Projecting Grand Blade Sign
- Exhibit 23 – External Illuminated Signage / Mural / Supergraphic

**STAFF RECOMMENDATION:**

Approval.

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez and Member Labate

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

On a motion by Member D. Gonzalez, seconded by Member Labate, to approve, as recommended by staff, agenda item number 7 (MSC2025-0012, Pembroke Gardens Master Sign Plan), the following vote was recorded:

**AYE:** Chairwoman Gonzalez, Vice Chairman Golditch  
Members Aloy, D Gonzalez, and Labate

**NAY:** None

**Motion Passed**

**ADJOURNMENT:**

Chairwoman Gonzalez adjourned the meeting at 9:05 p.m.

**ADJOURNED:**  
**9:05 P.M.**

**Respectfully submitted:**

**Sheryl McCoy**  
**Board Secretary**