

**COMMISSION ORDER OF THE
CITY OF PEMBROKE PINES, FLORIDA
CITY COMMISSION**

COMMISSION ORDER NUMBER: 2025-04

DATE AND AGENDA: September 17, 2025

BOARD ACTION: APPROVED

APPLICANT: FR Pembroke Gardens, LLC, c/o Dwayne L. Dickerson, Esq. (the "Petitioner").

APPLICATION NUMBER: SP2025-0007.

PETITION FOR: Motion to approve the Shops at Pembroke Gardens Residential Site Plan for height and development within a Planned District, as recommended by the Planning and Zoning Board, generally located South of Pines Boulevard and West of Southwest 145 Avenue.

LOCATION: Generally located South of Pines Boulevard and West of Southwest 145 Avenue.

LEGAL DESCRIPTION: PARCEL A OF THE SHOPS AT PEMBROKE GARDENS PLAT AS RECORDED IN PLAT BOOK 176 PAGE 101 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FINDINGS OF FACT: The City Commission after having heard and considered the following matters hereby makes the following findings of fact:

1. On August 14, 2025, the City of Pembroke Pines Planning and Zoning Board considered Application No. SP2025-0007, filed by Petitioner, for the property located at 527 NW 145th Terrace, Pembroke Pines, Florida, 33027 (the "Application").
2. Upon consideration of the Application, the testimony that was presented on the record, and deliberation between the members of the Planning and Zoning Board, the Planning and Zoning Board voted to transmit the Application to the City Commission with a recommendation of approval 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 Used Development guidelines (ZC 2024-003) consistent with the site plan request.
3. City Commission approval of a delegation request to the Shops at Pembroke Gardens plat, consistent with this site plan request.
3. City Commission Consent Agenda Affidavit, **Exhibit “1”**, is on file in the City Clerk’s Office and by this reference is incorporated herein and made a part hereof.
4. Unified Development Application, **Exhibit “2”**, is on file in the City Clerk’s Office and by this reference are incorporated herein and made a part hereof.
5. Site Plan Narrative, **Exhibit “3”**, is on file in the City Clerk’s Office and by this reference is incorporated herein and made a part hereof.
6. Traffic Study, **Exhibit “4”**, is on file in the City Clerk’s Office and by this reference is incorporated herein and made a part hereof.
7. Selected Site Plan Pages, **Exhibit “5”**, is on file in the City Clerk’s Office and by this reference is incorporated herein and made a part hereof.
8. Economic Impact Statement, **Exhibit “6”**, is on file in the City Clerk’s Office and by this reference is incorporated herein and made a part hereof.
9. Sustainability Statement, **Exhibit “7”**, is on file in the City Clerk’s Office and by this reference is incorporated herein and made a part hereof.
10. Amenity Letter, **Exhibit “8”**, is on file in the City Clerk’s Office and by this reference is incorporated herein and made a part hereof.
11. Draft Excerpts of Planning and Zoning Board Minutes, **Exhibit “9”**, is on file in the City Clerk’s Office and by this reference is incorporated herein and made a part hereof.
12. Vicinity Map, **Exhibit “10”**, is on file in the City Clerk’s Office and by this reference is incorporated herein and made a part hereof.

13. Full Site Plan, **Exhibit "11"**, is on file in the City Clerk's Office and by this reference is incorporated herein and made a part hereof.
14. In addition to the testimony from City Staff and the Applicant, the City Mayor opened the floor to allow for public comments at the September 17, 2025, City Commission meeting. Mr. Juan Pinzon, a Pembroke Pines resident, was sworn in and provided comments on the record.

CONCLUSION AND ORDER:

After consideration and review of the City's records and arguments presented as reflected above in the FINDINGS OF FACT, the City Commission hereby APPROVES, the following request:

SP2025-0007: Motion to approve the Shops and Pembroke Gardens Residential Site Plan for height and development within a Planned District, as recommended by the Planning and Zoning Board, generally located South of Pines Boulevard and West of Southwest 145 Avenue.

NOTICES: All notices or other communications required by one party to another shall be given in writing by personal delivery or by regular U.S. mail or sent by telex, facsimile or similar method of electronic communication addressed to such other party or delivered to such other party as follows:

CITY: Charles F. Dodge, City Manager
601 City Center Way
Pembroke Pines, FL 33025
Telephone No. (954) 431-4884
Facsimile No. (954) 437-1149

Copy To: Samuel S. Goren, City Attorney
Goren, Cheroft, Doody & Ezrol, P.A.
3099 East Commercial Blvd., Suite 200
Fort Lauderdale, Florida 33308
Telephone No. (954) 771-4500
Facsimile No. (954) 771-4923

APPLICANT: FR Pembroke Gardens, LLC, c/o Dwayne L. Dickerson, Esq.
14 Southeast 4th Street, Suite 36
Boca Raton, Florida, 33432.

Issuance of this development order by the City of Pembroke Pines does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Pembroke Pines for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or

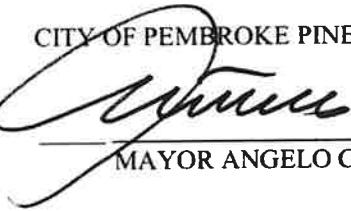
undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

DONE AND ORDERED on this 17 day of September, 2025 in Pembroke Pines, Florida.

CITY OF PEMBROKE PINES, FLORIDA

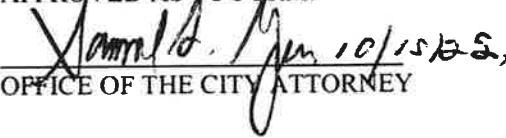
ATTEST:

BY:


MAYOR ANGELO CASTILLO


GABRIEL FERNANDEZ, CITY CLERK

APPROVED AS TO FORM:


OFFICE OF THE CITY ATTORNEY





City of Pembroke Pines, FL

601 City Center Way
Pembroke Pines, FL
33025
www.ppinies.com

Agenda Request Form

Agenda Number: 13.

File ID: 25-1903

Type: Site Plan

Status: Passed

Version: 1

Agenda
Section:

In Control: City Commission

File Created: 08/20/2025

Short Title: Shops at Pembroke Gardens Residential

Final Action: 09/17/2025

Title: MOTION TO APPROVE THE SHOPS AT PEMBROKE GARDENS
RESIDENTIAL SITE PLAN FOR HEIGHT AND DEVELOPMENT WITHIN A
PLANNED DISTRICT, AS RECOMMENDED BY THE PLANNING AND
ZONING BOARD, GENERALLY LOCATED SOUTH OF PINES
BOULEVARD AND WEST OF SOUTHWEST 145 AVENUE

Quasi Judicial Consent Item

*Agenda Date: 09/17/2025

Agenda Number:

Internal Notes: SP 2024-007

Quasi-Judicial Consent

Attachments: 1. City Commission Consent Agenda Affidavit, 2. Unified Development Application, 3. Site Plan Narrative, 4. Traffic Study, 5. Selected Site Plan Pages, 6. Economic Impact Statement, 7. Sustainability Statement, 8. Amenity Letter, 9. DRAFT Excerpts of Planning and Zoning Board Minutes (08-14-2025), 10. Vicinity Map, 11. Full Site Plan (Not Available On The Internet)

Related Files:

1	City Commission	09/17/2025	approve	Pass
	Action Text:	A motion was made by Commissioner Schwartz, seconded by Commissioner Rodriguez, to pull Item 13 previously approved on consent for reconsideration. The motion carried by the following vote:		
		Aye: - 5 Mayor Castillo, Vice Mayor Hernandez, Commissioner Good Jr., Commissioner Rodriguez, and Commissioner Schwartz		
		Nay: - 0		
1	City Commission	09/17/2025		
	Action Text:	The motion to approve the Shops at Pembroke Gardens Residential Site Plan was approved unanimously.		

SUMMARY EXPLANATION AND BACKGROUND:

1. 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.

2. 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.

3. The following companion applications were recently approved by the City Commission:

- ZC 2024-0002 - A zoning map changing the zoning to Mixed Use Development (MXD) from Planned Commercial District (PCD) for the +/-40 acre property. (City Commission adopted August 6, 2025- Ord 2047)
- ZC 2024-0003 - A zoning text change creating Mixed Use Development (MXD) guidelines for the +/-40 acre property. (City Commission adopted August 6, 2025- Ord 2048)
- SUB 2024-0001 - A plat note amendment to designate a new +/- acre residential parcel on site and the assignment of 308 residential units to the parcel (City Commission Approved - August 6, 2025 - Resolution 3923)

4. As part of the rezoning applications, the following related city approvals were 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. .
- City approval of a restrictive covenant limiting rents for 44 units to moderate level to ensure compliance with Broward County Policy 2.16.3.

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

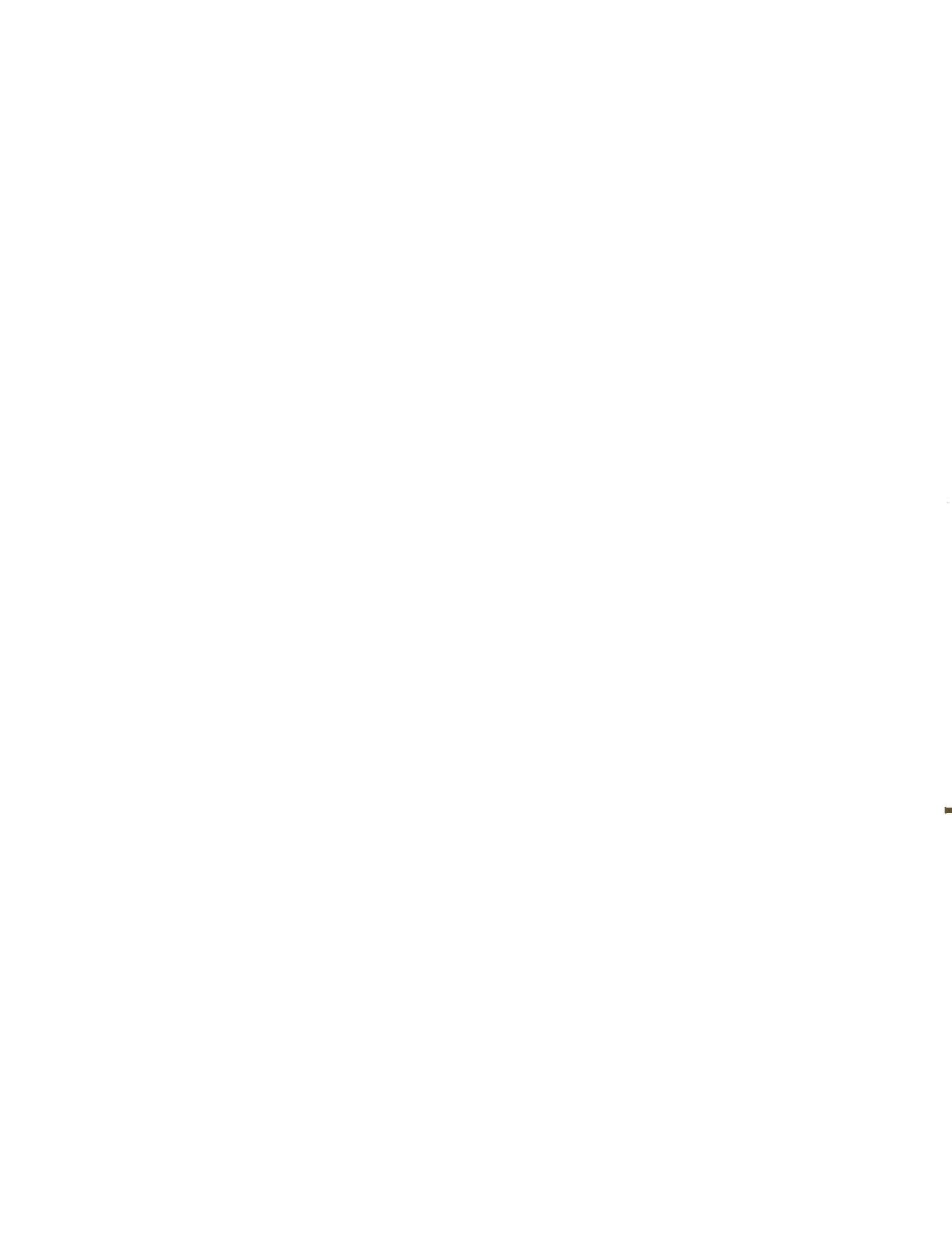
- A voluntary affordable housing trust fund contribution of \$132,000 to be paid prior to the issuance of a residential building permit for this site.
- A voluntary traffic improvement contribution of \$369,600 to be paid prior to the issuance of the first certificate of occupancy of a residential unit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

6. 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

7 units



Unit Area: 580 Square Feet

Studio- B

7 units

Unit Area: 580 Square Feet

One Bedroom Unit

160 Units

Unit Area: 715 Square Feet

Two Bedroom Unit A

74 Units

Unit Area: 1,055 Square Feet

Two Bedroom Unit B

23 Units

Unit Area: 1,150 Square Feet

Two Bedroom Unit C

7 Units

Unit Area: 1,190 Square Feet

Two Bedroom Unit D

14 Units

Unit Area: 1,080 Square Feet

Three Bedroom Unit

16 Units

Unit Area: 1,460 Square Feet

7. 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-

SW 7622- Homburg Gray

SW 9100 -Umber Rust

Wood Trim Elements (Parking Garage) / Porte Cochere - Fundermaxx Akro Terra (Brown)

Door Window Frame - Black Aluminum

8. 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.

9. 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."

10. 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.

11. 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.

12. 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.
- The lower 72 parking spaces serve as overflow parking for the Shops at Pembroke



Gardens.

- 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.

13. 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 Acoelorrhaphis 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.

14. 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.

15. A portion of the ground floor of the parking garage will house a bike rack storage and electrical room.

16. 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.

17. 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

18. 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".

19. The Planning and Zoning Board at its August 14, 2024 meeting voted to transmit this application to the City Commission for height and development within a planned development with a favorable recommendation (**Approved 5-0**).

20. The applicant concurs with the Planning and Zoning Board decision.

21. Administration recommends approval of the Shops at Pembroke Gardens Residential Site Plan (SP 2024-007).

FINANCIAL IMPACT DETAIL:

- Initial Cost:** None
- Amount budgeted for this item in Account No:** Not Applicable.
- Source of funding for difference, if not fully budgeted:** Not Applicable.
- 5 year projection of the operational cost of the project :** Not Applicable.



e) Detail of additional staff requirements: Not Applicable.

FEASIBILITY REVIEW:

A feasibility review is required for the award, renewal and/or expiration of all function sourcing contracts. This analysis is to determine the financial effectiveness of function sourcing services.

a) Was a Feasibility Review/Cost Analysis of Out-Sourcing vs. In-House Labor Conducted for this service? Not Applicable.

b) If Yes, what is the total cost or total savings of utilizing Out-Sourcing vs. In-House Labor for this service? Not Applicable.

