



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

Summary

Agenda Date:	December 11, 2025	Application ID:	MSC 2025-0030
Project:	SPG – Jetset Pilates	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	FR Pembroke Gardens LLC	Agent:	Alexander Di Leo
Location:	14554 SW 5 th Street	Commission District:	4
Existing Zoning:	MXD (Mixed Use Development)	Existing Land Use:	Commercial
Reference Applications:	ZC 2005-04, PH 2004-10, SUB 2005-03, SP 2005-36, SP 2006-27, ZC 2006-07, MSC 2007-07, MSC 2007-21, MSC 2021-10, ZC 2024-0002, ZC 2024-0003		
Applicant Request:	Architectural and signage modifications to an existing tenant bay		
Staff Recommendation:	Approval		
Final:	☒ Planning & Zoning Board	☐ City Commission	
Reviewed for the Agenda:	Director: <u></u> Assistant Director: <u></u>		

Project Description / Background

Alexander Di Leo, agent, is requesting approval for facade and sign modifications to the new Jetset Pilates store (formerly F45) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Jetset Pilates will be located within building 7,000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). On August 6, 2025, the City Commission approved ZC2024-0002, amending the zoning designation from PCD (Planned Commercial Development) to MXD (Mixed Use Development). At the same hearing, the Commission also approved ZC2024-0003, amending the Planned District Guidelines.

Architectural modifications were last made to the tenant bay in 2021 (MSC 2021-10).

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront building:

- Main Body: Facebrick finish in White Glaze to be applied with white grout
- Top Trim: Acrylic textured coating in 101 Super White with Limestone finish
- Tile Base: Facebrick trim finish in Bermuda Blue Glaze to be applied with white grout
- One 25'-10" X 48" metal canopy, matte black powder finish

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 42.1 square foot internally illuminated, flush mount, channel letter sign reading "Jetset Pilates" to match SW 7602 Indigo Batik. The sign will also include a white and blue logo.
- One, 4 square foot illuminated blade sign. The proposed sign will match SW 7602 Indigo Batik with white push- thru logo.
- Two, 18.28 square foot window signs with white logo.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007, meeting. Staff has reviewed the proposed changes by the applicant and found them to follow the approved MXD guidelines.

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 (11/18/25)
Memo from Planning Division (11/26/25)
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:

- | | |
|---|---|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☐ Zoning Change (Text) |
| ☒ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ 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 foot 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 1-PROJECT INFORMATION:Project Name: JetSet PilatesProject Address: 14554 SW 5th Street Space # 7060Location / Shopping Center: Shops at Pembroke GardensAcreage of Property: 40 Building Square Feet: 2480 SFFlexibility Zone: NA Folio Number(s): 5140 15 05 0010Plat Name: NA Traffic Analysis Zone (TAZ): NA

Legal Description:

Shops at Pembroke Gardens 176-101 B Parcel A

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
NA					

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: FR Pembroke Gardens, LLC

Owner's Address: 909 Rose Avenue Suite 200 N. Bethesda, MD 20852

Owner's Email Address: amiles@federalrealty.com / aalvarez@federalrealty.com

Owner's Phone: 954.890.3275 Owner's Fax: _____

Agent: JetSet Pilates

Contact Person: Alexander Di Leo

Agent's Address: 14554 SW 5th Street Pembroke Pines,

Agent's Email Address: alexander@jetsetpilates.com

Agent's Phone: 954.801.0785 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: NA

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

PROPOSED

Zoning: NA

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: NA

South: _____

East: _____

West: _____

ADJACENT LAND USE PLAN

North: NA

South: _____

East: _____

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: NA

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: NA

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

Renovation of existing space # 7060 formerly F45 to JetSet Pilates Studio

Three changes:

Matte Black Metal Canopy to replace angled fabric awning

White Glazed Face brick to replace existing painted front

Bermuda Blue Glazed Face brick to replace existing base tile

Permanent Window Vinyl Graphics

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]
Signature of Owner

11/3/2025
Date

Sworn and Subscribed before me this 3 day
of November, 2025



Fee Paid

[Signature]
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]
Signature of Agent

October 3
Date

Sworn and Subscribed before me this 31st day
of October, 2025



Fee Paid

[Signature]
Signature of Notary Public

My Commission Expires

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: JetSet Pilates

Authorized Representative: Alexander Di Leo

Application Number: _____

Application Request: _____

I, Alexander Di Leo (print Applicant/Authorized Representative name), on behalf
of ~~ANA Pilates Pembroke Pines LLC~~ (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

Date

Alexander Di Leo

Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: November 18, 2025
To: MSC 2025-0030
From: Julia Aldridge, Planner / Zoning Technician
Re: Jetset Pilates @ 14554 SW 5th Street

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

1. Existing neutral piers and black awnings over rear doors must remain unchanged. Provide notes confirming such.
2. Is a blade sign being installed? Additional approval process, application fees and meeting may be required if proposed at a later date.
3. Total window sign area of all signs in windows may not exceed 20% of window area.
4. Please clarify sheet A-2 states sign is wall mounted, however, proposed signage details state letters on raceway.
5. Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
6. If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
7. Resubmittal must include an itemized response to all comments made by DRC members.
8. Further comments may apply.

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

PLANNING DIVISION STAFF COMMENTS

Memorandum:

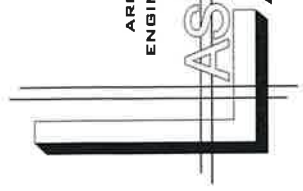
Date: November 26, 2025
To: MSC 2025-0030
From: Julia Aldridge, Planner / Zoning Technician
Re: SPG- Jetset Pilates

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.



14554 SW 5TH ST, SUITE # 7060
PEMBROKE PINES, FL 33027



ARCHITECTS • INTERIOR DESIGNERS
ENGINEERS • CONSTRUCTION MANAGERS

ARCHITECT, P.A.

498 W PROSPECT RD
OAKLAND PARK, FL 33300
WWW.LASKYARCHITECTPA.COM
954.566.5051



JETSET PILATES
14554 SW 5TH ST. SUITE # 7060 PEMBROKE PINES, FL 33027

REVISIONS DATES:

11/25/25 BD COMMENTS

Digitally signed by Scott L Lasky

Date: 2025.11.26 09:14:29 -05'00'

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PROFESSIONAL SEAL



SCOTT L. LASKY # AR0016104

REGISTERED ARCHITECT

STATE OF FLORIDA

ISSUE DATE: 10/16/2025

PROJECT #: 395W.1381W2

DRAWN BY: JF

CHECKED BY: CC/SL

COVER SHEET

SHEET INDEX

LEGEND

● DENOTES CURRENT SHEET

○ DENOTES SHEET WAS SUPERCEDED

SHEET NO.

SHEET TITLE

10/16/2025 ISSUE DATE

11/26/2025 ISSUE DATE

ARCHITECTURAL

CS-1 COVER SHEET

SP-1 MALL PLAN

A-1 STOREFRONT COLOR ELEVATION

A-1.1 STOREFRONT ELEVATION DETAILS

A-2 SIGN SHOP DRAWINGS

A-2.1 SIGN SHOP DRAWINGS

A-2.2 SIGN SHOP DRAWINGS

A-2.3 SIGNAGE MATRIX

A-3 MATERIAL BOARD

SCOPE OF WORK

TENANT STOREFRONT RENOVATION TO AN EXISTING BUILDING SHELL. NO STRUCTURAL MODIFICATIONS ARE PART OF THE SCOPE. REAR DOOR. NO MODIFICATIONS TO EXISTING NEUTRAL PIERS AND BLACK AWNING OVER DOOR

498 W PROSPECT RD

OAKLAND PARK FL 33309

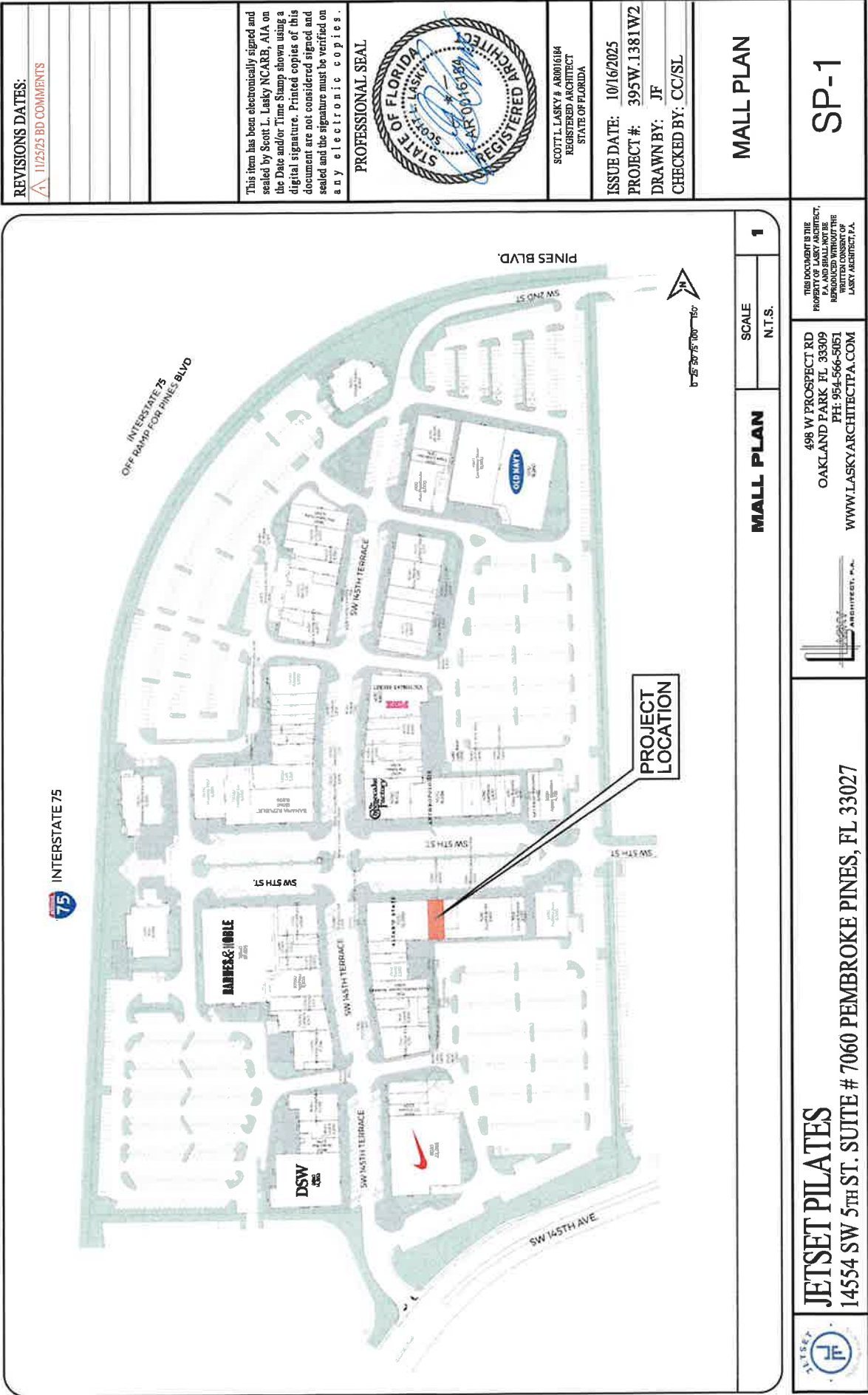
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CS-1



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ISSUE DATE: 10/16/2025	
PROJECT #: 395W.1381W2	
DRAWN BY: JF	
CHECKED BY: CC/SL	
MALL PLAN	
SP-1	

MALL PLAN		SCALE	1
		N.T.S.	
		498 W PROSPECT RD OAKLAND PARK, FL 33309 PH. 954-566-5051 WWW.LASKYARCHITECT.PA.COM	
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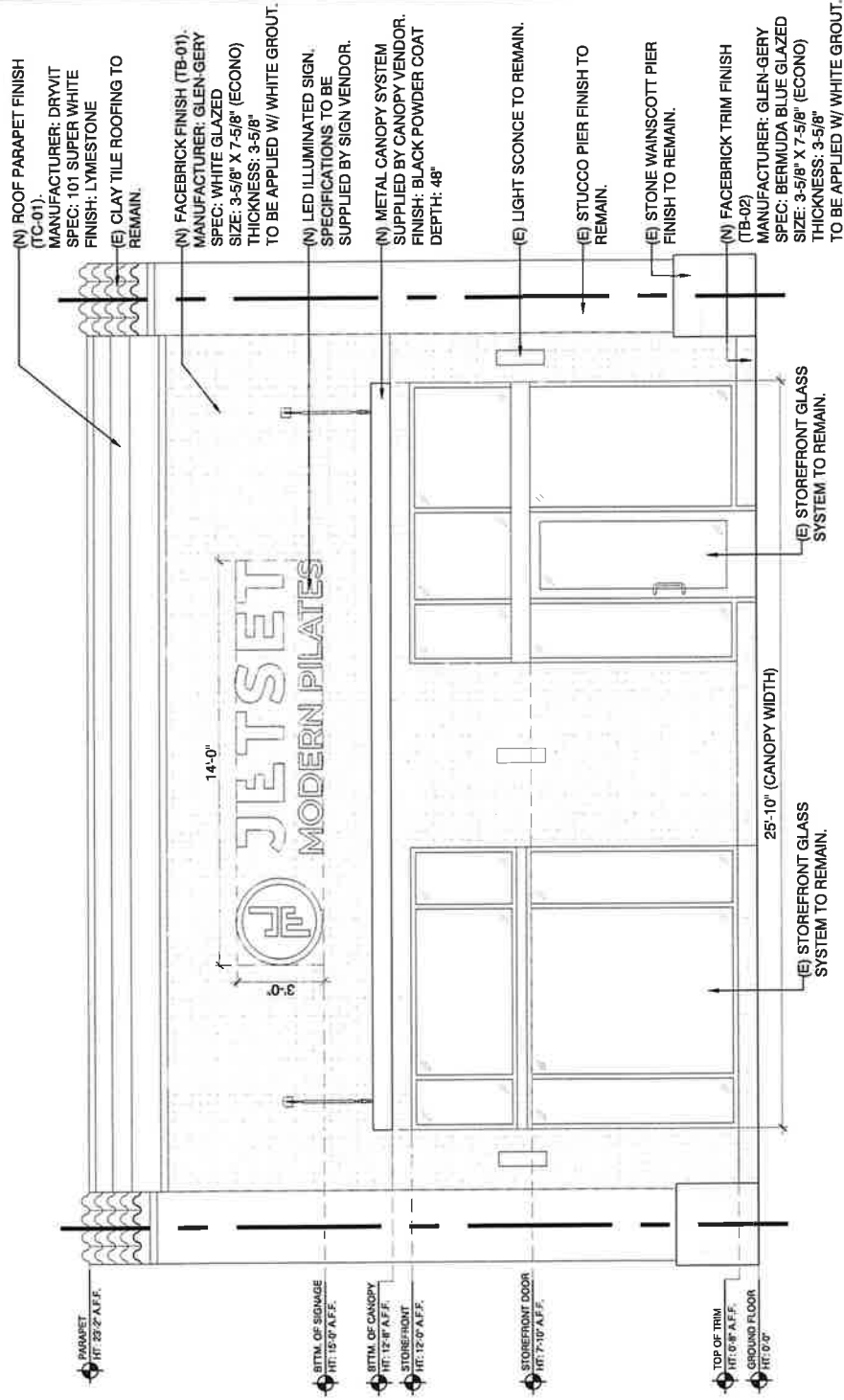
PROFESSIONAL SEAL



CHECKED BY: CC/SI

STOREFRONT ELEVATION DETAILS

A-1.1



STOREFRONT ELEVATION DETAILS

SCALE	$1/4" = 1'-0"$
-------	----------------

1



JETSET PILATES

14554 SW 5TH ST. SUITE # 7060 PEMBROKE PINES, FL 33027

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SOUTHEAST SIGN CO.

1101 N. 5th Ave. Suite 100, Pompano Beach, FL 33061
5229 NW 108th Ave - Sunrise, FL 33351
754.332.2263



JETSET

MODERN PILATES

14554 SW 58th Street
Pembroke Pines, FL 33004

Sales Associate: Nick Santopietro
Project Manager: Ashlee Roling
Designer: Lizeth Nevarez

Permitting Info & Calculations
Allowed: 20% of an establishment's
appropriate window area
Window area: 18703 SQ. FT.
20%: 374

374 SQ. FT. Allowed Sq. Ft.
37 SQ. FT. Proposed Sq. Ft.

Client Approval

☐ Approved
☐ Approved as Noted
☐ Rejected

Client Signature
Date

Notes

This artwork is the sole property of Southeast Sign Company and may not be reproduced or altered in any fashion without written consent from Southeast Sign Company management. This design is for illustration & concept purposes only. Not for production unless otherwise specified.



UL 724
UL 48

Artwork History

08/11/21 00 Original
08/12/21 01 2nd Revision
09/21/21 02 3rd Revision
11/25/21 04 Drawings for production (20%)

SIGN SHOP
DRAWINGS

Artwork Location

JETSET Pilates - Pembroke Pines, FL Job Num.: 200184_04
1101 N. 5th Ave. Suite 100, Pompano Beach, FL 33061

A-2.2

1

Manufacture & install window vinyl graphics as shown.
Survey Available

S1-PWG - Permanent Window Vinyl Graphics

Scale: 1/4" = 1'-0"

2

3M 7125-10 White Opaque

Digitally Printed Vinyl to Match Branding

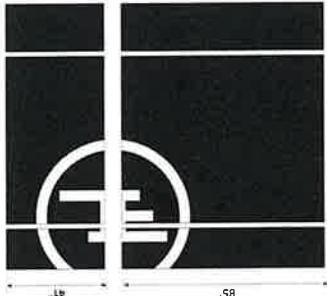
Sq. Ft.: 37

17"

70"

41"

20"



85"

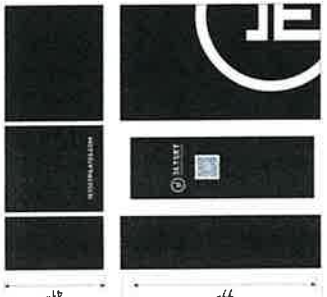
41"

22.25"

36"

48.5"

25.75"



84"

77"

1

Typical Install

Scale: NTS



REVISIONS DATES:
11/25/25 BD COMMENTS

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PROFESSIONAL SEAL

SCOTT L. LASKY # AR0016184
REGISTERED ARCHITECT
STATE OF FLORIDA

ISSUE DATE: 10/16/2025
PROJECT #: 395W.1381W2
DRAWN BY: JF
CHECKED BY: CC/SL

SIGNAGE
MATRIX

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JETSET PILATES
14554 SW 5TH ST. SUITE # 7060 PEMBROKE PINES, FL 33027



SPG – SIGNAGE CRITERIA MATRIX

Wall Signage Criteria

Tenant Name: _____
Revision Date: _____

- Two Square Feet of graphic area per linear foot of storefront for a wall sign
- Letters cannot exceed 1/8" tall for inline, less than 10,000 SF (10,000 SF Total Signage)
- For end cap units, an additional 20% of the store front sign area is allowed
- See guidelines for "Four Corners" Treatment and Treatment over 10,000 SF
- Wall signs must be located between 15' and 24' (A.F.F.) for inline retailers
- Signs shall not exceed 80% of the sign board
- 3 Letter Styles permitted:
 - Intensely illuminated channel letters flush mounted
 - Non-illuminated PVC or aluminum with other light source
 - Intensely illuminated reverse channel letters

Linear Feet of Frontage: 32' 1-1/2"

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Primary Wall Sign	1	41.2	13'-0" x 3'-0"	1/8" x 1/8"	Front	15'-4-1/2" AFF	sw7602	Flush mounted, four illuminated letters with sign with logo
Secondary Wall Sign (Endcap)	1	41.2	13'-0" x 3'-0"	1/8" x 1/8"	Front	15'-4-1/2" AFF	sw7602	Flush mounted, four illuminated letters with sign with logo
Total								

Non-Wall Signage Criteria

- One Square Foot of graphic area per linear foot of canopy frontage
- Non-Illuminated Blade sign limited to 2'-0" x 3'-0" and minimum of 7'-0" A.F.F.
- Does not contribute to non-wall signage SF
- Window signage not exceed 20% of total window area with no individual sign greater than 12 SF
- Clear band along window from 3'-0" – 6'-0" A.F.F.

Linear Feet of Frontage: 32' 1-1/2"

Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Letter Size	Elevation	Sign Height (A.F.F.)	Color	Description-Style
Blade Sign(s)	1	4	2'-4-1/2" x 2'-0"	1/8" x 1/8"	Front	8' AFF	sw7602	Double sided blade sign
Awing Sign(s)								
Wall Plaques								
Total								
Type of Sign	Quantity	Area (Sq Ft)	Dimensions	Total Window Area	Total Window Area	Total (Sq Ft)	Color	Description-Style
Window Signs/Decals	3	37	see drawing	167.00		37	white	2 white vinyl logos, entry door logo w QR code
Total								

A.F.F. = All Finished Floor


JETSET PILATES
14554 SW 5TH ST. SUITE # 7060 PEMBROKE PINES, FL 33027

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14554 SW 5TH ST. SUITE # 7060 PEMBROKE PINES, FL 33027



REVISIONS DATES: 11/25/25 BD COMMENTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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3330 NE 34TH STREET
FT. LAUDERDALE, FL 33308
WWW.LASKYARCHITECTPA.COM
PH: 954-566-5051

**BUILDING DEPARTMENT COMMENTS
RESPONSE LETTER – REVISION 1**

TO: PEMBROKE PINES BUILDING DEPARTMENT.	DATE: November 26, 2025
PROJECT: JETSET PILATES	PERMIT/PROCESS #: MSC 2025-0030
ADDRESS: 14554 SW 5TH ST. PEMBROKE PINES, FL 33027	DISCIPLINES: PLANNING

To whom it might concern:

We have received your comment letter and have revised the construction plans accordingly. All changes to our plans have been clouded and tagged as revision (delta) 1. In addition, we have provided the following responses to your comments.

PLANNING- Julia Alridge

- Existing neutral piers and black awnings over rear doors must remain unchanged. Provide notes confirming such.
RESPONSE: Noted. Note has been added in the scope of work on sheet
- Is a blade sign being installed? Additional approval process, application fees and meeting may be required if proposed at a later date.
RESPONSE: Blade sign has been added . Please refer to A-2.1
- Total window sign area of all signs in windows may not exceed 20% of window area.
RESPONSE: Window Area = 187.03 sq ft. Allowed 20% = 37.4 sq ft. Proposed =18.28 sq ft
- Please clarify sheet A-2 states sign is wall mounted, however, proposed signage details state letters on raceway.
RESPONSE: Sign is flush mounted to exterior wall. Renderings have been revised.
- Provide material board of all exterior colors, finishes, materials, awning material to be used on the façade. Label all materials and colors on the material board.
RESPONSE: Noted. Material board will be submitted at planning meeting on Dec 11th.
- If needed contact Sherrell Jones-Ruff, in Building @ (954) 628-3725, to discuss and/or set up pre-app meeting for Building Permit Process.
RESPONSE: Noted.
- Resubmittal must include an itemized response to all comments made by DRC members.
RESPONSE: Noted.

8. Further comments may apply.

RESPONSE: Noted.

We believe the above responses and corresponding plan changes have adequately satisfied the comments and explained the changes made within this submission package. Should you have any questions or would like to discuss the project at any time during your review, please contact us at (954) 566-5051.

Sincerely,
Charlotte Rockwell
Project Manager
Lasky Architect, P.A.

SUBJECT SITE AERIAL PHOTO

SPG – Jetset Pilates (MSC 2025-0030)

