

**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.

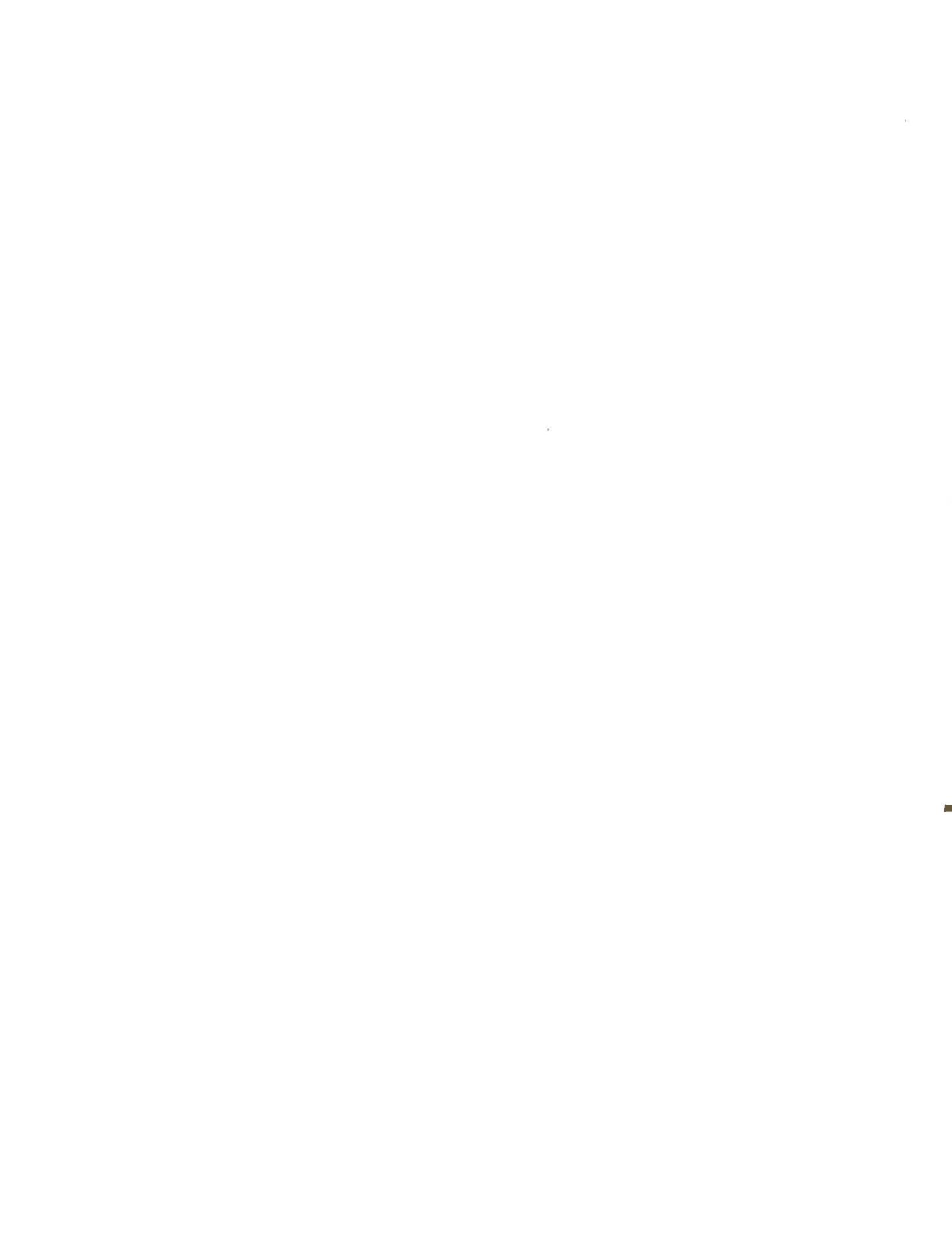
FINDINGS OF FACT: The City Commission after having heard and considered the following matters hereby makes the following findings of fact:

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 145<sup>th</sup> 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.

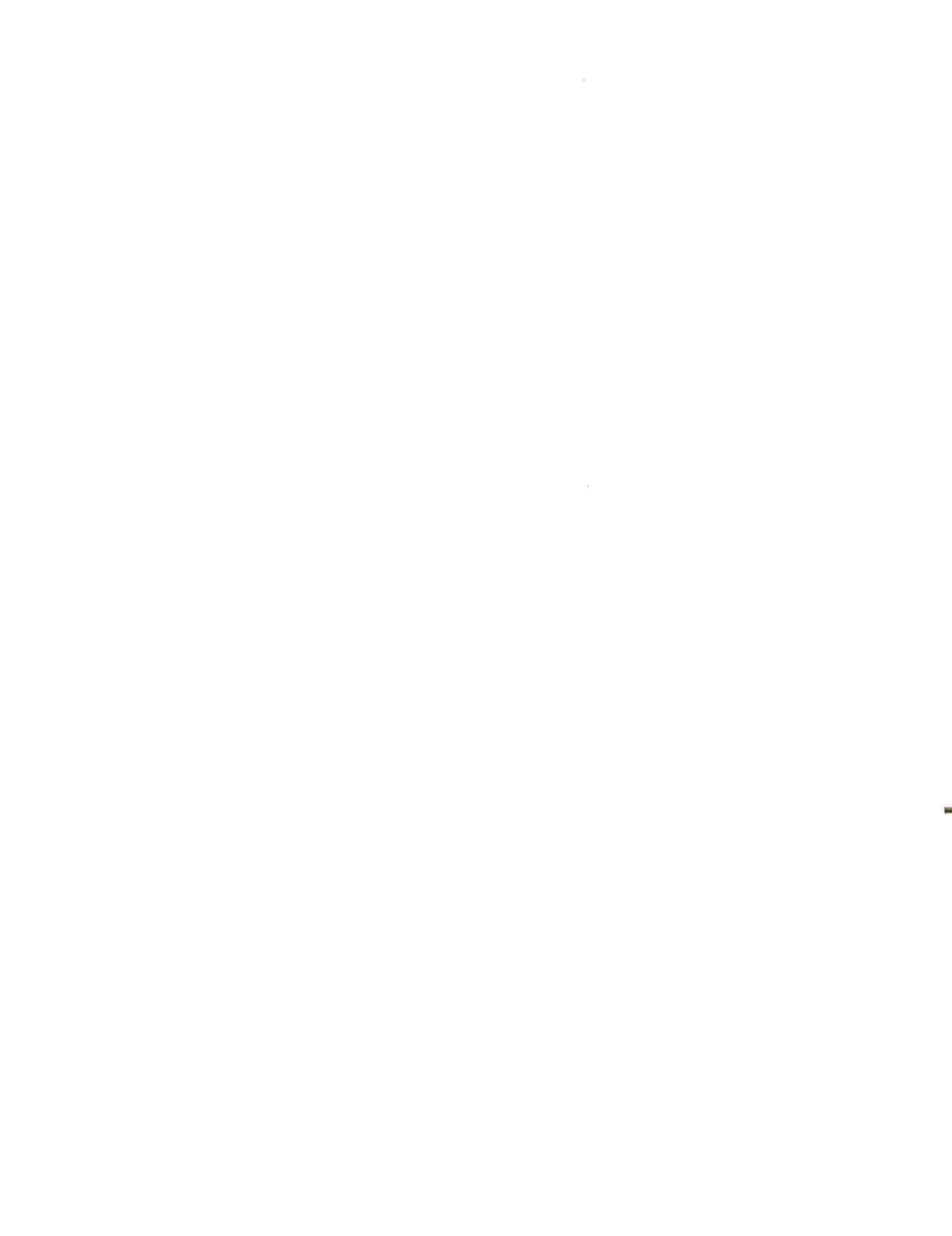
**NOTICES:** All notices or other communications required by one party to another shall be given in writing by personal delivery or by regular U.S. mail or sent by telex, facsimile or similar method of electronic communication addressed to such other party or delivered to such other party as follows:

**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, Chero, 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 4<sup>th</sup> 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.

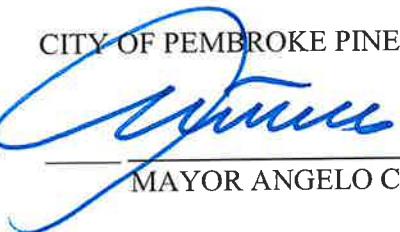
DONE AND ORDERED on this 17 day of September, 2025 in Pembroke Pines, Florida.

ATTEST:

  
GABRIEL FERNANDEZ, CITY CLERK

CITY OF PEMBROKE PINES, FLORIDA

BY:

  
MAYOR ANGELO CASTILLO

APPROVED AS TO FORM:

  
Daniel S. Green, 10/15/25,  
OFFICE OF THE CITY ATTORNEY



7

$$S \propto \gamma^{-1} \ln^{-1} \frac{E}{\gamma}$$

8

$$E_{\gamma} \propto \gamma^{-1}$$

9

$$E_{\gamma} \propto \gamma^{-1}$$

10

$$E_{\gamma} \propto \gamma^{-1}$$

11

$$E_{\gamma} \propto \gamma^{-1}$$

12

$$E_{\gamma} \propto \gamma^{-1}$$

13

$$E_{\gamma} \propto \gamma^{-1}$$

14

$$E_{\gamma} \propto \gamma^{-1}$$

15

$$E_{\gamma} \propto \gamma^{-1}$$

16

$$E_{\gamma} \propto \gamma^{-1}$$

17

$$E_{\gamma} \propto \gamma^{-1}$$

18

$$E_{\gamma} \propto \gamma^{-1}$$

19

$$E_{\gamma} \propto \gamma^{-1}$$

20

$$E_{\gamma} \propto \gamma^{-1}$$