

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

COMMISSION ORDER NUMBER: 2021-01

DATE AND AGENDA February 17, 2021

AGENDA ITEM: 14

COMMISSION ACTION: APPROVED

APPLICANT: 16000 Pines Retail Investments, LLC

FILE NUMBER: SP 2020-04, 21-0082

PETITION FOR: Pines Village Market Residences Site Plan

LOCATION: South of Pines Boulevard and East of Dykes Road

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

1. The Consent Affidavit, **Exhibit "1"**, is on file in the City Clerk's Office and by this reference is incorporated herein and made a part hereof.
2. The Site Plan, **Exhibit "2"**, is on file in the City Clerk's office and by this reference is incorporated herein and made a part hereof.
3. Economic Impact Analysis, **Exhibit "3"**, is on file in the City Clerk's Office and by this reference is incorporated herein and made a part hereof.
4. Vicinity Map, **Exhibit "4"**, is on file in the City Clerk's Office and by this reference is incorporated herein and made a part hereof.
5. The following members of the public spoke on the item or submitted public comments as reflected in the Commission meeting minutes, **Exhibit "4"**, is on file in the City Clerk's Office and by this reference is incorporated herein and made a part hereof:
  - Dennis Mele;
  - Guillermo Medina;
  - Kim Tyler;
  - Trish Mozealous;
  - Neil Feliciano;

City of Pembroke Pines  
Commission Order 2021-01  
Page 2 of 3

- Aysoltan Higgs;
- Dania Llebarez;
- Jenny Iznaga;
- Mr. and Mrs. Lopez; and,
- Mrs. Laura Fronczech.

**CONCLUSION AND ORDER:**

After consideration of the evidence presented and clarified as reflected above in the FINDINGS OF FACT the City Commission hereby APPROVES 16000 Pines Retail Investments, LLC's application for approval of a site plan for Pines Village Market Residences located south of Pines Boulevard and East of Dykes Road, as recommended by the Planning and Zoning Board.

**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

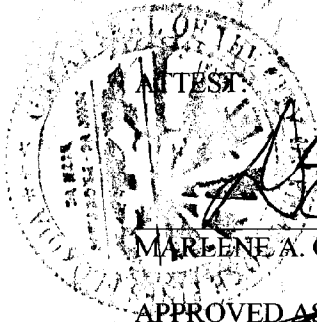
**Copy To:** Samuel S. Goren, City Attorney  
Goren, Cherof, Doody & Ezrol, P.A.  
3099 East Commercial Blvd., Suite 200  
Fort Lauderdale, Florida 33308  
Telephone No. (954) 771-4500  
Facsimile No. (954) 771-4923

**PETITIONER:** Dennis Mele  
Agent for 16000 Pines Retail Investments, LLC  
200 East Broward Boulevard  
Suite 1500  
Fort Lauderdale, FL 33301

(REMAINDER INTENTIONALLY LEFT BLANK)

City of Pembroke Pines  
Commission Order 2021-01  
Page 3 of 3

DONE AND ORDERED on this 3<sup>rd</sup> day of June, 2021, nunc pro tunc to February  
17, 2021 in Pembroke Pines, Florida.



MARLENE A. GRAHAM, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

CITY OF PEMBROKE PINES, FLORIDA

BY:

MAJOR FRANK ORTIS