



# Pembroke Plaza

## 837 Pembroke Road



Major Development Review | Conditional Use Review |  
Variance(s) Review

Application No. DB-25-06032 | CU-25-06035 | V-25-06039

**City Commission**  
May 20, 2026

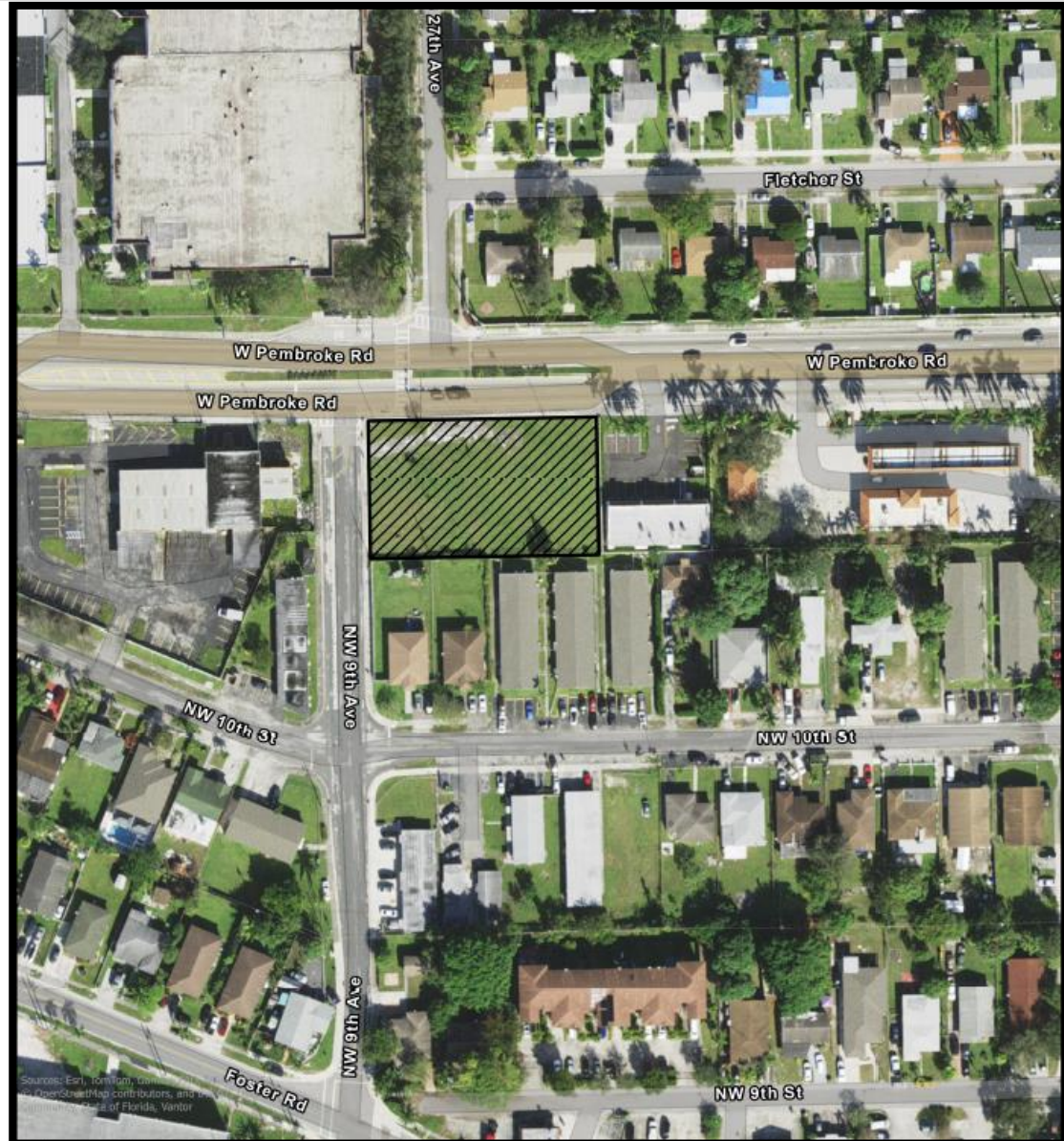
Department of Sustainable Development (DSD)

# Aerial View

Applicant:  
**Daniel Shamosh**

Project:  
**Pembroke Plaza**

Location:  
**837 Pembroke Road**



# Zoning Map

Applicant:

**Daniel Shamosh**

Project:

**Pembroke Plaza**

Location:


**837 Pembroke Road**

**Zoning: West RAC – Pembroke Road  
Subdistrict**

## Legend

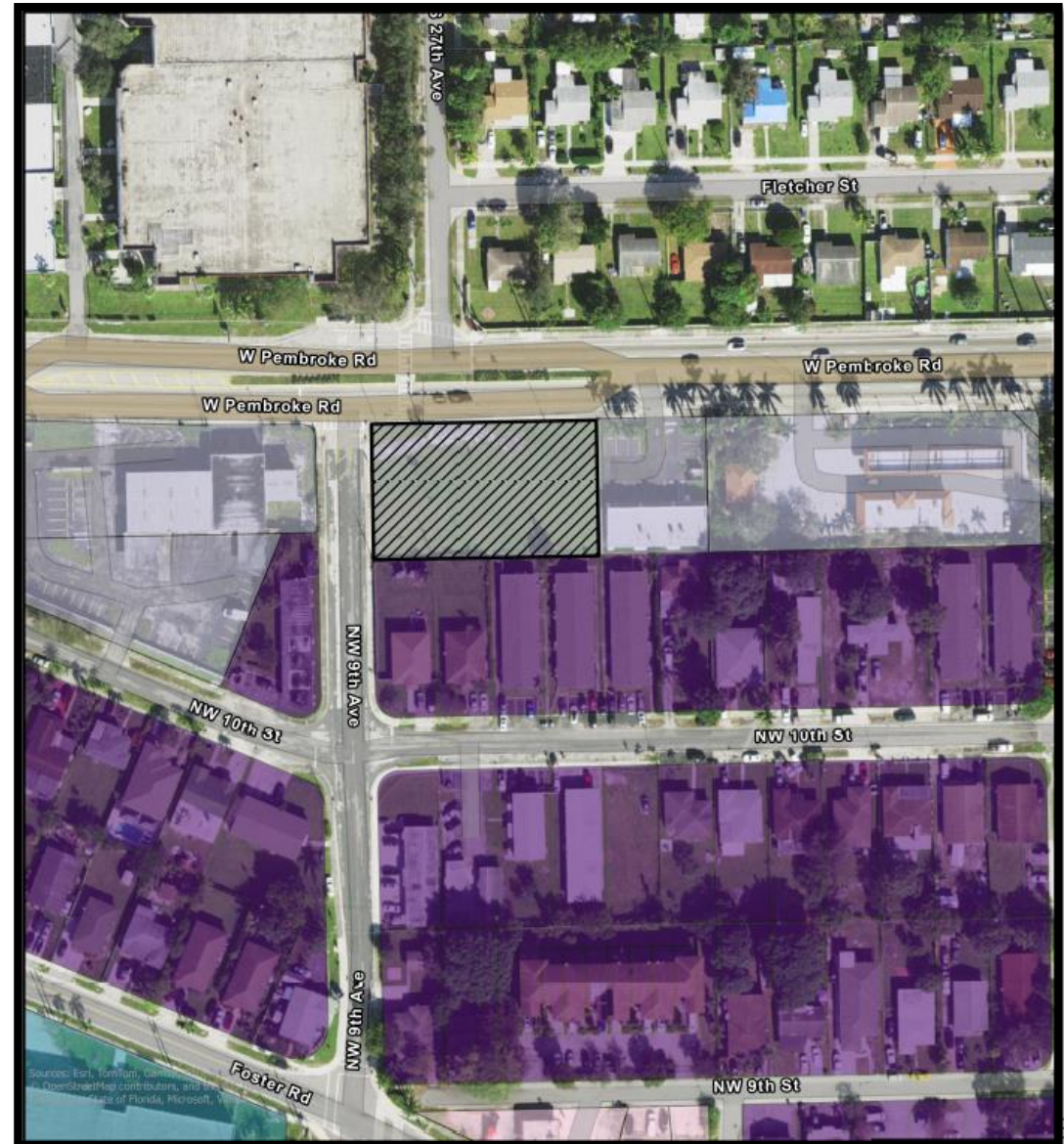
 Subject Property

## Zoning

 Educational Facility District

 West RAC - Palms Gateway

 West RAC - Pembroke Road



# Request

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## **1. Major Development Review Approval:**

Application # DB-25-06032 for a commercial development of 5,196 SF of commercial space, and a 2,305 SF drive-through facility.

## **2. Conditional Use Review Approval:**

Application # CU-25-06035 for a Conditional Use Permit pursuant to Section 32-964 to permit the drive-through component of the development.

## **3. Variance Review Approval:**

Application # V-25-06039 requesting Variances from the following code provisions:

- Sec. 32-384(e) – Perimeter Landscaping, to allow a 2-foot landscaped buffer strip, in lieu of the required 5-foot minimum buffer.
- Sec. 32-384(f) – Interior landscaping, to allow 5-foot landscaped islands at the end of a parking row, in lieu of the 7-foot minimum.

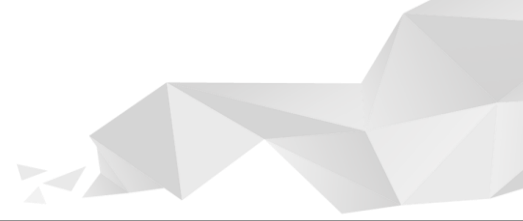
# Background

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**May 12, 2026** – The Planning and Zoning Board recommended **xxxxx** of the Major Development, Conditional Use and Variance applications by a vote of **– to --**.

# Existing Conditions



View from NW 9<sup>th</sup> Avenue

View from Pembroke Road



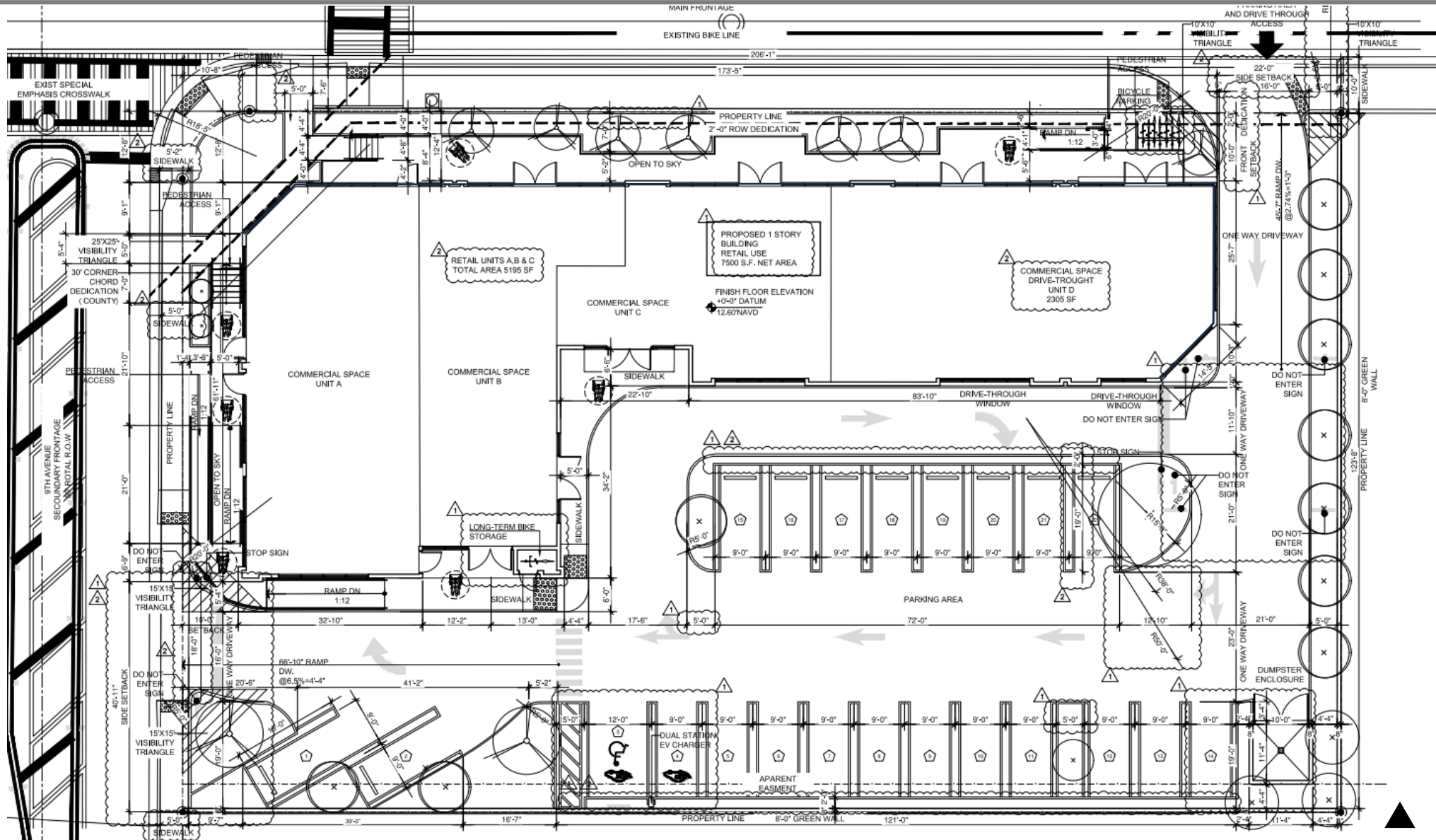
# Applicant's Proposal



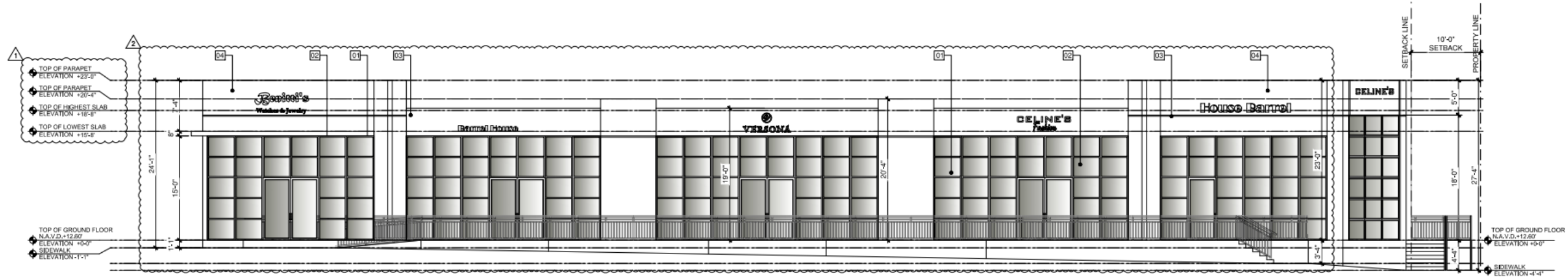
- A 1-story building 20 feet in height.
- 5,196 square feet of commercial space, and a 2,305 square-foot drive-through facility.
- Parking:
  - Rear surface parking lot with 22 spaces, including EV spaces. (22 spaces are required)
- New 10-foot-wide sidewalk along Pembroke Road
- A 2-foot ROW dedication along Pembroke Road
- An 8-foot masonry wall to screen from adjacent residential properties.



# Site Plan

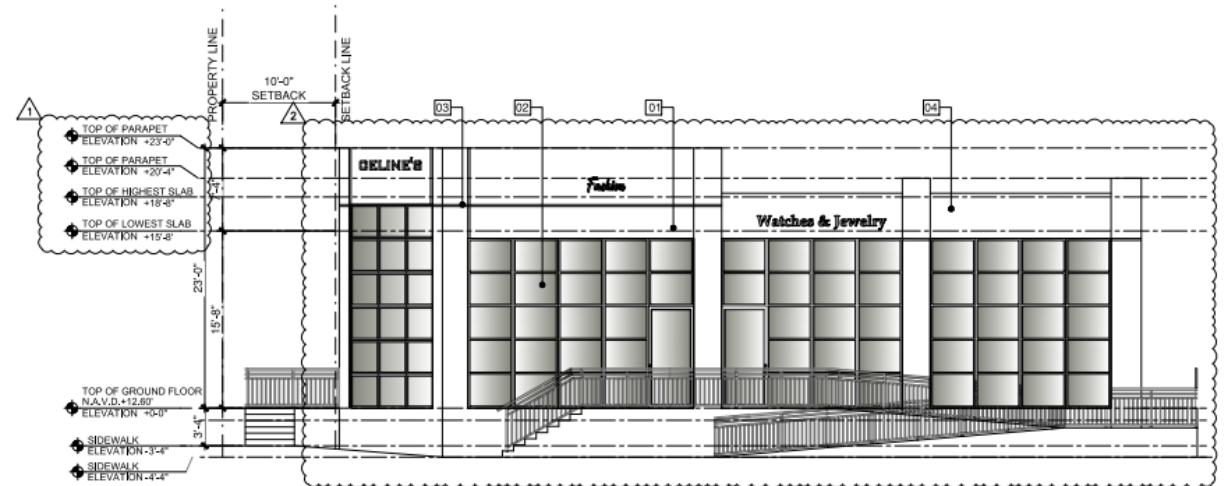


# North & West Elevations



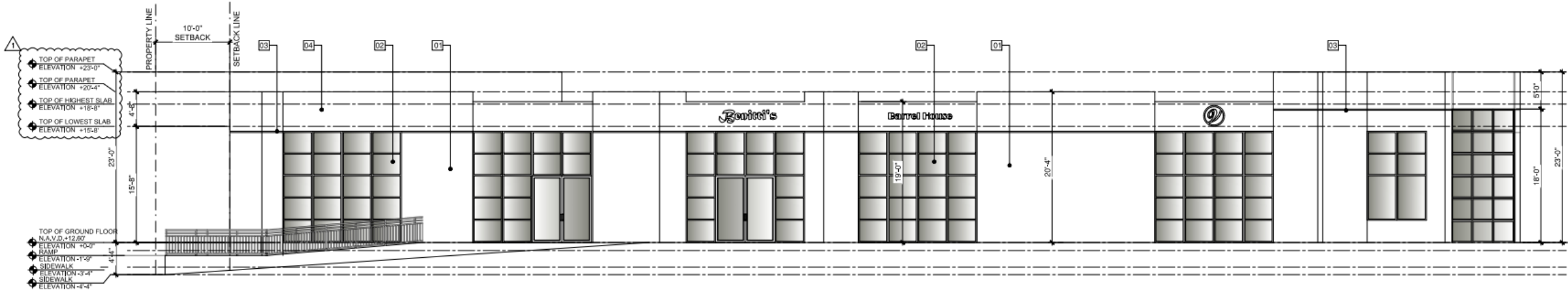
**PEMBROKE ROAD FRONT. NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

MATERIAL LEGEND	
KEY VALUE	KEYNOTE DESCRIPTION
01	MASONRY: CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, HIGH BUILD, ACRYLIC WATERPROOFING COATING (THOROCCOAT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT). COLOR PAINT TO BE SELECTED BY ARCHITECT.
02	ALUMINUM STOREFRONT ASSEMBLY, LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
03	CONCRETE SCORE LINES AT FACADE WALLS
04	PARAPET



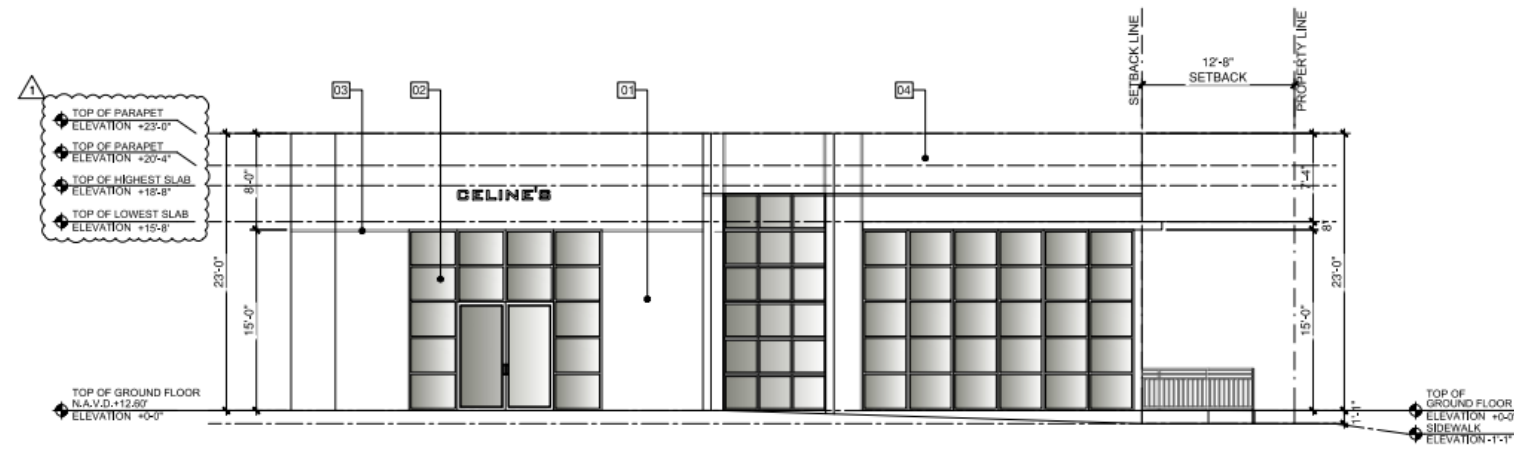
**9th AVE. WEST ELEVATION**  
SCALE 1/8" = 1'-0"

# South & East Elevations



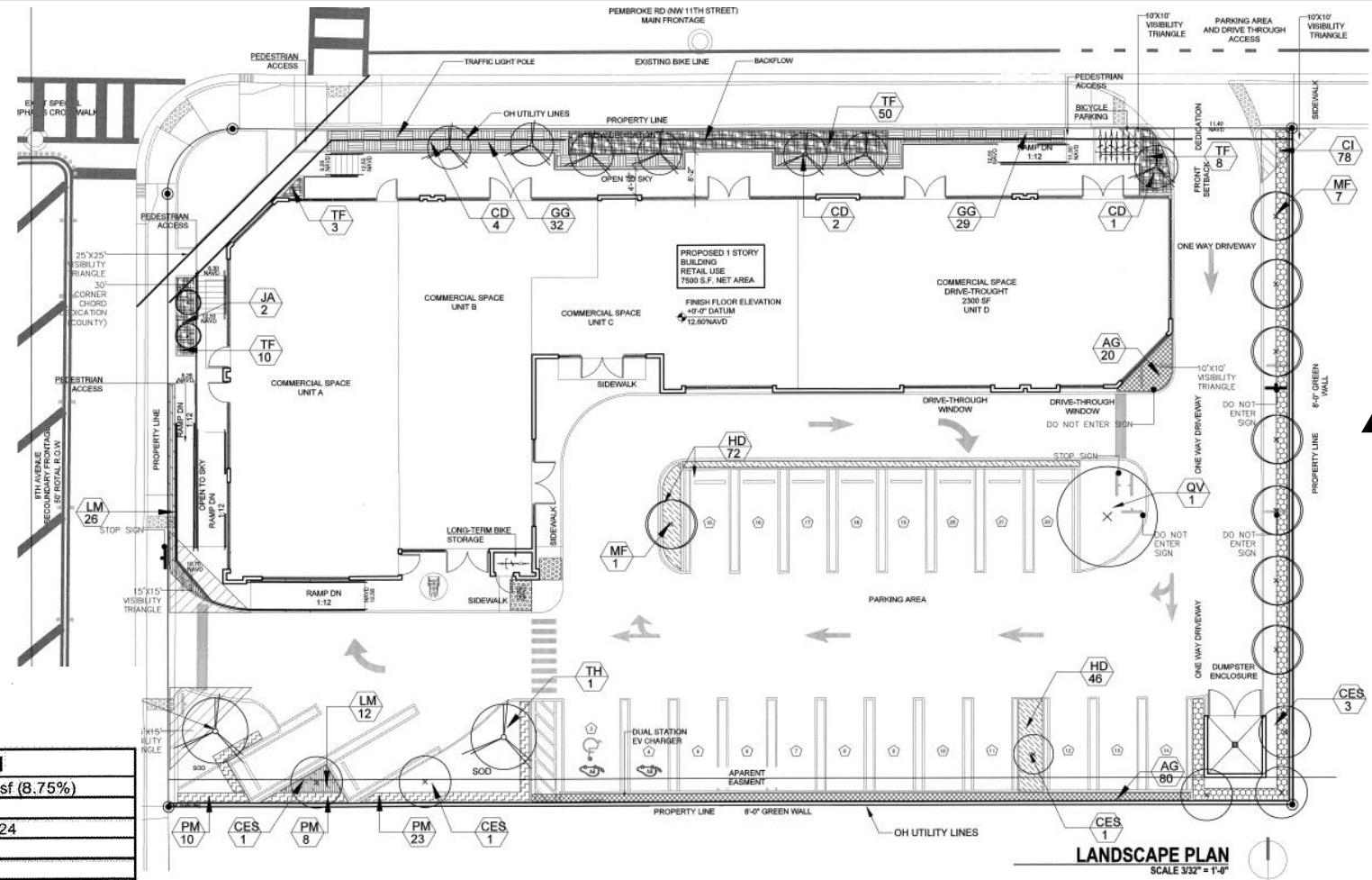
**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

MATERIAL LEGEND	
KEY VALUE	KEYNOTE DESCRIPTION
01	MASONRY: CMU/CONCRETE SUBSTRATE W/SMOOTH STUCCO FINISH, HIGH BUILD, ACRYLIC WATERPROOFING COATING (THOROCOAT BY BASF BUILDING SYSTEMS, OR ACCEPTABLE EQUIVALENT), COLOR PAINT TO BE SELECTED BY ARCHITECT.
02	ALUMINUM STOREFRONT ASSEMBLY, LAMINATED TINTED GLASS W/ A HIGH PERFORMANCE COATING; TO MEET WIND LOAD REQUIREMENTS.
03	CONCRETE SCORE LINES AT FACADE WALLS
04	PARAPET



**EAST ELEVATION**  
SCALE 1/8" = 1'-0"

# Landscaping Plan



## LANDSCAPE REQUIREMENTS

Zoning: West RAC District  
 Site: 25,593.75 SF

Description	Application	Qty Required	Qty Provided
Landscape Area	10%	2559 sf (10%)	2239.5 sf (8.75%)
Site Trees	1 tree / 1500 SF	18	24
Street Trees	1 tree / 30 LF Pembroke Road	6	0
Total Trees ( Site+ Street)		24	24
Tree Diversity		5	5 tree species
Drought Tolerant Trees	50%	24 (.50) = 12	22
Native Trees	50%	24 (.50) = 12	22
Turf	50% max	2239.5 sf (.50) = 1120 sf	850 sf
Hedges/ Plants Drought Tolerant	30%	523 (.30) = 157	444

# Variations



VARIANCES	REQUIRED/ALLOWED	PROPOSED	DEFICIENCY
<b>a) Sec. 32-384(e) – Perimeter Landscaping</b>	5-foot minimum landscaped buffer	2 feet to the property line	3 feet
<b>b) Sec. 32-384(f) – Interior landscaping</b>	7-foot minimum landscaped island width in parking lots	5-foot landscaped islands	2 feet

# Findings

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## **Major Development Review Application No. DB-25-06032**

*The application was reviewed and found compliant with standards and criteria per Section 32-787 subject to conditions.*

## **Conditional Use Application No. CU-25-06035**

*The application was reviewed and found compliant with the review criteria of Section 32-964 for a conditional use permit for the proposed drive-through facility.*

## **Variance Application No. V-25-06039**

*The application was reviewed and found generally compliant with review criteria of Section 32-965.*

# Proposed Conditions

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1. Payment of the City's water impact fee in the amount of \$17,387.25.
2. Payment of the City's sewer impact fee in the amount of \$24,485.55.
3. Payment of other City Impact fees in the amount of \$99,886.96
4. Installation of sidewalks and landscaping improvements along Pembroke Road, as shown on the plans.
5. One (1) electric vehicle charging station shall be provided as reflected in the plans, and two (2) parking spaces shall be EV-capable.
6. Compliance with the Green Building requirements at the Enhanced level.
7. The Applicant shall contract with the City for roll-out service by the Sanitation Division for servicing the dumpster/trash disposal.
8. Prior to the issuance of the building permit, a Unity of Title, in a form acceptable to the city attorney, shall be recorded in the public records of Broward County, Florida.
9. Prior to the issuance of the building permit, the Applicant shall provide a 2-foot right-of-way dedication as illustrated on plans along Pembroke Road in a form acceptable to the City Attorney.

# Recommendations

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*Staff recommends the City Commission approve the requests with the proposed conditions.*



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