



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

Summary

| | | | |
|---------------------------------|---|-----------------------------|--|
| Agenda Date: | April 23, 2026 | Application ID: | MSC 2026-0007 |
| Project: | Jiffy Lube | Project Number: | N/A |
| Project Planner: | Julia Aldridge, Planner / Zoning Technician | | |
| Owner: | Wendy's Properties LLC | Agent: | Mitch Markay |
| Location: | 17311 Pines Boulevard | Commission District: | 3 |
| Existing Zoning: | Planned Unit Development (PUD) | Existing Land Use: | Commercial |
| Reference Applications: | SP 95-117, SN 2008-29 | | |
| Applicant Request: | Color change to an existing building | | |
| Staff Recommendation: | Approval | | |
| Final: | <input checked="" type="checkbox"/> Planning & Zoning Board | | <input type="checkbox"/> City Commission |
| Reviewed for the Agenda: | Director: <u>MS</u> | | Assistant Director: <u>JD</u> |

Project Description / Background

Mitch Markay, agent, is requesting approval of a color change to the existing Jiffy Lube building located at 17311 Pines Boulevard.

The applicant was cited by the Code Compliance division for changes without approval. The following citations are on record with the Code Compliance division:

- Case #251103767 – 17311 Pines Boulevard – Paint color change without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

The following colors are proposed for the existing building and associated structures:

- Building Main Body: SW 7666 (Fleur de Sel)
- Upper Façade: SW 6314 (Luxurious Red)
- Lower Façade: SW 7674 (Peppercorn)
- Dumpster Enclosure:
 - SW 7666 (Fleur de Sel)
 - SW 7674 (Peppercorn)

No other site modifications are being proposed at this time.

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 (03/25/2026)
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:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input type="checkbox"/> Delegation Request | <input type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input checked="" type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> 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 feet 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: Jiffy Lube Exterior Paint

Project Address: 17311 Pines Boulevard

Location / Shopping Center: Wendy's

Acreage of Property: 1.2 Acres Building Square Feet: 1,965 SF

Flexibility Zone: _____ Folio Number(s): _____

Plat Name: Silver Lakes at Pem Pines Traffic Analysis Zone (TAZ): _____

Legal Description: A portion of commercial tract c-3 of the plat of Silver Lakes
at Pembroke Pines, as recorded in Plat Book 143, Page 41 of the Public Records
of Broward County, Florida.

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 |
|------|-------------|---------|--------|--------------------------|------------------------|
| | | | | | |
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| | | | | | |
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SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Wendy's Properties LLC

Owner's Address: 1 Dave Thomas Blvd, Dublin, Ohio, 43017

Owner's Email Address: _____

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

Agent: Jiffy Lube International (Car Properties LLC)

Contact Person: Mitch Markay

Agent's Address: 100 W Cypress Creek Road, Fort Lauderdale, FL 33309

Agent's Email Address: mmarkay@acejiffylube.com

Agent's Phone: 914 456 3095 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

PROPOSED

Zoning: _____

Zoning: _____

Land Use / Density: _____

Land Use / Density: _____

Use: _____

Use: _____

Plat Name: _____

Plat Name: _____

Plat Restrictive Note: _____

Plat Restrictive Note: _____

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: _____

North: _____

South: _____

South: _____

East: _____

East: _____

West: _____

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: _____

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: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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

A large rectangular box containing 25 horizontal lines, intended for the user to provide a detailed description of the project.

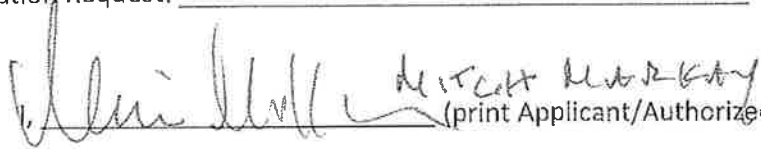
Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Wendy's Properties LLC

Authorized Representative: Mitch Markay

Application Number: _____

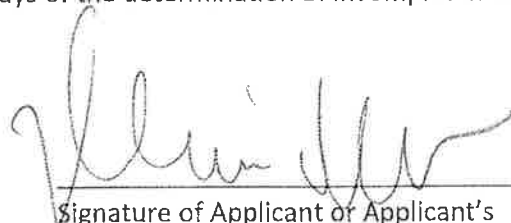
Application Request: _____



(print Applicant/Authorized Representative name), on behalf

of Wendy's Properties (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.

 1/5/26
Signature of Applicant or Applicant's Authorized Representative Date

Mitch Markay 1/5/26
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 25, 2026

To: MSC

From: Julia Aldridge, Planner / Zoning Technician

Re: MSC 2026-0007 (Jiffy Lube @ 17311 Pines Boulevard)

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.

SUBJECT SITE AERIAL PHOTO

Jiffy Lube (MSC2026-0007)





