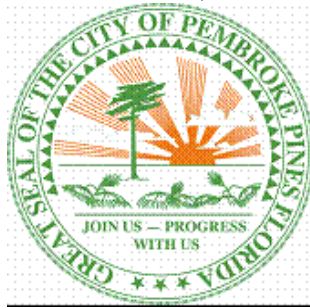


City of Pembroke Pines, FL

*City of Pembroke Pines
Planning and Zoning Board
601 City Center Way
Pembroke Pines, FL 33025*



Meeting Minutes - Draft

Thursday, March 20, 2025

6:30 PM

Commission Chambers

Planning and Zoning Board

MEETING CALLED TO ORDER

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairwoman Gonzalez, at 6:30 p.m., Thursday, March 20, 2025, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, and Labate

Also present: Joseph Yaciuk, Assistant Planning and Economic Development Director
Cole Williams, Senior Planner; Paul Hernandez, Assistant City Attorney, and Secretary McCoy.

Absent: Alternate Members Taylor and Zacharias

Secretary McCoy declared a quorum present.

OATH OF OFFICE:

Paul Hernandez, Assistant City Attorney, swore in Member Nelson Aloy.

ORGANIZATIONAL:

Sunshine Law Refresher:

Paul Hernandez, Assistant City Attorney, gave a brief overview of the Sunshine Laws.

Quasi-Judicial Proceeding Instructions:

Paul Hernandez, Assistant City Attorney, gave a brief overview of the Quasi-Judicial Proceeding

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[25-1392](#)

February 13, 2025

On a motion by Member D. Gonzalez, seconded by Vice Chairman Golditch, to approve the minutes of the February 13, 2025 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate

NAY: None

Motion Passed

NEW BUSINESS:

CONSENT AGENDA ITEMS:

Chairwoman Gonzalez inquired if any members of the board wished to pull any consent items for discussion. Vice Chairman Golditch wished to pull consent agenda item number 1.

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against any items. No one wished to speak.

2. [25-1412](#)

MSC2025-0007, SPG - Haagen Dazs, 420 SW 145 Terrace, minor façade and signage changes, miscellaneous request. (Julia) (District 4)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Alexandra Miles, agent, is requesting approval for facade and sign modifications for the existing Haagen Dazs store at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue.

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). The Haagen Dazs store is currently existing and was approved in 2019 through MSC 2019-13.

BUILDINGS / STRUCTURES:

The following materials are proposed:

- Upper Façade – Wave Natural White Wave (Glazed Porcelain Tile)

The remaining areas of the building will remain as previously approved:

- Lower Façade – YC01 Topsail (Tile)
- Accents – BM-2 White, Electrostatic Paint (Charcoal)

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 19.96 square foot illuminated side lit wall sign reading, “Haagen Dazs” in dark burgundy copy and white acrylic returns.
- One, 2.96 square foot non- illuminated double face pole mounted blade sign reading “Haagen Dazs” in burgundy copy with a white background and burgundy border.

Staff has reviewed the proposed changes by the applicant and found them to follow the approved PCD guidelines.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements.

On a motion by Member Labate, seconded by Vice Chairman Golditch, to approve, as recommended by staff, consent agenda item number 2 (MSC2025-0007, SPG – Haagen Dazs), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate

NAY: None

Motion Passed

1. [25-1405](#) **MSC2025-0006, Pembroke Lakes Mall**, 11401 Pines Boulevard, master sign plan update, miscellaneous request. (Cole) (District 2)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Ian Jackson, agent for Pembroke Lakes Mall is requesting approval for amendments to the mall’s existing Master Sign Plan. Pembroke Lakes Mall is located at 11401 Pines Boulevard. In 2016, the Master Sign Plan was approved through sign application SN2016-04. Modifications to the sign regulations were made in 2020 for entertainment tenants.

SIGNAGE:

The applicant is proposing the following modifications to the existing Master Sign Plan:

- Sign Type E.1 – Exterior Streetscape Tenant Wall Signs
 - o Allowance of 1 additional wall sign (2 total). The additional wall sign shall not exceed 40 square feet.
- Sign Type E.2 – Exterior Streetscape Tenant Sculptural Element
 - o Allowance for 1 Sculptural element.
 - o Shall not exceed 100 square feet in a 2D plane
 - o Shall not exceed 15’ in height.
 - o Must be within 50’ of the tenant bay.
 - o May be internally or externally illuminated.
- Sign Type F.2 Entertainment Tenant Signage
 - o Increase in the allowable height to 15’.
 - o Increase in the proximity to the tenant bay to 50’.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

The following members of the Planning and Zoning Board spoke:

Member Gonzalez, Vice Chairman Golditch, Members Aloy and D. Gonzalez

The following member of staff spoke:

Cole Williams, Senior Planner

The following member of the public spoke:

Will DeBrue, representing the petitioner

On a motion by Vice Chairman Golditch, seconded by Member Labate, to approve, as recommended by staff, consent agenda item number 1 (MSC2025-0006, Pembroke Lakes Mall), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL VARIANCE/INTERPRETATION/APPEAL ITEMS:

(Secretary’s Note: All affected parties were sworn under oath to give testimony in the relevant cases by the City Attorney.)

- 3. [25-1406](#) ZV2024-0009, Cooper’s Hawk, 10310 Pines Boulevard, variance request. (Cole) (District 1)
- 4. [25-1407](#) ZV2025-0002, Love & Hope Care Centers, 1595 NW 89 Terrace, variance request. (Cole) (District 1)

ITEMS AT THE REQUEST OF THE BOARD:

ITEMS AT THE REQUEST OF STAFF:

ITEMS AT THE REQUEST OF THE PUBLIC:

ADJOURNMENT:

Chairwoman Gonzalez adjourned the meeting at 7:27 p.m.

ADJOURNED:
7:27 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary