

City of Pembroke Pines, FL

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



Meeting Minutes - Final

Thursday, June 26, 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, June 26, 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 Alternate Member Jones

Absent:

Member Labate and Alternate Member Zacharias

Also present:

Cole Williams, Senior Planner
Julia Aldridge, Planner / Zoning Technician
Paul Hernandez, Assistant City Attorney, and Secretary McCoy

Secretary McCoy declared a quorum present.

OATH OF OFFICE:

Chairwoman Gonzalez noted that Heidi Jones was appointed as an alternate member at the June 18, 2025 City Commission meeting.

Paul Hernandez, Assistant City Attorney, administered the oath of office to Heidi Jones, as an Alternate Member.

Chairwoman Gonzalez noted that Alternate Member Jones will be a voting member for tonight's meeting.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[25-1695](#)

May 8, 2025

On a motion by Vice Chairman Golditch, seconded by D. Gonzalez, to approve the minutes of the May 8, 2025 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, Alternate Member Jones

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. No one wished to pull any items.

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.

1. [25-1696](#)

MSC2025-0009, SPG - Aerie, 417 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:

Jill Yaeger, agent, is requesting approval for facade and sign modifications to the new Aerie retail store (formerly New York & Co) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Aerie will be located within building 4000.

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). Architectural modifications were last made to the tenant bay in 2007 (MSC 2007-55). The tenant bay is now being divided into two separate bays 415 and 417. Aerie is taking over Bay 417. A separate application will be processed for Bay 415 once a tenant is determined.

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront building:

- Main Body: SW 7003 (Toque White).
- Accents and Trim: SW 6439 (Greenfield).
- Glass Block arch.
- Bulkhead "Ultra White" Gloss Tile accent.
- All aluminum storefront elements to be white.

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 22.15 square foot halo lit individual channel letter sign reading, "Aerie" in green copy.
- One, 3.10 square foot illuminated blade sign. The proposed sign will be white with a green border and green copy reading "Aerie".

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007, meeting. 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. Staff therefore recommends approval of this application.

2. [25-1697](#) **MSC2025-0016, SPG - Blue Mercury.**, 421 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:

Julia Rojas, agent, is requesting approval for facade and sign modifications to the new Blue Mercury retail store (formerly Salt Life) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Blue Mercury will be located within building 4000.

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). Architectural modifications were last made to the tenant bay in 2022 (MSC 2022-15).

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront building:

- Painted Brick Façade to match PMS 7546 C.
- Replacement of the existing awning with Fabric Awning – Sunbrella (Color – Capri #6075).
- Four new exterior lights- AFX BMW521 Textured Bronze exterior Sconce with integrated LED 24 W.

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 29.83 square foot edge lit individual channel letter sign reading, “Blue Mercury” in Mercurial Blue copy.
- One, 0.261 square foot awning sign displaying the store logo in deep blue.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007, meeting. 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. Staff therefore recommends approval of this application.

3. [25-1698](#) **MSC2025-0017, YouFit Plaza (AKA Pembroke Place North)**, 8913 - 9091 Taft Street, paint / color change to an existing shopping center, miscellaneous request. (Julia) (District 2)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jared Quintana, agent, is requesting approval of a color change to the existing Shopping Center (YouFit Plaza AKA Pembroke Place North) located on the northwest corner of Taft Street and Douglas Road.

The existing center was approved through SP 84-32. Modifications were last made to the building in 2017 (SN 2017-03), which included new monument signs for the center.

BUILDINGS / STRUCTURES:

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

- Main Building:
 - o Pumice MQ6-23
- Top Trim:
 - o Espresso Beans PPU5-01
- Accent:
 - o Bear Rug S-G-790
- Doors:
 - o Espresso Beans PPU5-01
- Metal Awnings/ Roof:
 - o Bear Rug S-G-790
- Bollards:
 - o Espresso Beans PPU5-01
- Monument Sign:
 - o Body: Pumice MQ6-23
 - o Trim/ Accent: Espresso Beans PPU5-01
- Dumpster Enclosure:
 - o Accent: Bear Rug S-G-790
 - o Body: Pumice MQ6-23
 - o Trash Gates/ Hardware: White 52

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

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

4. [25-1699](#)

MSC2025-0018, Bell Apartments, 16700 Sheridan Street, paint / color change to an existing multi-family development, miscellaneous request. (Cole) (District 3)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

James Bethancout, agent, is requesting approval of a color change to the existing multi-family development (Bell Apartments) located at 16700 Sheridan Street.

In 2012, the Planning and Zoning Board approval Bell Apartments (FKA

Sheridan Village Apartments) through site plan application SP2012-02). In 2019 the monument sign was modified to reflect the new ownership.

BUILDINGS / STRUCTURES:

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

- Main Building: SW 7004 (Snowbound)
- Trim: SW 7006 (Extra White), SW 7032 (Warm Stone)
- Accent: SW 7008 (Alabaster), SW 7029 (Agreeable Gray), SW 7069 (Iron Ore)

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

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

On a motion by Vice Chairman Golditch, seconded by Member Aloy, to approve, as recommended by staff, consent agenda item numbers 1 (MSC2025-0009, SPG – Aerie), 2 (MSC2025-0016, SPG – Blue Mercury), 3 (MSC2025-0017, YouFit Plaza (AKA Pembroke Place North), and 4 (MSC2025-0018, Bell Apartments), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, Alternate Member Jones

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 Assistant City Attorney Hernandez.)

5. [25-1700](#) **ZV2025-0009, Tanglewood Plaza, 9610 - 9728 Pines Boulevard, variance request. (Cole) (District 1)**

Chairwoman Gonzalez advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Sam Susi, the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Susi addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Sam Susi, agent, is requesting a parking variance for Tanglewood Plaza located at 9610 – 9728 Pines Boulevard to facilitate the conversion of an existing takeout-only tenant bay into a full-service restaurant. The variance is also intended to provide flexibility for future leasing, as outlined in the applicant's justification statement. The applicant is specifically requesting to allow 156 existing parking spaces instead of the required 186 parking spaces.

In 1984, the plaza was approved through site plan application SP84-22. In 2012, a non-concurrent parking agreement was approved to accommodate a medical use. Due to the proposed tenant mix, a non-concurrent parking agreement is no longer viable for the site.

VARIANCE REQUEST DETAILS:

The applicant is requesting a parking variance to facilitate the conversion of an existing takeout-only tenant bay into a full-service restaurant. The variance is also intended to provide flexibility for future leasing, as outlined in the applicant's justification statement. The specific request is to allow the 156 parking spaces provided, instead of the required 186 parking spaces.

To support their request, the applicant has provided the attached justification statement detailing the history of the site, proposed conversion of the existing tenant and the desire to have future flexibility with leasing. Minimum off street parking is regulated by Land Development Code section 155.605. For reference, staff has attached Table 155.605: Minimum Parking Requirements from Article 6 of the Land Development Code.

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

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Vice Chairman Golditch, Member D. Gonzalez
Alternate Member Jones

The following member of the public spoke:

Sam Susi, the petitioner

On a motion by Vice Chairman Golditch, seconded by D. Gonzalez, to grant, as determined by variance criteria "C", ZV2025-0009 (Tanglewood Plaza) to allow 156 parking spaces instead of the required 186 parking spaces, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, Alternate Member Jones

NAY: None

Motion Passed

6. [25-1701](#)

ZV2025-0010, Chabad of Pembroke Pines, 18490 Johnson Street,
variance request. (Cole) (District 4)

Chairwoman Gonzalez noted that the petitioner isn't present at this time. Staff confirmed the petitioner was expected for the meeting and requested to have the board hear the item at a later time in the meeting.

It was the consensus of the Planning and Zoning Board to hear this item later in the meeting.

CHANGE ORDER OF BUSINESS:

It was the consensus of the Planning and Zoning Board to change the order of business and hear agenda item number 7 at this time.

NEW BUSINESS:

QUASI-JUDICIAL SITE PLAN ITEMS:

7. [25-1703](#) **SP2024-0009, AT&T, 13900 Pines Boulevard, site plan amendment.**
(Cole) (District 4)

Chairwoman Gonzalez advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Leslie Lewis, attorney representing the petitioner, waived her right to a quasi-judicial proceeding.

Ms. Lewis addressed the Planning and Zoning Board. She gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Lisset Morejon, agent, is requesting approval of a wall and new egress point with associated driveway along the southern property line at the AT&T site located at 13900 Pines Boulevard.

In 1982, the site was approved through Site Plan SP 82-05. The parking lot was expanded in 1995 (SP 95-17) and 1998 (SP 98-75).

The site is currently used to support AT&T services. Currently, the only ingress/egress to the site is along the northern property line onto southwest 2nd street. The proposed improvement aims to provide better traffic flow.

ACCESS:

The applicant is proposing a new egress with associated driveway along the southern property line, providing direct access to Southwest 5th Street. This egress is intended for vehicles exiting the site and traveling northbound. Currently, northbound traffic must exit onto Southwest 2nd Street, turn right onto Southwest 145th Avenue, and then make a U-turn at the intersection of Southwest 5th Street and Southwest 145th Avenue. The proposed egress will

streamline this movement, improving traffic flow and reducing the need for circuitous routing.

BUILDINGS / STRUCTURES:

The applicant is proposing to remove the southernmost portion of existing 6' chainlink fence and replace it with a 8' tall precast concrete wall with automatic metal sliding gate. The following colors are proposed for the wall and gate:

- Wall Main Body: T141 (Misty Bay)
- Wall Accents: SW 6527 (Gibraltar), SW 7006 (Extra White)
- Gate: SW 7006 (Extra White)

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 2 trees, 7 palms, 250 shrubs, and 1025 groundcovers.
 - o Primary species of trees include: Swietenia mahagoni - West Indies mahogany and Lagerstroemia indica - Crape myrtle.
 - o Primary species of palms include: Sabal palmetto - Sabal palm and Roystonea regia - Royal palm.
 - o Primary species of shrubs include: Conocarpus erectus - Green buttonwood, Chrysobalanus icaco - 'Red Tip' cocoplum, and Ilex vomitoria - Yaupon holly.
 - o Primary species of groundcovers include: Nephrolepis exalta - Dwarf Boston fern.
- Trees remaining on site include: Quercus virginiana – Live oak, Ligustrum japonicum - Japanese privet, Roystonea regia - Royal palm, Lagerstroemia indica - Crape myrtle, and Swietenia mahagoni - West Indies mahogany.

OTHER SITE FEATURES:

The applicant is proposing 1, 20' tall concrete light pole with LED fixtures and replace of 3 existing light fixtures with LED fixtures.

STAFF RECOMMENDATION:

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

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

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Vice Chairman Golditch,
Members Aloy, D. Gonzalez, and Alternate Member Jones

The following members of the public spoke:

Leslie Lewis, attorney representing the petitioner

Ted Roux, architect representing the petitioner

On the motion by Vice Chairman Golditch, seconded by D. Gonzalez, to approve, as recommended by staff, the AT&T site plan amendment (SP2024-0009), the following vote was recorded:

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

NAY: None

Motion Passed

8. [25-1704](#) **SP2025-0003, Flamingo Pines Square Shopping Center**, 12502 - 12598 Pines Boulevard, site plan amendment. (Julia) (District 4)

Chairwoman Gonzalez advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Scott Hill, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Hill addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

JBL Asset Management, LLC, agent, is requesting architectural façade and color changes to Flamingo Pines shopping center generally located west of Flamingo Road and south of Pines Boulevard.

The Flamingo Pines Shopping center was initially approved in 1985 through SP 85-20. The project was initially developed as one shopping center. Subsequently, the shopping center was subdivided into three sections. The westernmost side is owned and occupied by Walmart, the eastern portion of the site in the Publix shopping center, and the central portion of the site is JBL's property. The proposed façade and color changes are for the central portion of the site, including buildings 3, 4, 5, 6, and 7.

The Planning and Zoning Board at its May 28, 2020 meeting approved the addition of a 7,020 square foot outbuilding. The proposed façade modifications will make the existing buildings more compatible with the recently constructed outbuilding.

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- The following colors and materials are proposed for the building:
 - o Main Body: SW 7636 (Origami White)

- o Bottom Band and Column Bases: SW 7642 (Pavestone)
- o Accents: SW 7069 (Iron Ore)
- o Monument Sign:
 - ☐ SW 7636 (Origami White)
 - ☐ SW 7642 (Pavestone)
 - ☐ SW 7069 (Iron Ore)
- The existing parapets will be squared off.
- Installation of 21 new decorative metal louvers onto existing front and west façades of buildings 6 and 7: Bahama shutter extrusions (black).
- Installation of new black canvas awning above existing door on west side of building 7.
- Installation of 40 matte black outdoor LED wall sconces on existing columns.
- Installation of 39 matte black gooseneck wall lighting located on the front facades of buildings 6 and 7.

SIGNAGE:

Existing wall signs will be reinstalled after completion of façade changes and paint. Signs located in areas where metal louvers will be installed will be relocated to the wall area directly above.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

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

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

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Vice Chairman Golditch, Alternate Member Jones

The following member of staff spoke:

Cole Williams, Senior Planner

The following members of the public spoke:

Scott Hill, architect representing the petitioner
Giselle Vergez, architect representing the petitioner

On the motion by Member Aloy, seconded by Vice Chairman Golditch, to approve, as recommended by staff, the Flamingo Pines Square Shopping Center site plan amendment (SP2025-0003), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, Alternate Member Jones

NAY: None

Motion Passed

9. [25-1705](#) **SP2025-0004, Culver's at Village of Mayfair**, 1580 S Hiatus Road, site plan application. (Cole) (District 1)

Chairwoman Gonzalez advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Manny Synalovski, architect representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Synalovski addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Michelle Diaz-Mendez, agent, requests approval to construct a free-standing drive-thru restaurant (Culver's) with associated site, signage, circulation, parking and landscape improvements within the Village of Mayfair shopping center located 1580 South Hiatus Road.

The City Commission approved the base site plan for the shopping center (SP 2006-53) at its April 18, 2007 meeting. Modifications to the site plan were made in 2007, 2008 and 2010, 2014 and 2015 (SP2015-01). The Wawa gas station was approved in 2017 through SP2017-03. Only a portion of the approved commercial shopping center and the Wawa gas station were constructed, leaving two vacant remaining parcels. The vacant parcel north of Wawa was once contemplated for a bank use but was never constructed. For the vacant parcel to the west of the Wawa the applicant is proposing Culver's and a self-storage facility. A site plan application for a self-storage facility will be heard by the Planning and Zoning Board at a later date.

The City Commission has approved the following relevant applications for the property:

- February 15, 2006 rezoning of the underlying property from R-6 (Hotel) to B-2 (General Business) with associated commercial flexibility conversion (Ordinance 1537). That rezoning approval included a restrictive covenant which restricted certain B-2 uses on the property.
- March 18, 2009, amended to the restrictive covenants (Ordinance 1636) to allow daycare facilities over 5,000 square feet within the list of approved uses.
- May 17, 2017 rezoning of the underlying property from B-2 (Community Business) to B-3 (General Business) with amended restrictive covenants (Ordinance 1878). The amended restrictive covenants allow for:
 - o Only gasoline station use within the B-3 use list
 - o B-2 (Community Business District) restricted uses.
- April 16, 2025 rezoning of the underlying property from B-3 (General

Business) to C-1 (Commercial) with amended restrictive covenants (Ordinance 2043)

- o The amended restrictive covenants allow for:
 - ☐ Only self-storage use within the C-1 use list.
 - ☐ 65' maximum height for self-storage buildings

BUILDINGS / STRUCTURES:

The proposed drive-thru restaurant (Culver's) will be 23'-6" in height and 4,285 square feet in area located west of the Wawa site in the existing parking field. The applicant is proposing the following colors and materials for the building and structures:

- Main Body: Cement Siding (Estate Gray)
- Accent: Fiber Cement Trim (Arctic White)
- Roof Edge: Regal Blue Metal
- Stone Accent: MFGR'D Stone (Echo Ridge Boral)
- Awnings: RAL 5005 (Signal Blue)
- Dumpster Enclosure and Gates: Cement Siding (Estate Gray), MFGR'D Stone (Echo Ridge Boral)
- Order Podium: Cement Siding (Estate Gray), MFGR'D Stone (Echo Ridge Boral), Regal Blue Metal

The applicant is also proposing a 500 square foot outdoor dining area to the south of the building. Five tables with associated chairs are proposed for the area. The area will be enclosed on three sides with a +/- 19" stone knee wall.

SIGNAGE:

The wall signage for the site is regulated through uniform sign plan for the shopping center and will be reviewed and approved through the building permit process. Any wall signage shown is for illustrative purposes only.

The applicant is proposing the following signage for the site.

- One, +/- 1.5 square foot internally illuminate directional sign located to the west of the drive-thru exit reading, "Thank You" on the south side and "Please Do Not Enter" on the north side in white copy.
- One, +/- 12 square foot menu board attached to the order podium in the northern drive-thru lane.

At this time, no menu board is proposed for the southern drive-thru lane. A variance and sign package will be submitted at a later date for Planning and Zoning Board review.

ACCESS / CIRCULATION:

Access to the shopping center shall remain through the existing four access points, two along Hiatus Road and two along Pembroke Road. The southern most access point along Hiatus Road and eastern most access point along Pembroke Road is ingress only. Internal driveways remain for circulation throughout the shopping center.

The proposed restaurant shall have dual drive-thru lanes situated along the

north and west elevations of the building. An additional third lane, positioned beyond the ordering point, will be designated exclusively for mobile order pickups. A minimum of five inbound stacking spaces is typically required; however, at its May 8, 2025 meeting, the Planning and Zoning Board approved Zoning Variance ZV2025-0007, permitting a reduced inbound stack of four spaces. 2 outbound stacking spaces are required, 4 are provided.

PARKING:

Code requires restaurants to have 10 parking spaces per 1,000 square feet of building area and outdoor dining to have 15 parking spaces per 1,000 square feet of area; therefore, the proposed use requires 51 parking spaces. Based current and proposed uses within the shopping center 246 parking spaces are required and 257 parking spaces are proposed.

Additionally, one bicycle rack is proposed adjacent to the southeast corner of the building.

LANDSCAPING:

The following landscape is being proposed for Culvers site:

- Installation of 42 trees, 29 palms, 648 shrubs, and 1051 ground covers.

- o Primary tree species include: Cordia sebestena - Orange geiger, Quercus virginiana - Live oak, Pinus elliottii densa- Slash pine, Myrcianthes fragrans - Simpson stopper, and Tabebuia aurea - Yellow trumpet.

- o Primary palm species include: Ptychosperma elegans - Alexander palm and Thrinax radiata - Florida Thatch palm.

- o Primary shrub species are: Chrysobalanus icaco 'Red tip' - Red tip cocoplum, Clusia guttifera - Small leaf clusia, Clusia rosea 'nana' - Dwarf pitch apple, Psychotria ligustrifolia 'Nana' - Dwarf wild coffee, Plumbago auriculata - Leadwort, Hamelia patens 'compacta' - Firebush, and Casasia clusiifolia - Seven year apple.

- o Primary groundcover species are: Juniperus chinensis 'Parsonii' - Chinese juniper, Hymenocallis latifolia - Spider lily, Dianella tasmanica 'Blueberry' - Blueberry flax lily, and Liriope muscari - Lilyturf.

- o Additionally, three (3) Quercus virginiana (Live oak), one (1) Tabebuia aurea, and three (3) Thrinax radiata - Florida Thatch palms are being protected and retained on site.

OTHER SITE FEATURES:

The site shall be illuminated by LED fixtures mounted on 6, 25' tall concrete poles. Additionally, the building will feature full cutoff accent down lighting and black wall sconces.

STAFF RECOMMENDATION:

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

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

The following members of the Planning and Zoning Board spoke:

Vice Chairman Golditch, Alternate Member Jones

The following member of staff spoke:

Cole Williams, Senior Planner

The following member of the public spoke:

Manny Synalovski, architect representing the petitioner

Mr. Synalovski informed the Planning and Zoning Board that in the near future there will be a variance request from Culver's to add additional signage and the request will have to be heard by the board.

On the motion by D. Gonzalez, seconded by Vice Chairman Golditch, to approve, as recommended by staff, the Culver's at Village of Mayfair site plan amendment (SP2025-0004), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, Alternate Member Jones

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairwoman Gonzalez noted that Member Labate and Alternate Member Zacharias have requested an excused absence from this evening's meeting.

On a motion by D Gonzalez, seconded by Vice Chairman Golditch, to excuse Member Labate and Alternate Member Zacharias from this evening's meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, Alternate Member Jones

NAY: None

Motion Passed

RESUME ORDER OF BUSINESS:

Chairwoman Gonzalez noted the petitioner for agenda item 6 is here.

It was the consensus of the Planning and Zoning Board to resume the order of business and hear agenda item number 6 at this time.

[25-1701](#)

ZV2025-0010, Chabad of Pembroke Pines, 18490 Johnson Street, variance request. (Cole) (District 4)

Chairwoman Gonzalez noted the petitioner for agenda item 6 is here.

It was the consensus of the Planning and Zoning Board to resume the order of business and hear agenda item number 6 at this time.

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

Chairwoman Gonzalez advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Rabbi Mordechai Andrusier, the petitioner, waived his right to the quasi-judicial proceedings.

Rabbi Andrusier, the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jeremy Shir, agent, is requesting a variance for the Chabad of Pembroke Pines located at 18490 Johnson Street to allow 43 existing parking spaces instead of the required 79 parking spaces. The request is to allow for future construction of the Mikveh building.

The site, previously owned and operated by the city as a daycare facility, was sold to the Chabad in 2021 for use as a religious institution. In 2025, a site plan application (SP2025-0001) was submitted to include the construction of a new freestanding building, designated to serve as a Mikveh. Due to the expansion, a parking variance is required to accommodate the increased number of parking spaces necessitated by the proposed development.

VARIANCE REQUEST DETAILS:

The applicant is requesting a variance to allow the 43 parking spaces provided, instead of the required 79 parking spaces to allow for the proposed Mikveh.

The applicant has provided the attached justification statement to support their request. Minimum off street parking is regulated by Land Development Code section 155.605. For reference, staff has attached Table 155.605: Minimum Parking Requirements from Article 6 of the Land Development Code.

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

The following members of the Planning and Zoning Board spoke:

Member Gonzalez, Vice Chairman Golditch, Alternate Member Jones

The following member of staff spoke:

Cole Williams, Senior Planner

The following member of the public spoke:

Rabbi Mordechai Andrusier, the petitioner

On a motion by Vice Chairman Golditch, seconded by Member Aloy, to grant, as determined by variance criteria "A" variance request ZV2024-0010 (Chabad Lubavitch) to allow 43 parking spaces instead of the required 79 parking spaces, the following vote was recorded:

**AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, Alternate Member Jones**

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF STAFF:

Cole Williams, Senior Planner, spoke in reference to the architectural review and paint / color approvals.

The following members of the Planning and Zoning Board spoke in reference to paint / color changes:

**Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D. Gonzalez, and Alternate Member Jones**

Cole Williams, Senior Planner, reminded the board members that, to avoid any penalties, they need to electronically file Form 1 (Statement of Financial Interests) with the State of Florida Commission on Ethics.

ADJOURNMENT:

Chairwoman Gonzalez adjourned the meeting at 8:04 p.m.

**ADJOURNED:
8:04 P.M.**

Respectfully submitted:

Sheryl McCoy, Board Secretary