

**PLANNING AND ZONING BOARD/
ARCHITECTURAL REVIEW BOARD/
LOCAL PLANNING AGENCY**

CITY OF PEMBROKE PINES, FLORIDA

To: Mayor, Vice Mayor, and Commissioners, City of Pembroke Pines, Florida
From: Planning and Zoning Board
Date: April 21, 2025
RE: Annual Review

Per Ordinance No. 1502, we are forwarding to the City Commission a summary of the board's accomplishments for 2024 – 2025 calendar year.

The Planning and Zoning Board is designated as your Local Planning Agency (LPA) per Florida Statutes and serves as your Architectural Review Board per city ordinance. The board is composed of five regular members and two alternate members and is supported by the Planning & Economic Development Department Director, Department staff, including a Board Secretary, and an Assistant City Attorney.

The report below covers the period of May 2024 through April 2025. Agendas included the following types of items: public hearings, old and new business, both quasi-judicial and non-quasi-judicial, and items at the request of the board, staff, and the public.

We would also like to note that per our request, staff and the City Attorney, provided presentations regarding the application review process, as attached, and covered the Sunshine Laws.

The following residents served on the Planning and Zoning Board as either a member or alternate member during all of or a portion of this reporting cycle:

Linda Gonzalez
Lee Golditch
Nelson Aloy
Ali Bhojani
Doris Gonzalez
Rosalie Labate
Dr. Frederick Lippman
Norman Taylor
Saji Zacharias

May 2024 – April 2025 at the 9 Board meetings, the Board heard:

3 Zoning Changes
12 Site Plans
14 Zoning Variances
25 Miscellaneous Applications

The Planning & Zoning Board, together with the Planning & Economic Development Department Director, Department staff, Board Secretary, Assistant City Attorney, and other city staff, as well as the applicants and their representatives that appeared before the Board, have worked very hard over the past year to

continue to ensure the health, safety, and welfare of all the residents of Pembroke Pines and uphold the high standards that make this city a great place to live, work, and play.

The board members, as citizen representatives, also work extremely hard on every item brought before us, as they affect the health, safety, and welfare of all the citizens of Pembroke Pines.

In summary, it has been our pleasure to serve as your appointees and to serve all the residents of Pembroke Pines.

Annual Board Report May 2024 thru April 2025

3 Zoning Changes:

ZC2024-0001, the purpose of this item is to transmit a recommendation to the City Commission, at the request of JDJ Ventures LLC, a zoning change from C-1 (Commercial) to C-1 (Commercial) with restrictive covenants for the purpose of developing a **Discount Tire** with minor vehicle repairs, generally located on the northeast corner of Pembroke Road and Douglas Road, containing approximately 9.082 acres more or less.

ZC2024-0004, the purpose of this item is to transmit a favorable recommendation to the City Commission, at the request of the Raintree of Pines LLC, a zoning change from B-3 (General Business) with existing restrictive covenants to C-1 (Commercial) with restrictive covenants for the purposes of developing a self storage facility at the **Village of Mayfair** shopping center. The shopping center is generally located at the northwest corner of Pembroke Road and Hiatus Road and containing approximately 9.9 acres more or less

ZC2024-0005, the purpose of this item is to transmit a favorable recommendation to the City Commission, at the request of Dorado Bells, LLC, a zoning change from B-3 (General Business) to C-1 (Commercial) with restrictive covenants for the purpose of developing a self storage facility, more specifically car self storage on the proposed **Collector Car Condos** (ZC2024-0005) property located at 18810 Pines Boulevard, containing approximately 1.88 acres more or less.

12 Site Plans

SP2023-0004, Baptist SFER @ Edison, generally located north of Pembroke Road, between SW 145 Avenue and I-75, site plan application.

SP2023-0006, McDonald's, 6700 Pembroke Road, site plan application.

SP2023-0007, El Car Wash Pembroke Pines, generally located on the north side of Pines Boulevard and east of NW 78 Terrace, site plan application.

SP2023-0008, Kaluz, generally located south of Pines Boulevard and west of SW 106 Avenue, site plan application.

SP2023-0009, Edison Residential, generally located north of Pembroke Road, between SW 145 Avenue and I-75, site plan amendment.

SP2024-0001, MedSquare Pembroke Pines, generally located on the southwest corner Palm Avenue and Johnson Street, site plan application.

SP2024-0003, Discount Tire, generally located on the north side of Pembroke Road between SW 87 Way and Douglas Road Pembroke Road, site plan application.

SP2024-0004, SFDC Building B, 20351 Sheridan Street, site plan application.

SP2024-0005, Fifth Third Bank, 50 S Flamingo Road, site plan amendment.

SP2024-0006, ASKAR Plaza, generally located on the northwest corner of Pembroke Road and SW 87 Way, site plan amendment.

SP2024-0008, R L Carriers, generally located on NW 209 and north of Johnson Street, site plan application.

SP2024-0010, Memorial Urgent Care, 10175 Pines Boulevard, site plan application.

14 Zoning Variances:

ZV2023-0009, Kaluz, generally located south of Pines Boulevard and west of SW 106 Avenue, variance request.

ZV2024-0001, Shoppes of Pembroke, 11210 - 11300 Pines Boulevard, variance request.

ZV2024-0002 - 0005, UniVida, 1800 N Douglas Road, variance request.

ZV2024-0006, Walmart, 151 SW 184 Avenue, variance request.

ZV2024-0007, Grand Palms Padel Courts, 110 Grand Palms Drive, variance request.

ZV2024-0009, Cooper's Hawk, 10310 Pines Boulevard, variance request.

ZV2025-0001 & 0006, 1300 N University Drive, variance request.

ZV2025-0002, Love & Hope Care Centers, 1595 NW 89 Terrace, variance request.

ZV2025-0004, Walmart, 151 SW 184 Avenue, variance request.

ZV2025-0005, Walmart, 12800 Pines Boulevard, variance request.

25 Miscellaneous Applications

6 Shops at Pembroke Gardens

19 Miscellaneous Applications

25 Total Applications

MSC2024-0006, SPG – Container Store, 14530 SW 2 Street, minor façade and signage changes, miscellaneous request. (Laura) (District 4)

MSC2024-0009, SPG – LB Eatery & Wine, 14545 SW 5 Street, minor façade and signage changes, miscellaneous request.

MSC2024-0018, SPG – Crema, 501 SW 145 Terrace, minor façade and signage changes, miscellaneous request.

MSC2024-0020, SPG – Nike, 627 SW 145 Terrace, minor re-imaging changes to façade and signage, miscellaneous request.

MSC2024-0021, SPG – Anthropologie, 14551 SW 5 Street, minor façade and signage changes, miscellaneous request.

MSC2025-0007, SPG – Haagen Dazs, 420 SW 145 Terrace, minor façade and signage changes, miscellaneous request.

MSC2022-0021, Bell’s Funeral Home, 8390 Pines Boulevard, minor façade changes including paint, addition of awnings and signage, miscellaneous request

MSC2024-0007, Edison, generally located north of Pembroke Road, between SW 145 Avenue and I-75, master sign plan, miscellaneous application.

MSC2024-0010, Char Hut Plaza, 12101 – 12221 Taft Street, color change to the existing plaza, miscellaneous plan.

MSC2024-0011, RK Pembroke Pines Plaza, 11330 – 11360 Pines Boulevard, color change to the existing plaza, miscellaneous request.

MSC2024-0013, Fairway Greens, generally located east of SW 114 Avenue and south of SW 2 Street, paint and signage modifications to an existing multi-family community, miscellaneous request.

MSC2024-0014, Extra Space Storage, 400 NW 172 Avenue, exterior color and signage changes to an existing building, miscellaneous request.

MSC2024-0015, Palm Square Shopping Center, 1640 S Palm Avenue, color change to an existing Shopping Center, miscellaneous request.

MSC2024-0016, La Brasa Grill, 295 N University Drive, paint color change and signage modifications to an existing restaurant building, miscellaneous request

MSC2024-0019, Turbo Shot Coffee and Beverages, 8579 Pines Boulevard, minor façade changes including paint, outdoor seating, and signage, miscellaneous request.

MSC2024-0022, The Box, 220 NW 180 Avenue, color and signage modifications to an existing building, miscellaneous request.

MSC2024-0023, Southbridge West, 10755 NW 10 Street, color change to existing multi-family development, miscellaneous request.

MSC2024-0025, Jiffy Lube, 8329 Pines Boulevard, minor façade changes including paint and signage, miscellaneous request.

MSC2024-0026, Big Lots Plaza, 7900 – 7996 Pines Boulevard, replacement of AC screening wall, miscellaneous request.

MSC2024-0028, Villas Central, 1603 W Golfview Drive, paint color change to the existing community buildings, and clubhouse, miscellaneous request.

MSC2025-0003, Johnson Square Plaza, 7743 - 7759 Johnson Street, minor architectural changes and uniform sign plan (USP), miscellaneous request.

MSC2025-0004, La Via Condominiums, generally located on the north side of Pines Boulevard between NW 96 Avenue and NW 96 Terrace, paint / color change to the existing multi-family development, miscellaneous request.

MSC2025-0005, PF Changs, 11401 Pines Boulevard, façade, lighting, landscaping, and entrance way changes, miscellaneous request.

MSC2025-0006, Pembroke Lakes Mall, 11401 Pines Boulevard, master sign plan update, miscellaneous request.

MSC2025-0011, Malibu Bay, 20839 NW 1 Street, paint / color change to the existing multi-family development, miscellaneous request.

Table 155.301: Application Review Processes

AMI = Approved Minutes DO = Development Order LZA = Letter from Zoning Administrator ORD = Ordinance							PER = Permit RES = Resolution ZC = Zoning Certificate I/A: If Applicable					
Steps	Pre-Application Meeting	Application Submittal	Determination of Completeness	Development Review Committee (DRC)	Staff Review	Staff-Only Decision Action	Scheduling of Public Hearing	Notice	Planning and Zoning Board (PZB) Review and Decision	City Commission Review and Decision	Board of Adjustment Review and Decision	Outcome
Application Type												
Site Plan	✓	✓	✓	✓	✓		✓	✓	✓	I/A		DO
Site Plan Amendment	✓	✓	✓	✓	✓		✓	✓	✓	I/A		DO
Administrative Review (Board Decision)	✓	✓	✓	✓	✓		✓		✓			AMI
Administrative Review (Department Decision)	✓	✓	✓		✓	✓ ¹						LZA
Zoning Change (Map)	✓	✓	✓	✓	✓		✓	✓	✓	✓ ²		ORD 2
Zoning Change (Land Development Code Text, Public)	✓	✓	✓	✓	✓		✓	✓	✓	✓ ²		ORD 2
Zoning Change (Land Development Code Text, Staff)							✓	✓	✓	✓ ²		ORD 2
Zoning Change (Land Development Code Text, City Commission)							✓	✓		✓ ²		ORD 2
Zoning Change (Planned District Text)	✓	✓	✓	✓	✓		✓	✓	✓	✓ ²		ORD 2
Comprehensive Plan Text or Map Amendment	✓	✓	✓	✓	✓		✓	✓	✓	✓ ²		ORD 2
Plat	✓	✓	✓	✓	✓		✓	✓	✓	✓		RES
Delegation Request	✓	✓	✓	✓	✓		✓	✓		✓		RES

Flexibility Allocation ³	✓	✓	✓	✓	✓		✓	✓		✓		RES /
												ORD 2
Development s of Regional Impact (DRI) Amendment	✓	✓	✓	✓	✓		✓	✓	✓	✓		ORD 2
Special Exception	✓	✓	✓		✓		✓	✓	✓	✓ ⁴		DO
Interpretation	✓	✓	✓		✓		✓	✓	✓			DO
Zoning Verification Letter		✓	✓		✓	✓						LZA
Variance (Single-Family Homeowner Residential)	✓	✓	✓		✓		✓	✓			✓	DO
Variance (Non Single-Family)	✓	✓	✓		✓				✓			DO
Landscape Permit		✓	✓		✓	✓						PER
Tree Removal or Relocation Permit		✓	✓		✓	✓						PER
Appeal of Departmental LDC Interpretation		✓	✓		✓		✓	✓	✓ ⁵		✓ ⁵	DO
Appeal of Planning and Zoning or Board of Adjustment Decisions		✓	✓		✓		✓	✓		✓		DO
Zoning Certificate of Use		✓			✓	✓						ZC

City of Pembroke Pines Planning and Zoning Board													7 Total Members, 5 Voting Members				
Attendance Record - May 2024 to April 2025																	
Member (Active in Bold)	Via	Appointed	Notes	5/23/2024	6/13/2024	July	8/8/2024	9/12/2024	10/10/2024	11/14/2024	12/12/2024	1/9/2025	2/13/2025	3/20/2025	4/10/2025	Total Excused	Total Unexcused
Gonzalez, Linda	Mayor (Citywide)	6/14/2001	Appointed Chair (6/13/2024)	X	X	No Meeting Held Summer Recess	X	X	No Meeting Held Hurricane Milton	X	E	No Meeting Held, Public Notice	X	X	X	1	0
Labatte, Rosaile	District 1	4/12/2018		X	X		X	X		X	E		X	1	0		
Golditch, Lee	District 2	8/17/2023	Appointed Vice Chair (6/13/2024)	X	X		X	X		X	E		X	1	0		
Gonzalez, Doris	District 3	6/5/2024		X	X		E	X		X	X		2	0			
Lippman, Fredrick	District 3	6/10/2004	Resigned June 2024	X													
Aloy, Nelson	District 4	1/15/2024												X	X	0	0
Bhojani, Ali	District 4	5/23/2024	Replaced 1/15/2025	X	X		X	X		X	X						
Taylor, Norman	Alternate (Mayor)	9/8/2011		X	X		A	E		A	A		X	A	A	1	5
Zacharias,, Saji	Alternate (Mayor)	5/26/2022		X	X		X	X		E	X		E	A	X	2	1
Meeting Key X = Present E = Excused Absence A = Absent (Not Excused)																	
Membership (\$32,002 • \$32,020 • \$32,080); 5 Voting Members, 2-Alternate																	