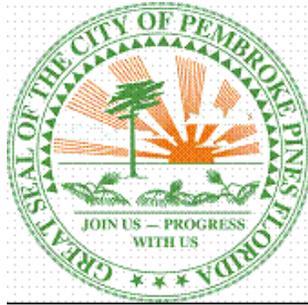


City of Pembroke Pines, FL

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



Meeting Minutes - Draft

Thursday, January 8, 2026

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, January 8, 2026, 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, Labate
Alternate Member Jones

Absent:

Alternate Member Zacharias

Also present:

Joseph Yaciuk, Assistant Planning and Economic Development Director
Cole Williams, Senior Planner
Julia Aldridge, Planner / Zoning Technician
Jacob Horowitz, City Attorney, and Secretary Graham

Secretary Graham declared a quorum present.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[26-2229](#)

December 11, 2025

On a motion by Member D. Gonzalez, seconded by Member Labate, to approve the minutes of the December 11, 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 the consent item for discussion.

Alternate Member Jones requested to pull the consent item for discussion.

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.

- 1. [26-2230](#) **MSC2025-0034, BJ’s Wholesale Club**, 13700 Pines Boulevard, paint changes to the existing building, miscellaneous request. (Julia) (District 4)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Lloyd Lords, agent, is requesting approval of a color change to the existing BJ’s Wholesale Club building located at 13700 Pines Boulevard. The existing building was approved through SP 96-69.

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 #250100011 – 13700 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:

- Upper Body/ Columns:
 - o TC-2 Gray Owl BM 2137-60
- Entrance Area Behind Signage/ Middle Band:
 - o EF-1 China White BM OC-141
- Column Base/ Accent Stripes:
 - o TC-1 Trout Gray BM 2124-20
- Man Doors/ Lower Body/ Roof/ Accents:
 - o TC-3 Red Rock BM 2005-10

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.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Golditch, Member D. Gonzalez
Alternate Member Jones

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Anthony Rodriguez, attorney representing the petitioner

On a motion by Vice Chairman Golditch, seconded by Member Aloy, to

approve, as recommended by staff, consent agenda item number 1 (MSC2025-0034, BJ’s Wholesale Club), the following vote was recorded:

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

NAY: None

Motion Passed

OLD 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 Horowitz.)

Chairwoman Gonzalez noted that agenda item numbers 2 and 3 are related and will be heard and presented together. She clarified that each item will need individual votes.

- 2. [26-2231](#) **ZV2025-0018, Memorial Manor, 777 S Douglas Road, variance request.** (Cole) (District 1)
- 3. [26-2232](#) **ZV2025-0019 - 0021, Memorial FSER, 801 S Douglas Road, variance requests.** (Cole) (District 1)

Dwayne Dickerson, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance requests.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Ferrin Signs, agent, requested five sign variances for Memorial Manor & FSER located at 801 South Douglas Road and 777 South Douglas Road. The items were first heard at the December 12, 2025 Planning and Zoning Board Meeting. ZV2025-0018 – ZV2025-0021 were deferred to the January 8, 2026 to allow for the applicant to reevaluate their request. ZV2025-0022 was approved at the December meeting.

The mailed notice and published legal advertisement reflect the original request. Since that time, however, the applicant has submitted the following revised requests to staff reducing the square footage of the monument sign and total signage for the site:

- To allow a maximum 43.57 square foot monument sign instead of the required maximum of 24 square feet for outparcel and freestanding building monument signs for both buildings
 - To allow a maximum of 163 total square feet of signage instead of the required maximum 120 total square feet of signage.
 - To allow 88 square feet of signage on the primary façade instead of the required maximum of 60 square feet of signage on the primary façade.

Memorial Manor was approved in 1988 through site plan SP88-12. In 2024, the Planning and Zoning Board approved the new Memorial FSER through site plan SP2023-0003. One (1) monument, 5 directional and 3 wall signs meeting code requirements were approved as part of the application. The current proposal reflects an update to the previously approved plan.

Should the variances be approved, the applicant must obtain all applicable building permits.

VARIANCE REQUEST DETAILS:

The applicant is requesting four sign variances for Memorial Manor & FSER. The applicant has submitted a justification statement that outlines the need for signage variances to ensure visibility and safe wayfinding for emergency responders, patients, and visitors. The revised variance requests, which besides ZV2025-0021 are smaller than the advertised requests are as follows:

- ZV2025-0018: To allow a maximum 43.57 square foot monument sign instead of the required maximum of 24 square feet for outparcel and freestanding building monument signs.
- ZV2025-0019: To allow a maximum 43.57 square foot monument sign instead of the required maximum of 24 square feet for outparcel and freestanding building monument signs.
- ZV2025-0020: To allow a maximum of 163 total square feet of signage instead of the required maximum 120 total square footage signage.
- ZV2025-0021: To allow 88 square feet of signage on the primary façade instead of the required maximum of 60 square feet of signage on the primary façade.

Signage for the site is regulated by Land Development Code. For reference, staff has attached all applicable sections from Article 6 of the Land Development Code.

City Attorney Horowitz entered quasi-judicial affected party forms, from Paul Bailey, resident Hollybrook, in opposition to the sign variances.

The following members of the Planning and Zoning Board spoke:

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

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

Dwayne Dickerson, attorney representing the petitioner, voluntarily agreed to meet with the Hollybrook community once the signs are up to address the illumines (brightness) of the "Emergency" sign on the primary facade of the property facing the community.

On a motion by Member D. Gonzalez, seconded by Vice Chairman Golditch, to grant, as determined by variance criteria "C", ZV2025-0018 (Memorial Manor) a maximum 43.57 square foot monument sign instead of the required maximum of 24 square feet for outparcel and freestanding building monument signs, the following vote was recorded:

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

NAY: None

Motion Passed

On a motion by Vice Chairman Golditch, seconded by Member D. Gonzalez, to grant, as determined by variance criteria "C", ZV2025-0019 (Memorial Manor FSER) a maximum 43.57 square foot monument sign instead of the required maximum of 24 square feet for outparcel and freestanding building monument signs, the following vote was recorded:

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

NAY: None

Motion Passed

On a motion by Vice Chairman Golditch, seconded by Member Aloy, to grant, as determined by variance criteria "C", ZV2025-0020 (Memorial Manor FSER) a maximum of 163 total square feet of signage instead of the required maximum 120 total square footage signage, the following vote was recorded:

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

NAY: None

Motion Passed

On a motion by Member Aloy, seconded by Vice Chairman Golditch, to grant, as determined by variance criteria "C", ZV2025-0021 (Memorial Manor FSER) an 88 square feet of signage on the primary façade instead of the required maximum of 60 square feet of signage on the primary façade, 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.)

4. [26-2234](#)

ZV2025-0023, LCVRN Plaza, 6726 Pembroke Road, 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.

Dr. Michael Sasoni, the petitioner, waived his right to the quasi-judicial proceedings.

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

The following summary was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Michael Sasoni, agent, is requesting a variance for the LCVRN plaza located at 6726 – 6780 Pembroke Road to allow 70 existing parking spaces instead of the required 124 parking spaces. The request is to allow for a new religious institution tenant.

The existing shopping plaza was constructed in the early 1970s. In 2014, a nonconcurrent parking plan was approved through miscellaneous application MSC2014-15. The nonconcurrent parking plan was amended administratively in 2021. Due to the proposed tenant mix and hours of operation a nonconcurrent parking plan is no longer feasible for the site.

VARIANCE REQUEST DETAILS:

The applicant is requesting a variance to allow the 70 parking spaces provided, instead of the required 124 parking spaces.

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:

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

The following member of staff spoke:

Cole Williams, Senior Planner

The following member of the public spoke:

Dr. Michael Sasoni, the petitioner

On a motion by Member Labate, seconded by Member D. Gonzalez, to grant, as determined by variance criteria "C", ZV2025-0023 (LCVRN Plaza) to allow 70 parking spaces instead of the required 124 parking spaces, the following vote was recorded:

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

NAY: Chairwoman Gonzalez

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

- 5. [26-2233](#) **SP2025-0007, Octane Garage**, 18810 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.

Dennis Mele, attorney representing the petitioner, waived his right to a quasi-judicial proceeding.

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

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Brandon Roth, agent, requests approval to construct a self-storage facility for the purpose of storing collector cars with associated site, signage, circulation, parking and landscape improvements located at 18810 Pines Boulevard.

On April 16, 2025, the City Commission approved the rezoning of the underlying property from B-3 (General Business) to C-1 (Commercial) with amended restrictive covenants (Ordinance 2044). The amended restrictive covenants allow for only self-storage use within the C-1 use list.

The building shall consist of 24 bays. The bays will be sold as a shell, and the bay owners shall be responsible for the permitting and build out. An association between the owners will be formed for the maintenance of the site.

BUILDINGS / STRUCTURES:

The proposed self-storage facility located in the middle of the vacant parcel will be 29' in height and 39,384 square feet in area. The applicant is proposing

the following colors and materials for the building and structures:

- Main Body: SW 7015 (Repose Gray), SW 7006 (Extra White)
- Accent: SW 6092 (Decisive Yellow), SW 7006 (Extra White)
- Awnings: Black Anodized Aluminum
- Dumpster Enclosure: SW 7015 (Repose Gray)
- Dumpster Gates: SW 6092 (Decisive Yellow)
- Masonry Wall: SW 7006 (Extra White)
- Sliding Gates: SW 6092 (Decisive Yellow)

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.

ACCESS / CIRCULATION:

Primary access to the site is provided from Pines Boulevard via a shared access road with the self-storage buildings to the west and north, and the multi-tenant buildings currently under construction to the north. The parcel will include a single ingress/egress point located at the northeast corner of the vacant parcel.

Due to the proposed site configuration, the building is classified as a limited-access structure. Fire Prevention has approved the plan as a limited-access structure and there will be additional requirements upon permitting. The applicant has submitted a letter acknowledging they will be subject to additional fire safety requirements during the permitting process.

PARKING:

Code requires self-storage facility to have 0.5 parking spaces per 1,000 square feet of building area; therefore, the proposed use requires 20 parking spaces. 11 of the parking spaces shall be standard spaces and 9 shall be parallel.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 51 trees, 24 palms, 618 shrubs:
 - o Primary tree species include: Clusia rosea – Pitch Apple, Cocoloba diversifolia – Pigeon Plum, Conocarpus erectus – Green Buttonwood, Quercus virginiana – Southern Live Oak and Swietenia mahagoni – West Indian Mahogany.
 - o Primary palm species include: Ptychosperma elegans – Double Alexander Palm, Ptychosperma elegans – Alexander Palm and Roystonea regia – Royal Palm
 - o Primary shrub species include: Chrysobalanus icaco – Red Tip Cocoplum, Clusia guttifer – Small Leaf Clusia, Conocarpus erectus – Green Buttonwood, Conocarpus erectus sericeus – Silver Buttonwood, Pennisetum setaceum – White Fountain Grass, Rondeletia leucophylla – Panama Rose and Schefflera arboricola – Green Arbutus

OTHER SITE FEATURES:

The site shall be illuminated by 12 wall mounted LED fixtures. No additional site lighting is proposed at this time.

STAFF RECOMMENDATION:

Approval subject to the satisfaction of Fire Prevention’s and Engineering’s comments at the time of permitting.

Chairwoman Gonzalez inquired if the petitioner accepts staff recommendations.

Dennis Mele, attorney representing the petitioner, answered in the affirmative.

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, Member Aloy, D. Gonzalez, Labate
Alternate Member Jones

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On the motion by Vice Chairman Golditch, seconded by Member D. Gonzalez, to approve, as recommended by staff, the Octane Garage site plan application (SP2025-0007), the following vote was recorded:

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

NAY: None

Motion Passed

ADJOURNMENT:

Chairwoman Gonzalez adjourned the meeting at 7:39 p.m.

ADJOURNED:
7:39 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary