

**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 15, 2026  
RE: Annual Review

Per Ordinance No. 1502, we are forwarding to the City Commission a summary of the board's accomplishments for 2025 – 2026 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 2025 through April 2026. Agendas included the following types of items: public hearings, old and new business, consent, 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 staff and the City Attorney have provided presentations regarding the application review process and covered the Sunshine Laws.

**MEMBERS:**

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:

Members:

Rosalie Labate (District 1)  
Lee Golditch (District 2)  
Doris Gonzalez (District 3)  
Nelson Aloy (District 4)  
Linda Gonzalez (District 4)

Alternate Members:

Heidi Jones (District 3)  
Norman Taylor (District 2)  
Saji Zacharias (District 3)

**THE BOARD HEARD:**

2 Zoning Changes  
7 Site Plans  
19 Zoning Variances  
35 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.

**REQUESTS:**

The Planning & Zoning Board is requesting that the City Commission consider supporting the establishment of an after-the-fact architectural review fee for commercial owners that paint their buildings without obtaining the required City Staff and Planning and Zoning Board review. In developing this fee, the City should also consider an educational component to ensure commercial property owners are aware of the existing requirement for Planning and Zoning Board approval prior to any exterior painting or façade modifications.

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 2025 thru April 2026

### 2 Zoning Changes:

**ZC2024-0002**, The purpose of this item is to transmit a favorable recommendation to the City Commission, at the request of the FR Pembroke Gardens, LLC, a zoning map change from **Shops at Pembroke Gardens** (ZC2024-0002) Planned Commercial District (PCD) to Mixed Use District (MXD) for the purpose of facilitating the development of approximately 308 +/- multi-family dwelling units with the allocation of 44 flex units on the subject property, generally located south side of Pines Boulevard, between I-75 and SW 145 Avenue, and containing approximately 40.89 acres more or less.

RELATED APPLICATION: ZC2024-0003: A zoning text change to modify and convert the design guidelines for the Shops at Pembroke Gardens from Planned Commercial District (PCD) to Mixed Use District (MXD) to be heard concurrently on same agenda.

**ZC2024-0003**, The purpose of this item is to transmit a favorable recommendation to the City Commission, at the request of FR Pembroke Gardens, LLC, a zoning text change to modify and convert the design guidelines for the **Shops at Pembroke Gardens** (ZC2024-0003) from Planned Commercial District (PCD) to Mixed Use District (MXD) to reflect the future commercial and residential development on the subject property. The proposed zoning text change will modify the Conceptual Master Plan and Design Guidelines. The proposed text modifications to the existing design guidelines, master plan and exhibits are to allow approximately 308 +/- multi-family dwelling units with the allocation of 44 flex units, for the property generally located on the south side of Pines Boulevard, between I-75 and SW 145 Avenue, and containing approximately 40.89 acres more or less.

RELATED APPLICATION: ZC2024-0002: A map change to the Shops at Pembroke Gardens (PCD) design guidelines to be heard concurrently on same agenda.

### 7 Site Plans

**SP2024-0007, Shops at Pembroke Gardens Residential**, generally located on the south side of Pines Boulevard, between I-75 and SW 145 Avenue on the 2.7 +/- acre parcel within the Shops at Pembroke Gardens site, site plan application.

**SP2024-0009, AT&T**, 13900 Pines Boulevard, site plan amendment.

**SP2025-0001, Chabad Lubavitch of Pembroke Pines**, 18490 Johnson Street, site plan amendment.

**SP2025-0003, Flamingo Pines Square Shopping Center**, 12502 – 12598 Pines Boulevard, site plan amendment.

**SP2025-0004, Culver's at Village of Mayfair**, 1580 S Hiatus Road, site plan amendment.

**SP2025-0005, H & M Pines Storage**, 1520 S Hiatus Road, site plan amendment.

**SP2025-0007, Octane Garage**, 18810 Pines Boulevard, site plan amendment.

### 19 Zoning Variances:

**ZV2024-0008, Towngate**, Walkways generally located within the Cedar Way community south of Sheridan Street and east of Dykes Road, variance request.

**ZV2025-0007, Culver's**, 1580 S Hiatus Road, variance request.

**ZV2025-0008, Village of Mayfair Shopping Center**, generally located north of Pembroke Road and West of Hiatus Road, variance request.

**ZV2025-0009, Tanglewood Plaza**, 9610 – 9728 Pines Boulevard, variance request.

**ZV2025-0010, Chabad Lubavitch of Pembroke Pines**, 18490 Johnson Street, variance request.

**ZV2025-0011 - 0013, Culver's at Village of Mayfair**, 1580 S Hiatus Road, variance requests.

**ZV2025-0014 & 0015, Pembroke Falls Recreational Facility**, 1651 NW 136 Avenue, variance requests.

**ZV2025-0018, Memorial Manor**, 777 S Douglas Road, variance request.

**ZV2025-0019 - 0022, Memorial FSER**, 801 S Douglas Road, variance requests.

**ZV2025-0023, LCVRN Plaza**, 6726 Pembroke Road, variance request.

**ZV2025-0024 & 0025, Walmart**, 12800 Pines Boulevard, variance request.

**ZV2026-0001, Oasis Church**, 12201 SW 14 Street, variance request.

## **32 Miscellaneous Applications**

**12 Shops at Pembroke Gardens**

**23 Citywide**

**35 Total Applications**

### **SHOPS AT PEMBROKE GARDENS**

**MSC2025-0009, SPG – Aerie**, 417 SW 145 Terrace, minor façade and signage changes, miscellaneous request.

**MSC2025-0012, Shops at Pembroke Gardens**, generally located on the south side of Pines Boulevard, between I-75 and SW 145 Avenue, Master Sign Plan update, miscellaneous request.

**MSC2025-0013, SPG – Agave Bandido**, 14535 SW 5 Street, expansion of existing restaurant to include minor façade changes, miscellaneous request.

**MSC2025-0014, SPG – SL Blake & Co.**, 312 SW 145 Terrace, minor façade and signage changes, miscellaneous request.

**MSC2025-0016, SPG – Blue Mercury.**, 421 SW 145 Terrace, minor façade and signage changes, miscellaneous request.

**MSC2025-0022, SPG - Coach**, 525 S 145 Terrace, miscellaneous façade and/or signage, miscellaneous request.

**MSC2025-0024, SPG – Rowan**, 415 SW 145 Terrace, miscellaneous façade and/or signage, miscellaneous request.

**MSC2025-0030, SPG – Jet Set Pilates**, 14554 SW 5 Street, miscellaneous façade and/or signage, miscellaneous request.

**MSC2025-0031, SPG – J Jill**, 308 SW 145 Terrace, miscellaneous façade and/or signage, miscellaneous request.

**MSC2026-0002, SPG - Pottery Barn**, 14572 SW 5 Street, minor façade and signage changes, miscellaneous request.

**MSC2026-0003, SPG - West Elm**, 14570 SW 5 Street, minor façade and signage changes, miscellaneous request.

**MSC2026-0004, SPG - William & Sonoma**, 14567 SW 5 Street, minor façade and signage changes, miscellaneous request.

### **CITYWIDE**

**MSC2024-0024, Lexus of Pembroke Pines**, 16150 Pines Boulevard, minor façade and canopy changes to the drive through service area, miscellaneous request.

**MSC2025-0008, Bank of America, 80 S Flamingo Road**, paint / color change to the existing building and minor site improvements, miscellaneous request.

**MSC2025-0010, Firestone**, 11288 Pines Boulevard, paint / color change to the existing building, miscellaneous request.

**MSC2025-0015, Marela Apartments**, 250 NW 130 Avenue, paint / color change to an existing multi-family development, miscellaneous request.

**MSC2025-0017, YouFit Plaza (AKA Pembroke Place North)**, 8913 - 9091 Taft Street, paint / color change to an existing shopping center, miscellaneous request.

**MSC2025-0018, Bell Apartments**, 16700 Sheridan Street, paint / color change to an existing multi-family development, miscellaneous request.

**MSC2025-0020, Pines Professional Center.**, 9050 Pines Boulevard, paint / color change to the existing building, miscellaneous request.

**MSC2025-0021, Midas**, 12391 Pembroke Road, installation of a new onsite canopy, miscellaneous request.

**MSC2025-0023, Memorial Manor**, 777 S Douglas Road, roof material change along with minor façade changes, and paint / color change to the existing building, miscellaneous request.

**MSC2025-0025, Pura Vida**, 10590 Pines Boulevard, minor façade changes and paint / color change to the existing building, miscellaneous request.

**MSC2025-0027, Shoppes at Pembroke**, 11210 – 11300 Pines Boulevard, paint / color changes to the existing center, miscellaneous request.

**MSC2025-0028, Wells Fargo**, 12440 Pines Boulevard, paint / color changes to the existing center, miscellaneous request.

**MSC2025-0032, Pierpoint Five Condo II**, generally located north of Johnson Street between NW 11 Street and NW 118 Terrace, paint changes to Buildings 11 – 19 and replacement of the wooden fences, miscellaneous request.

**MSC2025-0033, Saving Grace Church Seventh-day Adventist**, 7351 Pines Boulevard, paint change and monument sign, miscellaneous request.

**MSC2025-0034, BJ's Wholesale Club**, 13700 Pines Boulevard, paint changes to the existing building, miscellaneous request.

**MSC2025-0035, Wells Fargo**, 8900 Pines Boulevard, paint changes to the existing building, miscellaneous request.

**MSC2025-0036, Wells Fargo**, 702 N University Drive, paint changes to the existing building, miscellaneous request.

**MSC2026-0001, Walmart**, 151 SW 184 Avenue **and Outparcel Buildings** 18310 – 18318 Pines Boulevard, paint changes to the existing buildings, miscellaneous request.

**MSC2026-0006, Chase Bank**, 390 S Flamingo Road, paint and minor sign changes to the existing building, miscellaneous request.

**MSC2026-0008, SKECC Realty, Inc**, 1300 N University Drive, , miscellaneous request.

**MSC2026-0007, Jiffy Lube**, 17311 Pines Boulevard, paint changes to the existing building, miscellaneous request.

**MSC2026-0010, Plaza 67**, 6700 – 6740 Pines Boulevard, paint changes to the existing building, miscellaneous request.

**MSC2026-0011, Boulevard Animal Hospital**, 6590 Pines Boulevard, paint changes to the existing building, miscellaneous request.

Discussion and review of the **Land Development Codes**.

ATTENDANCE 2025-2026

May 2025 – April 2026

	Chairman L Gonzalez	V Chairman Golditch	Member Aloy	Member D. Gonzalez	Member Labate	A. Member Jones	A. Member Zacharias
5/08/25	EA	EA	P	EA	P	N/A	VM P
6/26/25	P	P	P	P	EA	P	EA
8/14/25	P	P	P	P	P	P	P
9/11/25	P	P	EA	P	P	VM P	EA
10/09/25	P	P	P	EA	EA	VM P	VM P
11/13/25		Meeting	Was	Cancelled			
12/11/25	P	EA	P	P	P	VM P	EA
01/08/26	P	P	P	P	P	P	A
02/12/26	P	P	P	EA	EA	VM P	A
03/12/26	P	P	P	P	P	P	P
04/23/26	EA	P	P	P	P	P	VM P

Meetings are scheduled for the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of the Month but, due to the expiration of the Governor’s virtual meeting option the Board reduced the number of meetings to try and maintain minimal contact.

ATTENDANCE	PRESENT	ABSENT	EXCUSED ABSENCE
Chairman Linda Gonzalez District 4	8	2	2
Vice Chairman Lee Golditch District 2	8	2	2
Member Nelson Aloy District 4	9	1	1
Member Doris Gonzalez District 3	8	2	2
Member Rosalie Labate District 1 Appt. April 12, 2018	7	3	3
Alternate Member Jones District 2	9	0	Wasn't an alternate until the June meeting
Alternate Member Zacharius District 3	5	5	3

TOTAL TO DATE MEETINGS = 10

Mayor Castillo appointments May 1, 2024:

Chairwoman Gonzalez – Continuing Member since June 14, 2001

Alternate Member Zacharias - Continuing Alternate Member since May 26, 2022

Member Aloy was appointed by Commissioner Hernandez at the January 15, 2025 meeting, but was not sworn in until the March 20 meeting.

Mayor Castillo appointment at the June 18, 2025 meeting:

Alternate Member Jones

**P = Present**

**A = Absent**

**EA = Excused Absence**

**VM = Alternate / Voting Member**