

# **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, October 9, 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, October 9, 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  
Member Aloy, Alternate Members Jones and Zacharias

**Absent:**

Members D. Gonzalez and Labate

**Also present:**

Joseph Yaciuk, Assistant Planning and Economic Development Director  
Cole Williams, Senior Planner  
Julia Aldridge, Planner / Zoning Technician  
Paul Hernandez, Assistant City Attorney, and Secretary McCoy

Secretary McCoy declared a quorum present.

Secretary McCoy noted that Alternate Members Jones and Zacharias will be voting members for tonight's meeting.

## SELECTIONS:

**25-1995**

Nomination for Chair

The floor was opened for nominations.

Vice Chairman Golditch nominated Linda Gonzalez. Member Aloy seconded the nomination. There were no other nominations.

On a motion by Vice Chairman Golditch, seconded by Member Aloy, to appoint Linda Gonzalez as Chair, the following vote was recorded:

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

**NAY:** None

**Motion Passed**

**25-1996**

Nomination for Vice Chair

The floor was opened for nominations.

Chairwoman Gonzalez nominated Vice Chair Golditch. Member Aloy seconded the nomination. There were no other nominations.

On a motion by Chairwoman Gonzalez, seconded by Member Aloy, to appoint

Member Golditch as Vice Chair, the following vote was recorded:

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

NAY: None

Motion Passed

## SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

## APPROVAL OF MINUTES:

[25-1989](#)

September 11, 2025

On a motion by Vice Chairman Golditch, seconded by Member Aloy, to approve the minutes of the September 11, 2025 meeting, the following vote was recorded:

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

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. [25-1990](#)

**MSC2025-0025, Pura Vida**, 10590 Pines Boulevard, minor façade changes and paint / color change to the existing building, miscellaneous request. (Julia) (District 1)

The following staff report was entered into the record:

#### PROJECT DESCRIPTION / BACKGROUND:

Omer Horev, agent, is requesting approval for facade modifications to the new Pura Vida Miami restaurant (formerly Burger- Fi) at City Center, generally located south of Pines Boulevard and west of Palm Avenue.

The City Commission at its November 12, 2015, meeting approved the City Center Mixed Use District (MXD) guidelines for this property. The City Commission later approved Phase 1 site plan which consisted of four shopping center buildings and several grassed areas for future perimeter buildings. Pura Vida is located in perimeter building 1 (located at the northwest corner of the shopping center) which was approved in 2017 through SP 2017-04.

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 #250702301 – 10590 Pines Boulevard – Architectural modifications without Planning and Zoning Board approval.

Board approval of this plan and completion of required building permits will bring this violation into compliance.

**BUILDINGS / STRUCTURES:**

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

- Main Body: Stucco to mimic shiplap painted Behr Ultra Pure White with Semi-Gloss finish
- Accents: Beige/ Neutral Stone Wall Tile (existing)
- Trim: DE 6350 (Evershield Eggshell)
- Existing silver-grey aluminum storefront to remain
- Six Fresno Framed Medium sconces with Aged Iron finished on west elevation.

**SIGNAGE:**

Signage for this building is required to comply with the approved master sign plan for this shopping center and has been reviewed and approved via the building permitting process.

Staff has reviewed the proposed changes by the applicant and found them to follow the approved MXD 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.      [25-1991](#)**

**MSC2025-0027, Shoppes at Pembroke**, 11210 - 11300 Pines Boulevard, paint / color changes to the existing center, miscellaneous request. (Julia) (District 1)

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Taylor Uston, agent, is requesting approval of a color change to the existing Shopping Center (Shoppes at Pembroke FKA Century Plaza) generally located south of Pines Boulevard and west of Hiatus Road. The existing center was approved through SP 84-34.

**BUILDINGS / STRUCTURES:**

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

- Main Building:
  - o SW 7064 (Passive)
- Trim/ Accent:
  - o SW 7067 (Cityscape)
- Roof:
  - o SW 7067 (Cityscape)
- Dumpster Enclosure:
  - o SW 7064 (Passive)
  - o SW 7067 (Cityscape)

The existing monument signs are dark grey baked enamel and will not be painted. The existing awnings will be replaced with black fabric.

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.

**3.        [25-1993](#)**

**MSC2025-0028, Wells Fargo**, 12440 Pines Boulevard, paint / color changes to the existing center, miscellaneous request. (Julia) (District 4)

**PROJECT DESCRIPTION / BACKGROUND:**

The following staff report was entered into the record:

Stephen Michael Mellett Sr., agent, is requesting approval of a color change to the existing Wells Fargo Bank building located at 12440 Pines Boulevard. The existing bank building was approved through SP 87-20 and Wells Fargo took over from Wachovia Bank in 2010.

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 #250902829 – 12440 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:

- Main Building:
  - o SW 7017 (Dorian Grey)
  - o SW 7077 (Original White)
- Trim/ Accent:
  - o SW 7018 (Dovetail)
  - o SW 7019 (Gauntlet Gray)

- Storefront (windows and doors trim):
  - o SW 6991 (Black Magic)
- Dumpster Enclosure:
  - o SW 7077 (Original White)

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 Alternate Member Zacharias, to approve, as recommended by staff, consent agenda item numbers 1 (MSC2025-0025, Pura Vida), 2 (MSC2025-0027, Shoppes at Pembroke), and 3 (MSC2025-0028, Wells Fargo), the following vote was recorded:

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

**NAY:** None

**Motion Passed**

**ITEMS AT THE REQUEST OF THE BOARD:**

Vice Chairman Golditch noted that he will be unable to attend the November meeting and may also have to miss the December meeting.

Chairwoman Gonzalez noted that Members Labate and D. Gonzalez have requested an excused absence from this evening's meeting.

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

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

**NAY:** None

**Motion Passed**

**ITEMS AT THE REQUEST OF STAFF:**

4. [25-1992](#) Discussion and review of the Land Development Codes.

Joseph Yaciuk, Assistant Planning and Economic Development Director, gave a brief overview of the proposed changes. He also noted how House Senate Bill 180 (Disaster Bill), which was recently passed, is retroactive to August 2024 and runs through 2027, and the impact it has on any proposed changes to the Code. He added that if a hurricane hits near the City during that period, SB 180 restrictions would be extended by an additional year.

**DESCRIPTION / BACKGROUND:**

The City Commission at its March 17, 2021, meeting voted to approve the Land Development Code (LDC) update to the City's Code of Ordinances via Ordinance 1963. The intent of the update was to modernize, consolidate and clarify the City's Land Development regulations. On April 21, 2021, the City Commission approved the LDC update effective date of April 26, 2021.

As a living document, city staff is committed to updating the LDC on a regular basis to ensure that it reflects the latest State Statutes as well as changing policies and procedures within the City.

The City Commission has approved amendments to the Land Development Code at the following meetings:

- June 15, 2022, via Ordinance 1989
- June 18, 2024, via Ordinance 2022

City staff is now presenting the third amendment to the LDC's for review.

The following sections of the LDC are being recommended for changes as a result of this third amendment:

- 155.204 Acronyms
- 155.306 Application Submittal Procedures
- 155.311 Application Appeal Process
- 155.426 Residential Multi-Family (R-MF)
- 155.521 Pawn Shops
- 155.605 Minimum Off Street Parking Requirements
- 155.606 Parking Space Dimensions
- 155.611 Drive-Thru Stacking Spaces
- 155.620 General - Accessory Buildings and Structures
- 155.621 Supplemental Regulations for Accessory Buildings and Structures
- 155.632 Bufferyard Between Residential and Non-Residential
- 155.655 Fences, Walls and Hedges
- 155.657 Landscape Plan Requirements
- 155.666 Irrigation Standards
- 155.670 Duties of Property Owner for General Landscape Maintenance
- 155.675 Standards for Tree Removal or Relocation Permit Issuance
- 155.686 General Lighting Standards
- 155.687 Non-Residential Lighting Standards
- 155.699 Permanent Signs
- 155.6107 Prohibited Signs

In addition to the changes above, the city will also be presenting modifications of the following sections to the City Commission. The changes proposed are subject to final legal review.

- 155.203 Definitions
- 155.301 Development Applications
- 155.314 Live Local Administrative Approval Process
- Recovery Residences

A matrix is attached which describes the changes to each section in general. City staff also provides a separate attachment which outlines the specific changes to the Code in strikethrough and underline format.

**STAFF RECOMMENDATION:**

Transmit to the City Commission with a favorable recommendation.

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Vice Chairman Golditch  
Alternate Member Jones

The following members of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director  
Paul Hernandez, Assistant City Attorney

On a motion by Vice Chairman Golditch, seconded by Member Aloy, to transmit to the City Commission with a favorable recommendation, the following vote was recorded:

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

**NAY:** None

**Motion Passed**

**ADJOURNMENT:**

Chairwoman Gonzalez adjourned the meeting at 7:14 p.m.

**ADJOURNED:**  
**7:14 P.M.**

Respectfully submitted:

Sheryl McCoy  
Board Secretary