

February 12, 2026

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, February 12, 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
Member Aloy and Alternate Member Jones

Absent: Members D. Gonzalez, Labate, and Alternate Member Zacharias

Also present: Joseph Yaciuk, Assistant Planning and Economic Development Director
Cole Williams, Senior Planner
Julia Aldridge, Planner / Zoning Technician
Mike Cirullo, Assistant City Attorney, and Secretary McCoy

Secretary McCoy declared a quorum present.

Secretary McCoy noted that Alternate Member Jones will be the voting member for tonight’s meeting.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

On a motion by Member Aloy, seconded by Vice Chairman Golditch, to approve the minutes of the January 8, 2026 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:
CONSENT AGENDA:

Chairwoman Gonzalez inquired if any members of the board wished to pull any of the consent items for discussion. No one wished to pull any items.

Chairwoman Gonzalez requested to pull item numbers 1 and 2 for discussion.

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against any of these items. No one wished to speak.

1. **MSC2025-0035, Wells Fargo**, 8900 Pines Boulevard, paint changes to the existing building, miscellaneous request. (Julia) (District 1)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Stephen Michael Mellet Sr., agent, is requesting approval of a color change to the existing Wells Fargo bank building located at 8900 Pines Boulevard.

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 #250601896 – 8900 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 Body:
 - Dorian Gray (SW 7017)
- Trim/ Accent detail:
 - Dovetail (SW 7018)
- Trim on Columns:
 - Original White (SW 7077)
- Trim:
 - Gauntlet Gray (SW 7019)
- Trim on storefront doors and windows:
 - Black Magic (SW 6991)
- Dumpster enclosure:
 - Dorian Gray (SW 7017)

The wooden fence enclosing the equipment on the south side of the building was

replaced with a 6' high white metal fence.

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.

2. **MSC2025-0036, Wells Fargo**, 702 N University Drive, paint changes to the existing building, miscellaneous request. (Julia) (District 1)

PROJECT DESCRIPTION / BACKGROUND:

Stephen Michael Mellet Sr., agent, is requesting approval of a color change to the existing Wells Fargo bank building located at 702 N University Drive.

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 #251203983 – 702 N University Drive – Paint color change without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

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

- Main Body:
 - Dorian Gray (SW 7017)
- Trim/ Accent detail:
 - Dovetail (SW 7018)
- Trim on Columns:
 - Original White (SW 7077)
- Trim:
 - Gauntlet Gray (SW 7019)
- Trim on storefront doors and windows:
 - Black Magic (SW 6991)
- Dumpster enclosure:
 - Dorian Gray (SW 7017)

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:

Chairwoman Gonzalez, Alternate Member Jones

The following member of the public spoke:

Nicholas Abroe, representing the petitioner

3. **MSC2026-0001, Walmart**, 151 SW 184 Avenue and Outparcel Buildings 18310 – 18318 Pines Boulevard, paint changes to the existing buildings, miscellaneous request. (Julia) (District 4)

PROJECT DESCRIPTION / BACKGROUND:

Audrey Rivera, agent, is requesting miscellaneous plan approval for a color change to the Silver Lakes Center. Silver Lakes Center is located south of Pines Boulevard and east of SW 184 Avenue. Silver Lakes Center currently consists of 2 buildings, Walmart and an outbuilding (O'Reilly Auto Parts, West Pines Modern Dentistry, and Starbucks)

BUILDINGS / STRUCTURES:

The applicant is requesting the approval of the following exterior colors for the Walmart:

- Main Body:
 - P49E Dark Gray
- Entrance Area Behind Signage/ Middle Band:
 - P218E True Blue

The applicant is requesting the approval of the following exterior colors for the outbuilding:

- Main Body to remain the same (SW 6651 Cherish Cream)
- Accents:
 - Paint existing pink surfaces P49E Dark Gray

Additionally, the applicant will paint the monument sign Cream (SW 1368) with accents to match Windsurf Blue (SW 1755).

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.

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 (MSC2025-0035, Wells Fargo), 2 (MSC2025-0036, Wells Fargo), and 3 (MSC2026-0001, Walmart), the following vote was recorded:

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

NAY: None

Motion Passed

Chairwoman Gonzalez inquired what the procedure is when painting is done without proper approvals.

Joseph Yaciuk, Assistant Planning and Economic Development Director, explained the process.

The following members of the Planning and Zoning board spoke in reference to how these types of items should appear on the agenda:

Chairwoman Gonzalez, Alternate Member Jones

The following member of staff spoke in reference to how these types of items should appear on the agenda:

Joseph Yaciuk, Assistant Planning and Economic Development Director

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 Assistant City Attorney.)

4. **ZV2025-0024 & 0025, Walmart**, 12800 Pines Boulevard, variance request. (Cole)
(District 4)

Wesley Hevia, attorney representing the petitioner, 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:

Wesley Hevia, agent for Wal-Mart, is requesting two lighting variances for Wal-Mart, located at 12800 Pines Boulevard to allow a maximum 15.8 foot candles, instead of a maximum of 12 foot candles as allowed by Code, and a maximum of 5,000k CCT, instead of a maximum of 4,000k CCT. The enhanced lighting is primarily for the areas of the parking which contain the online order pickup spaces and electric vehicle charging spaces.

The building was approved in 1993 through site plan SP 93-48 as a Home Depot. In 2010, through SP 2010-07 the building was repurposed for the current tenant Walmart.

In 2019, both ZV 2019-06 and MSC 2019-17 were approved to allow 10 short term parking spaces and associated canopy. Additionally, in 2022, site plan application SP2022-0005 was approved to allow an addition to the existing building to accommodate online orders.

On April 10, 2025, ZV2025-0005 was approved to allow a maximum of 31 short term parking spaces, instead of a maximum of 10 short term parking spaces allowed by code.

VARIANCE REQUEST DETAILS:

The applicant is requesting two lighting variances for Wal-Mart, which as outlined in the applicant justification statement are intended to allow for enhanced lighting primarily in the areas of the parking lot which contain the online order pickup spaces and electric vehicle charging spaces:

- ZV2025-0024: to allow a maximum 15.8 foot candles, instead of a maximum of 12 foot candles as allowed by Code

- ZV2025-0025: to allow a maximum of 5,000k CCT, instead of a maximum of 4,000k CCT.

The applicant has provided the attached photometric plan, light fixture specification sheet, and justification statement to support their request. General lighting standards are regulated by Land Development Code section 155.686. For reference, staff has attached the code section 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 Aloy, Alternate Member Jones

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Wesley Hevia, attorney representing the petitioner

Mr. Hevia noted for the record that the variance requests are only for the areas of the parking lot which contain the online order pickup spaces and electric vehicle charging spaces

On a motion by Member Aloy, seconded by Vice Chairman Golditch, to grant, as determined by variance criteria "C", ZV2025-0024 (Walmart) to allow a maximum of 15.8 foot candles instead of the required maximum of 12 foot candles, the following vote was recorded:

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

NAY: None

Motion Passed

On a motion by Vice Chairman Golditch, seconded by Member Aloy, to grant, as determined by variance criteria "C", ZV2025-0025 (Walmart) to allow a maximum of 5,000k

Color Correlated Temperature (CCT) instead of a maximum of 4,000k Color Correlated Temperature (CCT), the following vote was recorded:

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

NAY: None

Motion Passed

- 5. **ZV2026-0001, Oasis Church**, 12201 SW 14 Street, variance request. (Cole) (District 1)

Monika Entin, attorney representing the petitioner, waived her right to the quasi-judicial proceedings.

Ms. Entin addressed the Planning and Zoning Board. She gave a brief overview of the proposed variance request.

The following summary was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Monika Entin, agent, is requesting a parking variance for the Oasis Church located at 12201 SW 14th street to allow 224 proposed parking spaces instead of the required 281 parking spaces. The request is to accommodate the proposed new church building and repurposing of the existing facilities.

The existing church was approved in 1989 through site plan SP89-25. The site currently consists of a church building, two office buildings and a storage shed.

The applicant has submitted a site plan application, SP2025-0002 requesting approval to construct a new 21,578 square foot church building. The existing church building is proposed to be retrofitted for educational and retail uses. One existing office building shall remain on site and retrofitted for storage. Should this variance request be approved, the site plan will be heard at a later date.

VARIANCE REQUEST DETAILS:

The applicant is requesting a variance to allow 224 proposed parking spaces provided, instead of the required 281 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.

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
Mike Cirullo, Assistant City Attorney
Cole Williams, Senior Planner

The following members of the public spoke:

Monika Entin, attorney representing the petitioner
Andre Martinez, engineer representing the petitioner
Perry Ecton, 1355 SW 122 Way

On a motion by Vice Chairman Golditch, seconded by Member Aloy, to grant, as determined by variance criteria "A", ZV2026-0001 (Oasis Church) to allow 224 parking spaces instead of the required 281 parking spaces, the following vote was recorded:

AYE: Vice Chairman Golditch, Member Aloy, Alternate Member Jones

NAY: Chairwoman Gonzalez

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairwoman Gonzalez noted that the State of Florida passed the "Yes in God's Back

Yard” law (Senate Bill 1730) which authorizes religious institutions to build affordable housing on their property, bypassing strict local zoning restrictions. She also noted that there are churches in northern and central Florida that have started implementing the housing program.

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

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

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

NAY: None

Motion Passed

Vice Chairman Golditch spoke in reference to attendance policy and procedures.

The following members of the Planning and Zoning Board spoke in reference to attendance policy and procedures:

Chairwoman Gonzalez, Vice Chairman Golditch, Alternate Member Jones

The following members of staff spoke in reference to attendance policy and procedures:

Joseph Yaciuk, Assistant Planning and Economic Development Director
Secretary McCoy

Alternate Member Jones spoke in reference to how items are placed on the agenda.

The following members of the Planning and Zoning spoke in reference to how items are placed on the agenda:

Chairwoman Gonzalez, Vice Chairman Golditch
Member Aloy, Alternate Member Jones

The following members of staff spoke in reference to how items are placed on the agenda:

Joseph Yaciuk, Assistant Planning and Economic Development Director
Mike Cirullo, Assistant City Attorney

It was the consensus of the Planning and Zoning Board to continue the current placement of the items.

ADJOURNMENT:

Chairwoman Gonzalez adjourned the meeting at 8:07 p.m.

ADJOURNED:

8:07 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary