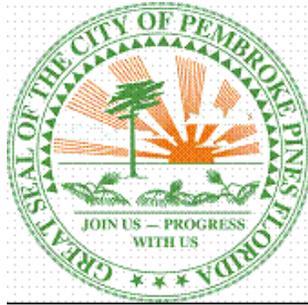


City of Pembroke Pines, FL

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



Meeting Minutes - Final

Thursday, April 10, 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 Vice Chairman Golditch, at 6:30 p.m., Thursday, April 10, 2025, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit: Vice Chairman Golditch, Members Aloy, D Gonzalez, Labate, and Alternate Member Zacharias

Absent: Chairwoman Gonzalez and Alternate Member Taylor

Also present: Joseph Yaciuk, Assistant Planning and Economic Development Director; Cole Williams, Senior Planner; Paul Hernandez, Assistant City Attorney; and Secretary McCoy.

Secretary McCoy declared a quorum present.

Secretary McCoy noted that Alternate Member Zacharias will be a voting member for tonight's meeting.

On a motion by Member Labate, seconded by Member D. Gonzalez, to excuse Chairwoman Gonzalez, the following vote was recorded:

AYE: Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate
Alternate Member Zacharias

NAY: None

Motion Passed

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[25-1455](#) March 20, 2025

On a motion by Member Labate, seconded by Member Gonzalez, to approve the minutes of the March 20, 2025 meeting, the following vote was recorded:

AYE: Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate
Alternate Member Zacharias

NAY: None

Motion Passed

NEW BUSINESS:

CONSENT AGENDA ITEMS:

Vice Chairman Golditch inquired if any members of the board wished to pull any consent items for discussion. No one wished to pull any items.

Vice Chairman Golditch inquired if there was anyone from the public who wished to speak either for or against any items. No one wished to speak.

1. [25-1456](#)

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. (Julia) (District 1)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Anacelis Torres, agent, is requesting approval of a color change to the existing multi-family development (La Via Condominiums) located at 9635 NW 1 Court. The original Green Key Apartment buildings were approved in the 1990s through SP 95-53. In 2005, the Planning and Zoning Board approved exterior color change and signage for La Via Condominiums.

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 #250100294 – 9635 NW 1 Court – Exterior Changes without City approval.

BUILDINGS / STRUCTURES:

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

- Main Building Upper Façade:
 - o Silver Lakes 1598
- Main Building Lower Façade:
 - o Hearthstone 1601
- Building Trim:
 - o Chantilly Lace 2121-70
- Doors:
 - o Graphite 1603
- Railings:
 - o White PM-2
- Club House, Entrance and Guard House:
 - o Silver Lakes 1598
 - o Hearthstone 1601
 - o Chantilly Lace 2121-70
- Rear Perimeter Wall:
 - o Hearthstone 1601
- Dumpster Enclosure:
 - o Hearthstone 1601

o Chantilly Lace 2121-70

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. [25-1457](#)

MSC2025-0005, PF Chang’s, 11401 Pines Boulevard, façade, lighting, landscaping, and entrance way changes, miscellaneous request. (Cole) (District 2)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Ian Jackson, agent for Pembroke Lakes Mall is requesting approval for amendments to the mall’s existing Master Sign Plan. Pembroke Lakes Mall is located at 11401 Pines Boulevard. In 2016, the Master Sign Plan was approved through sign application SN2016-04. Modifications to the sign regulations were made in 2020 for entertainment tenants.

SIGNAGE:

The applicant is proposing the following modifications to the existing Master Sign Plan:

- Sign Type E.1 – Exterior Streetscape Tenant Wall Signs
 - o Allowance of 1 additional wall sign (2 total). The additional wall sign shall not exceed 40 square feet.
- Sign Type E.2 – Exterior Streetscape Tenant Sculptural Element
 - o Allowance for 1 Sculptural element.
 - o Shall not exceed 100 square feet in in a 2D plane
 - o Shall not exceed 15’ in height.
 - o Must be within 50’ of the tenant bay.
 - o May be internally or externally illuminated.
- Sign Type F.2 Entertainment Tenant Signage
 - o Increase in the allowable height to 15’.
 - o Increase in the proximity to the tenant bay to 50’.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

3. [25-1464](#)

MSC2025-0011, Malibu Bay, 20839 NW 1 Street, paint / color change to the existing multi-family development, miscellaneous request. (Julia) (District 3)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Luis Felipe Cadavid, agent, is requesting approval of a color change to the existing multi-family development (Malibu Bay) located at 20839 NW 1 Street.

BUILDINGS / STRUCTURES:

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

- Main Building:
 - BM CSP-5 (Perspective)
- Building Trim:
 - BM AF-5 (Frostline)
- Doors and Railings:
 - SW 7019 (Gauntlet Gray)
- Club House:
 - BM CSP-5 (Perspective)
 - BM AF-5 (Frostline)
 - SW 7019 (Gauntlet Gray)
- Entry Monument:
 - BM CSP-5 (Perspective)
 - BM AF-5 (Frostline)
- Gate House:
 - BM CSP-5 (Perspective)
 - BM AF-5 (Frostline)
 - SW 7019 (Gauntlet Gray)
- Perimeter Wall:
 - BM CSP-5 (Perspective)

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 Member Labate, seconded by Member Aloy, to approve, as recommended by staff, consent agenda item numbers 1 (MSC2025-0004, La Via Condominiums), 2 (MSC2025-0005, PF Chang’s), and 3 (MSC2025-0011, Malibu Bay), the following vote was recorded:

AYE: Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate
Alternate Member Zacharias

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.)

Vice Chairman Golditch noted that agenda item numbers 4 and 5 are related.

He also noted that the items can be heard at the same time, but will require individual votes.

- 4. [25-1459](#) **ZV2025-0001, 1300 N University Drive**, 1300 N University Drive, variance request. (Cole) (District 2)
- 5. [25-1466](#) **ZV2025-0006, 1300 N University Drive**, 1300 N University Drive, variance request. (Cole) (District 2)

Vice Chairman Golditch advised that these are quasi-judicial matters. 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.

Jennifer Berriel, representing the petitioner, waived her right to a quasi-judicial proceeding.

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

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jennifer Berriel, agent for the property owner, is requesting a variance for the minimum number of off-street parking spaces and the minimum width of interior parking islands for the site located at 1300 N University Drive. The variances proposed are required to accommodate a proposed restaurant tenant.

The existing building, constructed in the early 1970s, has primarily been occupied by Umberto’s Pizza (Closed in 2021) and a florist (Currently a smoke shop) for most of the site’s history. The site does not comply with many of today’s Land Development Code regulations; however, the site was designated as an existing non-conforming property.

In 2023, a new restaurant was proposed for the former Umberto’s space. Before obtaining the necessary building permits (Code Case 231004013), the tenant made modifications to the tenant bay, including expanding the existing dining room. The expansion of the dining room requires that the site meet code requirements including but not limited to minimum parking requirements, ADA, Engineering and Fire Prevention standards.

The applicant worked with the Engineering Division and Fire Department to create a new parking layout that could meet their respective requirements. The proposed parking layout has been reviewed by the zoning division and the subject variances were identified as necessary to bring the site into compliance.

Should the variances be approved, the applicant will be required to attain respective permits as required by the city.

VARIANCE REQUEST DETAILS:

The applicant is requesting the following variances:

- ZV2025-0001: To allow the proposed 23 parking spaces instead of the required 48 parking spaces.
- ZV2025-0006: To allow a minimum interior parking island width of 6.5 feet instead of the required 10 feet.

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, and parking islands are regulated by Land Development Code Section 155.663. For reference, staff has attached Table 155.605: Minimum Parking Requirements and section 155.663 Parking Islands from Article 6 of the Land Development Code.

Vice Chairman Golditch 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:

Vice Chairman Golditch, Member D Gonzalez, Member Labate

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Jennifer Berriel, representing the petitioner

On a motion by Member D. Gonzalez, seconded by Member Labate, to grant, as determined by variance criteria "C", ZV2025-0001 (1300 N University Drive) to allow the proposed 23 parking spaces instead of the required 48 parking spaces, the following vote was recorded:

AYE: Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate
Alternate Member Zacharias

NAY: None

Motion Passed

On a motion by Member Labate, seconded by Alternate Member Zacharias, to grant, as determined by variance criteria "C", ZV2025-0006 (1300 N University Drive) to allow a minimum interior parking island width of 6.5 feet instead of the required 10 feet, the following vote was recorded:

AYE: Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate
Alternate Member Zacharias

NAY: None

Motion Passed

6. [25-1460](#) **ZV2025-0004, Walmart**, 151 SW 184 Avenue, variance request.
(Cole) (District 4)

Vice Chairman Golditch 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.

Wesley Hevia, attorney representing the petitioner, waived his right to a quasi-judicial proceeding.

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

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Lisa Leonard, agent for Wal-Mart, is requesting a sign variance for the existing Super Wal-Mart site, located at 151 Southwest 184 Avenue. The applicant is requesting a variance to allow directional and informational signs on-site without meeting certain site requirements.

LDC Section 155.699 permits directional and informational signs where there are two or more buildings; a building has a drive-thru; or a building is not visible from the primary frontage.

The applicant requests the ability to add directional/informational signs to their site to direct customers to on-line pickup areas. Upon review of the Wal-Mart request, zoning staff have determined that the site does not meet the criteria to allow such signs.

Walmart was approved in 1997 through site plan SP (97-25). In 2002, the site was approved for 24-hour Super Wal-Mart with associated parking, landscaping, signage and circulation. As a result of the 2002 application, the original Wal-Mart Walmart was demolished once Super Wal-Mart Walmart was completed. Additionally, in 2002, the site was approved for a variance to allow 514.56 square feet of wall signage.

In 2019 through MSC2019-12, in the drive aisle adjacent to the northwest corner of the building, seven short-term parking spaces were approved with a freestanding canopy covering six of the seven short-term parking spaces. In 2024 through ZV2024-0006 33 short-term parking spaces were approved for the site.

VARIANCE REQUEST DETAILS:

The applicant is requesting a variance to allow directional and informational signs where there are fewer than two buildings, the building does not have a drive-thru and the building is visible from the primary frontage.

The applicant has provided the attached justification statement to support their request. Directional and informational signage is regulated by Land Development Code Table 155.699 Permanent Signs. For reference, staff have

attached the table from Article 6 of the Land Development Code.

Should this variance be approved, the applicant must obtain applicable City approvals and/or permits prior to installation of the signs.

Vice Chairman Golditch 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:

Vice Chairman Golditch, Members Aloy and Labate

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

On a motion by Member Labate, seconded by Member D. Gonzalez, to grant, as determined by variance criteria "C", ZV2025-0004 (Walmart) to allow directional and informational signs where there are fewer than two buildings, the building does not have a drive-thru and the building is visible from the primary frontage, the following vote was recorded:

AYE: Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate
Alternate Member Zacharias

NAY: None

Motion Passed

- 7. [25-1461](#) ZV2025-0005, Walmart, 12800 Pines Boulevard, variance request. (Cole) (District 4)

Vice Chairman Golditch 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.

Wesley Hevia, attorney representing the petitioner, waived his right to a quasi-judicial proceeding.

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

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Lisa Leonard, agent for Wal-Mart, is requesting a parking variance for Wal-Mart, located at 12800 Pines Boulevard to allow 31 short-term parking

spaces, instead of a maximum of 10 short-term parking spaces as allowed by Code.

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 June 18, 2024 (Ordinance 2022) Code section 155.608 was amended resulting in an increase of the permissible number of short-term parking spaces for this site from 3 parking spaces to 10 parking spaces.

On 3/20/2025 the property owner was cited (code case 250300997) for the addition of short-term parking spaces without approval. Should the Planning and Zoning Board approve the variance as proposed the code case will be resolved.

VARIANCE REQUEST DETAILS:

The applicant is requesting a variance to allow 31 short-term parking spaces, instead of the allowed maximum of 10 short-term parking spaces for buildings over 20,000 square feet. Short-term parking spaces are deemed exclusive and must be surplus parking. Currently, 692 parking spaces exist on site. 124 of the spaces are allocated to the adjacent commercial parcel to the east, leaving 568 parking spaces for Walmart. Based on current and proposed uses 532 parking spaces are required. If approved as requested a surplus of 36 parking spaces shall remain.

The applicant has provided the attached site plan which depicts the proposed location of the parking spaces in the parking aisle adjacent to the northeast corner of the building. Also attached is a justification statement to support their request. Short-term parking is regulated by Land Development Code section 155.608. For reference, staff has attached the code section from Article 6 of the Land Development Code.

The following members of the Planning and Zoning Board spoke:

Members Aloy and Gonzalez

The following members of the public spoke:

Wesley Hevia, attorney representing the petitioner
 Bill Pfeffer, Traffic Engineer, representing the petitioner

On a motion by Member Labate, seconded by Member Aloy, to grant, as determined by variance criteria "C", ZV2025-0005 (Walmart) to allow 15 parking spaces instead of the required 22 parking spaces., the following vote was recorded:

AYE: Vice Chairman Golditch

Members Aloy, D Gonzalez, Labate
Alternate Member Zacharias

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

- 8. [25-1462](#) **SP2024-0008, R L Carriers Parking Lot**, generally located on NW 209 and north of Johnson Street, site plan application. (Cole) (District 3)

Sebastian Vittorino, representing the petitioner, 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:

Stan Richards, agent, is requesting approval to construct a parking and storage lot for semi-trailer truck parking with associated lighting and landscape on the existing vacant +/- 2.5 acre lot generally located north of Johnson Street and east of northwest 209 Avenue.

The parking lot proposed is to provide additional parking and storage space for semi-trailer trucks for R L Carriers who operate a shipping facility on the adjacent parcel to west. The lot is for R L Carriers use only and is not open to the public.

Land Development Code Section 155.301(A) requires that site plans within planned zoning districts shall require review and action by the City Commission.

PARKING:

The applicant is proposing a parking and storage lot containing 47, 14'x55' semi-trailer truck spaces. There is no minimum parking or size standards for the proposed use within the Land Development Code.

The proposed parking lot shall be enclosed by a 6' tall chainlink fence.

ACCESS / CIRCULATION:

Access to the site shall be provided at the northwest corner through a chainlink sliding gate.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 60 trees, 4 palms, 606 shrubs, and 1070 groundcovers.
 - o Primary species of trees include: Taxodium distichum - Bald cypress, Conocarpus erectus - Green buttonwood, Acer rubrum - Red maple,

- Quercus virginiana - Southern live oak, and Bursera simaruba - Gumbo limbo.
 - o Primary species of palms include: Sabal palmetto - Sabal palm.
 - o Primary species of shrubs include: Chrysobalanus icaco 'Red Tip' - Red-tip cocoplum, Clusia guttifera - Clusia.
 - o Primary species of groundcovers include: Liriope muscari - Lilyturf, Trachelospermum asiaticum - Asiatic jasmine, Phyla nodiflora - Frogfruit, and Zamia pumila - Coontie.
 - Trees remaining on site include: Taxodium distichum - Bald cypress, Ficus benjimina - Weeping fig, and Ficus microcarpa - Indian laurel.

OTHER SITE FEATURES:

The site shall be illuminated by LED fixtures mounted on 6, 30' tall concrete poles.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends the application be transmitted to the City Commission with a favorable recommendation.

Vice Chairman Golditch 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:

Vice Chairman Golditch, Members Aloy and D. Gonzalez

The following members of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Sebastian Vittorino, representing the petitioner

On a motion by Member Labate, seconded by Member D. Gonzalez, to transmit, as recommended by staff, the R L Carriers Parking Lot (SP2024-0008) site plan application, to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate
Alternate Member Zacharias

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

9. [25-1463](#) Discussion and possible action to submit the Annual Board Report to the City Commission.

The following members of the Planning and Zoning spoke in reference to the Annual Board Report:

Members Gonzalez and Labate

On a motion by Member D. Gonzalez, seconded by Member Aloy, to submit the Annual Board Report to the City Commission, the following vote was recorded:

AYE: Vice Chairman Golditch
Members Aloy, D Gonzalez, Labate
Alternate Member Zacharias

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF STAFF:

Joseph Yaciuk, Assistant Planning and Economic Development Director, noted the Annual Board Reports will be presented to the City Commission at the June 4, 2025 meeting and invited the members to attend.

Joseph Yaciuk, Assistant Planning and Economic Development Director, reminded the board members the June meeting date is scheduled for June 26, 2025.

ADJOURNMENT:

Vice Chairman Golditch adjourned the meeting at 7:11 p.m.

ADJOURNED:
7:11 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary