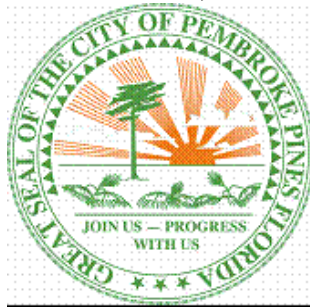


City of Pembroke Pines, FL

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



Meeting Minutes - Final

Thursday, March 12, 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, March 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
Members Aloy, D. Gonzalez, Labate
Alternate Members Jones and Zacharias

Absent:

None

Also present:

Joseph Yaciuk, Assistant Planning and Economic Development Director
Cole Williams, Senior Planner
Julia Aldridge, Planner / Zoning Technician
Sam Goren, City Attorney
Karina Noguerras, Assistant City Attorney
Secretary McCoy

Secretary McCoy declared a quorum present.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[26-2366](#) February 12, 2026

On a motion by Vice Chairman Golditch, seconded by Member D. Gonzalez, to
approve the minutes of the February 12, 2026 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
any of the consent items for discussion.

Member Aloy requested to pull item number 4 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. [26-2367](#) **MSC2026-0002, SPG - Pottery Barn**, 14572 SW 5 Street, minor façade and signage changes, miscellaneous request. (Julia) (District 4)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Connie Habermehl, agent, is requesting approval for facade and sign modifications to the new Pottery Barn retail store (formerly Barnes & Noble) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Pottery Barn will be located within building 10,000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). On August 6, 2025, the City Commission approved ZC2024-0002, amending the zoning designation from PCD (Planned Commercial Development) to MXD (Mixed Use Development). At the same hearing, the Commission also approved ZC2024-0003, amending the Planned District Guidelines.

Architectural modifications were last made to the tenant bay in 2007 (MSC 2007-53). The tenant bay is now being divided into two separate bays 14570 and 14572. Pottery Barn is taking over Bay 14572. West Elm is taking over 14570 and will be processed under a separate application.

BUILDINGS / STRUCTURES:

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

- Main Body: Wood siding and trim Benjamin Moore Alabaster (BM 876)
- Aluminum storefront: Kawneer Royal Black
- Standing seam metal roofing and flashing to match Kawneer Royal Black
- Storefront Base: Stone Base Washington Basalt with flamed finish
- Wood cornice: Benjamin Moore Alabaster (BM 876)
- Metal coping: Benjamin Moore Alabaster (BM 876)
- Wood trellis over storefront windows: Benjamin Moore Alabaster (BM 876)
- Metal canopy over storefront doors to match Kawneer Royal Black
- Two black Rejuvenation Rawley LED sconces

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 101.9 square foot halo illuminated reverse channel letter sign reading “Pottery Barn” in Matthews Flat Black.
- One, 8.6 square foot internally illuminated blade sign. The proposed sign will be Matthews Flat Black with white copy reading “Pottery Barn”.

- Two, 0.9 square foot window signs reading “Pottery Barn” in matte black copy.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007, meeting. 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. [26-2368](#)

MSC2026-0003, SPG - West Elm, 14570 SW 5 Street, minor façade and signage changes, miscellaneous request. (Julia) (District 4)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Connie Habermehl, agent, is requesting approval for facade and sign modifications to the new West Elm retail store (formerly Barnes & Noble) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. West Elm will be located within building 10,000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). On August 6, 2025, the City Commission approved ZC2024-0002, amending the zoning designation from PCD (Planned Commercial Development) to MXD (Mixed Use Development). At the same hearing, the Commission also approved ZC2024-0003, amending the Planned District Guidelines.

Architectural modifications were last made to the tenant bay in 2007 (MSC 2007-53). The tenant bay is now being divided into two separate bays 14570 and 14572. West Elm is taking over Bay 14570. Pottery Barn is taking over 14572 and will be processed under a separate application.

BUILDINGS / STRUCTURES:

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

- Main Body: Tan Brick
- Aluminum storefront: Kawneer Royal Black
- Lower Storefront and Trim: Ebonite Velour Brick
- Storefront Base: Stone Base Washington Basalt with flamed finish
- Wood cornice to match Kawneer Royal Black
- Metal awnings over storefront doors and windows to match Kawneer Royal Black

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 47.4 square foot internally illuminated channel letter sign reading “West Elm” in white.
- One, 8.6 square foot internally illuminated blade sign. The proposed sign will be matte black with white copy reading “West Elm”.
- Four, 1.8 square foot window signs reading “West Elm” in white copy.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007, meeting. 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.

3. [26-2369](#)

MSC2026-0004, SPG - William & Sonoma, 14567 SW 5 Street, minor façade and signage changes, miscellaneous request. (Julia) (District 4)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Connie Habermehl, agent, is requesting approval for facade and sign modifications to the new Williams & Sonoma retail store (formerly Hollister) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Williams Sonoma will be located within building 13000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). On August 6, 2025, the City Commission approved ZC2024-0002, amending the zoning designation from PCD (Planned Commercial Development) to MXD (Mixed Use Development). At the same hearing, the Commission also approved ZC2024-0003, amending the Planned District Guidelines.

Architectural modifications were last made to the tenant bay in 2008 (MSC 2008-20).

BUILDINGS / STRUCTURES:

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

- Main Body: Benjamin Moore Alabaster (BM 876)
- Aluminum storefront: Kawneer Hartford Green
- Stone Base in Washington Basalt with flamed finish
- Dark stained wood corbel and cornice
- Metal louvres over storefront doors and windows to match Kawneer Hartford Green
- Metal awnings over storefront doors and windows to match Kawneer Hartford Green

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 47.43 square foot halo- illuminated reverse channel letter sign reading “Williams Sonoma” in matte black finish.
- One, 5.43 square foot internally illuminated blade sign. The proposed sign will be matte black with white copy reading “Williams Sonoma”.
- Two, 0.6 square foot window signs reading “Williams Sonoma” in white copy.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007, meeting. 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.

5. [26-2371](#)

MSC2026-0008, 1300 N University Drive Plaza, 1300 N University Drive, Uniform Sign Plan, miscellaneous request. (Cole) (District 2)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Zahoor Karim, agent, requests approval of a new uniform sign plan for the existing shopping center located at 1300 N University Drive.

The existing building was constructed in the 1970s and comprises of two tenant bays. In 2025, zoning variances ZV2025-0001 (minimum parking required) and ZV2025-0006 (Interior parking island width) were approved to allow for the site to come into compliance with engineering and fire prevention standards and accommodate the proposed restaurant tenant. Since the approvals, a dentist has proposed to take over the second tenant bay.

Land Development Code Section 155.698 requires a uniform sign plan to be in place prior to the issuance of any sign permits. Should this item be approved tonight it will enable the tenant to obtain sign permits through the building permit process.

SIGNAGE:

The applicant proposes the following sign standards for the shopping center:

- Font: Helvetica
- Face Color: White
- Trim Cap/ Return: White / Matching face
- Type: Channel Letters on Raceway

No other modifications are 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 D. Gonzalez, to approve, as recommended by staff, consent agenda item numbers 1 (MSC2026-0002, SPG - Pottery Barn), 2 (MSC2026-0003, SPG - West Elm), 3 (MSC2026-0004, SPG - William & Sonoma), and 5 (MSC2026-0008, 1300 N University Drive Plaza), the following vote was recorded:

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

NAY: None

Motion Passed

- 4. [26-2370](#) **MSC2026-0006, Chase Bank**, 390 S Flamingo Road, paint and minor sign changes to the existing building, miscellaneous request. (Julia) (District 4)

Rosa Bazo, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the miscellaneous request.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Rosa Bazo, agent, is requesting approval for exterior color and signage modifications to the existing Chase Bank building located at 390 S Flamingo Road.

The applicant was cited by the Code Compliance division for paint color changes without approval. The following citations are on record with the Code Compliance division:

- Case #260200628 – 390 S Flamingo Road – Paint color change without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

- The following colors are proposed for the existing building and associated structures:
 - o Building Main Body: Dovetail (SW 7018)
 - o Building accent: Iron Ore (SW 7069)
 - o Drive-thru ceiling and soffits: Alabaster (SW 7008)
 - o Dumpster Enclosure: Dovetail (SW 7018)
 - o Bollards: Dovetail (SW 7018)
- The wooden fence enclosing the equipment on the north side of the building to be replaced with an 8' high metal fence to match Dovetail (SW 7018).
- Dumpster enclosure door to be replaced with a metal gate to match Dovetail (SW 7018).
- Pitched roof to be replaced with metal roof to match Iron Ore (SW 7069)

- Installation of prefabricated metal canopy on west elevation (powder coat finishes in Iron Ore SW 7069).

SIGNAGE:

The following signs are proposed:

- Two 25.61 square foot internally illuminated channel letter signs flush mounted on the northern and eastern façades to read “Chase”. The sign will have white letters and a blue octagon logo.

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, Member Aloy, D. Gonzalez
Alternate Member Jones

The following members of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director
Sam Goren, City Attorney

The following member of the public spoke:

Rosa Bazo, representing the petitioner

On a motion by Member D. Gonzalez, seconded by Member Labate, to approve, as recommended by staff, consent agenda item number 4 (MSC2026-0006, Chase Bank), the following vote was recorded:

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

NAY: Member Aloy

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

6. [26-2372](#) Discussion and possible action on the **Annual Board Report**.

Chairwoman Gonzalez inquired if there are any additional comments that the board would like to add to the report.

The following members of the Planning and Zoning Board spoke in reference to how miscellaneous items, especially after the fact items, are placed on the agenda and heard by the board:

Chairwoman Gonzalez, Vice Chairman Golditch

Members Aloy, D. Gonzalez, Labate
Alternate Member Jones

The following members of staff spoke in reference to how miscellaneous items, especially after the fact items, are placed on the agenda and heard by the board:

Joseph Yaciuk, Assistant Planning and Economic Development Director
Sam Goren, City Attorney

The following members of the Planning and Zoning Board discussed what, if any, type of penalty could be applied for after the fact projects:

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

The following members of staff discussed what, if any, type of penalty could be applied for after the fact projects:

Joseph Yaciuk, Assistant Planning and Economic Development Director
Sam Goren, City Attorney

On a motion by Member D. Gonzalez, seconded by Member Aloy, to accept the Annual Board Report draft with the inclusion of language to address work done without prior approvals, the following vote was recorded:

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

NAY: None

Motion Passed

Chairwoman Gonzalez noted that the Florida Legislature are proposing HB 311 in 2026 to assist first-time homebuyers by encouraging private companies to provide at least \$5,000 for down payments and closing costs in exchange for corporate tax credits.

She also noted that Build to Rent Home communities are starting to be developed in areas like the Sunbelt of Arizona because, of interest rates and high home prices, many millennials and families are "priced out" of buying, leading them to seek high-quality rental alternatives.

ADJOURNMENT:

Chairwoman Gonzalez adjourned the meeting at 7:00 p.m.

ADJOURNED:
7:00 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary