

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, December 11, 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, December 11, 2025, at the Charles F. Dodge City Center, Room A101, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit:

Chairwoman Gonzalez, Members Aloy, D. Gonzalez, and Member Labate, Alternate Member Jones

Absent:

Vice Chairman Golditch and Alternate Member Zacharias

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 Member Jones will be the voting member for tonight's meeting.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

Member Labate noted that she, along with other Hollybrook residents, spoke with the attorney and representatives from Memorial Hospital in reference to the Memorial Manor and Memorial FSR variance items. She also stated that it was clarified by Assistant City Attorney that since she has no monetary connection to the project it wouldn't be necessary for her to complete a lobbying disclosure form and there is no conflict of interest in voting.

APPROVAL OF MINUTES:

[25-2160](#)

October 9, 2025

On a motion by Member D. Gonzalez, seconded by Member Labate, to approve the minutes of the October 9, 2025 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

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. Alternate Member Jones requested to pull agenda item number 3.

Staff pulled consent agenda item number 4.

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. [25-2174](#)

MSC2025-0030, SPG - JetSet Pilates, 14554 SW 5 Street, miscellaneous façade and/or signage, miscellaneous request. (Julia) (District 4)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Alexander Di Leo, agent, is requesting approval for facade and sign modifications to the new Jetset Pilates store (formerly F45) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Jetset Pilates will be located within building 7,000.

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 2021 (MSC 2021-10).

BUILDINGS / STRUCTURES:

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

- Main Body: Facebrick finish in White Glaze to be applied with white grout
- Top Trim: Acrylic textured coating in 101 Super White with Limestone finish
- Tile Base: Facebrick trim finish in Bermuda Blue Glaze to be applied with white grout
- One 25'-10" X 48" metal canopy, matte black powder finish

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 42.1 square foot internally illuminated, flush mount, channel letter sign reading "Jetset Pilates" to match SW 7602 Indigo Batik. The sign will also include a white and blue logo.
- One, 4 square foot illuminated blade sign. The proposed sign will match

SW 7602 Indigo Batik with white push- thru logo.

- Two, 18.28 square foot window signs with white logo.

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. [25-2175](#)

MSC2025-0031, SPG - J Jill, 308 SW 145 Terrace, miscellaneous façade and/or signage, miscellaneous request. (Julia) (District 4)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jessica Scott, agent, is requesting approval for facade and sign modifications to the new J. Jill retail store (formerly It's Sugar) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. J. Jill 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 2014 (MSC 2014-24).

BUILDINGS / STRUCTURES:

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

- Main Body: Benjamin Moore Regal Select Silver Dollar, 1460
- Accent: Benjamin Moore Regal Select Cinder, AF-705
- Tile Base in Crossville Owen Stone Stable 12 X 24
- One awning to match Benjamin Moore Regal Select Cinder, AF-705
- Entry floor tile: Ardex Exterior Finish Gray

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 24.25 square internally illuminated, flush mount, channel letter sign reading, "J. Jill" to match BM Kendal Charcoal HC-166.
- One, 5.1 square foot non-illuminated blade sign. The proposed sign will

match BM Kendal Charcoal HC-166 with white copy reading "J. Jill".

- Two, 0.65 square foot awning signs reading "J. Jill" in white copy.
- Two, 0.72 square foot window signs reading "J. Jill" 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.

On a motion by Member Labate, seconded by Member D. Gonzalez, to approve, as recommended by staff, consent agenda item numbers 1 (MSC2025-0030, SPG – Jet Set Pilates) and 2 (MSC2025-0031, SPG – J Jill), the following vote was recorded:

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

NAY: None

Motion Passed

3. [25-2187](#)

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, minor building signage, miscellaneous request. (Julia) (District 3)

Ulee Major, property manager representing the petitioners, gave a brief overview of the proposed paint and fencing changes for the community.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Ulee Major, agent, is requesting approval for the paint change of the existing townhouse buildings located within Pierpointe Phase Five (Buildings 11-19), generally located East of Flamingo Road and North of Johnson Street. The applicant is also requesting approval for the replacement of the existing wooden fences to PVC fences.

The Pierpointe community was approved through several site plan applications throughout the 1980s. The most recent modifications to Pierpointe (paint change Pierpointe Phase 2) were approved in 2021 through MSC 2021-20.

BUILDINGS / STRUCTURES:

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

- Main Building:
 - o SW 7658 (Gray Clouds)
- Doors and Building Trim:
 - o SW 7006 (Extra White)
- Railings:
 - o SW 7664 (Steely Gray)

The wooden fences enclosing the patios for each ground unit in each of the 9 buildings as indicated will be replaced with 6' high white PVC fences.

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, Members Aloy, D. Gonzalez
Alternate Member Jones

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Ulee Major, property manager representing the petitioners

Ms. Major clarified that all of the fencing will use the vertical panels as shown on the attached plans.

On a motion by Member Aloy, seconded by Member D. Gonzalez, to approve, as recommended by staff, consent agenda item number 3 (MSC2025-0032, Pierpoint Five Condo II), the following vote was recorded:

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

NAY: None

Motion Passed

4. [25-2188](#)

MSC2025-0033, Saving Grace Church Seventh-day Adventist,
7351 Pines Boulevard, paint change and monument sign, miscellaneous request. (Julia) (District 3)

John Gregorio, representing the petitioner, gave a brief overview of the proposed changes to the property.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Ryan Amos, agent, is requesting approval for exterior color and replacement of existing monument sign for the Saving Grace Church (formerly Plenitud Funeral Home), located north of Pines Boulevard and west of NW 72nd Avenue.

The existing building was approved and built in the 1990s. In 2014, a Monument Sign was approved through SN 2014-19.

BUILDINGS / STRUCTURES:

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

- Building Main Body: Sherwin Williams 9162 African Grey
- Building accent: Sherwin Williams 7005 Pure White
- Dumpster Enclosure: Sherwin Williams 9162 African Grey

SIGNAGE:

The new monument sign is 7'-0" in height at 16 square feet in sign area, reading "Saving Grace Seventh- Day Adventist Church". The proposed sign will also include a 24-square-foot electronic screen where upcoming events will be displayed. If more than one message is to be displayed, the applicant has provided a letter stating that there will be no glare or flash produced by the sign.

The base of the sign will be painted Sherwin Williams 9162 African Grey and adequately landscaped as required by City code. The monument sign will be placed in the existing location at the property.

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.

Joseph Yaciuk, Assistant Planning and Economic Development Director, noted that prior to this evening's meeting the petitioner submitted a smaller monument sign. The new measurements are going from 7' X 8' down to 7' X 7'.

The following members of the Planning and Zoning Board spoke:

Members Aloy, D. Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

John Gregorio, representing the petitioner

On a motion by Member D. Gonzalez, seconded by Member Aloy, to approve, as recommended by staff and including the decrease in the size of the monument sign, consent agenda item number 4 (MSC2025-0033, Saving Grace Church Seventh-day Adventist), the following vote was recorded:

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL VARIANCE/INTERPRETATION/APPEAL ITEMS:

Chairwoman Gonzalez noted that agenda item numbers 5 and 6 are related. She also noted that the items can be heard at the same time but will require individual votes.

5. [25-2189](#) **ZV2025-0018, Memorial Manor**, 777 S Douglas Road, variance request. (Cole) (District 1)
6. [25-2190](#) **ZV2025-0019 - 0022, Memorial FSER**, 801 S Douglas Road, variance requests. (Cole) (District 1)

Chairwoman Gonzalez 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.

Hope Calhoun, attorney representing the petitioner, waived her right to the quasi-judicial proceedings.

Ms. Calhoun 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:

Ferrin Signs, agent, is requesting five sign variances for Memorial Manor & FSER located at 801 South Douglas Road and 777 South Douglas Road. The applicant is specifically requesting the following:

- To allow a maximum 60.5 square foot monument sign instead of the required maximum of 24 square feet for outparcel and freestanding building monument signs for both buildings
- To allow a maximum of 180 total square feet of signage instead of the required maximum 120 total square feet of signage.
- To allow 88 square feet of signage on the primary façade instead of the required maximum of 60 square feet of signage on the primary façade.
- To allow a maximum of 2 square feet per directional and informational

sign panel instead of the required maximum of 1.5 square feet for directional and informational sign panels.

Memorial Manor was approved in 1988 through site plan SP88-12. In 2024, the Planning and Zoning Board approved the new Memorial FSER through site plan SP2023-0003. One (1) monument, 5 directional and 3 wall signs meeting code requirements were approved as part of the application. The current proposal reflects an update to the previously approved plan.

Should the variances be approved, the applicant must obtain all applicable building permits.

VARIANCE REQUEST DETAILS:

The applicant is requesting five sign variances for Memorial Manor & FSER. The applicant has submitted a justification statement that outlines the need for signage variances to ensure visibility and safe wayfinding for emergency responders, patients, and visitors. The specific variance requests are as follows:

- ZV2025-0018: To allow a maximum 60.5 square foot monument sign instead of the required maximum of 24 square feet for outparcel and freestanding building monument signs.
- ZV2025-0019: To allow a maximum 60.5 square foot monument sign instead of the required maximum of 24 square feet for outparcel and freestanding building monument signs.
- ZV2025-0020: To allow a maximum of 180 total square feet of signage instead of the required maximum 120 total square footage signage.
- ZV2025-0021: To allow 88 square feet of signage on the primary façade instead of the required maximum of 60 square feet of signage on the primary façade.
- ZV2025-0022: To allow a maximum of 2 square feet per directional and informational sign panel instead of the required maximum of 1.5 square feet for directional and informational sign panels.

Signage for the site is regulated by Land Development Code. For reference, staff has attached all applicable sections from Article 6 of the Land Development Code.

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Members Aloy, D. Gonzalez, Member Labate
Alternate Member Jones

The following members of staff spoke:

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

The following members of the public spoke:

Hope Calhoun, attorney representing the petitioner
Catherine Kantor, resident Hollybrook, spoke in opposition

Paul Hernandez, Assistant City Attorney, entered a quasi-judicial affected party form, from Paul Bailey, resident Hollybrook, in opposition to the sign variances.

Hope Calhoun, attorney representing the petitioner, requested to defer the variance requests to the January 8, 2026 meeting.

Alternate Member Jones asked if there were any objections to ZV2025-0022 asking to allow a maximum of 2 square feet per directional and informational sign panel instead of the required maximum of 1.5 square feet for directional and informational sign panels. There were no objections.

On a motion by Member Labate, seconded by Member D. Gonzalez, to grant, as determined by variance criteria "A", ZV2025-0022 (Memorial Manor FSER) to allow a maximum of 2 square feet per directional and informational sign panel instead of the required maximum of 1.5 square feet for directional and informational sign panels, the following vote was recorded:

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

NAY: None

Motion Passed

On a motion by Member Labate, seconded by Member Aloy, to defer, ZV2025-0018 (Memorial Manor) to the January 8, 2026 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

NAY: None

Motion Passed

On a motion by Member Aloy, seconded by Member Labate, to defer, ZV2025-0019 (Memorial Manor FSER) to the January 8, 2026 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

NAY: None

Motion Passed

On a motion by Member D. Gonzalez, seconded by Member Aloy, to defer, ZV2025-0020 (Memorial Manor FSER) to the January 8, 2026 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

NAY: None

Motion Passed

On a motion by Member Gonzalez, seconded by Member Labate to defer, ZV2025-0021 (Memorial Manor FSER) to the January 8, 2026 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairwoman Gonzalez noted that Vice Chairman Golditch and Alternate Member Zacharias have requested an excused absence from this evening's meeting.

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

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

NAY: None

Motion Passed

On a motion by Member Labate, seconded by Member Aloy, to excuse Alternate Member Zacharias from this evening's meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF STAFF:

7. [25-2191](#) Discussion and possible action to change meeting dates for the 2026 year.

Joseph Yaciuk, Assistant Planning and Economic Development Director, presented the following schedule to the Planning and Zoning Board members.

Proposed Planning and Zoning Board Meeting Dates:

January 8, 2026, 2nd Thursday, 6:30 p.m.
February 12, 2026, 2nd Thursday, 6:30 p.m.

March 12, 2026, 2nd Thursday, 6:30 p.m.
April 23, 2026, 4th Thursday, 6:30 p.m.
May 14, 2026, 2nd Thursday, 6:30 p.m.
June 11, 2026, 2nd Thursday, 6:30 p.m.
August 13, 2026, 2nd Thursday, 6:30 p.m.
September 10, 2026, 2nd Thursday, 6:30 p.m.
October 8, 2026, 2nd Thursday, 6:30 p.m.
November 12, 2026, 2nd Thursday, 6:30 p.m.
December 10, 2026, 2nd Thursday, 6:30 p.m.

On a motion by Member Labate, seconded by Member D. Gonzalez, to accept the proposed meeting schedule, the following vote was recorded:

AYE: Chairwoman Gonzalez, Members Aloy, D Gonzalez, Labate
Alternate Member Jones

NAY: None

Motion Passed

ADJOURNMENT:

Chairwoman Gonzalez adjourned the meeting at 7:32 p.m.

ADJOURNED:
7:32 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary