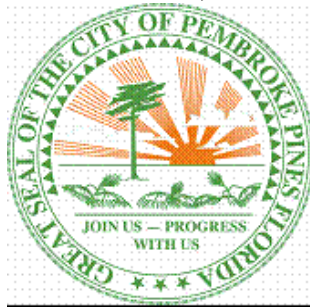


# City of Pembroke Pines, FL

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



## **Meeting Minutes - Draft**

**Thursday, May 14, 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, May 14, 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 Member Jones

**Absent:**

Alternate Member Zacharias

**Also present:**

Joseph Yaciuk, Assistant Planning and Economic Development Director  
Cole Williams, Senior Planner  
Julia Aldridge, Planner / Zoning Technician  
Karina Nogueras, 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:

[26-2538](#)

April 23, 2026

On a motion by Member Labate, seconded by Member D. Gonzalez, to  
approve the minutes of the April 23, 2026 meeting, the following vote was  
recorded:

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

**NAY:** None

**Motion Passed**

## OLD BUSINESS:

## CONSENT AGENDA ITEMS:

Chairwoman Gonzalez noted this item was deferred from the previous  
meeting and requested the petitioner to come forward and present their item.

1. [26-2539](#) **MSC2026-0007, Jiffy Lube**, 17311 Pines Boulevard, paint changes to  
the existing building, miscellaneous request. (Julia) (District 3)

Mitch Markay, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed miscellaneous request.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Mitch Markay, agent, is requesting approval of a color change to the existing Jiffy Lube building located at 17311 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 #251103767 – 17311 Pines Boulevard – Paint color change without Planning and Zoning Board approval.

The applicant provided a letter to staff requesting deferral of this item from the April 23, 2026 meeting.

**BUILDINGS / STRUCTURES:**

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

- Building Main Body: SW 7666 (Fleur de Sel)
- Upper Façade: SW 6314 (Luxurious Red)
- Lower Façade: SW 7674 (Peppercorn)
- Dumpster Enclosure:
  - o SW 7666 (Fleur de Sel)
  - o SW 7674 (Peppercorn)

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 Gonzalez and Labate

The following member of the public spoke:

Mitch Markay, representing the petitioner

On a motion by Vice Chairman Golditch, seconded by Member D. Gonzalez, to approve, as recommended by staff, consent agenda item number 1 (MSC2026-0007, Jiffy Lube), 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:**

- 2. [26-2540](#) **MSC2025-0029, Acura Pembroke Pines**, 15601 Pines Boulevard, demolition and new construction of a portion of the canopy at the existing service drive thru, miscellaneous request. (Julia) (District 3)

**PROJECT DESCRIPTION / BACKGROUND:**

Monica Nunez, agent for owner Boo Inc C/O Craig Zinn Auto Group, is requesting approval for the proposed expansion of the existing Acura service lane canopy. Acura of Pembroke Pines is generally located north of Pines Boulevard and east of Dykes Road.

City Commission approved the site plan (SP 2004-64) for the development of the automobile dealership in 2005. Modifications to the site plan were made later that year through SP 2025-07.

**BUILDINGS / STRUCTURES:**

The applicant is proposing to extend the existing service lane canopy 16'-10" to the south. The additional space is to allow for the installation of automotive scanning equipment, which is utilized to quickly perform thorough vehicle inspections.

The applicant extended the existing canopy in 2025 without building permits. The canopy extension will be demolished and a smaller canopy extension installed under this application.

All proposed colors and materials shall match the exiting canopy:

- Columns: Ameristone #014 White Ash stucco finish
- Column trim: Quarzputz DPR #616ST King's Gray stucco finish
- Canopy trim: Spire Blue II
- Three white Atlas Collection H-43317-B sconces on the new columns.

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. [26-2541](#) **MSC2026-0009, O'Reilly Auto Parts**, 7930 Pines Boulevard, new dumpster enclosure, generator pad, and minor paint changes, miscellaneous request. (Julia) (District 1)

**PROJECT DESCRIPTION / BACKGROUND:**

Kevin Rogovich, agent, is requesting approval for a new dumpster enclosure

and generator pad for the existing O'Reilly's tenant in the Big Lots Plaza located at 7930 Pines Boulevard.

The existing shopping center was approved through site plan SP 85-22. Modifications were made to the site in 2013 (Color change and installation of 2 monument signs), in 2019 (Color change to the existing buildings and monument signs) and in 2024 (Replacement of screening walls).

**BUILDINGS / STRUCTURES:**

The applicant proposes to construct a 14' x 14' dumpster pad/enclosure on the south side of the O'Reilly's tenant space. The dumpster enclosure will be constructed of 6-foot high gray polymer composite material with metal gates painted to match the existing building.

In addition to the dumpster enclosure, a 9'-10" X 20'-6" concrete pad for future generator installation is also being proposed at the same location. One 3' high bollard painted "Safety Yellow" will be installed in front of the generator pad. The generator and enclosure/ screening will be applied for under a separate application at a future date.

The applicant is also proposing to paint a 28' X 6' area of the AC screening wall behind the O'Reilly's sign SW 6871 Positive Red.

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.

4. [26-2542](#)

**MSC2026-0012, SPG - My Grooms Room by Sartori**, 317 SW 145 Terrace, minor façade and signage changes, miscellaneous request. (Julia) (District 4)

**PROJECT DESCRIPTION / BACKGROUND:**

Sebastian Garcia, agent, is requesting approval for facade and sign modifications to the new My Grooms Room retail store (formerly Yankee Candle) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. My Grooms Room will be located within building 3000.

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 2010 (MSC 2010-33).

**BUILDINGS / STRUCTURES:**

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

- Upper façade: Behr Compass Blue (MQ5-54) and Pure White (SW 7005) stripes
- Lower façade: White tiles (AM45010)
- Fabric awnings: Dark Blue Sunbrella Upholstery (SKU 5439-0000)

**SIGNAGE:**

The following signage is proposed for the tenant bay:

- One, 19.9 square foot halo- illuminated reverse channel letter sign reading “My Grooms Room” in blue.
- One, 2 square foot non- illuminated blade sign. The proposed sign will have blue and white stripes with black and white “My Grooms Room” logo.
- One, 8 square foot awning sign reading “By Sartori Amici” 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 Vice Chairman Golditch, seconded by Member Aloy, to approve, as recommended by staff, consent agenda item numbers 2 (MSC2025-0029, Acura Pembroke Pines), 3 (MSC2026-0009, O’Reilly Auto Parts), and 4 (MSC2026-0012, SPG – My Grooms Room by Sartori), the following vote was recorded:

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

**NAY:** None

**Motion Passed**

**NEW BUSINESS:**

**PUBLIC HEARINGS / REGULAR ITEMS:**

5. [26-2543](#) PH2026-0001, the purpose of this Public Hearing is to provide certain text amendments to the Future Land Use, Conservation, and Infrastructure Elements of the City’s Comprehensive Plan, related to and inclusive of the required update to the 10 Year Water Supply Facilities Work Plan. (Joseph)

(This will be heard as regular agenda item number 6.)

Chairwoman Gonzalez stated the purpose of this Public Hearing is to provide certain text amendments to the Future Land Use, Conservation, and Infrastructure Elements of the City's Comprehensive Plan, related to and inclusive of the required update to the 10 Year Water Supply Facilities Work Plan.

Joseph Yaciuk, Assistant Planning and Economic Development Director, addressed the Planning and Zoning Board. He gave a brief overview of the proposed Comprehensive Plan amendments.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:  
PUBLIC HEARING (PH 2026-0001)**

The City of Pembroke Pines is submitting a regular-scale land use plan amendment application for the update of the Water Supply Facilities Work plan. The work plan is required to be updated within 18 months after the South Florida Water Management District (SFWMD) updates the regional supply plan. The updates include text amendments to the Future Land Use, Infrastructure, and Conservation Elements and the City's 10-year water supply facilities work plan that was adopted in 2015 and most recently amended by the City Commission in 2021 (Ordinance No. 1955).

The work plan must project the City's water use needs for at least a 10-year period; identify and prioritize the water supply facilities and sources of water that will be needed to meet the demand; and include in the City's Five-Year Schedule of Capital Improvements a financing schedule to fund the necessary capital improvements identified in the work plan. Attached is a copy of the City of Pembroke Pines, Florida 10-Year Water Supply Facilities Work Plan (WSFWP), dated February 9, 2025, prepared by the City's Utilities Division.

The City's proposed Water Supply Facilities Work Plan projects water use needs for a 10-year period. The city is not proposing any Alternative Water Supply (AWS) projects, as no water supply shortages are projected for the 10-year planning period.

Section 163.3177, and 373.709, State Statutes also require updates to the following Comprehensive Plan Elements goals, objectives and policies sections:

1. Future Land Use Element;
2. Infrastructure Element (Potable Water Supply Subsection); and
3. Conservation Element

No changes to the policies within the Intergovernmental Coordination or Capital Improvements Elements were needed.

Attached is a list of revisions to the above elements. The proposed updates are consistent with the State Statutes governing this amendment.

**STAFF RECOMMENDATION:**

Staff requests that the Planning and Zoning Board, as the Local Planning Agency (LPA), transmit the proposed amendments to the City Commission, Florida Department of Commerce, and the Broward County Planning Council with a positive recommendation.

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.

On a motion by Vice Chairman Golditch, seconded by Member D. Gonzalez, to close the Public Hearing the following vote was recorded:

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

**NAY:** None

**Motion Passed**

- 6. [26-2544](#) **PH2026-0001**, the purpose of this item is to transmit a recommendation to the City Commission, to provide certain text amendments to the Future Land Use, Conservation, and Infrastructure Elements of the City’s Comprehensive Plan, related to and inclusive of the required update to the 10 Year Water Supply Facilities Work Plan. (Joseph)

Chairwoman Gonzalez stated the purpose of this item is to transmit a recommendation to the City Commission, to provide certain text amendments to the Future Land Use, Conservation, and Infrastructure Elements of the City’s Comprehensive Plan, related to and inclusive of the required update to the 10 Year Water Supply Facilities Work Plan.

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 member of the Planning and Zoning Board spoke:

Alternate Member Jones

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

On a motion by Vice Chairman Golditch, seconded by Member Labate, to transmit, as recommended by staff, the proposed amendments to the City Commission, Florida Department of Commerce, and the Broward County Planning Council, with a positive recommendation, the following vote was recorded:

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

**NAY:** None

**Motion Passed**

7. [26-2545](#) **PH2026-0002**, the purpose of this Public Hearing is to provide certain text amendments to the Future Land Use Element of the City’s Comprehensive Plan to add additional permissible uses within the Agricultural land use category. (Joseph)  
 (This will be heard as regular agenda item number 8.)

Chairwoman Gonzalez stated the purpose of this Public Hearing is to provide certain text amendments to the Future Land Use Element of the City’s Comprehensive Plan to add additional permissible uses within the Agricultural land use category.

Joseph Yaciuk, Assistant Planning and Economic Development Director, addressed the Planning and Zoning Board. He gave a brief overview of the proposed Comprehensive Plan amendments.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:  
 PUBLIC HEARING (PH2026-0002)**

The City of Pembroke Pines is submitting a text amendment to the Future Land Use Element of the City’s Comprehensive Plan for the purpose of adding permitted uses to the Agricultural land use category.

The proposed amendment will permit the following uses within the Agricultural land use:

- Communication facilities
- Public utilities such as, but not limited to, water and wastewater treatment plants, pumping stations, resource recovery facilities, recycling facilities, electrical substations, and electric lines and drainage facilities and structures, excluding electrical power plants.

The proposed amendment to the City’s Comprehensive Plan is consistent with the permitted agricultural uses outlined in the Broward County Land Use Plan. The Broward County Planning Council completed a preliminary review of the proposed text change and identified no issues.

**STAFF RECOMMENDATION:**

Staff requests that the Planning and Zoning Board, as the Local Planning Agency (LPA), transmit the proposed amendment to the City Commission, Florida Department of Commerce, and the Broward County Planning Council with a positive recommendation.

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.

On a motion by Member Aloy, seconded by Member Labate, to close the Public Hearing the following vote was recorded:

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

NAY: None

**Motion Passed**

Chairwoman Gonzalez stated this will be heard as regular agenda item number 8.

8. [26-2546](#)

**PH2026-0002**, the purpose of this item is to transmit a recommendation to the City Commission, to provide certain text amendments to the Future Land Use Element of the City’s Comprehensive Plan to add additional permissible uses within the Agricultural land use category. (Joseph)

Chairwoman Gonzalez stated the purpose of this item is to transmit a recommendation to the City Commission, to provide certain text amendments to the Future Land Use Element of the City’s Comprehensive Plan to add additional permissible uses within the Agricultural land use category.

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 member of the Planning and Zoning Board spoke:

Chairwoman Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

On a motion by Member Labate, seconded by Member D. Gonzalez, to transmit, as recommended by staff, the proposed amendment to the City Commission, Florida Department of Commerce, and the Broward County Planning Council, with a positive recommendation, the following vote was recorded:

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

NAY: None

**Motion Passed**

**NEW BUSINESS:**

**QUASI-JUDICIAL VARIANCE/INTERPRETATION/APPEAL ITEMS:**

Chairwoman Gonzalez noted that agenda item numbers 9 (ZV2026-0002, Infinite Minds Institution) and 10 (SP2026-0005, Infinite Minds Institution) have been withdrawn by the petitioner.

9. [26-2547](#)

**ZV2026-0002, Infinite Minds Institution**, located within College Plaza, which is generally located north of Pines Boulevard and east of University Drive, variance request. (Cole) (District 1)

No action taken. Petitioner has withdrawn the application.

**NEW BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

- 10.        [26-2549](#)        **SP2026-0005, Infinite Minds Institution**, located within College Plaza, which is generally located north of Pines Boulevard and east of University Drive, site plan amendment. (Cole) (District 1)

No action taken. Petitioner has withdrawn the application.

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

Member Labate noted that an excused absence wasn't given to Chairwoman Gonzalez at the last meeting.

On a motion by Member Labate, seconded by Member D. Gonzalez, to excuse Chairwoman Gonzalez from the April 23, 2026 meeting, the following vote was recorded:

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

**NAY:**    None

**Motion Passed**

Alternate Member Jones questioned the date and time of the Annual Board Report presentations.

Joseph Yaciuk, Assistant Planning and Economic Development Director, noted that the reports will be presented Wednesday, June 3rd. He will confirm the time once the City Commission agenda has been set.

**ADJOURNMENT:**

Chairwoman Gonzalez adjourned the meeting at 6:53 p.m.

**ADJOURNED:**  
**6:53 P.M.**

Respectfully submitted:

**Sheryl McCoy**  
**Board Secretary**