




**City of Pembroke Pines  
 Planning & Economic Development Department  
 601 City Center Way 3<sup>rd</sup> Floor  
 Pembroke Pines FL, 33025**

## Summary

<b>Agenda Date:</b>	May 14, 2026	<b>Application ID:</b>	MSC 2026-0007
<b>Project:</b>	Jiffy Lube	<b>Project Number:</b>	N/A
<b>Project Planner:</b>	Julia Aldridge, Planner / Zoning Technician		
<b>Owner:</b>	Wendy's Properties LLC	<b>Agent:</b>	Mitch Markay
<b>Location:</b>	17311 Pines Boulevard	<b>Commission District:</b>	3
<b>Existing Zoning:</b>	Planned Unit Development (PUD)	<b>Existing Land Use:</b>	Commercial
<b>Reference Applications:</b>	SP 95-117, SN 2008-29		
<b>Applicant Request:</b>	Color change to an existing building		
<b>Staff Recommendation:</b>	Approval		
<b>Final:</b>	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director: 	Assistant Director: 	

## **Project Description / Background**

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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:
  - SW 7666 (Fleur de Sel)
  - SW 7674 (Peppercorn)

No other site modifications are being proposed at this time.

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

**Enclosed:** Unified Development Application  
Memo from Planning Division (03/25/2026)  
Miscellaneous Plan  
Subject Site Aerial Photo



## City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development  
City Center - Third Floor  
601 City Center Way  
Pembroke Pines, FL 33025  
Phone: (954) 392-2100  
<http://www.ppines.com>

*Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.*

Pre Application Meeting Date: \_\_\_\_\_

# Plans for DRC \_\_\_\_\_ Planner: \_\_\_\_\_

Indicate the type of application you are applying for:

- |   |   |
|---|---|
| <input type="checkbox"/> Appeal*                      | <input type="checkbox"/> Sign Plan                                |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan*                               |
| <input type="checkbox"/> Delegation Request           | <input type="checkbox"/> Site Plan Amendment*                     |
| <input type="checkbox"/> DRI*                         | <input type="checkbox"/> Special Exception*                       |
| <input type="checkbox"/> DRI Amendment (NOPC)*        | <input type="checkbox"/> Variance (Homeowner Residential)         |
| <input type="checkbox"/> Flexibility Allocation       | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation*              | <input type="checkbox"/> Zoning Change (Map or PUD)*              |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text)                     |
| <input checked="" type="checkbox"/> Miscellaneous     | <input type="checkbox"/> Zoning Exception*                        |
| <input type="checkbox"/> Plat*                        | <input type="checkbox"/> Deed Restriction                         |

**INSTRUCTIONS:**

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with \*).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with \*).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

**Staff Use Only**

**Project Planner:** \_\_\_\_\_ **Project #:** PRJ 20\_\_\_\_ - **Application #:** \_\_\_\_\_

**Date Submitted:** \_\_\_\_/\_\_\_\_/\_\_\_\_ **Posted Signs Required:** (\_\_\_\_) **Fees:** \$\_\_\_\_\_

**SECTION 1-PROJECT INFORMATION:**

Project Name: Jiffy Lube Exterior Paint

Project Address: 17311 Pines Boulevard

Location / Shopping Center: Wendy's

Acreage of Property: 1.2 Acres Building Square Feet: 1,965 SF

Flexibility Zone: \_\_\_\_\_ Folio Number(s): \_\_\_\_\_

Plat Name: Silver Lakes at Pem Pines Traffic Analysis Zone (TAZ): \_\_\_\_\_

Legal Description: A portion of commercial tract c-3 of the plat of Silver Lakes  
at Pembroke Pines, as recorded in Plat Book 143, Page 41 of the Public Records  
of Broward County, Florida.

Has this project been previously submitted?  Yes  No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: Wendy's Properties LLC

Owner's Address: 1 Dave Thomas Blvd, Dublin, Ohio, 43017

Owner's Email Address: \_\_\_\_\_

Owner's Phone: \_\_\_\_\_ Owner's Fax: \_\_\_\_\_

Agent: Jiffy Lube International (Car Properties LLC)

Contact Person: Mitch Markay

Agent's Address: 100 W Cypress Creek Road, Fort Lauderdale, FL 33309

Agent's Email Address: mmarkay@acejiffylube.com

Agent's Phone: 914 456 3095 Agent's Fax: \_\_\_\_\_

*All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.*

**SECTION 3- LAND USE AND ZONING INFORMATION:**

**EXISTING**

**PROPOSED**

Zoning: \_\_\_\_\_

Zoning: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Land Use / Density: \_\_\_\_\_

Use: \_\_\_\_\_

Use: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Name: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ADJACENT ZONING**

**ADJACENT LAND USE PLAN**

North: \_\_\_\_\_

North: \_\_\_\_\_

South: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

West: \_\_\_\_\_

*-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-*

**SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY**

Application Type (Circle One):  Variance  Zoning Appeal  Interpretation

Related Applications: \_\_\_\_\_

Code Section: \_\_\_\_\_

Required: \_\_\_\_\_

Request: \_\_\_\_\_

Details of Variance, Zoning Appeal, Interpretation Request:

\_\_\_\_\_  
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**SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY**

City Amendment Only

City and County Amendment

Existing City Land Use: \_\_\_\_\_

Requested City Land Use: \_\_\_\_\_

Existing County Land Use: \_\_\_\_\_

Requested County Land Use: \_\_\_\_\_

**SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)**

A large rectangular box containing 25 horizontal lines for text entry.



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Wendy's Properties LLC

Authorized Representative: Mitch Markay

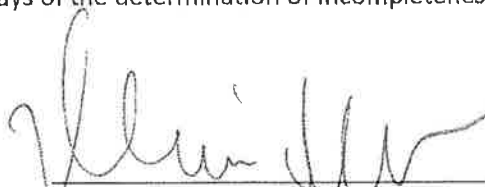
Application Number: \_\_\_\_\_

Application Request: \_\_\_\_\_

 Mitch Markay  
(print Applicant/Authorized Representative name), on behalf

of Wendy's Properties (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.



Signature of Applicant or Applicant's  
Authorized Representative

1/5/26  
Date

Mitch Markay

Print Name of Applicant/Authorized Representative

1/5/26

**PLANNING DIVISION STAFF COMMENTS**

**Memorandum:**

Date: March 25, 2026

To: MSC

From: Julia Aldridge, Planner / Zoning Technician

Re: MSC 2026-0007 (Jiffy Lube @ 17311 Pines Boulevard)

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**Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:**

**PLANNING HAS NO COMMENTS REGARDING THIS APPLICATION.**

# Atlantic Coast Enterprises, LLC

100 W Cypress Creek Road, Suite 900 ♦ Ft. Lauderdale, FL 33309 ♦ Office (954) 267-9244

April 20, 2026

Via email [jaldridge@ppines.com](mailto:jaldridge@ppines.com)

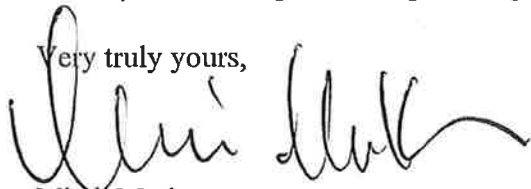
Julia Aldridge, Planner/Zoning Technician  
City of Pembroke Pines, Planning and Economic Development  
601 City Center Way  
Pembroke Pines, FL 33025

Re: MSC2026-0007 (17311 Pines Blvd., Pembroke Pines, FL 33029)

Dear Ms. Aldridge,

This letter is to reiterate that I, Mitch Markay, Director of Real Estate Development, will be attending the May 14<sup>th</sup> Planning and Zoning meeting as I was unable to attend this upcoming April meeting.

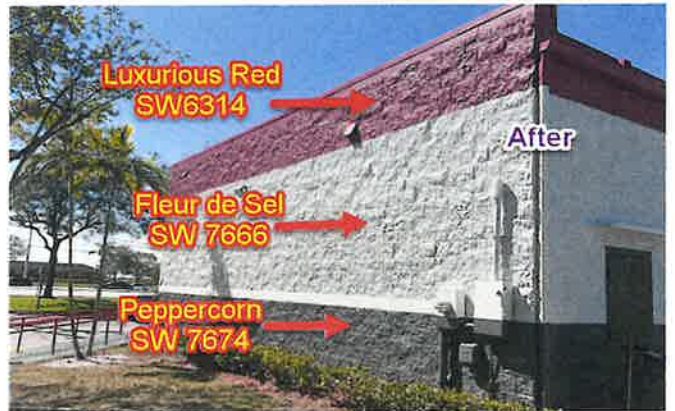
Very truly yours,

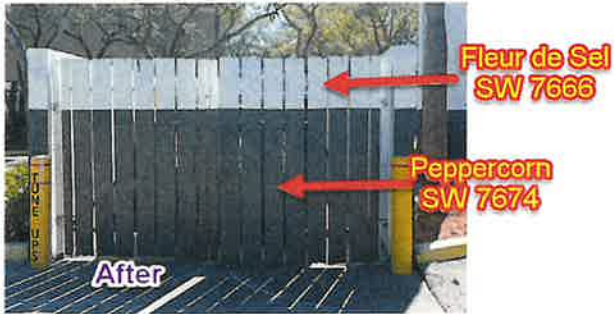


Mitch Markay  
Director - Real Estate Development  
Atlantic Coast Enterprises, LLC / ACE Lube Centers, LLC  
100 W Cypress Creek Road Suite 900  
Fort Lauderdale, Florida 33309  
Mobile: (914) 456-3095  
E-Mail [mmarkay@acejiffylube.com](mailto:mmarkay@acejiffylube.com)



The Official Oil Change of the Florida Panthers





**SUBJECT SITE AERIAL PHOTO**

Jiffy Lube (MSC2026-0007)

