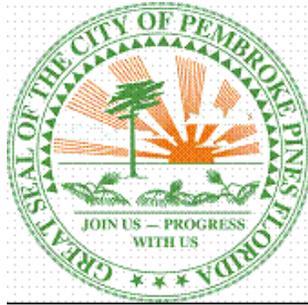


City of Pembroke Pines, FL

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



Meeting Minutes - Final

Thursday, September 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, September 11, 2025, 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 D. Gonzalez, and Member Labate
Alternate Member Jones

Absent: Member Aloy 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 a voting member for tonight’s meeting.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[25-1905](#) August 14, 2025

On a motion by Member Labate, seconded by Member D.Gonzalez, to approve the minutes of the August 14, 2025 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members D Gonzalez, Labate and Alternate Member Jones

NAY: None

Motion Passed

OLD BUSINESS:

CONSENT AGENDA ITEMS:

Chairwoman Gonzalez inquired if any members of the board wished to pull this consent item for discussion.

Alternate Member Jones requested to pull this item for discussion.

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.

1. [25-1906](#)

MSC2025-0020, Pines Professional Center., 9050 Pines Boulevard, paint / color change to the existing building, miscellaneous request. (Julia) (District 4)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Gretal Vasquez, agent, is requesting approval of a color change to the existing office building (9050 Pines Professional Center) generally located south of Pines Boulevard and west of Douglas Road. The existing building was approved through SP 84-28.

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 #250602033 – 9050 Pines Boulevard - Changes without Planning and Zoning Board approval.

This item was tabled at the August 14th, 2025, Planning and Zoning Board meeting, as no representative for the applicant was present to address questions from the Board when the item was pulled from the consent agenda.

BUILDINGS / STRUCTURES:

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

- Lower facade:
 - o SW 7674 (Peppercorn)
- Upper façade (existing):
 - o SW 7666 (Fleur de Sel)
- Dumpster Enclosure (existing):
 - o SW 7666 (Fleur de Sel)

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, Vice Chairman Golditch, Alternate Member Jones

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Rapheal Perez-Blanco, 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 (MSC2025-0020, Pines Professional Center), the following vote was recorded:

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

NAY: Alternate Member Jones

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 2.

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.

- 3. [25-1909](#) **MSC2025-0022, SPG - Coach**, 525 S 145 Terrace, miscellaneous façade and/or signage, miscellaneous request. (Julia) (District 4)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jennifer Zhao, agent, is requesting approval for facade and sign modifications to the new Coach retail store (formerly Kara New York) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Coach will be located within building 7000.

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 2018 (MSC 2018-04). The tenant bay is now being divided into two separate bays 523 and 525. Coach is taking over Bay 525. A separate application will be processed for Bay 523 once a tenant is determined.

BUILDINGS / STRUCTURES:

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

- Main Body: PT-2 Balboa Mist Paint
- Accents and Trim: Benjamin Moore Hazelwood 1005
- Paint existing storefront to match M-31 Bronze Metal
- New Concrete Tile Base (CONC-2)
- Installation of two black awnings.

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 20.21 square foot reverse lit individual channel letter sign reading, “Coach” in black copy.
- Two, 5.5 square foot awning signs reading, “Coach” 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.

4. [25-1910](#)

MSC2025-0023, Memorial Manor, 777 S Douglas Road, roof material change along with minor façade changes, and paint / color change to the existing building, miscellaneous request. (Julia) (District 1)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Lee Construction, Inc, agent, is requesting architectural façade and color changes to Memorial Manor located at 777 South Douglas Road.

Memorial Manor was initially approved in the 1980s through SP 88-12. The site also consists of Memorial’s data center (SP2007-23), and the Memorial Free Standing Emergency Room (FSER) (SP 2023-0003). The exterior hurricane hardening, façade, and color changes are only proposed for the Memorial Manor nursing home building.

Exterior changes were last made to the nursing home in 2007 through SP 2007-30, including paint color change and awnings.

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- Exterior hurricane hardening to include reinforcing exterior concrete block walls where required and roof trusses. Work also includes new windows, doors and roofing system.
- As part of the improvements, the building will also be painted to align with Memorial Healthcare system’s new standards. The following colors and materials are proposed for the building:

- o Main Body: SW 9165 (Gossamer Veil)
- o Accents: SW 0077 (French Gray) and SW 6510 (Loyal Blue)
- o Gable Ends and Wall Siding: SW 7005 (Pure White)
- o Storefront Doors and Windows: Clear Anodized Aluminum
- o Soffit Finish: PAC- CLAD Stone White
- o Metal Roof, Gutters, and Downspouts: Medium Bronze
- Installation of 10 metal louvers onto existing south, west, northeast, and east façades of the building: 6005A-T6 extruded aluminum with a fluoropolymer finish in a color to match SW 0077 (Classic French Gray).
- Remove and reinstall exterior lighting mounted to horizontal soffits: Linear wall luminaire, unshielded in Silver.
- No modifications will be made to existing monument sign and accessory structures on site.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

5. [25-1911](#)

MSC2025-0024, SPG - Rowan, 415 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:

Michelle McCaskill, agent, is requesting approval for facade and sign modifications to the new Rowan retail store (formerly New York & Co) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Rowan will be located within building 4000.

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 2007-55). The tenant bay is now being divided into two separate bays 415 and 417. At the June 26th, 2025 Planning and Zoning Board meeting, a separate application was approved for a new tenant, Aerie, to take over Bay 417. Rowan is taking over Bay 415.

BUILDINGS / STRUCTURES:

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

- Main Body: Benjamin Moore Simply White (BM 2143-70)
- Tile Base in Cle Modern Farmhouse Brick Matte White
- One awning in black

- Two outdoor Dioscuri globe sconces in medium

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 27.8 square foot pin- mounted, face lit individual channel letter sign reading, "Rowan" in black copy.
- One, 4.67 square foot illuminated blade sign. The proposed sign will be pink with a metallic gold border and red push- through 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.

On a motion by Member Labate, seconded by Member D. Gonzalez, to approve, as recommended by staff, consent agenda item numbers 3 (MSC2025-0022, SPG – Coach), 4 (MSC2025-0023, Memorial Manor), and 5 (MSC2025-0024, SPG – Rowan), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members D Gonzalez, Labate and Alternate Member Jones

NAY: None

Motion Passed

2. [25-1908](#) **MSC2025-0021, Midas**, 12391 Pembroke Road, installation of a new onsite canopy, miscellaneous request. (Julia) (District 1)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Manuel Synalovski, agent, is requesting approval for a new canopy at the existing Midas Station located at 12391 Pembroke Road.

The original Midas building was approved through SP 96-42. In 2015, the Planning and Zoning Board approved a 12'-6" high, 20' x 40' blue fabric canopy, to be used as a manual carwash, at the northeast corner of the site (SP 2015-03).

On June 11, 2024, 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 #240601866 – 12391 Pembroke Road – Canopy installed without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

The applicant proposes an 11' high, 20' x 50' blue fabric canopy located over five existing parking spaces near the northeast corner of the Midas parcel. The new canopy will be used for shaded parking only. The parking spaces under the canopy will be non-exclusive and available to be used by anyone.

No other site modifications are being proposed at this time.

The applicant is aware that Board consideration of miscellaneous requests does not preclude the property owner from obtaining all necessary development-related approvals or permits.

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 D. Gonzalez, Member Labate
Alternate Member Jones

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Manny Synalovski, the petitioner

On a motion by Vice Chairman Golditch, seconded by Member Labate, to approve, as recommended by staff, consent agenda item number 2 (MSC2025-0021, Midas), the following vote was recorded:

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

NAY: Alternate Member Jones

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

- 6. [25-1912](#) **SP2025-0001, Chabad Lubavitch of Pembroke Pines, 18490 Johnson Street, site plan amendment. (Cole) (District 4)**

Chairwoman Gonzalez 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.

Jeremy Shir, attorney representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Shir addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jeremy Shir, agent, requests approval to construct a free-standing Mikveh with associated site, signage, lighting and landscape modifications for the Chabad of Pembroke Pines located at 18490 Johnson Street.

The site, previously owned and operated by the city as a daycare facility, was sold to the Chabad in 2021 for use as a religious institution.

Additionally at the March 5, 2025 the City Commission passed Resolution 3895 amending the plat allowing for 24,298 square feet of religious institution use.

On June 26, 2025, the Planning and Zoning Board approved ZV2025-0010 to allow 43 existing parking spaces instead of the required 79 parking spaces.

BUILDINGS / STRUCTURES:

The proposed Mikveh will be 14' in height and 1,315 square feet in area located to the east of the existing modular buildings and to the south of the northern parking lot. The applicant is proposing the following colors and materials for the building and structures:

- Main Body: Split Face Masonry Glacier color
- Accent: SW 7004 (Snowbound), SW 7069 (Iron Ore)

SIGNAGE:

The applicant is proposing one, 25.625 square foot channel letter sign reading, "Chabad Pembroke Pines Mikveh" in white copy. The sign shall be located on the north elevation.

ACCESS / CIRCULATION:

Access to the site shall remain on the western side of the property via the access road south of Johnson Street.

PARKING:

Code requires religious institutions to have 8.5 parking spaces per 1,000 square feet of building area; therefore, the proposed use requires 51 parking spaces. Based current and proposed uses 79 parking spaces are required. On June 26, 2025, the Planning and Zoning Board approved ZV2025-0010 to allow 43 existing parking spaces instead of the required 79 parking spaces.

LANDSCAPING:

The following landscape is being proposed for site:

- Installation of 2 trees, 4 palms, 66 shrubs, and 311 ground covers.
 - o Primary tree species include: Simarouba glauca - Paradise tree.
 - o Primary palm species include: Veitchia arecina - Montgomery palm.
 - o Primary shrub species are: Chrysobalanus icaco 'Red tip' - Red tip cocoplum.
 - o Primary groundcover species are: Liriope muscari 'Big Blue' - Liriope 'Blue Daze', Lantana montevidensis - purple trailing Lantana, Evolvulus glomeratus - Blue Daze, Alocasia odora 'California' - Dwarf elephant ear, Neomarica caerulea 'Regina' - Giant Apostles iris.
 - o Additionally, one (1) Quercus virginiana - Southern live oak tree is being protected and retained on site.

OTHER SITE FEATURES:

The site shall be illuminated by the existing poles and fixtures. One silver wall sconce is proposed adjacent to the Mikveh entryway.

STAFF RECOMMENDATION:

Approval subject to the recordation of the underlying plat.

Chairwoman Gonzalez inquired if the petitioner accepts staff recommendations.

Mr. Shir, representing the petitioner, answered in the affirmative.

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:

Vice Chairman Golditch

The following members of the public spoke:

Jeremy Shir, attorney representing the petitioner
Craig Ditman, architect representing the petitioner

On a motion by Member Labate, seconded by Member D. Gonzalez, to approve, as recommended by staff, the Chabad Lubavitch of Pembroke Pines site plan amendment (SP2025-0001), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members D Gonzalez, Labate and Alternate Member Jones

NAY: None

Motion Passed

- 7. [25-1913](#) **SP2025-0005, H & M Pines Storage**, 1520 S Hiatus Road, site plan amendment. (Cole) (District 1)

Chairwoman Gonzalez 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.

Manny Synalovski, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Synalovski addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Michelle Diaz-Mendez, agent, requests approval to construct a self-storage facility with associated site, signage, circulation, parking and landscape improvements within the Village of Mayfair shopping center located at 1520 south Hiatus Road.

The City Commission approved the base site plan for the shopping center (SP 2006-53) at its April 18, 2007 meeting. Modifications to the site plan were made in 2007, 2008 and 2010, 2014 and 2015 (SP2015-01). Wawa gas station, outparcel to the shopping center was approved in 2017 through SP2017-03. Only a portion of the approved commercial shopping center and the Wawa gas station were constructed, leaving the vacant remaining parcels for future development.

Recently the following development applications have been approved by the Planning and Zoning Board or the City Commission:

- April 16, 2025, the City Commission approved the rezoning of the underlying property from B-3 (General Business) to C-1 (Commercial) with amended restrictive covenants (Ordinance 2043)
 - o The amended restrictive covenants allow for:
 - Only self-storage use within the C-1 use list.
 - 65' maximum height for self-storage buildings
- May 7, 2025 the City Commission passed Resolution 3905 amending the plat allowing for 136,000 square feet of self-storage use.
- June 26, 2025 the Planning and Zoning Board approved site plan application SP2025-0004 for a Culver's restaurant.
- August 14, 2025, the Planning and Zoning Board approved zoning variance ZV2025-0008 allowing 285 parking spaces instead of the required 344 parking spaces.

BUILDINGS / STRUCTURES:

The proposed four story self-storage facility located on the vacant parcel on the southwest corner of the shopping center will be 47'-7" in height and 134,074 square feet in area. The applicant is proposing the following colors and materials for the building and structures:

- Main Body: SW 7006 (Extra White), SW 7029 (Agreeable Gray)

- Accent: SW 7030 (Anew Gray), SW 7031 (Mega Greige)
- Shutters: SW 7006 (Extra White)
- Awnings: Hartford Green
- Spandrel: Dark Gray
- Dumpster Enclosure: SW 7006 (Extra White), SW 7029 (Agreeable Gray), SW 7030 (Anew Gray)
- Dumpster Gates: SW 7029 (Agreeable Gray)

SIGNAGE:

The wall signage for the site is regulated through uniform sign plan for the shopping center and will be reviewed and approved through the building permit process. Any wall signage shown is for illustrative purposes only.

ACCESS / CIRCULATION:

Access to the shopping center shall remain through the existing four access points, two along Hiatus Road and two along Pembroke Road. The southern most access point along Hiatus Road and eastern most access point along Pembroke Road is ingress only. Internal driveways remain for circulation throughout the shopping center.

PARKING:

Code requires self-storage facility to have 0.5 parking spaces per 1,000 square feet of building area; therefore, the proposed use requires 64 parking spaces. 28 new parking spaces for the shopping center are proposed as part of this development. 285 parking spaces in total are proposed for the shopping center. At the August 14, 2025 meeting, the Planning and Zoning Board approved zoning variance ZV2025-0008 allowing 285 parking spaces to be constructed on site.

The 285 proposed parking spaces must be constructed prior to the issuance of the Certificate of Occupancy.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 40 trees, 24 palms, 529 shrubs, and 1330 ground covers.
 - o Primary tree species include: Cordia sebestena - Orange geiger, Clusia rosea - Autograph tree, Quercus virginiana - Live oak, Myrcianthes fragrans - Simpson stopper, and Ficus aurea - Strangler fig.
 - o Primary palm species include: Roystonea elata - Florida Royal palm and Caryota mitis - Fishtail palm.
 - o Primary shrub species are: Chrysobalanus icaco 'Red tip' - Red tip cocoplum, Clusia rosea 'nana' - Dwarf pitch apple, Psychotria nervosa - Wild coffee, Capparis cynophallophora - Jamaican caper, Casasia clusiifolia - Seven year apple, Plumbago auriculata - Imperial blue and Bougainvillea x 'Helen Johnson' - Compact Bougainvillea.
 - o Primary groundcover species are: Juniperus chinensis 'Parsonii' - Chinese juniper, Nephrolepis biserrata 'Macho' - Macho fern, Tripsacum dactyloides - Fakahatchee grass, Ixora taiwanensis 'Dwarf Red' - Dwarf red Ixora and Nephrolepis exaltata - Boston fern.

o Additionally, three (3) *Ptychosperma elegans* - Alexander palms and one (1) *Ficus benjamina* - Benjamin fig trees are being protected and retained on site.

OTHER SITE FEATURES:

The site shall be illuminated by 6 wall mounted and 6 under canopy LED fixtures.

STAFF RECOMMENDATION:

Staff recommend approval of site plan SP2025-0005, subject to the recordation of the underlying plat.

STAFF NOTE:

(Joseph Yaciuk, Assistant Planning and Economic Development Director, noted for the record that the applicant must execute and submit / record the restrictive covenants approved as part of the previous rezoning to the City within 90 days as a condition of the approval of this site plan.)

Chairwoman Gonzalez inquired if the petitioner accepts staff recommendations and understands that he will need to submit the restrictive covenants within 90 days.

Mr. Synalovski, representing the petitioner, answered in the affirmative.

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 members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Vice Chairman Golditch
Members D. Gonzalez, 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 member of the public spoke:

Manny Synalovski, representing the petitioner

On a motion by Member Labate, seconded by Vice Chairman Golditch, to approve, the H & M Pines Storage site plan amendment (SP2025-0005), as recommended by staff and inclusive of the restrictive covenant condition entered into the record by staff and agreed upon by the applicant, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members D Gonzalez, Labate and Alternate Member Jones

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

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

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

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members D Gonzalez, Labate and Alternate Member Jones

NAY: None

Motion Passed

[25-1914](#)

Presentation and discussion on the planning and zoning board process.

Julia Aldridge, Planner / Zoning Technician, gave a brief overview of the development review process.

ADJOURNMENT:

Chairwoman Gonzalez adjourned the meeting at 7:28 p.m.

ADJOURNED:
7:28 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary