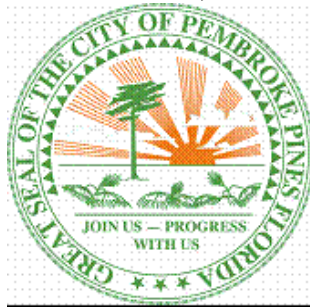


City of Pembroke Pines, FL

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



Meeting Minutes - Final

Thursday, April 23, 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 Vice Chairman Golditch, at 6:30 p.m.,
Thursday, April 23, 2026, at the Charles F. Dodge City Center, City Commission
Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit:
Vice Chairman Golditch
Members Aloy D. Gonzalez and Labate
Alternate Members Jones and Zacharias

Absent:
Chairwoman Gonzalez

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.

Secretary McCoy noted that Alternate Member Zacharias will be the voting
member for tonight's meeting.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[26-2476](#) March 12, 2026

On a motion by Member D. Gonzalez, seconded by Member Labate, to
approve the minutes of the March 12, 2026 meeting, the following vote was
recorded:

AYE: Vice Chairman Golditch, Members Aloy, D. Gonzalez, and Labate
Alternate Member Zacharias

NAY: None

Motion Passed

NEW BUSINESS:

CONSENT AGENDA ITEMS:

Vice Chairman Golditch inquired if any members of the board wished to pull
any of the remaining consent items for discussion.

Alternate Member Jones requested to pull item number 3 for discussion.

Vice Chairman Golditch 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. [26-2477](#) **MSC2026-0007, Jiffy Lube**, 17311 Pines Boulevard, paint changes to the existing building, miscellaneous request. (Julia) (District 3)

(Secretary’s Note: It was noted that the petitioner for consent agenda item number 1 was unable to attend this evening’s meeting and has requested deferral to the May 14, 2026 meeting. The board members were asked to retain their back-up for the item.)

On a motion by Member Labate, seconded by Member Aloy, to defer consent agenda item number 1 (MSC2026-0007, Jiffy Lube), to the May 14, 2026 meeting, the following vote was recorded:

AYE: Vice Chairman Golditch, Members Aloy, D. Gonzalez, and Labate
Alternate Member Zacharias

NAY: None

Motion Passed

- 2. [26-2478](#) **MSC2026-0010, Plaza 67**, 6700 - 6740 Pines Boulevard, paint changes to the existing building, miscellaneous request. (Daniel) (District 4)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Gabriel Gomez, agent, is requesting approval of repainting the existing Plaza 67 building located on 6700-6740 Pines Boulevard. The site was built in the early 1960s. In 2005, site plan application SP2005-09 was approved, which established a uniform sign plan for the plaza.

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- o Main Body: SW 7074 Software
- o Accent: SW 7615 Sea Serpent
- o Monument Sign: SW 7615 Sea Serpent

No other site modifications are being proposed at this time. Building signs shall remain compliant with the current uniform sign plan.

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 Aloy, seconded by Member Labate, to approve, as

recommended by staff, consent agenda item number 2 (MSC2026-0010, Plaza 67), the following vote was recorded:

AYE: Vice Chairman Golditch, Members Aloy, D. Gonzalez, and Labate
 Alternate Member Zacharias

NAY: None

Motion Passed

- 3. [26-2479](#) **MSC2026-0011, Boulevard Animal Hospital**, 6590 Pines Boulevard, paint changes to the existing building, miscellaneous request. (Cole) (District 1)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Steven Davis, agent, is requesting approval of a color change to the Boulevard Animal Hospital located at 6590 Pines Boulevard.

The existing building was constructed in the early 1970s. Signage for the site was last updated in 2014 through sign application SN2014-14.

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

- Case #260301170 – 6590 Pines Boulevard – Paint color change without Planning and Zoning Board approval.

BUILDINGS / STRUCTURES:

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

- Main body: SW 7667 (Zircon)
- Trim: SW 7669 (Summit Gray)

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:

Member 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:

Steven Davis, the petitioner

On a motion by Member Labate, seconded by Member D. Gonzalez, to approve, as recommended by staff, consent agenda item number 3 (MSC2026-0011, Boulevard Animal Hospital), the following vote was recorded:

AYE: Vice Chairman Golditch, Members Aloy, D. Gonzalez, and Labate
Alternate Member Zacharias

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF STAFF:

Joseph Yaciuk, Assistant Planning and Economic Development Director, informed the board members that at the next meeting they will be reviewing two items they may not be familiar with the policies and procedures for. He requested that once they receive their agenda packages too please, contact staff prior to the meeting for clarification of the policies and procedures for these types of public hearings and items.

ADJOURNMENT:

Vice Chairman Golditch adjourned the meeting at 6:39 p.m.

ADJOURNED:
6:39 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary