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, June 11, 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 and Labate
Alternate Member Jones

Absent:
Alternate Member Zacharias

Also present:
Joseph Yaciuk, Assistant Planning and Economic Development Director
Julia Aldridge, Planner / Zoning Technician
Julieta Fernandez Echeverri, Planning and 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:

26-2669 May 14, 2026

On a motion by Member Labate, seconded by Member D. Gonzalez, to approve, the minutes of the May 14, 2026, meeting, 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:

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against this consent item. No one wished to speak.

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

item for discussion.

1. [26-2668] **MSC2024-0012, UniVida**, 1800 N Douglas Road, installation of signage and the addition of a gate, miscellaneous request. (Julia) (District 2)

Giancarlo Hernandez, 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:

Josenrique Cueto, agent for UniVida Pembroke Pines, is requesting approval for the installation of partial perimeter fence and new building signs for the UniVida Pembroke Pines medical offices located at 1800 N Douglas Road.

The site previously operated as a multitenant office building with a mixture of uses. UniVida has since completed the permitting process to occupy the building in its entirety.

At the September 2024 Planning and Zoning Board meeting, the following variances related to signage for the UniVida Pembroke Pines site were approved:

- **ZV2024-0002 to allow a maximum of 208.81 total square feet of signage instead of the required maximum 120 total square footage signage**
- **ZV2024-0004 to allow an 46.35 maximum square footage monument sign instead of the required 24 maximum square footage monument sign**
- **ZV2024-0005 to allow a 77.67 square foot sign on the primary façade instead of the required maximum 60 square footage sign on the primary façade**

BUILDINGS / STRUCTURES:

The applicant proposes to install a 6- foot- high gray aluminum- framed fence with horizontal wood slats, consisting of 286 feet along the northern property line and 22 feet of fence along the northeastern property line, followed by a 24- foot manual gate.

SIGNAGE:

The following signs are proposed:

- **One 77.66 square foot internally illuminated channel letter sign flush mounted on the northern façade to read “UniVida Medical Center”. The sign will have blue and red letters and a blue and red logo.**
- **One 77.66 square foot internally illuminated channel letter sign flush mounted on the eastern façade to read “UniVida Medical Center”. The sign will have blue and red letters and a blue and red logo.**
- **One 7.12 square foot internally illuminated channel letter logo sign flush mounted on the eastern façade consisting of the UniVida blue and red logo.**
- **One 5-foot-tall monument sign, containing 46.35 square feet of copy to**

read "UniVida Medical Center". The sign will feature blue and red letters, a blue red logo, a white background, and a blue base with address numbers located at the top portion of the sign.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal is consistent with the variances granted (ZV 2024-0002, 0004, 0005). Staff therefore recommends approval of this application.

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D. Gonzalez, 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:

Giancarlo Hernandez, representing the petitioner

On a motion by Member D. Gonzalez seconded by Vice Chairman Golditch, to approve, as recommended by staff, consent agenda item number 1 (MSC2024-0012, UniVida), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

2. [26-2650] **SP2026-0001, Wal-Mart Supercenter**, 151 SW 184 Avenue, site plan amendment. (Julia) (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.

Dominic Tressler, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Tressler 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:

Andrew Rakowski, agent, is requesting approval to convert 6,749 square feet of the existing Walmart Supercenter garden center to storage space for Online Pickup and Delivery services. The existing Walmart Supercenter building, located at 151 SW 184th Avenue, was approved through SP 97-25.

The proposed project includes associated site improvements consisting of a new sidewalk, restriping of the existing parking lot and directional signage. The proposed site modifications will enable Walmart to serve the customers picking up online orders.

BUILDINGS / STRUCTURES:

The applicant proposes a 16' tall, 6,749 square foot expansion to the southeast corner of the existing Walmart Supercenter garden center. The area will be enclosed and utilized for storage of items for pick-up and delivery operations. The area will not be accessible to customers. Walmart associates will prepare the orders and bring them to designated pick-up areas.

The proposed addition will maintain the architectural theme of the existing building. The following colors and materials are proposed for the addition:

- **Main Body: P49E Dark Gray**
- **Picket Fence and Gate: P36E Black**
- **Bollards: P5E Safety Yellow**
- **Aluminum screening for proposed roof-mounted mechanical equipment**

PARKING:

Parking lot restriping and associated circulation improvements are proposed directly west of the Online Pickup and Delivery expansion area.

Currently, 714 parking spaces are required on site, and 888 parking spaces are provided, excluding pickup stalls. The 6,749 square foot addition increases required parking to 738 parking spaces. Following the proposed restriping modifications, 891 parking spaces will be provided, resulting in a surplus of 153 parking spaces.

In 2024 through ZV2024-0006, 33 short-term parking spaces were approved for the site. The existing pickup parking spaces are proposed to be relocated to the area directly west of the Online Pickup and Delivery expansion area. Including pickup parking spaces, a total of 924 parking spaces will be provided on site.

SIGNAGE:

The applicant proposes the following signage:

• Six, 1.5 square foot directional pickup signs. Three signs will be located near the southwest parking lot entrance to direct customers toward the Online Pickup and Delivery area. The remaining three signs will be located along the

internal circulation route to guide customers to the designated pickup stalls.

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.

LANDSCAPING:

No trees or shrubs are proposed for removal as part of this application.

OTHER SITE FEATURES:

Parking-lot improvements including restriping and a new sidewalk are being proposed in compliance with the Engineering Division standards.

Two new 30-foot-tall light poles with LED area light fixtures will be installed in the parking area west of the Online and Pickup Delivery addition. New LED area light fixtures will also be installed on two existing light poles. Additionally, four wall sconces will be installed on the south building façade: WST LED Architectural Wall Sconce in black.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

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

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.

Chairwoman Gonzalez noted that a Quasi-Judicial Proceedings Affected Person form, stating opposition, was submitted by Luiz Mori Santos, resident, 324 SW 183 Way.

The following members of the Planning and Zoning Board spoke:

Member Gonzalez, Vice Chairman Golditch
Members Aloy and 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:

Dominic Tressler, representing the petitioner

On a motion by Vice Chairman Golditch, seconded by Member D. Gonzalez, to approve, as recommended by staff, the Wal-Mart Supercenter site plan amendment (SP2026-0001), the following vote was recorded:

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

NAY: Member Aloy

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairwoman Gonzalez noted that staff had received an email from Alternate Member Zacharias requesting an excused absence from the May 14, 2026, meeting.

On a motion by Member Labate, seconded by Member D. Gonzalez, to excuse Alternate Member Zacharias from the May 14, 2026, meeting, the following vote was recorded:

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

NAY: None

Motion Passed

Chairwoman Gonzalez spoke in reference to the board's recommendation, to the City Commission, requiring an after the fact fee for commercial businesses that do work prior to board approval.

ITEMS AT THE REQUEST OF STAFF:

Joseph Yaciuk, Assistant Planning and Economic Development Director, reminded the board members that the next meeting will be August 13, 2026.

ADJOURNMENT:

Chairwoman Gonzalez adjourned the meeting at 7:18 p.m.

ADJOURNED:
7:18 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary