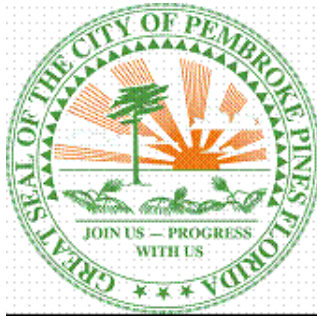


City of Pembroke Pines, FL

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



Meeting Agenda - Final

Thursday, August 14, 2025

6:30 PM

Commission Chambers

Planning and Zoning Board

PLANNING AND ZONING BOARD / ARCHITECTURAL REVIEW BOARD

Pursuant to Florida Statutes Chapter 286.011, notice is hereby given that one or more City Commissioners may be present at this meeting.

THIS MEETING WILL BE CONDUCTED IN PERSON**MEETING CALLED TO ORDER****ROLL CALL****SUBMISSION OF LOBBYING DISCLOSURE FORMS:****APPROVAL OF MINUTES:****NEW BUSINESS:****CONSENT AGENDA ITEMS:**

1. [25-1834](#) **MSC2024-0024, Lexus of Pembroke Pines**, 16150 Pines Boulevard, minor façade and canopy changes to the drive through service area, miscellaneous request. (Cole) (District 4)

Attachments: [Item No. 1 \(Lexus of Pembroke Pines\) 25-1834](#)
[Final Submitted Plans](#)

2. [25-1836](#) **MSC2025-0020, Pines Professional Center.**, 9050 Pines Boulevard, paint / color change to the existing building, miscellaneous request. (Julia) (District 4)

Attachments: [Item No. 2 \(Pines Professional Center\) 25-1836](#)

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

3. [25-1837](#) **ZV2025-0008, Village of Mayfair Shopping Center**, generally located north of Pembroke Road and West of Hiatus Road, variance request. (Cole) (District 1)

Attachments: [Item No. 3 \(Village of Mayfair\) 25-1837](#)

4. [25-1838](#) **ZV2025-0011 - 0013, Culver's at Village of Mayfair**, 1580 S Hiatus Road, variance requests. (Cole) (District 1)

Attachments: [Item No. 4 \(Culver's at Village of Mayfair\) 25-1838](#)

- 5. [25-1839](#) **ZV2025-0014 & 0015, Pembroke Falls Recreational Facility**, 1651 NW 136 Avenue, variance requests. (Cole) (District 3)

Attachments: [Item No. 5 \(Pembroke Falls Recreational Facility\) 25-1839](#)

NEW BUSINESS:

NON-QUASI-JUDICIAL SITE PLAN ITEMS / RELATED MISCELLANEOUS ITEMS:

- 6. [25-1840](#) **SP2025-0007, Shops at Pembroke Gardens Residential**, generally located on the south side of Pines Boulevard, between I-75 and SW 145 Avenue on the 2.7 +/- acre parcel within the Shops at Pembroke Gardens site, site plan application. (Joseph) (District 4)

Attachments: [Item No. 6 \(Shops at Pembroke Gardens Residential\) 25-1840](#)
 [Traffic Study](#)
 [Final Submitted Plans](#)

- 7. [25-1835](#) **MSC2025-0012, Shops at Pembroke Gardens**, generally located on the south side of Pines Boulevard, between I-75 and SW 145 Avenue, Master Sign Plan update, miscellaneous request. (Joseph) (District 4)

Attachments: [Item No. 7 \(Shops at Pembroke Gardens\) 25-1835](#)
 [Master Sign Plan-Clean](#)

ITEMS AT THE REQUEST OF THE BOARD:

ITEMS AT THE REQUEST OF STAFF:

ITEMS AT THE REQUEST OF THE PUBLIC:

ADJOURNMENT:

CITY OF PEMBROKE PINES

*Sheryl McCoy
 Board Secretary*

MEETING DATES AND TIMES:

ARE SUBJECT TO CHANGE. PLEASE VERIFY THE DATE AND TIME WITH THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, (954) 392-2100, PRIOR TO ATTENDING.

AFFECTED PARTIES:

ALL AFFECTED PARTIES (A PERSON (OR PERSONS) NATURAL OR CORPORATE, WHO IS THE OWNER OF THE SUBJECT PROPERTY AS LISTED IN THE RECORDS OF THE BROWARD COUNTY PROPERTY APPRAISER, OR WHO RESIDES IN OR OPERATES A BUSINESS WITHIN 500 FEET OF THE SUBJECT PROPERTY) MAY APPEAR AT SAID PLACE AND TIME TO BE HEARD AND TO PRESENT THEIR EVIDENCE, BRING FORTH WITNESSES, AND CROSS-EXAMINE WITNESSES PROVIDING THEY NOTIFY AND FILE THE REQUIRED FORMS PROVIDED BY THE CITY CLERK'S OFFICE AT LEAST SEVEN CALENDAR DAYS PRIOR TO THE PROCEEDINGS.

INFORMATION:

INFORMATION REGARDING ANY ITEMS MAY BE RECEIVED IN THE OFFICE OF THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA (954) 392-2100, MONDAY - THURSDAY, BETWEEN THE HOURS OF 7:00 AM. AND 6:00 P.M.

APPEALS:

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ACCOMMODATIONS:

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE SHOULD CONTACT THE CITY CLERK AT (954) 450-1050 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

SERVICES FOR THE HEARING IMPAIRED:

SERVICES FOR THE HEARING IMPAIRED OR DEAF ARE PROVIDED BY FLORIDA RELAY AT NO COST. INDIVIDUALS MAY BE REFERRED TO DIAL TTY/Voice Communication 711 or 1-800-955-8771.