



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	February 12, 2026	Application ID:	MSC 2026-0001
Project:	Walmart Repaint	Project Number:	N/A
Project Planner:	Julia Aldridge, Planner / Zoning Technician		
Owner:	Walmart Stores East LP	Agent:	Audrey Rivera
Location:	151 SW 184 th Avenue	District:	4
Existing Zoning:	PUD (Planned Unit Development)	Existing Land Use:	Commercial
Reference Applications:	SP 97-25, ZV 2002-33, SP 2002-28, MSC 2018-08, MSC 2019-12, ZV 2024-0006, ZV 2025-0004		
Applicant Request:	Color change to existing buildings		
Staff Recommendation:	Approval		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board	<input type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Audrey Rivera, agent, is requesting miscellaneous plan approval for a color change to the Silver Lakes Center. Silver Lakes Center is located south of Pines Boulevard and east of SW 184 Avenue. Silver Lakes Center currently consists of 2 buildings, Walmart and an outbuilding (O'Reilly Auto Parts, West Pines Modern Dentistry, and Starbucks)

BUILDINGS / STRUCTURES:

The applicant is requesting the approval of the following exterior colors for the Walmart:

- Main Body:
 - P49E Dark Gray
- Entrance Area Behind Signage/ Middle Band:
 - P218E True Blue

The applicant is requesting the approval of the following exterior colors for the outbuilding:

- Main Body to remain the same (SW 6651 Cherish Cream)
- Accents:
 - Paint existing pink surfaces P49E Dark Gray

Additionally, the applicant will paint the monument sign Cream (SW 1368) with accents to match Windsurf Blue (SW 1755).

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.

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 (01/26/2026)
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"/> Comprehensive Plan Amendment
<input type="checkbox"/> Delegation Request
<input type="checkbox"/> DRI*
<input type="checkbox"/> DRI Amendment (NOPC)*
<input type="checkbox"/> Flexibility Allocation
<input type="checkbox"/> Interpretation*
<input type="checkbox"/> Land Use Plan Map Amendment*
<input type="checkbox"/> Miscellaneous
<input type="checkbox"/> Plat* | <input type="checkbox"/> Sign Plan
<input type="checkbox"/> Site Plan*
<input type="checkbox"/> Site Plan Amendment*
<input type="checkbox"/> Special Exception*
<input type="checkbox"/> Variance (Homeowner Residential)
<input checked="" type="checkbox"/> Variance (Multifamily, Non-residential)*
<input type="checkbox"/> Zoning Change (Map or PUD)*
<input type="checkbox"/> Zoning Change (Text)
<input type="checkbox"/> Zoning Exception*
<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 feet 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: Walmart # 2591 Pembroke Pines

Project Address: 151 SW 184th Ave Pembroke Pines, FL

Location / Shopping Center: _____

Acreage of Property: _____ Building Square Feet: 203907

Flexibility Zone: _____ Folio Number(s): 5140-19-02-2210

Plat Name: _____ Traffic Analysis Zone (TAZ): _____

Legal Description:

 SILVER LAKES AT PEMBROKE PINES PHASE II 152-28 B COMMERCIAL TRACT C4 LESSPORS DESC IN ORS 27442/417,
 27742/388 AND 27442/301

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: Walmart Stores East LP

Owner's Address: PO Box 8050 Bentonville, AR 72712

Owner's Email Address: _____

Owner's Phone: _____ Owner's Fax: _____

Agent: _____

Contact Person: Audrey Rivera

Agent's Address: _____

Agent's Email Address: _____

Agent's Phone: _____ 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: PUD Planned Unit Development

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:

painting the outside parcels to match the Walmart colors

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 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Owner Date

Sworn and Subscribed before me this _____ day
of _____, 20_____

Fee Paid Signature of Notary Public My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

John Davis _____
Signature of Agent Date 11/18/25

Sworn and Subscribed before me this 18th day
of November, 2025

NICK BUTLER
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 12/31/33
COMMISSION NO. 12725715

\$0 _____
Fee Paid Signature of Notary Public My Commission Expires 12/31/33

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: January 26, 2026

To: MSC

From: Julia Aldridge, Planner / Zoning Technician

Re: MSC 2026-0001 (Walmart @ 151 SW 184th Avenue Repaint)

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.



SHEET NOTES

- 1. SEE NOTES AND PLAN SHEETS FOR ALL DIMENSIONS AND MATERIALS.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
- 4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.

COLOR LEGEND

Color swatch	Material / Finish
Color swatch	Material / Finish



PHOTO RENDERING OF EXTERIOR ON OUTPARCEL (MARKING 2201)



PHOTO RENDERING OF EXTERIOR ON OUTPARCEL (MARKING 2201)



PHOTO RENDERING OF EXTERIOR ON OUTPARCEL (MARKING 2201)

2 OUTPARCEL - AFTER
12/15/2023

1 OUTPARCEL - BEFORE
12/15/2023



10/29/2025

PLAN REVISION #2– DELTA #7

CCD1, to Drawings and Specifications dated **10/29/2025** for Walmart #**2591** located at **151 S.W. 184th Avenue, Pembroke Pines, FL 33209**, as prepared by CPH, 500 West Fulton Street, Sanford, FL 32771.

This **Construction Change Directive comments** shall hereby be and become a part of the Contract Documents, the same as if originally bound thereto.

The following clarifications, amendments, additions, revisions, changes, and modifications change the original Contract Documents only in the amount and to the extent hereinafter specified and set forth in this **ADD#2**

Changes to the construction documents ADD#2 are based on Owner directed changes.

CHANGES TO DRAWINGS

ARCHITECTURAL

ITEM NO. 1. C1 – COVER SHEET

- A. Revised drawing index.

ITEM NO. 2. A2 – EXTERIOR ELEVATIONS

- A. Updated Site plan to show the Multi-tenant signage – SITE PLAN.

ITEM NO. 3. A2.1 – EXTERIOR DETAILS AND SIGNAGE

- A. Added multi-tenant sign in drawing 18 – MULTI-TENANT SIGN.
- B. Updated Pickup sign size in drawing 7 – 2'-0" PICKUP SIGN.

ITEM NO. 4. A2.2 – (NEW SHEET) OUTPARCEL TENANT ELEVATIONS

- A. Outparcel building to be painted Dark Gray (P49E) from Pink as shown.

END ADD #2

Real Estate

John Davis, Wal-Mart Store Planning

November 18, 2025

RE: Zoning, Permitting, and Approvals
Applicant: Wal-Mart Stores East, LP a Delaware Limited Partnership
Project Name: Wal-Mart #2591.1004 Pembroke Pines, FL
Site Address: 151 SW 184th Ave
County, City, State: Broward, Pembroke Pines, Florida
Parcel Numbers: 5140-19-02-2210

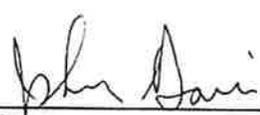
On behalf of Wal-Mart Stores East, LP ("Wal-Mart"), I hereby authorize CPH, LLC (the "Architect"), to serve as Wal-Mart's authorized agent for the purpose of seeking all requisite zoning modifications, permits, and approvals related to the proposed buildings and site work for the above-referenced site.

The Architects authorization is expressly limited to (i) signing and delivering applications for zoning modifications, permits, and approvals that are related to the buildings and site work for the above-referenced site, and (ii) advancing the requisite funds on behalf of Wal-Mart to file such applications. Further, this authorization does not empower the Engineer to either negotiate on Wal-Mart's behalf or otherwise obligate Wal-Mart in any manner whatsoever, including any attempt to obligate Wal-Mart to pay for or construct improvements without additional authorization in writing from Wal-Mart.

Respectfully,

WAL-MART STORES EAST, LP
a Delaware limited partnership

By: _____


John Davis
Senior Design Manager

STATE OF ARKANSAS

COUNTY OF BENTON

The foregoing instrument was acknowledged before me this 18th day of November, 2025, by John Davis, Wal-Mart Store Planning of WSE Management, LLC, a Delaware limited liability company, the General Partner of Wal-Mart Stores East, LP, a Delaware limited partnership, on behalf of the company and the partnership. He is personally known to me OR ___ produced _____ as identification.

NICK BUTLER
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 12/31/33
COMMISSION NO. 12725715

[Notary Seal]


Print Name: Nick Butler
Notary Public, State of Arkansas
Commission number: 12725715
My commission expires: 12/31/33

