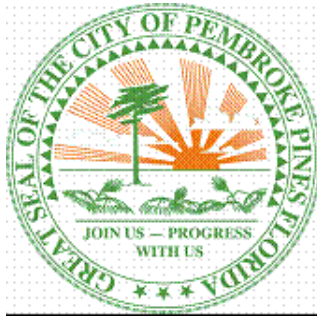


City of Pembroke Pines, FL

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



Meeting Agenda - Final

Thursday, August 13, 2026

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****SELECTION FOR CHAIR AND VICE CHAIR:**

[26-2830](#) Nomination for Chair

[26-2831](#) Nomination for Vice Chair

ORGANIZATIONAL:

[26-2832](#) Sunshine Law Refresher

SUBMISSION OF LOBBYING DISCLOSURE FORMS:**APPROVAL OF MINUTES:**

[26-2833](#) June 11, 2026

Attachments: [06-11-2026 Draft Planning and Zoning Board Minutes.pdf](#)

NEW BUSINESS:**PUBLIC HEARING ITEMS:**

1. [26-2834](#) **Zoning Code Text Amendment:**
AM2026-0001, Mixed Use Development (MXD) text amendment
(Cole)

Attachments: [Item No. 1 \(MXD Text Change\) 26-2834.pdf](#)

NEW BUSINESS:**CONSENT AGENDA ITEMS:**

2. [26-2835](#) **MSC2025-0019, Applebee's**, 10135 Pines Boulevard, minor façade changes including signage and exterior awnings, miscellaneous request.
(Julia) (District 2)

Attachments: [Item No. 2 \(Applebees\) 26-2835.pdf](#)

3. [26-2836](#) **MSC2026-0013, Flamingo Villas**, generally located north of Johnson Street and east of Flamingo Road, paint changes to the existing multi-family development including the amenity's buildings, miscellaneous request. (Julieta) (District 3)

Attachments: [Item No. 3 \(Flamingo Villas\) 26-2836.pdf](#)

4. [26-2837](#) **MSC2026-0014, Taft and 77th Plaza**, 1591 NW 77 Way, paint changes to the existing building, miscellaneous request. (Daniel) (District 2)

Attachments: [Item No. 4 \(Taft and 77th Plaza\) 26-2837.pdf](#)

NEW BUSINESS:

QUASI-JUDICIAL VARIANCE/INTERPRETATION/APPEAL ITEMS:

5. [26-2838](#) **ZV2026-0003, Dutch Bros Coffee**, 8579 Pines Boulevard, variance request. (Cole) (District 2)

Attachments: [Item Nos. 5 -7 \(Dutch Bros Coffee\) 26-2838.pdf](#)

6. [26-2839](#) **ZV2026-0004, Dutch Bros Coffee**, 8579 Pines Boulevard, variance request. (Cole) (District 2)

Attachments: [Item Nos. 5 -7 \(Dutch Bros Coffee\) 26-2838.pdf](#)

7. [26-2840](#) **ZV2026-0005, Dutch Bros Coffee**, 8579 Pines Boulevard, variance request. (Cole) (District 2)

Attachments: [Item Nos. 5 -7 \(Dutch Bros Coffee\) 26-2838.pdf](#)

8. [26-2841](#) **ZV2026-0006, Mindset Connect**, 1700 NW 98 Avenue, variance request. (Cole) (District 2)

Attachments: [Item No. 8 \(Mindset Connect\) 26-2841.pdf](#)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

9. [26-2842](#) **SP2026-0004, Broward County Tax Collector**, 3 SW 129 Avenue, site plan amendment. (Cole) (District 4)

Attachments: [Item No. 9 Broward County Tax Collector\) 26-2842.pdf](#)

10. [26-2843](#) **SP2026-0008, Mindset Connect**, 1700 NW 98 Avenue, site plan amendment and special exception. (Cole) (District 2)

Attachments: [Item No. 10 \(Mindset Connect\) 26-2843.pdf](#)

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:

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.