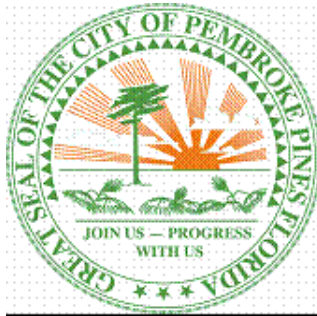


City of Pembroke Pines, FL

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



Meeting Agenda - Final

Thursday, June 26, 2025

6:30 PM

Commission Chambers

Planning and Zoning Board

NOTICE OF MEETING**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:**

[25-1695](#) May 8, 2025

Attachments: [05-08-2025 Draft Minutes](#)

NEW BUSINESS:**CONSENT AGENDA ITEMS:**

1. [25-1696](#) **MSC2025-0009, SPG - Aerie**, 417 SW 145 Terrace, minor façade and signage changes, miscellaneous request. (Julia) (District 4)

Attachments: [Item No. 1 \(SPG - Aerie\) 25-1696](#)
2. [25-1697](#) **MSC2025-0016, SPG - Blue Mercury.**, 421 SW 145 Terrace, minor façade and signage changes, miscellaneous request. (Julia) (District 4)

Attachments: [Item No. 2 \(SPG- Blue Mercury\) 25-1697](#)
3. [25-1698](#) **MSC2025-0017, YouFit Plaza (AKA Pembroke Place North)**, 8913 - 9091 Taft Street, paint / color change to an existing shopping center, miscellaneous request. (Julia) (District 2)

Attachments: [Item No. 3 \(YouFit Plaza AKA Pembroke Plac North\) 25-1698](#)
4. [25-1699](#) **MSC2025-0018, Bell Apartments**, 16700 Sheridan Street, paint / color change to an existing multi-family development, miscellaneous request. (Cole) (District 3)

Attachments: [Item No. 4 \(Bell Apartments\) 25-1699](#)

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

5. [25-1700](#) **ZV2025-0009, Tanglewood Plaza**, 9610 - 9728 Pines Boulevard, variance request. (Cole) (District 1)
- Attachments: [Item No. 5 \(Tanglewood Plaza\) 25-1700](#)
6. [25-1701](#) **ZV2025-0010, Chabad of Pembroke Pines**, 18490 Johnson Street, variance request. (Cole) (District 4)
- Attachments: [Item No. 6 \(Chabad Lubavitch Pembroke Pines\) 25-1701](#)

NEW BUSINESS:**QUASI-JUDICIAL SITE PLAN ITEMS:**

7. [25-1703](#) **SP2024-0009, AT&T**, 13900 Pines Boulevard, site plan amendment. (Cole) (District 4)
- Attachments: [Item No. 7 \(AT & T\) 25-1703](#)
 [Final Submitted Plans](#)
8. [25-1704](#) **SP2025-0003, Flamingo Pines Square Shopping Center**, 12502 - 12598 Pines Boulevard, site plan amendment. (Julia) (District 4)
- Attachments: [Item No. 8 \(Flamingo Pines Square Shopping Center\) 25-1704](#)
 [Final Submitted Plans SP2025-0003](#)
9. [25-1705](#) **SP2025-0004, Culver's at Village of Mayfair**, 1580 S Hiatus Road, site plan application. (Cole) (District 1)
- Attachments: [Item No. 9 \(Culver's at Village of Mayfair\) 25-1705](#)
 [Final Submitted Plans](#)

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.