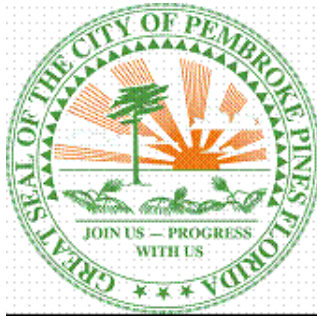


# City of Pembroke Pines, FL

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



## **Meeting Agenda - Final**

**Thursday, February 13, 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:**

[25-1309](#) December 12, 2024

**Attachments:** [12-12-2024 Draft Minutes](#)

**NEW BUSINESS:****CONSENT AGENDA ITEMS:**

1. [25-1310](#) **MSC2024-0016, La Brasa Grill**, 295 N University Drive, paint color change and signage modifications to an existing restaurant building, miscellaneous request. (Julia) (District 1)

**Attachments:** [Item No. 1 \(La Brasa Grill\) 25-1310](#)

2. [25-1311](#) **MSC2024-0027, University Pines Village Plaza - Hi-Line Enterprises**, 7825 Pines Boulevard, installation of roll up door, miscellaneous request. (Julia) (District 1)

**Attachments:** [Item No. 2 \(University Pines Village Plaza - Hi-Line Enterprises\) 25-1311](#)

3. [25-1312](#) **MSC2024-0028, Villas Central**, 1603 W Golfview Drive, paint color change to the existing community buildings, and clubhouse, miscellaneous request. (Julia) (District 2)

**Attachments:** [Item No. 3 \(Villas Central\) 25-1312](#)

4. [25-1314](#) **MSC2025-0003, Johnson Square Plaza**, 7743 - 7759 Johnson Street, uniform sign plan (USP), miscellaneous request. (Julia) (District 2)

**Attachments:** [Item No. 4 \(Johnson Square Plaza\) 25-1314](#)

**NEW BUSINESS:****PUBLIC HEARINGS / REGULAR ITEMS:**

5.        [25-1315](#)        **ZC2024-0004**, The purpose of this Public Hearing is to consider, at the request of the Raintree of Pines LLC, a zoning change from B-3 (General Business) with existing restrictive covenants to C-1 (Commercial) with restrictive covenants for the purposes of developing a self storage facility at the **Village of Mayfair** shopping center. The shopping center is generally located at the northwest corner of Pembroke Road and Hiatus Road and containing approximately 9.9 acres more or less. (Cole) (District 1)

(This will be heard as regular agenda item number 6)

Attachments:        [Item Nos. 5 & 6 \(Village of Mayfair\) 25-1315 & 25-1316](#)

6.        [25-1316](#)        **ZC2024-0004**, The purpose of this item is to transmit a favorable recommendation to the City Commission, at the request of the Raintree of Pines LLC, a zoning change from B-3 (General Business) with existing restrictive covenants to C-1 (Commercial) with restrictive covenants for the purposes of developing a self storage facility at the **Village of Mayfair** shopping center. The shopping center is generally located at the northwest corner of Pembroke Road and Hiatus Road and containing approximately 9.9 acres more or less. (Cole) (District 1)

Attachments:        [Item Nos. 5 & 6 \(Village of Mayfair\) 25-1315 & 25-1316](#)

7.        [25-1317](#)        **ZC2024-0005, Collector Car Condos, 18810 Pines Boulevard**, The purpose of this Public Hearing is to consider, at the request of Dorado Bells, LLC, a zoning change from B-3 (General Business) to C-1 (Commercial) with restrictive covenants for the purpose of developing a self storage facility, more specifically car self storage on the proposed Collector Car Condos (ZC2024-0005) property located at 18810 Pines Boulevard, containing approximately 1.88 acres more or less. (Cole) (District 1)

(This will be heard as regular agenda item number 8)

Attachments:        [Item Nos. 7 & 8 \(Collector Car Condos\) 25-1317 & 25-1318](#)

8.        [25-1318](#)        **ZC2024-0005, Collector Car Condos**, The purpose of this item is to transmit a favorable recommendation to the City Commission, at the request of Dorado Bells, LLC, a zoning change from B-3 (General Business) to C-1 (Commercial) with restrictive covenants for the purpose of developing a self storage facility, more specifically car self storage on the proposed **Collector Car Condos** (ZC2024-0005) property located at 18810 Pines Boulevard, containing approximately 1.88 acres more or less. (Cole) (District 4)

**Attachments:**        [Item Nos. 7 & 8 \(Collector Car Condos\) 25-1317 & 25-1318](#)

## **NEW BUSINESS:**

### **QUASI-JUDICIAL ITEMS:**

9.        [25-1319](#)        **SP2024-0003, Discount Tire**, generally located on the north side of Pembroke Road between SW 87 Way and Douglas Road Pembroke Road, site plan application. (Cole) (District 1)

**Attachments:**        [Item No. 9 \(Discount Tire\) 25-1319](#)

10.       [25-1320](#)        **SP2024-0010, Memorial Urgent Care**, 10175 Pines Boulevard, site plan application. (Cole) (District 2)

**Attachments:**        [Item No. 10 \(Memorial Urgent Care\) 25-1320](#)

### **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.*