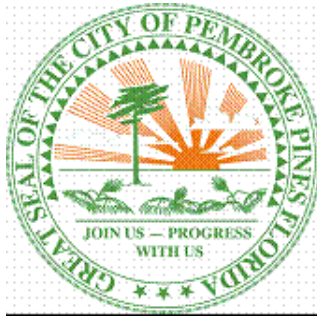


# City of Pembroke Pines, FL

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



## **Meeting Agenda - Final**

**Thursday, February 8, 2024**

**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:**

[24-0124](#) January 25, 2024

**Attachments:** [M01252024 Draft Minutes](#)

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

1. [24-0131](#) **MSC2023-0003, Flamingo Marketplace**, 12105 Pembroke Road, installation of six (6) EV Charging Stations, miscellaneous request. (Laura) (District 1)

**Attachments:** [Item No. 1 Flamingo Marketplace \(24-0131\)](#)

[Final Submitted Plans](#)

2. [24-0125](#) **MSC2024-0003, Westfork Plaza**, 15801 - 15999 Pines Boulevard, creation of master outdoor dining plan, miscellaneous request. (Julia) (District 3)

**Attachments:** [Item No. 2 Westfork Plaza \(24-0125\)](#)

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

3. [24-0126](#) **ZV2023-0007, El Car Wash Pembroke Pines**, generally located on the north side of Pines Boulevard and east of NW 78 Terrace, variance request. (Cole) (District 1)

**Attachments:** [Item Nos. 3 & 4 El Car Wash Pembroke Pines \(24-0126 & 0127\)](#)

4. [24-0127](#) **ZV2023-0008, El Car Wash Pembroke Pines**, generally located on the north side of Pines Boulevard and east of NW 78 Terrace, variance request. (Cole) (District 1)

**Attachments:** [Item Nos. 3 & 4 El Car Wash Pembroke Pines \(24-0126 & 0127\)](#)

5. [24-0128](#) **SP2023-0003, Memorial Manor FSER**, 801 S Douglas Road, site plan application. (Cole) (District 1)

**Attachments:** [Item No. 5 Memorial Manor FSER \(24-0128\)](#)  
[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

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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.*