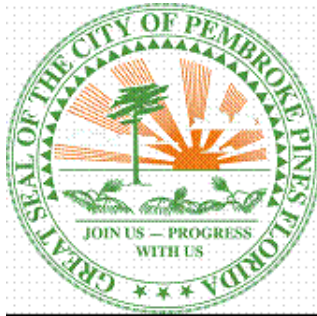


City of Pembroke Pines, FL

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



Meeting Agenda - Final

Thursday, April 10, 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:**

[25-1455](#) March 20, 2025

Attachments: [03-20-2025 Draft Minutes](#)

NEW BUSINESS:**CONSENT AGENDA ITEMS:**

1. [25-1456](#) **MSC2025-0004, La Via Condominiums**, generally located on the north side of Pines Boulevard between NW 96 Avenue and NW 96 Terrace, paint / color change to the existing multi-family development, miscellaneous request. (Julia) (District 1)

Attachments: [Item No. 1 \(La Via Condominiums\) 25-1456](#)

2. [25-1457](#) **MSC2025-0005, PF Chang's**, 11401 Pines Boulevard, façade, lighting, landscaping, and entrance way changes, miscellaneous request. (Cole) (District 2)

Attachments: [Item No. 2 \(PF Chang's\) 25-1457](#)
[Final Plans](#)

3. [25-1464](#) **MSC2025-0011, Malibu Bay**, 20839 NW 1 Street, paint / color change to the existing multi-family development, miscellaneous request. (Julia) (District 3)

Attachments: [Item No. 3 \(Malibu Bay\) 25-1464](#)

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

4. [25-1459](#) **ZV2025-0001, 1300 N University Drive**, 1300 N University Drive, variance request. (Cole) (District 2)
- Attachments: [Item Nos. 4 & 5 \(1300 N University Drive\) 25-1459](#)
5. [25-1466](#) **ZV2025-0006, 1300 N University Drive**, 1300 N University Drive, variance request. (Cole) (District 2)
- Attachments: [Item Nos. 4 & 5 \(1300 N University Drive\) 25-1459](#)
6. [25-1460](#) **ZV2025-0004, Walmart**, 151 SW 184 Avenue, variance request. (Cole) (District 4)
- Attachments: [Item No. 6 \(Walmart\) 25-1460](#)
7. [25-1461](#) **ZV2025-0005, Walmart**, 12800 Pines Boulevard, variance request. (Cole) (District 4)
- Attachments: [Item No. 7 \(Walmart\) 25-1461](#)

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

8. [25-1462](#) **SP2024-0008, R L Carriers Parking Lot**, generally located on NW 209 and north of Johnson Street, site plan application. (Cole) (District 3)
- Attachments: [Item No. 8 \(R L Carriers\) 25-1462](#)
 [Final Plans](#)

ITEMS AT THE REQUEST OF THE BOARD:

9. [25-1463](#) Discussion and possible action to submit the Annual Board Report to the City Commission.

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.