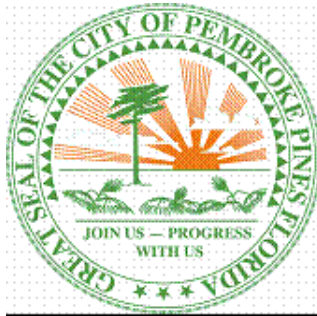


City of Pembroke Pines, FL

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



Meeting Agenda - Final

Thursday, December 11, 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:**

[25-2160](#) October 9, 2025

Attachments: [10-09-2025 Draft Minutes](#)

NEW BUSINESS:**CONSENT AGENDA ITEMS:**

1. [25-2174](#) **MSC2025-0030, SPG - JetSet Pilates**, 14554 SW 5 Street, miscellaneous façade and/or signage, miscellaneous request. (Julia) (District 4)

Attachments: [Item No. 1 \(SPG - JetSet Pilates\) 25-2174](#)

2. [25-2175](#) **MSC2025-0031, SPG - J Jill**, 308 SW 145 Terrace, miscellaneous façade and/or signage, miscellaneous request. (Julia) (District 4)

Attachments: [Item No. 2 \(SPG - J Jill\) 25-2175](#)

3. [25-2187](#) **MSC2025-0032, Pierpoint Five Condo II**, generally located north of Johnson Street between NW 11 Street and NW 118 Terrace, paint changes to Buildings 11 - 19, minor building signage, miscellaneous request. (Julia) (District 3)

Attachments: [Item No. 3 \(Pierpoint Five Condo II\) 25-2187](#)

4. [25-2188](#) **MSC2025-0033, Saving Grace Church Seventh-day Adventist**, 7351 Pines Boulevard, paint change and monument sign, miscellaneous request. (Julia) (District 3)

Attachments: [Item No. 4 \(Saving Grace SDA Church\) 25-2188](#)

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

5. [25-2189](#) **ZV2025-0018, Memorial Manor**, 777 S Douglas Road, variance request. (Cole) (District 1)
- Attachments: [Item Nos. 5 & 6 \(Memorial Manor - FSER\) 25-2189 -190](#)
6. [25-2190](#) **ZV2025-0019 - 0022, Memorial FSER**, 801 S Douglas Road, variance requests. (Cole) (District 1)
- Attachments: [Item Nos. 5 & 6 \(Memorial Manor - FSER\) 25-2189 -190](#)

ITEMS AT THE REQUEST OF THE BOARD:**ITEMS AT THE REQUEST OF STAFF:**

7. [25-2191](#) Discussion and possible action to change meeting dates for the 2026 year.

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.