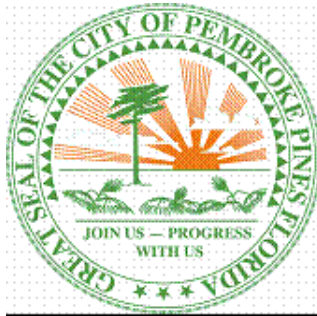


City of Pembroke Pines, FL

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



Meeting Agenda - Final

Thursday, September 11, 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:**

25-1905 August 14, 2025

Attachments: [08-14-2025 Draft Planning and Zoning Board Minutes](#)

OLD BUSINESS:**CONSENT AGENDA ITEMS:**

1. **25-1906** **MSC2025-0020, Pines Professional Center.**, 9050 Pines Boulevard, paint / color change to the existing building, miscellaneous request. (Julia) (District 4)

Attachments: [Item No. 1 \(Pines Professional Center\) 25-1906](#)

NEW BUSINESS:**CONSENT AGENDA ITEMS:**

2. **25-1908** **MSC2025-0021, Midas**, 12391 Pembroke Road, installation of a new onsite canopy, miscellaneous request. (Julia) (District 1)

Attachments: [Item No. 2 \(Midas\) 25-1908](#)

3. **25-1909** **MSC2025-0022, SPG - Coach**, 525 S 145 Terrace, miscellaneous façade and/or signage, miscellaneous request. (Julia) (District 4)

Attachments: [Item No. 3 \(SPG - Coach\) 25-1909](#)

4. **25-1910** **MSC2025-0023, Memorial Manor**, 777 S Douglas Road, roof material change along with minor façade changes, and paint / color change to the existing building, miscellaneous request. (Julia) (District 1)

Attachments: [Item No. 4 \(Memorial Manor\) 25-1910](#)

5. [25-1911](#) **MSC2025-0024, SPG - Rowan**, 415 SW 145 Terrace, miscellaneous façade and/or signage, miscellaneous request. (Julia) (District 4)

Attachments: [Item No. 5 \(SPG - Rowan\) 25-1911](#)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

6. [25-1912](#) **SP2025-0001, Chabad Lubavitch of Pembroke Pines**, 18490 Johnson Street, site plan amendment. (Cole) (District 4)

Attachments: [Item No. 6 \(Chabad Lubavitch of Pembroke Pines\) 25-1912](#)

7. [25-1913](#) **SP2025-0005, H & M Pines Storage**, 1520 S Hiatus Road, site plan amendment. (Cole) (District 1)

Attachments: [Item No. 7 \(H & M Pines Storage\) 25-1913](#)

ITEMS AT THE REQUEST OF THE BOARD:

[25-1914](#) Presentation and discussion on the planning and zoning board process.

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.