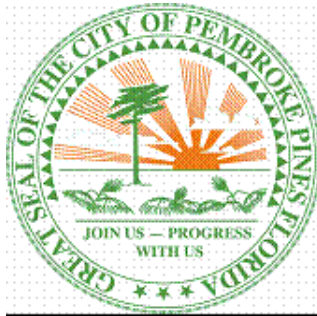


City of Pembroke Pines, FL

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



Meeting Agenda - Final

Thursday, January 8, 2026

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:**

[26-2229](#) December 11, 2025

Attachments: [12-11-2025 Draft Minutes](#)

NEW BUSINESS:**CONSENT AGENDA ITEMS:**

1. [26-2230](#) **MSC2025-0034, BJ's Wholesale Club**, 13700 Pines Boulevard, paint changes to the existing building, miscellaneous request. (Julia) (District 4)

Attachments: [Item No. 1 \(BJ's Wholesale Club\) 26-2230](#)

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

2. [26-2231](#) **ZV2025-0018, Memorial Manor**, 777 S Douglas Road, variance request. (Cole) (District 1)

Attachments: [Item Nos. 2 & 3 \(Memorial Manor & Memorial FSER\) 26-2231 - 2232](#)

3. [26-2232](#) **ZV2025-0019 - 0021, Memorial FSER**, 801 S Douglas Road, variance requests. (Cole) (District 1)

Attachments: [Item Nos. 2 & 3 \(Memorial Manor & Memorial FSER\) 26-2231 - 2232](#)

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

4. [26-2234](#) **ZV2025-0023, LCVRN Plaza**, 6726 Pembroke Road, variance request.
(Cole) (District 1)

Attachments: [Item No. 4 \(LCVRN Plaza\) 26-2234](#)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

5. [26-2233](#) **SP2025-0007, Octane Garage**, 18490 Johnson Street, site plan
amendment. (Cole) (District 4)

Attachments: [Item No. 5 \(Octane Garage\) 26-2233](#)
[Final Submitted Plans 26-2233](#)

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.