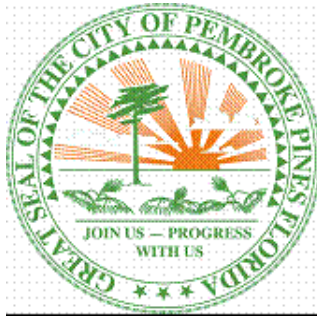


# **City of Pembroke Pines, FL**

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



## **Meeting Agenda**

**Thursday, January 8, 2026**

**6:30 PM**

**Commission Chambers**

**Planning and Zoning Board**

**NOTICE OF MEETING****PLANNING AND ZONING BOARD / ARCHITECTURAL REVIEW BOARD****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, 18810 Pines Boulevard, 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:****MEETING DATES AND TIMES:****AFFECTED PARTIES:****INFORMATION:****APPEALS:****ACCOMMODATIONS:****SERVICES FOR THE HEARING IMPAIRED:**