

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, 2025Attachments: [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:**