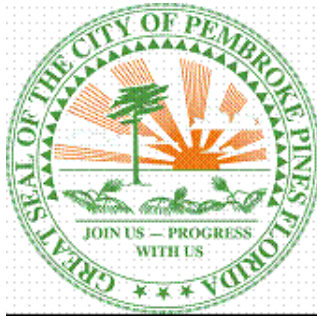


City of Pembroke Pines, FL

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



Meeting Agenda - Final

Thursday, October 10, 2024

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:**

[24-0948](#) September 12, 2024

Attachments: [M09122024 Draft Minutes](#)

OLD BUSINESS:**CONSENT AGENDA ITEMS:**

1. [24-0964](#) **MSC2022-0021, Bell's Funeral Home**, 8390 Pines Boulevard, minor façade changes including paint, addition of awnings and signage, miscellaneous request. (Laura) (District 1)

Attachments: [Item No. 1 \(Bell's Funeral Home\) 24-0964](#)

NEW BUSINESS:**CONSENT AGENDA ITEMS:**

2. [24-0949](#) **MSC2024-0019, Turbo Shot Coffee and Beverages**, 8579 Pines Boulevard, minor façade changes including paint, outdoor seating, and signage, miscellaneous request. (Laura) (District 2)

Attachments: [Item No. 2 \(Turbo Shot Coffee and Beverages\) 24-0949](#)

3. [24-0957](#) **MSC2024-0025, Jiffy Lube**, 8329 Pines Boulevard, minor façade changes including paint and signage, miscellaneous request. (Julia) (District 2)

Attachments: [Item No. 3 \(Jiffy Lube\) 24-0957](#)

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

4. [24-0950](#) **ZV2024-0007, Grand Palms Padel Courts**, 110 Grand Palms Drive, variance request. (Cole) (District 4)

Attachments: [Item No. 4 \(Grand Palms Padel Courts\) 24-0960](#)

OLD BUSINESS:

QUASI-JUDICIAL ITEMS:

5. [24-0951](#) **SP2023-0009, Edison Residential**, generally located north of Pembroke Road, between SW 145 Avenue and I-75, site plan amendment. (Joseph) (District 4)

Attachments: [Item No. 5 \(Edison Residential\) 24-0951](#)
[Final Submitted Plans](#)

6. [24-0952](#) **SP2024-0001, MedSquare Pembroke Pines**, generally located on the southwest corner Palm Avenue and Johnson Street, site plan application. (Cole) (District 2)

Attachments: [Item No. 5 \(MedSquare Pembroke Pines\) 24-0952](#)
[Final Submitted Plans](#)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

7. [24-0954](#) **SP2024-0006, ASKAR Plaza**, generally located on the northwest corner of Pembroke Road and SW 87 Way, site plan amendment. (Laura) (District 1)

Attachments: [Item No. 7 \(ASKAR Plaza\) 24-0954](#)

OLD BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

8. [24-0953](#) **SP2023-0004, Baptist FSER @ Edison**, generally located north of Pembroke Road, between SW 145 Avenue and I-75, site plan application. (Joseph) (District 4)

Attachments: [Item No. 8 \(Baptist FSER @ Edison\) 24-0953](#)
[Final Submitted Plans](#)

9. [24-0857](#) **MSC2024-0007, Edison**, generally located north of Pembroke Road, between SW 145 Avenue and I-75, master sign plan, miscellaneous application. (Joseph) (District 3)

Attachments: [Item No. 9 \(Edison\) 24-0857](#)
[Final Submitted Plans](#)

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:**

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.