



TO: Josie P. Sesodia, AICP, Director  
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Pembroke Pines City Hall  
(090-MP-86) City of Pembroke Pines

DATE: July 11, 2022

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Pembroke Pines Comprehensive Plan is the effective land use plan for the City of Pembroke Pines. That plan designates the area covered by this plat for the uses permitted in the “Regional Activity Center” land use category. This plat is generally located on the southwest corner of Pines Boulevard and Southwest 101 Avenue/Palm Avenue.

Regarding the proposed uses, this plat is subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity Center,” as recorded in Official Record Book 46264, Pages 1461-1466.

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendments PC 17-4/PCT 17-2, which amended the future land use designation from “Employment Center” to “Regional Activity Center.” Said amendments are subject to the following voluntary restriction:

- Payment of the higher of either student station cost factor fees or school impact fees for the additional students permitted by the amendment.

Further, Planning Council staff notes that the residential dwelling units resulting from said amendments were subject to BCLUP Policy 2.16.2 and found to satisfy same, based on the City’s affordable housing programs and policies, as well the City’s commitment to provide 325 of the 2,215 total dwelling units as affordable housing units.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

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BBB:JMB

cc: Charles F. Dodge, City Manager  
City of Pembroke Pines

Michael Stamm Jr., Director, Planning and Economic Development Department  
City of Pembroke Pines

