




TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Pines 200 East  
(063-MP-02) City of Pembroke Pines

DATE: April 6, 2021

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 Tract A of this plat for the uses permitted in the "Employment Center Low" land use category. This plat is located on the south side of Pines Boulevard, between Southwest 198 Terrace and Southwest 202 Avenue.

Regarding the proposed commercial use on Tract A, Planning Council staff has received written documentation that the City applied the "20% Employment Center Low-to-Commercial" flexibility rule to this plat on February 3, 2021, through Ordinance No. 1958. Therefore, the proposed commercial use on Tract A is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility" is not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

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.

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