




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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Pembroke Lakes Regional Center Plat (Tract B-1)
(165-MP-84) City of Pembroke Pines

DATE: June 17, 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 B-1 of this plat for the uses permitted in the "Commercial" land use category. Tract B-1 of this plat is generally located on the northeast corner of Flamingo Road and Pines Boulevard.

The proposed commercial (medical office) use on Tract B-1 is in compliance with the permitted uses of the effective land use plan.

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:LRH

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

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