




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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Chapel Trail II (Parcel G-1)
(033-MP-81) City of Pembroke Pines

DATE: August 31, 2020

This memorandum updates our previous correspondence regarding the referenced plat dated June 25, 2020.

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 Parcel G-1 of this plat for the uses permitted in the "Industrial within a Dashed Line Area" land use category. Parcel G-1 is generally located on the northeast corner of Northwest 9 Street/Johnson Street and U.S. 27.

The existing and proposed business park use is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed commercial use, Planning Council staff has received written documentation that the City applied the "20% Industrial-to-Commercial" flexibility rule to up to 10 acres of Parcel G-1 of this plat on August 19, 2020, through Resolution No. 3710. Therefore, the proposed commercial use 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 (BCLUP) 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 BCLUP, 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:LRH

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

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

