BROWARD COUNTY Planning Council

TO: Darby Delsalle, AICP, Director
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

RE: Plat Note Amendment for Watermen Pines (Parcel A-3)
(015-MP-14) City of Pembroke Pines

DATE: September 24, 2025

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 Parcel A-3 of this plat for the uses permitted in the "Commercial" land use category. Parcel A-3 of this plat is generally located south of Pines Boulevard, between Southwest 186 Avenue and Southwest 196 Avenue.

The proposed warehouse use on Parcel A-3 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:DSR

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

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