




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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for South Broward Hospital District Ancillary Facility
(106-MP-85) City of Pembroke Pines

DATE: October 4, 2023

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 "Community Facilities" land use category. This plat is generally located on the east side of Douglas Road/Southwest 89 Avenue, between Southwest 5 Street and Washington Street.

The existing and proposed hospital, and nursing home facility uses are 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:HHA

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

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