



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for United States Postal Service (Parcel A-2A)  
(133-MP-88) City of Pembroke Pines

DATE: January 13, 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 Parcel A-2A of this plat for the uses permitted in the “Irregular (2.24) Residential within a Dashed-Line Area” land use category. Parcel A-2A is generally located on the east side of Southwest 160 Avenue, between Southwest 3 Street and Pines Boulevard.

Regarding the proposed development of 165 dwelling units on Parcel A-2A, Planning Council staff calculations indicate that a maximum of 1,241 dwelling units are permitted by the effective land use plan within the Pembroke Shores “Dashed-Line Area.” The City of Pembroke Pines staff has provided documentation that to date a total of 1,241 dwelling units have been proposed by plat or granted development permits, including the 125 dwelling units previously proposed by this plat. Planning Council staff has received written documentation that the City allocated 40 “flexibility units” through Ordinance No. 1953, on November 11, 2020. Therefore, the proposed 165 dwelling units on Parcel A-2A are in compliance with the permitted uses and densities 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 BrowardNext - 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.

Further, it is noted that this plat was subject to BCLUP Policy 2.16.2 regarding affordable housing and found to satisfy same, based on the City’s affordable housing programs and policies.

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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, Director, Planning and Economic Development Department  
City of Pembroke Pines

