



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

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", located to the right of the "FROM:" line.

RE: PS Pembroke Plat (021-MP-24)  
Town of Pembroke Park

DATE: October 3, 2024

The Future Land Use Element of the Town of Pembroke Park Comprehensive Plan is the effective land use plan for the Town of Pembroke Park. That plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category. This plat is generally located on the south side of Pembroke Road, between Southwest 31 Avenue and the CSX Railroad.

The existing and proposed industrial and self-storage use is in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North:	Open Space and Recreation (City of Hollywood)
South:	Industrial
East:	Transportation
West:	Industrial

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: Chandler Williamson, Interim Town Manager  
Town of Pembroke Park

Mike Vonder Meulen, AICP, Town Planning Consultant  
Town of Pembroke Park