



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 next to the name Barbara Blake Boy.

RE: Pines and 72nd (015-MP-22)
City of Pembroke Pines

DATE: June 14, 2022

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" (i.e. Parcel A) and "Commercial" (i.e. Parcel B) land use categories. This plat is generally located on the southeast corner of Pines Boulevard and Southwest 72 Avenue.

The proposed religious institution use is in compliance with the permitted uses of the effective land use plan.

In order for the proposed convenience store use with 16 fueling positions to be considered in compliance with the permitted uses of the effective land use plan, said use must be restricted to that portion of the plat designated "Commercial" (i.e. Parcel B).

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

North:	Low Residential (City of Hollywood)
South:	Low 5 (3-5 du/acre)
East:	Commercial and Low 5 (3-5 du/acre)
West:	Community Facilities

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