



TO: Darby Delsalle, 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: Pembroke Oaks (050-MP-03)
Town of Pembroke Park

DATE: June 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 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 "Commercial" land use category. This plat is generally located on the south side of Hallandale Beach Boulevard, between Southwest 52 Avenue and Martin Luther King Jr. Boulevard/Southwest 56 Avenue.

Regarding the proposed residential use, Planning Council staff has received written confirmation from the Town of Pembroke Park that this plat is being processed under Florida Statutes 125.01055, also known as the Live Local Act (LLA); therefore, the Town of Pembroke Park is required to determine consistency with the same, as the LLA supersedes the effective land use.

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: David Lynch, Town Manager
Town of Pembroke Park

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