




TO: Darby Delsalle, AICP, Director  
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Pembroke Lakes South (Tracts G-2A and G-3)  
(146-MP-81) City of Pembroke Pines

DATE: February 25, 2026

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 Tracts G-2A and G-3 of this plat for the uses permitted in the “Irregular (5.2) Residential within a Dashed Line Area” land use category. Said Tracts are generally located on the northwest corner of Hiatus Road and Pembroke Road.

Regarding the existing and proposed commercial, office, bank and self-storage uses on Tracts G-2A and G-3, Planning Council staff has received written documentation that the City of Pembroke Pines applied the “5% residential-to-commercial” flexibility provision to the referenced portion of this plat on February 15, 2006, through Ordinance Number 1537. Please note this allocation of flexibility was subject to Policy 2.10.1 (formerly known as Policy 13.01.10) of the Broward County Land Use Plan, as it is adjacent to the City of Miramar. However, the City of Miramar did not request a compatibility review. Therefore, the existing and proposed commercial, office, bank and self-storage 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:DBT

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

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