



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: Skyrise Townhomes (031-MP-22)
City of Pembroke Pines

DATE: December 20, 2023

This memorandum updates our previous comments regarding the referenced plat dated September 27, 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 "Commercial" land use category. This plat is generally located on the south side of Pines Boulevard, between Southwest 184 Avenue and Southwest 186 Avenue.

Regarding the proposed residential use, it is noted that the City of Pembroke Pines certified land use plan permits free-standing multi-family structures on parcels of land 10 acres or less in areas designated "Commercial" subject to the allocation of "flexibility units."

Planning Council staff has received written documentation that the City allocated 50 "flexibility units" to this plat on November 1, 2023, through Ordinance No. 2011. Therefore, the proposed 50 dwelling units are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility units" is not subject to Policy 2.10.1 of the 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.

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

North:	Commercial
South:	Low 2 (1-2 du/ac) Residential
East:	Commercial
West:	Irregular (7.9) Residential

Skyrise Townhomes
December 20, 2023
Page Two

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

