



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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Shops at Pembroke Gardens
(111-MP-05) City of Pembroke Pines

DATE: August 19, 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 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 south of Pines Boulevard, between Interstate 75 and Southwest 145 Avenue.

The existing commercial uses are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, it is noted that the City of Pembroke Pines' certified land use plan permits freestanding multi-family residential uses on parcels designated "Commercial," subject to the allocation of "flexibility units."

Planning Council staff has received written documentation that the City allocated 44 "flexibility units" through Ordinance No. 2047 on August 6, 2025. Said units will be restricted to affordable housing at the "moderate-income" level as defined by the Broward County Land Use Plan (BCLUP) for a period of at least 30 years.

Further, pursuant to BCLUP Policy 2.16.3, Planning Council staff has also received written documentation that the City allocated affordable housing bonus units to this plat and has confirmed that public facilities and services will be available to serve the proposed development. With the provision of 44 "moderate-income" affordable units as indicated above, Policy 2.16.3 permits six (6) bonus units per every one (1) "moderate-income" unit. Planning Council staff calculations indicate the maximum number of dwelling units permitted is 308 (44 flexibility units plus 264 bonus units).

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Therefore, the proposed development of 308 dwelling units is in compliance with the permitted uses of the effective land use plan, subject to the note on the face of the plat restricting 44 dwelling units to affordable housing at the “moderate-income” level as defined by the Broward County Land Use Plan for a period of at least 30 years.

Planning Council staff notes that this allocation of “flexibility units” is not subject to Policy 2.10.1 of the BCLUP 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 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:DSR

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

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

