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November 12, 2024

Michael Stamm Jr.
Assistant City Manager/Director
Planning & Economic Development Department
City of Pembroke Pines
601 City Center Way
3rd Floor
Pembroke Pines, FL 33025

RE: Miscellaneous Site Plan & Note Amendment on the Pines-Palm West Plat

Dear Mr. Stamm,

South Broward Hospital District (“Applicant”) is the owner of a +/- 0.76-acre parcel generally located on the north side of Pines Blvd. between N. Palm Ave. and NW 106th Ave. in the City of Pembroke Pines (“Property”). The Property is located on Tract A-2 of the Pines-Palm West Plat and is currently developed with a 5,000 square foot bank. The Property has a Broward County future land use designation of Commerce and a City of Pembroke Pines future land use designation of Commercial with a zoning designation of B-3. The Applicant is proposing to repurpose the existing bank building to be used as an urgent care and primary care doctor’s office. There will be no ambulatory care associated with this use.

In order to develop the Project on the Property, the Applicant is submitting a miscellaneous site plan amendment to make landscape improvements and modify the existing monument sign. Additionally, the Applicant is requesting a delegation request to amend the note on the plat as follows:

FROM:

“Tract A-1 is restricted to 285,000 square feet of commercial use and Tract A-2 is restricted to 5,000 square feet of bank use.

TO:

“Tract A-1 is restricted to 285,000 square feet of commercial use and Tract A-2 is restricted to 5,000 square feet of medical office use.”

Thank you in advance for your consideration of this request. Please contact the undersigned should you have any questions.

Sincerely,

Miskel Backman, LLP
Hope Calhoun, Esq.