

Heron Pond Condominium Entitlements

- Site Address: 8320 SW 1st Street
- Number of Units: 304
- Parcel Size: +/- 25 acres
- Zoning:
 - R-MF (Residential Multi-Family)
 - Link to City of Pembroke Pines Land Development Code: <https://www.ppines.com/1357/Land-Development-Code>
- Future Land Use Designation:
 - (IRR) Irregular Residential 12.0 du/acre
 - Link to City of Pembroke Pines Comprehensive Plan: <https://www.ppines.com/374/Comprehensive-Plan>
- Plat Name: HOLLYWOOD 1ST SEC AMD
- Property may be subject to Chapter 333, Florida Statutes and Broward County Airport Zoning Restrictions: <https://www.broward.org/Airport/Business/AirspaceReview/Pages/BrowardCountyCode.aspx>



Adjacent Properties			
Direction	Description	Zoning	Land Use
North	Pines Home Improvement Shopping Center	B-2 (Community Business)	C (Commercial)
East	Handy Self Storage Facility	C-1 (Commercial)	C (Commercial)
East	University Marketplace Shopping Center	B-3 (General Business)	C (Commercial)
South	Senator Howard C. Forman Human Services Campus	A (Agriculture) / CF (Community Facility)	CF (Community Facility)
West	Cortland Pembroke Pines Apartment Community	Residential Multi-Family (R-MF)	IRR (Irregular Residential 12.0 du/acre)