




TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for S.H. Plat  
(153-MP-84) City of Pompano Beach

DATE: January 4, 2021

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 Pompano Beach Comprehensive Plan is the effective land use plan for the City of Pompano Beach. 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 east side of Northwest 31 Avenue, between Northwest 6 Court and Northwest 7 Street.

Regarding the proposed residential use, it is noted that the City of Pompano Beach's certified land use plan permits free-standing multi-family and/or mixed-use 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 12 "flexibility units" to this plat on September 8, 2020 through Resolution No. 2020-242. Therefore, the proposed development of 12 dwelling units is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility" is not subject to Policy 2.10.1 of the Broward County Land Use Plan (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.

Further, regarding affordable housing, this plat is not subject to BCLUP Policy 2.16.2, as it was not the subject of a Broward County Land Use Plan amendment.

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.

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BBB:JMB

cc: Gregory P. Harrison, City Manager  
City of Pompano Beach

David Recor, Director, Development Services  
City of Pompano Beach

