




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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Manchester Plat  
(174-MP-84) City of Deerfield Beach

DATE: March 31, 2020

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 Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield Beach. That plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category. This plat is generally located on the north side of Southwest 15 Street, between Southwest 30 Avenue and Southwest 32 Way.

The existing industrial use is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed medical office use, Planning Council staff has received written confirmation that the use will be restricted to a medical laboratory. Therefore, the proposed medical office use is considered in compliance with the permitted uses of the effective land use plan.

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:DBT

cc: David Santucci, City Manager  
City of Deerfield Beach

Eric M. Power, AICP, Director, Planning & Development Services  
City of Deerfield Beach