




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

FROM: Barbara Blake Boy, Executive Director 

RE: Aviara East Pompano (019-MP-19)
City of Pompano Beach

DATE: May 13, 2020

This memorandum updates our previous comments regarding the referenced plat dated November 14, 2019.

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 "Medium 10-16 du/ac" (i.e. Parcel A) and "Commercial" (i.e. Parcel B) land use categories. This plat is generally located on the southwest corner of McNab Road and Dixie Highway.

Information submitted with the application for review indicates that the proposed use of this plat is for both free-standing multi-family residential and mixed-use structures consisting of 229 mid-rise dwelling units and 20,000 square feet of commercial use.

The proposed commercial use on Parcel B is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, Planning Council staff calculations indicate that the maximum number of dwelling units permitted on the "Medium 10-16 du/ac" (i.e. Parcel A) portion of the plat, per the effective land use plan, is 50 dwelling units. Further, it is noted that the City of Pompano Beach's certified land use plan permits free-standing multi-family and/or mixed-use structures in areas designated "Commercial," subject to the allocation of "flexibility units." In this regard, Planning Council staff has received written documentation that the City allocated up to 188 "flexibility units" to this plat on October 7, 2019 (Resolution No. 2020-09). In addition, the note on the face of the plat restricts dwelling units located on the "Commercial" (i.e. Parcel B) portion of the plat to free-standing multi-family and/or mixed-use structures in which the residential floor area does not exceed 50% of the total floor area or the first floor is totally confined to commercial uses.

Therefore, the proposed development of 229 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

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Planning Council staff notes that this allocation of “flexibility” is not subject to Policy 2.10.1 of the Broward County Land Use Plan 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 effective land use plan shows the following land uses surrounding the plat:

North: Commercial and Medium 10-16 du/ac
South: Commercial and Low-Medium 5-10 du/ac
East: Industrial
West: Medium 10-16 du/ac

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:LRH

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

David Recor, Director, Development Services
City of Pompano Beach

