




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

FROM: Barbara Blake Boy, Executive Director 

RE: Nat Jack (016-MP-19)
City of Pompano Beach

DATE: May 21, 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 "Commercial" land use category. This plat is generally located on the north side of Martin Luther King Boulevard, between Northwest 24 Avenue and Powerline Road.

Regarding the proposed industrial use, Planning Council staff notes that the City of Pompano Beach Future Land Use Element permits wholesale, storage, light fabricating and/or warehouse uses in the "Commercial" land use category. Planning Council staff has received correspondence indicating that the proposed use consists of warehouse and ancillary office uses, which are considered in compliance with the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North:	Industrial
South:	Commercial
East:	Commercial
West:	Commercial

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