




TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Imeca (004-MP-23)
City of Pompano Beach

DATE: March 22, 2023

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” (i.e. the eastern approximately 0.07 acres) and “Low (1-5 du/ac) Residential” (i.e. the western approximately 0.47 acres) land use category. This plat is generally located on the northwest corner of Powerline Road and Northwest 4 Street.

Regarding the proposed commercial use, Planning Council staff has received written documentation that on March 23, 2021, the City utilized the “5% residential-to-commercial” flexibility provision for the subject property, which permits commercial uses within areas designated “Residential” on parcels less than ten (10) acres in size and which will be used for retail sales of merchandise or services. Therefore, the proposed commercial use is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of “flexibility” was 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.

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

North:	Low (1-5 du/ac) Residential and Commercial
South:	Low (1-5 du/ac) Residential and Commercial
East:	Commercial
West:	Low (1-5 du/ac) Residential

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