



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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Broward County Plat No. 2 (i.e. Parcel E/F)
(082-MP-93) City of Pompano Beach

DATE: February 21, 2023

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 Parcel E/F of this plat for the uses permitted in the "Commercial" land use category. This plat is generally located on the east side of Blount Road/Northwest 30 Avenue, between Herb Culbreath Drive and Northwest 19 Street.

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

Regarding the proposed residential use, it is noted that the City of Pompano Beach's certified land use plan permits residential uses on parcels of land 10 acres or less, or 20 acres or less for projects that include 15% affordable housing, in areas designated "Commercial," subject to the allocation of "flexibility units."

Planning Council staff has received written documentation that the City allocated 7 "flexibility units" to Parcel E/F through Resolution No. 2023-21 on November 8, 2022. Said units will be restricted to affordable housing at the "very-low-income" level as defined by the Broward County Land Use Plan (BCLUP) for a period of at least 30 years.

Further, pursuant to BCLUP Policy 2.16.3, Planning Council staff has also received written documentation that the City allocated affordable housing bonus units to Parcel E/F of this plat and has confirmed that public facilities and services will be available to serve the proposed development. With the provision of 7 "very-low-income" affordable units as indicted above, Policy 2.16.3 permits nineteen (19) bonus units per every one (1) "very-low-income" unit. Planning Council staff calculations indicate that the maximum number of dwelling units permitted is 140 (7 flexibility units plus 133 bonus units).

Broward County Plat No. 2
February 21, 2023
Page Two

Therefore, the proposed development of 138 dwelling units is in compliance with the permitted uses of the effective land use plan, subject to the note on the face of the plat restricting 7 dwelling units to affordable housing at the “very-low-income” level as defined by the Broward County Land Use Plan for a period of at least 30 years.

Planning Council staff notes that this allocation of “flexibility” was not subject to Policy 2.10.1 of the 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.

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 BCLUP including its concurrency requirements.

BBB:HHA

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

David Recor, Director, Development Services
City of Pompano Beach

