



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

FROM: Barbara Blake Boy, Executive Director 

RE: First 95 Distribution Center, Phase II (U14-111F-20)
City of Pompano Beach

DATE: July 21, 2020

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 "Industrial" land use category. This plat is generally located north of Hammondville Road/Martin Luther King, Jr. Boulevard, between Interstate 95 and the C.X.S. Railroad.

The proposed industrial uses are in compliance with the permitted uses of the effective land use plan.

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

North:	Industrial
South:	Industrial
East:	Transportation
West:	Industrial

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:JMB

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

David Recor, Director, Development Services
City of Pompano Beach