



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

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", located next to the name Barbara Blake Boy.

RE: Plat Note Amendment for Hurok Plat  
(029-MP-19) City of Pompano Beach

DATE: January 19, 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 this plat for the uses permitted in the "Commercial" land use category. This plat is generally located on the northeast corner of Powerline Road and Northwest 9 Street.

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 19 "flexibility units" through Resolution No. 2023-20 on November 8, 2022. Said units will be restricted to affordable housing at the "moderate-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 this plat and has confirmed that public facilities and services will be available to serve the proposed development. With the provision of 19 "moderate-income" affordable units as indicted above, Policy 2.16.3 permits six (6) bonus units per every one (1) "moderate-income" unit. Planning Council staff calculations indicate that the maximum number of dwelling units permitted is 133 (19 flexibility units plus 114 bonus units).

Therefore, the proposed development of 128 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 19 dwelling units to affordable housing at the "moderate-income" level as defined by the Broward County Land Use Plan for a period of at least 30 years.

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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

