



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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Workingman's Nursery
(006-UP-85) City of Coconut Creek

DATE: May 10, 2023

This memorandum updates our previous comments regarding the referenced plat dated May 4, 2023.

The Future Land Use Element of the City of Coconut Creek Comprehensive Plan is the effective land use plan for the City of Coconut Creek. That plan designates the area covered by this plat for the uses permitted in the "Residential 3 du/ac" land use category. This plat is generally located on the north side of Hillsboro Boulevard, between Lyons Road and Northwest 39 Avenue.

Planning Council staff has received written documentation that the City of Coconut Creek applied the "5% residential-to-commercial" flexibility rule to this plat through Ordinance No. 2022-016 on October 27, 2022. Therefore, the proposed self-storage use is in compliance with the permitted uses of the effective land use plan.

Planning Council staff has received written documentation that on October 27, 2022, 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 offices and/or neighborhood retail sales of merchandise or services. Therefore, the proposed self-storage use is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that the proposed development is located adjacent to Unincorporated Broward County, and within 500 feet of a Broward County or regional Park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan. Therefore, the flexibility allocation is subject to Policy 2.10.1 of the Broward County Land Use Plan regarding compatibility. In this regard, Planning Council staff has received written documentation that the City of Coconut Creek notified Broward County of the flexibility allocation, per the rules of the *Administrative Rules Document: BrowardNext*. Subsequently, Planning Council staff received written documentation that Broward County did not request a compatibility review.

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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:HHA

cc: Karen M. Brooks, City Manager
City of Coconut Creek

Scott Stoudenmire, Director, Department of Sustainable Development
City of Coconut Creek

