




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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Alexander Young Plat (Tract B)
(023-MP-95) City of Coconut Creek

DATE: November 21, 2024

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 Coconut Creek Comprehensive Plan is the effective land use plan for the City of Coconut Creek. That plan designates Tract B of this plat for the uses permitted in the "Employment Center" land use category. Tract B of this plat is generally located on the east side of State Road 7/U.S. 441, between Wiles Road and Alexandra Boulevard.

The existing and proposed office and fast food uses on Tract B are in compliance with the permitted uses of the effective land use plan.

Regarding the existing commercial use, Planning Council staff has received written documentation that the City of Coconut Creek applied the "20% employment center-to-commercial" flexibility provision to the referenced portion of this plat on January 9, 2003, through Ordinance Number 2003-039. Please note that a compatibility review for the application of the flexibility was approved by the Board of County Commissioners on August 19, 2003, consistent with the requirements of Policy 2.10.1 (formerly known as Policy 13.01.10) of the Broward County Land Use Plan. Therefore, the existing commercial use is in compliance with the permitted uses of the effective land use plan.

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:ACJ

cc: Sheila Rose, City Manager
City of Coconut Creek

Justin Proffitt, Director, Department of Sustainable Development
City of Coconut Creek