



TO: Darby Delsalle, AICP, Director
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Racetrack Logistics (031-MP-25)
City of Pompano Beach

DATE: October 23, 2025

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 "Pompano Park South Regional Activity Center" land use category. This plat is generally located on the west side of the C.S.X. Railroad, between Pompano Park Place/Southwest 3 Street and Cypress Bend Drive.

The proposed industrial use is in compliance with the permitted uses of the effective land use plan and subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 34520, Pages 371-377.

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

North:	Regional Activity Center
South:	Medium (10-16 du/ac) Residential within a Dashed-Line Area
East:	Industrial
West:	Regional Activity Center

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

David Recor, Director, Development Services
City of Pompano Beach