




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

FROM: Barbara Blake Boy, Executive Director 

RE: Phoenix Golf Car (014-MP-23)  
City of Pompano Beach

DATE: May 16, 2023

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 east side of Northwest 31 Avenue, between Atlantic Boulevard and Northwest 2 Street.

The proposed commercial use is 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:	Low-Medium 5-10 DU/AC and Commercial
South:	Commercial
East:	Low-Medium 5-10 DU/AC and Commercial
West:	Commercial

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

David Recor, Director, Development Services  
City of Pompano Beach