



DEVELOPMENT SERVICES

David L. Recor, ICMA-CM, Development Services Director
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November 19, 2024

Zoning Letter Number: 24-02000221

Mike Bokzam
1112 Development, LLC
6001 Broken Sound Parkway NW
Boca Raton, FL 33487
Sent via Camino email to: mike@ffhbi.com

Re: 4211 N Federal HWY / Folio Numbers: [4843 18.00 0380](#), [4843 18.00 0401](#), [4843 18.00 0351](#)

Dear Mike,

The City of Pompano Beach Development Services Department has received your zoning letter request dated 10/29/2024 which requests the following information on the above referenced properties:

1. What is the current zoning designation for the property?

The above referenced property is currently zoned General Business (B-3). The B-3 district is established and intended to accommodate a diverse range of moderate-intensity retail, service, office, recreation/entertainment, visitor accommodation, and institutional uses that serve the residents and businesses in the community at large. Our Zoning Code is available online at codelibrary.amlegal.com. Please refer to Section [§155.3304](#) for a list of the B-3 district regulations. A copy of Section §155.3304 has been included for reference.

2. What are the permitted uses?

The permitted uses for the B-3 District are provided in [Appendix A: Consolidated Use Table](#) of the Zoning Code, where it lists the permitted uses for each zoning district in the City of Pompano Beach. Appendix A is enclosed in this document.

Additionally, under Broward County Policy 2.16.3 the property may be developed for residential use as bonus residential density may be allocated to facilitate the development of affordable housing. A request for flex units may be needed in such case. However, for a mixed-use development no flex units are needed under County Policy 2.16.4. Please see enclosed the mentioned Broward County Policies from the 2017 Broward County Land Use Plan.

3. What is the future land use designation for the property?

The subject property has a future land use designation of Commercial (C). Please refer to the attached section from the City's Comprehensive Plan regarding Commercial Land Use.

4. Confirm if the Zoning Division has an approved site plan on file.

An approved site plan from the 1970s was found on City files and it is attached to this letter. Additionally, a more recent survey from 2010 related to approved permit #10-2336 for a sign was also attached.

5. Other: Confirm the maximum allowable building height and/or number of stories for the properties

The maximum allowable building height for properties within the B-3 district is 105 ft. There is no maximum number of stories. Please find other allowable dimensional standards under the attached B-3 district regulations, Section [§155.3304](#).

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12/03/2025

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Please be advised that a zoning verification letter is not considered an official zoning approval for a business use or development approval. To obtain approval for a business use, please submit a Zoning Use Certificate to the City's Business Tax Receipt Division. Zoning Use Certificates are reviewed by a Planner within 5 to 7 business days. Please contact the Business Tax Receipt Division at 954.786.4668 or businesstaxreceipt@copbfl.com. Depending on the scope of work, a site plan or other Zoning approval may also be required. Please contact the Zoning Department at 954.786.4679 or zoning@copbfl.com. For questions regarding building permits, please contact the Building Division at 954.786.4670.

Should you need further assistance, please contact our office 954.786.4679.

Yours truly,

THE CITY OF POMPANO BEACH



Lauren Gratzner
Senior Planner

Enclosures



CityHallGroups\Zoning 2009\Zoning Letters\2024 Zoning Letters\10. October\24-02000221\24-02000221 - 4211 N Federal HY (1112 Development, LLC).docx

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10/01/2025

155.3304. GENERAL BUSINESS (B-3)

A. Purpose		Typical Building Type
A. Purpose		Typical Building Type
<p>The General Business (B-3) district is established and intended to accommodate a diverse range of moderate-intensity retail, service, office, recreation/ entertainment, visitor accommodation, and institutional uses that serve the residents and businesses in the community at large (e.g., most retail sales and service uses, restaurants, offices, banks, restaurants, gasoline filling stations, marinas, auto and boat sales and service uses, theaters, hotels, child care facilities, vocational or trade schools, health care facilities, places of worship). It also accommodates complementary residential uses (e.g., live-work and upper-story dwellings) and moderate- to high-density multifamily development (either stand-alone or mixed with commercial development), community residences, and recovery communities.</p>		
B. Use Standards		
<p>See Appendix A : Consolidated Use Table, and use-specific standards inArticle 4: Use Standards.</p>		
C. Intensity and Dimensional Standards ¹		
Lot area, minimum (sq ft)	10,000 ²	
Lot width, minimum (ft)	100 ²	
Density, maximum (du/ac)	46 ^{2,3}	
Lot coverage, maximum (% of lot area)	60	
Pervious area, minimum (% of lot area)	20	
Height, maximum (ft)	105 ⁴	
Front yard setback, minimum (ft)	0	
Street side yard setback, minimum (ft)	0 ^{2,5}	
Setback from a waterway or canal, minimum (ft)	15	
Setback from the historic dune vegetation line, minimum (ft)	25	
Interior side yard setback, minimum (ft)	0 ^{2,5}	
Rear yard setback, minimum (ft)	30 ⁵	
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.	

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NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

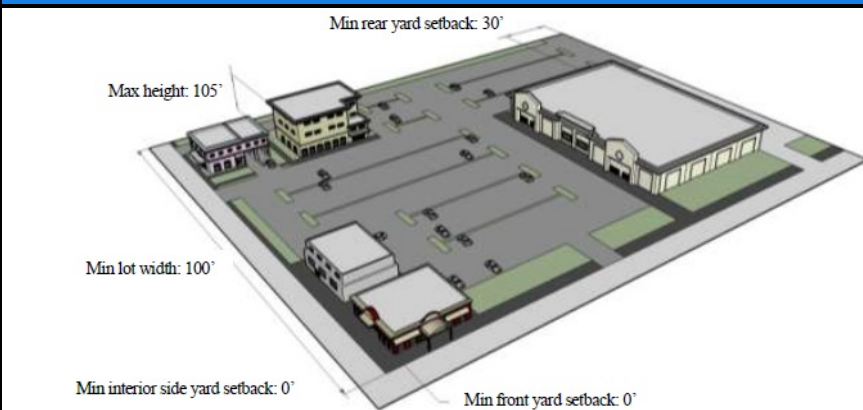
1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.
2. For townhouse development, applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.
3. Residential development on land classified as Commercial by the Land Use Plan is subject to allocation of flex or reserve units in accordance with Chapter 154, Planning or the allocation of residential units in accordance with County Affordable Housing Policy 2.16.3 (if less than 10-acres) or Policy 2.16.4 and Article 3, Use Standards.
4. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.
5. Those portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft.

D. Intensity and Dimensional Standards for Free-Standing Residential Buildings

Free-standing Residential Buildings shall comply with the following dimensional standards. Standards not listed below, including lot coverage, pervious area, and building height, shall be as required in Section 155.3304.C above.

Lot area, maximum (acre)	5	
Lot area, maximum (acre) for properties within the NWCRA or AOD	10	
Floor area per dwelling unit, minimum (sq ft)	Efficiency	500 – habitable living space
	1 Bedroom	650 – habitable living space
	Additional Bedroom	100 – habitable living space
Interior side yard setback, minimum (ft)	10	
Rear yard setback, minimum (ft)	10	

Typical Development Configuration



(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13; Am. Ord. [2013-73](#), passed 7-23-13; Am. Ord. [2018-60](#), passed 6-12-18; Am. Ord. [2020-40](#), passed 2-11-20; Am. Ord. [2022-36](#), passed 3-22-22; Am. Ord. [2023-44](#), passed 3-28-23)

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APPENDIX A: CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE
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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS				
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD		PD-TO	LAC	PD-I	
PRINCIPAL USES																																				
RESIDENTIAL USES																																				
Household Living Uses	Dwelling, live/work										S	S		P	P	P		P						P						P	P	P	P	P	155.4202.B	
	Dwelling, mobile home												P											P										155.4202.C		
	Dwelling, multifamily							P	P	P	P	P		P	P	P							P							P	P	P	P	P	155.4202.D	
	Dwelling, single-family	P	P	P	P	P	P	P	P	P	P	P		P	P								P							P		P	P	P	155.4202.E	
	Dwelling, single-family (zero lot line)				S		P	P	P	P	P	P		P	P								P							P		P	P		155.4202.F	
	Dwelling, two-family						P	P	P	P	P	P		P	P									P						P		P	P	P	155.4202.G	
	Dwelling, mixed-use										S	S		P	P	P		P													P	P	P	P	P	155.4202.H
	Family Community Residence	P	P	P	P	P	P	P	P	P	P	P		P	P	P								P						P	P	P	P	P	155.4202.I	
	Mobile home park												P																						155.4202.K	
	Transitional Community Residence	S	S	S	S	S	S	P	P	P	P	P		P	P	P								P							P	P	P	P	P	155.4202.J
Group Living Uses	Assisted living facility									P	P				P								P		P							P	P		155.4203.A	
	Community residential home with seven to 14 residents							P	P	P	P		P	P	P								P		P					P	P	P	P	P	155.4203.B	
	Continuing care retirement community								P	P	P	P				P							P		P					P		P	P		155.4203.C	
	Rooming or boarding house									S	S	S				P								P							P		P	P	P	155.4203.D

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Use Category (Principal Uses) and/or Use Type		Residential Districts												Commercial Districts					Industrial Districts				Special Districts					Planned Development Districts					Use-Specific Standards					
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO		LAC	PD-1			
Principal Uses																																						
Institutional Uses																																						
Communication Uses	Newspaper or magazine publishing														P	P	P				P	P	P		P		P					P	P	P	P	155.4204.A		
	Radio or television station															S	P				P	P	P		P		S					P	P	P	P	155.4204.B		
	Telecommunications facility, collocated on existing structure other than telecommunications tower									P	P	P			P	P				P	P			P	P	P	P	S		P	P	P	P	P	155.4204.C 155.4204.D			
	Telecommunications facility, collocated on existing telecommunications tower																			P	P			P		P	P				P	P	P	P	155.4204.C 155.4204.E			
	Telecommunications facility, on a new freestanding tower																S	S			P	P			S		P	P	S		P	P	P	P	155.4204.C 155.4204.F			
Community Service Uses	Community center							S	S	S	S	S				P	P		S					P		P				P	P	P	P	P	155.4205.A			
	Library								S	S	S	S				P	P						P		P					P	P	P	P	P	155.4205.B			
	Museum								S	S	S	S				P	P			P	P	P		P						P	P	P	P	P	155.4205.C			
	Senior center								S	S	S	S				P	P		S	S	S			P		P				P	P	P	P	P	155.4205.D			
	Youth center								S	S	S	S				P	P		S	S	S			P		P				P	P	P	P	P	155.4205.E			

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		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO		LAC	PD-I
PRINCIPAL USES																																			
INSTITUTIONAL USES																																			
Day Care Uses	Adult day care center								S	S	S	S		P	P	P	P			S		P		P		P		P		P	P	P	P	P	155.4206.A
	Child care facility								S	S	S	S		P	P	P	P			S		P		P		P		P		P	P	P	P	P	155.4206.B
Education Uses	College or university															P	P						P		P						P	P	P		155.4207.A
	School, elementary							S	S	S	S	S				P	P						P		P				P	P	P	P	P	155.4207.B	
	School, high															P	P						P		P					P	P	P	P	155.4207.C	
	School, middle															P	P						P		P					P	P	P	P	155.4207.D	
	Specialty arts school													P	P	P	P		P	P	P	P		P		P			P	P	P	P	P	155.4207.F	
	Vocational or trade school																P	P		P	P	P		P		P				P	P	P		155.4207.E	
Govern- ment Uses	Correctional facility																									S								155.4208.A	
	Courthouse facility															P	P					P		P		P				P	P	P	P	155.4208.B	
	Fire or EMS station							S	S	S	S	S		P	P	P	P	P		P	P	P	P	P		P		P		P	P	P	P	155.4208.C	
	Fire training facility																P			P	P	P				P		P						155.4208.D	
	Government administrative offices													P	P	P	P							P		P		P		P	P	P	P	155.4208.E	

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PRINCIPAL USES																																			
INSTITUTIONAL USES																																			
Government Uses	Government maintenance, storage, or distribution facility																			P	P	P	P	P				P			P	P	P		155.4208.F
	Police station	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P		P	P	P	P	P		P		P		P	P	P	P	P	155.4208.G
	Post office								S	S	S	S		P	P	P	P						P				P			P	P	P	P	P	155.4208.H
Health Care Uses	Medical office													P	P	P	P			P		P		P						P	P	P	P	155.4209.A	
	Speciality medical facility															S	P			P		P					P			P		P	P	155.4209.B	
	Urgent care facility 24 hours															S	P			P		P				P				P		P	P	155.4209.C	
	Specialty hospital															S	P			P		P				P				P		P		155.4209.D	
	General hospital															S	P			P		P				P				P		P		155.4209.E	
	Medical or dental lab															S	P			P		P				P				P		P		155.4209.F	
	Nursing home facility								P	P	P	P				P								P		P				P	P	P		155.4209.G	

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PRINCIPAL USES																																			
INSTITUTIONAL USES																																			
Medical Marijuana Establishments	Medical marijuana health care establishment															S	S			S		S									P				155.4703.A
	Medical marijuana treatment center (MMTC) related industrial establishment																			S	S	S									P				155.4703.B
Open Space Uses	Arboretum or botanical garden	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P					P	P	P	P	P		P	P	P	P	P	155.4210.A
	Cemetery or mausoleum																							S	P	P	P	P		P	P	P	P	P	155.4210.B
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P		P	P	P	P	P	155.4210.C
	Park or plaza	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	155.4210.D
Other Institutional Uses	Civic center															S	P		P					S							P	P	P		155.4211.A
	Halfway house or Shelter																									S					P	P	P	P	155.4211.B
	Lodge or club															P	P							P							P	P	P		155.4211.C
	Place of worship	S	S	S	S		S	S	S	S	S	S		S	S	P	P							P		P		P			P	P	P	P	155.4211.D
Transportation Uses	Aircraft or aviation equipment sales or rental																			P	P										P				155.4212.A
	Aviation related uses																										P								155.4212.B

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PRINCIPAL USES																																				
INSTITUTIONAL USES																																				
Transporta- tion Uses	Helicopter landing facility																										P		P			P				155.4212.F
	Transportation passenger station/terminal															P	P	P		P	P	P	P	P		P		P			P	P	P	P	155.4212.G	
Utility Uses	Solar energy collection system (as a principal use)															S	S			P	P			S		P	P	P			P	P	P		155.4213.A	
	Utility use, major																			P	P			S		P	P	P			P	P	P		155.4213.B	
	Utility use, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	155.4213.C	
COMMERCIAL USES																																				
Animal Care Uses	Animal grooming													P	P	P	P							P						P	P	P	P	P	155.4214.A	
	Animal shelter or kennel																P			P	P					P					P				155.4214.B	
	Pet hotel															P	P																		155.4214.C	
	Pet shop															P	P															P		P		155.4214.E
	Veterinary hospital or clinic																P	P					P		P		P				P	P	P	P	P	155.4214.D

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PRINCIPAL USES																																					
COMMERCIAL USES																																					
Boat and Marine Sales and Service Uses	Boat dry storage facility																						P	P									P	P	P		155.4215.B
	Boat or marine parts sales without installation																P	P	P				P	P								P	P	P	P	155.4215.C	
	Boat or marine parts sales with installation																P	P	P				P	P								P	P	P	P	155.4215.D	
	Boat or marine repair and servicing																	P	P		P		P									P		P		155.4215.E	
	Boat sales or rental																P	P	P		P		P									P	P	P		155.4215.F	
	Boat towing service																	P	P	P			P				P					P	P	P	P	155.4215.G	
	Docking facility, barge																		P				P													155.4215.H	
	Docking facility, commercial fishing boat																		P				P												P	155.4215.I	
	Docking facility, recreational boat																	P	P	P	P			P			P					P	P	P	P	155.4215.J	
	Marina																	P	P	P				P									P	P	P	P	155.4215.K
Yacht club																	P	P	P	P				P	P							P	P	P	P	155.4215.L	

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Use Category (Principal Uses) and/or Use Type		Residential Districts												Commercial Districts					Industrial Districts				Special Districts					Planned Development Districts					Use-Specific Standards		
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO		LAC	PD-I
Principal Uses																																			
Commercial Uses																																			
Business Support Service Uses	Business service center													P	P	P	P			P	P	P		P						P	P	P	P	P	155.4216.A
	Conference or training center															P	P			P	P	P		P		P		P			P	P	P	P	155.4216.B
	Day labor service															P	P			P	P	P		P						P	P	P	P	155.4216.C	
	Employment agency														P	P	P			P	P	P		P		P		P			P	P	P	P	155.4216.D
	Parcel services													P	P	P	P	P		P	P	P	P	P		P				P	P	P	P	155.4216.E	
	Telephone call center															P	P			P	P	P									P			P	155.4216.F
	Travel agency													P	P	P	P	P				P		P		P		P		P	P	P	P	P	155.4216.G
Commercial or Member-ship Recreation/ Entertainment Uses	Amusement arcade															P		P						P	P						P	P	P	P	155.4217.A
	Arena, stadium, or amphitheater															S	P		S					S	S	P					P	P	P		155.4217.B
	Auditorium or theater													P	P	P	P							P		P					P	P	P	P	155.4217.C
	Bowling alley or skating rink														P	P	P		P					P	P	P					P	P	P	P	155.4217.D
	Gaming establishment																		S												P	P	P		155.4217.E
	Golf course	S	S	S	S	S	S	S	S	S	S	S							P						P	P	P			P	P				155.4217.F

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS					USE-SPECIFIC STANDARDS		
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PJ	T	BP	RPUD	PCD	PD-TO		LAC	PD-I
PRINCIPAL USES																																			
COMMERCIAL USES																																			
Commercial or Member- ship Recreation/ Entertain- ment Uses	Golf driving range																P		P						P	P	P			P	P				155.4217.G
	Miniature golf course																P		P												P	P	P	P	155.4217.H
	Motion picture theater														P	P	P		P					P						P	P	P	P	155.4217.I	
	Racing facility, dog or horse																		S					P						P				155.4217.J	
	Racquet sports facility														P	P	P		P					P	P	P				P	P	P	P	155.4217.K	
	Sport shooting and training range																S			P	P					P					P	P	P	P	155.4217.L
	Other indoor commercial or membership recreation/ entertainment use													P	P	P	P		P	P	P			P	P	P				P	P	P	P	155.4217.M	
	Other outdoor commercial or membership recreation/ entertainment use															S	S		P	S	S	P			P	P	P				P	P	P	P	155.4217.N

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Use Category (Principal Uses) and/or Use Type		Residential Districts												Commercial Districts					Industrial Districts				Special Districts					Planned Development Districts				Use-Specific Standards					
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD		PD-TO	LAC	PD-I		
Principal Uses																																					
Commercial Uses																																					
Eating and Drinking Establishments	Bar or lounge													S	P	P	P			P	P	P		P						P	P	P	P	P	155.4218.A		
	Brewpub													S	P	P	P					P		P						P	P	P	P	P	155.4218.B		
	Hall for Hire													P	P	P	P		P	P	P	P		P	P	P		P	P	P	P	P	P	155.4218.C			
	Nightclub														P	P	P						P							P	P	P	P	P	155.4218.D		
	Restaurant													P	P	P	P	S	S	P	P	P	S	P						P	P	P	P	P	155.4218.E		
	Speciality eating or drinking establishment													P	P	P	P		P	P	P	P		P	P	P		P		P	P	P	P	P	155.4218.F		
Motor Vehicle Sales and Service Uses	Automotive painting or body shop																P			P	P									P					155.4219.B		
	Automotive parts sales without installation															P	P			P				P						P	P	P	P		155.4219.C		
	Automotive parts sales with installation															S	P			P	P									P					155.4219.D		
	Automotive repair and maintenance facility															S	P			P	P									P					155.4219.E		
	Automotive wrecker service																P			P	P									P					155.4219.F		

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS					USE-SPECIFIC STANDARDS				
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO		LAC	PD-I		
PRINCIPAL USES																																					
COMMERCIAL USES																																					
Motor Vehicle Sales and Service Uses	Battery exchange station															S	P				P	P											P				155.4219.G
	Car wash or auto detailing															S	S				P	P											P				155.4219.H
	Gasoline filling station														P	P	P				P	P	P									P			P	155.4219.I	
	New Automobile and Light Truck sales															P	P				P	P										P				155.4219.J	
	Used Automobile and Light Truck sales with indoor display only																P			P	P											P				155.4219.K	
	Used Automobile and Light Truck sales with outdoor display																S			S	P											S				155.4219.L	
	Automobile and Light Truck rental															P	P				P	P										P				155.4219.M	
	Muffler/transmission sales and installation															S	P				P	P										P				155.4219.N	
	Parking deck or garage (as principal use)															P	P				P	P	P		P		P				P	P	P	P		155.4219.O	
	Used Luxury Automobile Sales with Indoor/Outdoor Display															P	P				P											P					

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		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO		LAC	PD-I	
PRINCIPAL USES																																				
COMMERCIAL USES																																				
Motor Vehicle Sales and Service Uses	Parking lot (as principal use)															P	P			P	P	P		P		P			P	P	P	P	P	P	155.4219.P	
	Taxi or limousine service facility																P			P	P										P				155.4219.Q	
	Tire sales and mounting															S	P			P	P										P				155.4219.R	
	Heavy Truck/recreational vehicle/trailer repair and servicing																			P	P										P				155.4219.S	
	Heavy Truck/recreational vehicle/trailer sales																			P	P										P				155.4219.T	
	Heavy Truck/recreational vehicle/trailer rental																S	P			P	P										P				155.4219.U
	Limited Auto Dealership; Fleet Automobile Sales																S	S			P	P										S				155.4219.V
Office Uses	Contractor's office																P	P		P	P	P									P	P	P	P	155.4220.A	
	Professional Office								S	S	S	S		P	P	P	P	P		P	P	P								P	P	P	P	P	155.4220.B	
Retail Sales and Service Uses - Personal Services	Art, music, dance studio													P	P	P	P		P					P						P	P	P	P	P	155.4221.A	

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		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD		PD-TO	LAC	PD-I			
PRINCIPAL USES																																						
COMMERCIAL USES																																						
Retail Sales and Service Uses - Personal Services	Bank or financial institution									S	S	S		P	P	P	P							P				P		P	P	P	P	P	155.4221.C			
	Check cashing or payday loan store													S	S	P	P													P		P			155.4221.M			
	Crematory																P			P										P					155.4221.D			
	Dry cleaning or laundry drop-off establishment													P	P	P	P	P						P						P	P	P	P	P	155.4221.E			
	Fortune-telling establishment																P	P				P			P						P	P	P		155.4221.F			
	Funeral home or mortuary																P	P						P							P	P	P	P	155.4221.G			
	Laundromat																P	P	P	P				P							P	P	P	P	P	155.4221.H		
	Lawn care, pool, or pest control service																P			P	P			S								P	P	P	P	155.4221.I		
	Personal and household goods repair establishment														P	P	P	P						P							P	P	P	P	P	155.4221.J		
	Personal services establishment														P	P	P	P						P				P			P	P	P	P	P	155.4221.K		
Tattoo or body piercing establishment																P	P						P								P	P	P	P		155.4221.L		

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		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD		PD-TO	LAC	PD-I
PRINCIPAL USES																																			
COMMERCIAL USES																																			
Retail Sales and Service Uses - Retail Sales	Antique store												P	P	P	P								P							P	P	P	P	155.4222.A
	Art gallery												P	P	P	P								P						P	P	P	P	155.4222.B	
	Auction house															P	P							P							P	P	P	P	155.4222.C
	Book or media shop												P	P	P	P								P						P	P	P	P	155.4222.D	
	Consignment boutique															P	P							P							P	P	P	P	155.4222.E
	Grocery or convenience store													P	P	P	P	P						P						P	P	P	P	155.4222.F	
	Drug store or pharmacy													P	P	P	P							P						P	P	P	P	155.4222.G	
	Farmers' market																							S		P					P	P	P	P	155.4222.H
	Flea market																S							S		P					P	P	P	P	155.4222.I
	Home and building supply center													P	P	P	P														P				155.4222.J
	Local liquor or package store													S	S	S	S							P							P	P	P	P	155.4222.K
	Regional liquor or package store													S	S	P	P							P							P	P	P	P	155.4222.L
	Beer or wine store													S	S	P	P							P								P	P	P	P

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		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD		PD-TO	LAC	PD-I
PRINCIPAL USES																																			
COMMERCIAL USES																																			
Retail Sales and Service Uses - Retail Sales	Pawn shop															P								P							P	P	P	P	155.4222.N
	Thrift shop															S	P							P							P	P	P	P	155.4222.O
	Retail sales establishment, large															P	P														P				155.4222.P
	Indoor mall or marketplace															P	P														P		P	P	155.4222.Q
	Other retail sales establishment													P	P	P	P							P							P	P	P	P	155.4222.R
Self-Service Storage Uses	Self-storage or mini-warehouse facility															S			S	P	S										P				155.4223.A
Sexually Oriented Businesses	Sexually oriented businesses																			P														155.4224.A	
Visitor Accommo- dation Uses	Condo hotel								S	S	S			P	P	P							P								P	P	P	P	155.4225.A
	Bed and breakfast inn	S	S	S	S	S		S	S	S	S	S	P	P	P	P	S						P							P	P	P	P	155.4225.B	
	Hotel or motel								S	S	S			S	P	P	S	P					P								P	P	P	P	155.4225.C

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		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD		PCD	PD-TO	LAC	PD-I
PRINCIPAL USES																																			
INDUSTRIAL USES																																			
Industrial Services Uses	Building, heating, plumbing, or electrical contractor's storage yard																			P	P										P			P	155.4226.A
	Educational, scientific, or industrial research and development																S			P	P	P								P	P	P	P	155.4226.B	
	Electric motor repair																			P	P							P		P			P	155.4226.C	
	Fuel oil or bottled gas distribution																S	S		P	P	P	S					S		P				155.4226.D	
	Fuel oil storage																			P	P							S		P				155.4226.E	
	General industrial services																			P	P							P		P				155.4226.F	
	Heavy equipment establishments																			P	P									P				155.4226.G	
	Laundry, dry cleaning, carpet cleaning, or dyeing facility																P			P	P									P				155.4226.H	

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		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD			PCD	PD-TO	LAC
PRINCIPAL USES																																			
INDUSTRIAL USES																																			
Industrial Services Uses	Machine shop																		P	P	P										P			P	155.4226.I
	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting																			P	P										P				155.4226.J
	Audio and visual recording and production studio																P			P	P	P				S					P				155.4226.K
	Printing or other similar reproduction facility																P			P	P	P									P				155.4226.L
	Repair of scientific or professional instruments																P	P		P	P	P									P			P	155.4226.M
	Tool repair shop																	P			P	P	P									P			P
Manufactur- ing and Production Uses	Boat manufacturing																			P	P	P	P								P				155.4227.A
	Cabinet or furniture manufacturing and woodworking																P			P	P	P									P				155.4227.B

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		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP		RPUD	PCD	PD-TO	LAC	PD-I
PRINCIPAL USES																																			
INDUSTRIAL USES																																			
Manufacturing and Production Uses	Cement concrete batching plant																			P											P				155.4227.C
	Cement concrete or brick products manufacturing																			P											P				155.4227.D
	Food and/or beverage products manufacturing (without slaughtering)															S			P	P	P										P				155.4227.E
	Manufacturing, assembly, or fabrication, heavy																			P		P									P				155.4227.F
	Manufacturing, assembly, or fabrication, light																P			P	P	P									P			P	155.4227.G
Warehouse and Freight Movement Uses	Outdoor storage (as a principal use)																		S	P											P				155.4228.A
	Truck or freight terminal																		P	P											P				155.4228.B

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS					USE-SPECIFIC STANDARDS				
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD		PD-TO	LAC	PD-1	
PRINCIPAL USES																																				
INDUSTRIAL USES																																				
Warehouse and Freight Movement Uses	Warehouse, distribution or storage															P				P	P	P									P			P	155.4228.C	
	Junkyard or salvage facility																			S	S										P				155.4228.D	
Waste- Related Uses	Construction and demolition debris disposal facility																			S	S						S	S				P				155.4229.D & E
	Land clearing debris disposal facility																			S	S						S	S				P				155.4229.D & E
	Materials recovery facility																			S	S						S	S				P				155.4229.D & E
	Solid waste transfer station																			S	S						S	S				P				155.4229.D & E
	Tire disposal or recycling facility																			S	S						S	S				P				155.4229.D & E

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Use Category (Principal Uses) and/or Use Type		Residential Districts												Commercial Districts				Industrial Districts				Special Districts						Planned Development Districts				Use-Specific Standards					
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD		PD-TO	LAC	PD-I		
Principal Uses																																					
Industrial Uses																																					
Waste-Related Uses	Waste composting facility																			S	S						S	S					P				155.4229.D & E
	Waste-to-energy plant																			S	S						S	S					P				155.4229.D & E
Wholesale Uses	Plant nursery, wholesale																P			P	P	P					P					P			P	155.4230.A	
	Showroom, wholesale																P			P	P	P					P					P	P	P	P	155.4230.B	
	Other wholesale use																P			P	P	P					P					P	P	P	P	155.4230.C	
Accessory Uses and Structures																																					
Accessory dwelling unit		A	A	A	A	A	A	A	A	A	A	A												A						A		A	A	A	155.4303.A		
Amateur ham radio antenna		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.B		
Automated teller machine (ATM)									A	A	A	A		A	A	A	A	A	A	A	A	A		A		A		A		A	A	A	A	A	155.4303.C		
Bike rack		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.D		
Canopy, vehicular use														A	A	A	A	A	A	A	A	A	A	A		A				A	A	A	A	A	155.4303.E		
Clothesline (as accessory residential uses)		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							A		A				A		A	A	A	155.4303.F		
Clubhouse		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						A						A	A	A	A		155.4303.G		

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS					USE-SPECIFIC STANDARDS				
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD		PD-TO	LAC	PD-I	
ACCESSORY USES AND STRUCTURES																																			
Dock	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	155.4303.H	
Drive-through service														A	A	A			A	A	A									A			A	155.4303.I	
Drop-in child care													A	A	A	A					A		A							A	A	A		155.4303.J	
Electric vehicle (EV) level 1 or 2 charging station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.K	
Electric vehicle (EV) level 3 charging station							A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.L	
Family child care home	A	A	A	A	A	A	A	A	A	A	A												A						A		A	A	A	155.4303.M	
Family child care home, large	A	A	A	A	A	A	A	A	A	A	A												A						A		A	A	A	155.4303.N	
Fence or wall	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.O	
Garage or carport	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	155.4303.P	
Greenhouse	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	155.4303.Q	
Green roof	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	155.4303.R	
Home based business	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A						A						A		A	A	A	155.4303.S	
Limited fuel/bottled gas distribution														A	A	A	A					A		A						A	A	A	A	155.4303.T	
Outdoor display of merchandise														A	A	A	A						A								A	A	A	A	155.4303.U

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	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD		PD-TO	LAC	PD-I			
ACCESSORY USES AND STRUCTURES																																					
Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)													A	A	A	A	S	S	A		A		A							A	A	A	A	A	155.4303.V		
Outdoor storage (as an accessory use)																S	A		A	A											A			A	155.4303.W		
Parking or storage of motor vehicles, recreational vehicles, boats, airboats, or trailers in residential districts	A	A	A	A	A	A	A	A	A	A	A	A																	A		A	A	A	155.4303.X			
Parking or storage of commercial vehicles in residential districts	A	A	A	A	A	A	A	A	A	A	A	A																	A		A	A	A	155.4303.Y			
Rainwater cistern or barrel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.Z		
Recycling drop-off stations															A	A	A		A	A	A	A				A	A	A	A		A	A	A	A	155.4303. AA		
Retail clinic													A	A	A	A			A				A						A	A	A	A	A	155.4303. UU			
Retail sales (as accessory uses)																			A	A	A				A	A					A		A	155.4303. BB			
Satellite dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303. CC		
Small wind energy system							A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	155.4303. DD			
Solar energy collection system	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303. EE			

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Use Category (Principal Uses) and/or Use Type	Residential Districts												Commercial Districts					Industrial Districts				Special Districts					Planned Development Districts				Use-Specific Standards						
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PJ	T	BP	RPUD	PCD		PD-TO	LAC	PD-I			
Accessory Uses and Structures																																					
Storage shed	A	A	A	A	A	A	A	A	A	A	A	A				A	A	A					A	A	A	A	A	A	A	A	A	A	A	155.4303.FF			
Swimming pool or spa or hot tub	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A		A	A	A				A	A	A	A	A	155.4303.GG			
Television or radio antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.HH			
Dormitory (As accessory to education use)															S	S							S		S				S	S	S	S	S	155.4303.II			
Mechanical Equipment and similar features	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.JJ			
Uncovered porches, decks, patios, terraces, or walkways	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.KK			
Flagpoles	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.LL			
Lighting fixtures, projecting or freestanding	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.MM			
Gazebo	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A	A	A	A	A	A	A	A	A	155.4303.NN			
Screened Enclosures with Screened Roof	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A				A	A	A	A	A	155.4303.OO			
Eating and drinking establishments (as an accessory use)									S	S	S			S	A	A	S	A	A		A		A	A						A	A	A	A	155.4303.PP			
Bandshell or outdoor stage																		A					A	A	A					A	A	A		155.4303.QQ			
Limited mental health treatment facility																			A		A													155.4303.RR			

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TEMPORARY USES AND STRUCTURES																																					
Alcoholic beverage sales as an accessory use to a brewery, winery or distillery																A			A	A	A									A					155.4303.SS		
Package sales as an accessory use to a bar or lounge													S	S	S	A			A	A	A		A						A	A	A	A	A	155.4303.TT			
Moving vendors on private property	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	155.4303.VV			
Farmer's market (as a temporary use)													T	T	T	T	T	T	T	T				T	T	T		T	T	T	T	T	T	155.4403.A			
Temporary portable storage unit	t	t	t	t	t	t						t											t	t	t	t	t	t	t	t	t	t	t	155.4403.C			
Temporary use of an accessory structure as a principal dwelling after a catastrophe	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t								t						t	t	t	t	t	155.4403.D			
Interim commercial use													I	I	I	I	I	I												I	I	I	I	155.4403.E			
Interim industrial use																			I	I	I												I	155.4403.F			

(Ord. 2012-64, passed 9-11-12; Am. Ord. 2013-37, passed 1-22-13; Am. Ord. 2013-73, passed 7-23-13; Am. Ord. 2014-16, passed 1-28-14; Am. Ord. 2015-11, passed 12-9-14; Am. Ord. 2016-46, passed 3-8-16; Am. Ord. 2016-47, passed 3-8-16; Am. Ord. 2016-48, passed 3-8-16; Am. Ord. 2016-49, passed 3-8-16; Am. Ord. 2017-28, passed 2-28-17; Am. Ord. 2018-18, passed 12-12-17; Am. Ord. 2018-21, passed 1-9-18; Am. Ord. 2019-10, passed 11-13-18; Am. Ord. 2019-110, passed 9-24-19; Am. Ord. 2020-62, passed 6-23-20; Am. Ord. 2021-10, passed 11-10-20; Am. Ord. 2021-40, passed 2-23-21; Am. Ord. 2021-84, passed 9-14-21; Am. Ord. 2022-36, passed 3-22-22; Am. Ord. 2022-59, passed 7-26-22; Am. Ord. 2022-71, passed 9-27-22)

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SECTION 2: POLICIES

...

AFFORDABLE HOUSING BONUS DENSITY

POLICY 2.16.3

- (1) Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:

- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*

- Low-income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*

- Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.*

*While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.

- (2) Bonus Formulas

Moderate-income: Six (6) bonus units per every one (1) “moderate-income” unit (including areas east of the Intracoastal Waterway).

Low-income: Nine (9) bonus units per every one (1) “low-income” unit (including areas east of the Intracoastal Waterway).

Very-Low-income: Nineteen (19) bonus units per every one (1) “very-low-income” unit (including areas east of the Intracoastal Waterway).

- (3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner occupied housing.

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- (4) The total number of units, including affordable and bonus units, on lands designated as “Residential” may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan. For parcels designated “Commerce” or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.
- (5) At the time of allocation of bonus density, the applicable local government must make a finding that adequate public facilities and services are in place or will be in place with completion of project construction, to accommodate all bonus and affordable units.
- (6) Allocations of bonus residential density do not require an amendment to the Broward County Land Use Plan or local land use plan.
- (7) Units of local government may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within their certified local land use elements. This Policy is discretionary upon the local government and does not create any entitlements to the bonus units. Allocation of the bonus units requires authorization of the local government at a publicly noticed meeting, consistent with its notification requirements, of the governing body or, when the total density, including affordable and bonus units, does not exceed the density permitted by the existing zoning classification, by the local planning agency.
- (8) By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.
- (9) “Affordable” unit and bonus unit construction is subject to the following, as enforced by the applicable local government:
 - a. One hundred percent (100%) of “affordable” units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
 - b. The local government must require that “affordable” units are available before or concurrently with bonus units.
- (10) This Policy is incentive-based and units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced bonus formulas.

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SECTION 2: POLICIES

...

AFFORDABLE HOUSING

POLICY 2.16.4 Within parcels located west of and including US 1*, and designated “Commerce” on the Broward County Land Use Plan and fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners, herein after referred to as a “Qualified Road,” or within a parcel designated “Activity Center,” multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

- (1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following “bonus” units to “affordable” unit formula(s) described below:
 - (a) Moderate income: six (6) bonus units for every (1) one moderate income unit.
 - (b) Low income: nine (9) bonus units for every (1) one low income unit.
 - (c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.
- (2)
 - (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.) in the development project; or
 - (b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.).
- (3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.
- (4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of thirty (30) years.
- (5) Within a development containing residential units, the following shall apply:
 - (a) Office and commercial use may either be vertically or horizontally integrated providing the following:



1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;
 2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.
- (b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.
- (6) “Affordable unit” requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund** equal to \$10,000 per unit (Note: Effective January 1, 2023) for the total number of units within the development which sum shall increase by 3% annually (Note: Beginning January 1, 2024).
- (7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.
- (8) Local government utilization of the additional permitted residential density provisions described in this Policy is subject to the following, as enforced by the applicable local government:
- (a) One hundred percent (100%) of the “affordable” units shall be available for occupancy before the final twenty-five percent (25%) of bonus units are available for occupancy.
- (9) In addition to the provisions of this Policy, parcels designated “Commerce” and meeting the location, frontage, and access requirements of this Policy or within an Activity Center, where the residential development will be located within ¼ mile of a State road, County arterial, or other road or portion thereof, as approved by Board of County Commissioners (“Board”), the Board shall consider the following in the review of funding applications submitted by local governments for future public infrastructure and economic development projects:
- (a) Local government adoption of this Policy into the municipal Comprehensive Plan;
 - (b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow allocation of additional residential density units as a permitted use, by right, within specific zoning district(s);
 - (c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:
 1. Establishment of a minimum net residential density of twenty-five (25) dwelling units per acre;
 2. Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories; and
 3. The zoning regulations that establish reduced on-site parking to accommodate the mixed uses.

(d) The Urban Planning Division, in consultation with the Office of the County Attorney, must certify that all the foregoing requirements of this Section (9) have been satisfied.

(10) Units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced Policy.

* includes all parcels that front and have direct access to US 1 and, at the option of the applicable municipality as a permitted or special exception use, on parcels east of US 1 and west of the Intracoastal Waterway, provided the municipality makes a finding that the additional dwelling units on said parcels will not negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. A local government is not required to apply this Policy to properties east of US 1 in order to be eligible for funding consideration by the Board of County Commissioners pursuant to Section (9) herein.

** Fifty percent (50%) of in lieu fees may be paid into an Affordable Housing Trust Fund of the applicable municipality, provided the municipality requires said monies to be used for the construction of new affordable units or home repair. All in-lieu payments shall be made at the time of issuance of building permit.

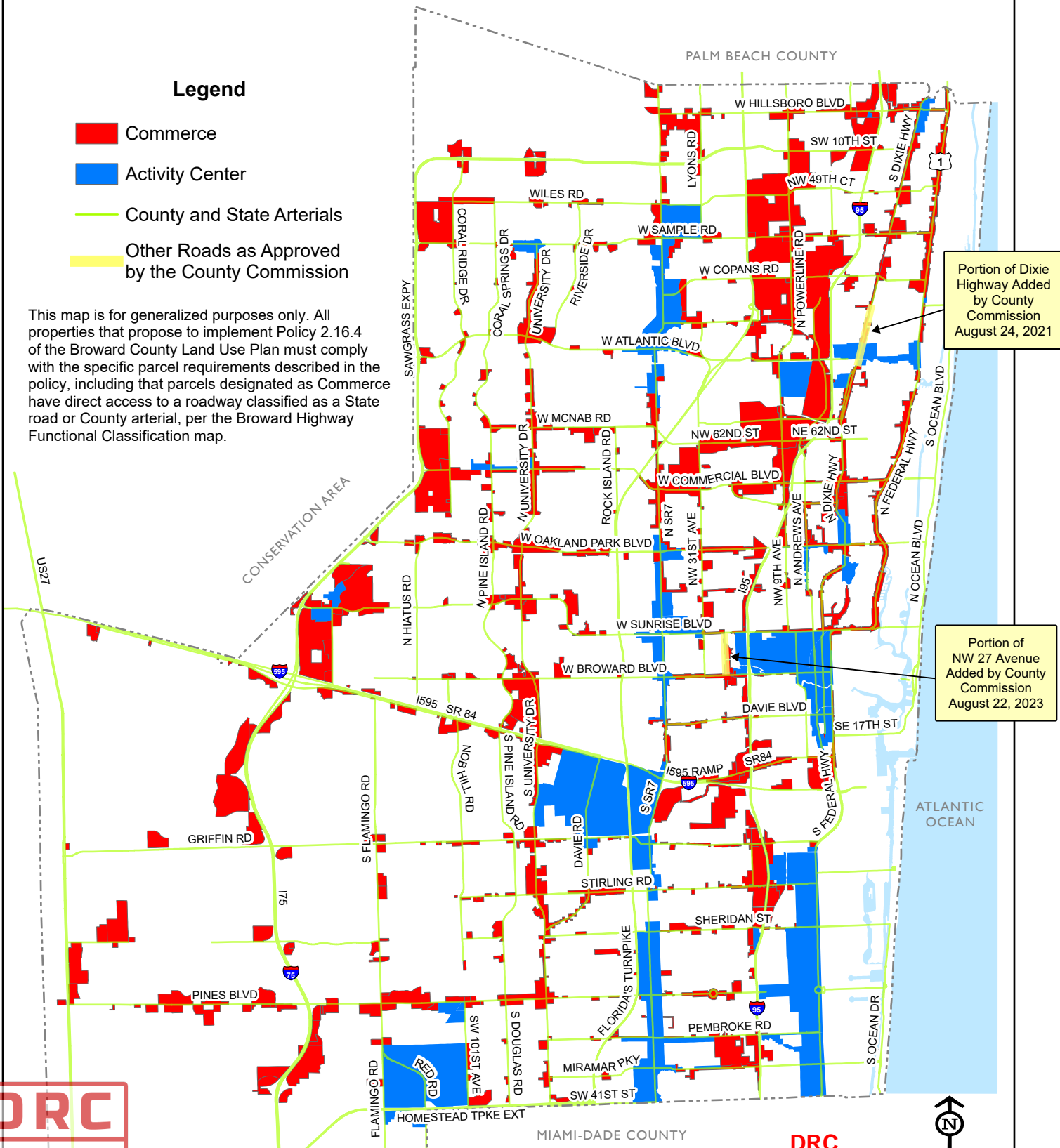


Commerce and Activity Center Land Use by County and State Arterial Roads and Other Roads as Approved by the County Commission

Legend

- Commerce
- Activity Center
- County and State Arterials
- Other Roads as Approved by the County Commission

This map is for generalized purposes only. All properties that propose to implement Policy 2.16.4 of the Broward County Land Use Plan must comply with the specific parcel requirements described in the policy, including that parcels designated as Commerce have direct access to a roadway classified as a State road or County arterial, per the Broward Highway Functional Classification map.



DRC

PZ25-12000016
12/03/2025

DRC

NOT TO SCALE

PZ25-12000016

10/01/2025

B. Commercial Land Use

Each parcel of land within an area designated in a Commercial land use category by the City's Land Use Plan Map must be zoned in a zoning district which permits any one or more of the following uses, but no other uses:

1. Retail uses, including gas stations with retail stores.
2. Office and business uses.
3. Wholesale, storage, light fabricating and warehouses uses, if deemed appropriate by the City.
4. Hotels, motels, time shares and similar lodging.

5. Recreation and open space, cemeteries, and commercial recreation uses.

6. Community facilities and utilities.

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10/01/2025

- 7.a. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.
- 7.b. Special Residential Facility Category (3) development as defined in the Special Residential Facilities permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan
8. In accordance with Broward County Administrative Rule 3.5(A)(4) Residential uses, up to 10 acres (up to 20 acres for projects that include a minimum of 15% affordable housing restricted to such use for a minimum of 15 years) are permitted via City Commission allocation of “flexibility units” and/or “redevelopment units,” provided that the total residential uses do not exceed 20% of the land area designated “Commerce” on the County’s Land Use Plan.
9. Transportation and communication facilities.
10. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses are permitted.
11. Agriculture
12. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the local land development regulations, or twenty (20) sites per gross acre if such permanent location is prohibited by the local land development regulations.

DRCPZ25- 12000016
12/03/2025**DRC**

nelli green a.i.s. architect
 215 commercial boulevard
 landers-by-the-sea, florida 305-771-9908

0201

STAPLES. BLOOD AREA = 68.92 cm²

47

PARKING REQUIRED - 1872 - 18
PARKING SHOWN - 2400 - 2400

THE

LETTERS ARE TO BE SENT TO
REDACTION: LAWYERS
PUBLICATIONS

SECTION OF THE 14th REVENUE OF
C-10 IMP. 14th REVENUE OF THE
COWARD ON 14th REVENUE

THE PLAN

1980

1950

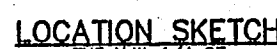
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12/03/2025



10/01/2023



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060

Phone: 954.786.4679 Fax: 954.786.4666

Zoning Letter Request

Zoning Letter Fee: The first two questions are free of charge and \$70.00 per additional question (single- family exempt).

Mike Bokzam

10/29/2024

Agent Name

Date

1112 Development, LLC

954-214-3593

Company Name

Phone Number

6001 Broken Sound Parkway NW

mike@ffhbi.com

*Mailing Address (Street Address)

Email Address

Boca Raton, FL 33487

*Mailing Address (City/ State/ Zip)

*The address provided, is the location where the letter be addressed.

To Whom it May Concern:

Please accept this as a request for property information on the below- mentioned property.

4211 N Federal Highway

484318000351; 484318000380;
and 484318000401

Property of Address being researched

Folio Number

Subdivision (If Acreage, attach legal description)

Block

Lot(s)

Please provide us with a zoning letter which answers the following questions: (Check all that apply)

☒ What is the current zoning designation for the property?

☒ What are the permitted uses?

☒ What is the future land use designation for the property?

☐ Confirm that there are no outstanding zoning code violations issued to the property.

☒ Confirm if the Zoning Division has an approved site plan on file.

☐ Confirm the general parking requirements for a particular use (select one):

☐ Is the property located in any special, restrictive or overlay district?

☒ Other: Confirm the maximum allowable building height and/or number of stories for the properties.

☐ Other: _____

☐ Other: _____

☐ Other: _____

DRC

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12/03/2025

G:\Zoning 2009\Forms and documents\Website Documents\Planning & Zoning\Forms\ zoning_request_form.pdf

ZLT-2024-307

DRC

Modified: 2.8.2022
PZ25-12000016

10/01/2025