BROWARD COUNTY Planning Council

TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director

RE: 900 North Ocean Boulevard (017-MP-21)
City of Pompano Beach

DATE: May 20, 2021

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 "High (25-46 du/ac) Residential" land use category. This plat is generally located on the southeast corner of Northeast 10 Street and Ocean Boulevard/State Road A1A.

The density of the proposed development of 119 dwelling units on 3.2 acres of land in the platted area, including the adjacent rights-of-way, is 37.2 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

Regarding the proposed commercial use, Planning Council staff notes that the City of Pompano Beach's certified land use plan permits office and/or retail sales of merchandise or services in the "High Residential" land use category as long as no more than 50% of the floor area is used for said purpose. Planning Council staff has received verification that no more than 50% of the floor area will be used for retail uses. Therefore, 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:	High (25-46 du/ac) Residential
South:	High (25-46 du/ac) Residential
East:	Water (Atlantic Ocean)
West:	Medium-High (16-25 du/ac) Residential

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:JMB

P&Z
PZ21-14000005
7/28/2021

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

David Recor, Director, Development Services
City of Pompano Beach

P&Z
PZ21-14000005
7/28/2021