

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	ANNIE'S PLAT	Number:	090-MP-01
Applicant:	Gisele Blunt and Gary Blunt, et al.	Comm. Dist.:	2
Agent:	McLaughlin Engineering Company	Sec/Twp/Rng:	35/48/42
Location:	North Side of Northwest 11 Street, Between Northwest 3 Avenue and Northwest 4 Avenue	Platted Area:	0.93 Acres
City:	Pompano Beach	Gross Area:	1.25 Acres
Replat:	This is a New Finding of Adequacy for a Recorded Plat (Plat Book 176, Pages 77)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Pompano Beach
Proposed Use:	Eight (8) Duplex Units	Plan Designation:	Medium 10-16 DU/AC. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Church	North:	Irregular Density (251 Dwelling Units)
South:	Vacant	South:	Low-Med. 5-10 DU/AC and Med. 10-16 DU/AC
East:	Single Family Residential	East:	Medium 10-16 DU/AC.
West:	Vacant	West:	Commercial and Low-Med. 5-10 DU/AC
Existing Zoning:	RD-1	Proposed Zoning:	RD-1

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 02/12/19
Action Deadline: 03/19/19
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

SERVICES

Wastewater Plant:	BCUD 4 (09/18)	Potable Water Plant:	Pompano Beach (02/18)
Design Capacity:	95.0000 MGD	Design Capacity:	50.000 MGD
12-Mo. Avg. Flow:	71.7800 MGD	Peak Flow:	20.060 MGD
Est. Project Flow:	0.0020 MGD	Est. Project Flow:	0.003 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
8	*

* See Staff Comment No. 7 & 8
See Finding No. 2
See Recommendation 1

Local:

Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
0.060 Acres	*	*

* See Staff Comments No. 9
See Finding No. 4
See Recommendation No. 1

TRANSPORTATION

Concurrency Zone: Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	5	*	N/A
Non-res. uses:	N/A	N/A	N/A
Total:	5	*	N/A

* See Staff Comment No. 5 & 6
See Finding No. 1
See Recommendation No. 1

ANNIE'S PLAT
090-MP-01

STAFF COMMENTS

- 1) This plat was approved by the Broward County Board of Commissioners on April 16, 2002, for either (8) duplex units (4 two-story buildings) with a requirement that either a building permit be issued or the infrastructure for development be installed by April 16, 2007. Neither condition was completed, and in accordance with Section 5-181(o) of the Land Development Code, the findings of adequacy has expired.
- 2) Staff findings and recommendations pertaining to this application for a new findings of adequacy are based on the use being eight (8) duplex units.
- 3) The review of this application for a new finding of adequacy included the information contained in the application, the property survey, the recorded plat and the Development Review Report approved by the Board on August 15, 2006. Review by the Highway Construction and Engineering Division and the Transit Division also included changes to the adjacent roadways and changes on the adjoining properties.
- 4) The comments, findings and recommendations contained in this report supersede all previous development review reports and delegation requests approved by the Board.
- 5) This plat is now located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 6) Prior to recordation of this plat, transit impact fees in the amount of **\$1,776** were paid for the proposed 8 duplex units; however, building permits were never issued for these units. This payment will be credited towards future transportation concurrency fee assessments.
- 7) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 8) Prior to recordation of this plat, school impact fees in the amount of **\$15,992** were paid for the proposed eight (8) duplex units. This amount will be credited towards future school impact fee assessments.

- 9) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact fees and regional park administrative fees for the proposed dwelling units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. Regional park impact and administrative fees were previously paid in the amount of **\$3,016** and **\$104**, respectively, prior to plat recordation. These amounts will be applied as credit towards the assessment of future park impact and administrative fees for this plat.
- 10) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 11) This plat is located in the City of Pompano Beach and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management license from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division will be required prior to any construction. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 12) The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.
- 13) See the attached Conceptual Dredge and Fill Review Report. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging (LIDAR) data indicate that this property may contain County jurisdictional wetlands. The applicant must request a formal wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Water and Environmental Licensing Section at 954-519-1483.
- 14) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be

removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.

- 15) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 16) Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Pompano Beach if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 17) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 18) Approval of this new findings of adequacy does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 19) This property is within 20,000 feet of the Fort Lauderdale Executive Airport and Pompano Beach Municipal Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oaaaa.faa.gov/oaaaa/external/portal.jsp>
- 20) A previous review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's

consulting archaeologist indicated that the proposed development will have an adverse effect on previously recorded resource(s). The archaeologist noted that this property is located in the City of Pompano Beach and is outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to contact the City of Pompano Beach's Development Services Department at 954-786-7921 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

- 21) In the attached memorandum, staff from the Highway Construction and Engineering Division, Traffic Engineering Division and the Transit Division staff have reviewed this request and the approved conditions of the plat approval are considered adequate.
- 22) The attached memorandum from the Broward County Planning Council indicates that the proposed development of eight (8) dwelling units is in compliance with the permitted uses and densities of the effective Land Use Plan.
- 23) The attached letter dated September 30, 2018, from the City of Pompano Beach confirms that the city has no objections to a new findings of adequacy.
- 24) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 25) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

- 1) This plat is located within the Northeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This application for a new finding of adequacy has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.

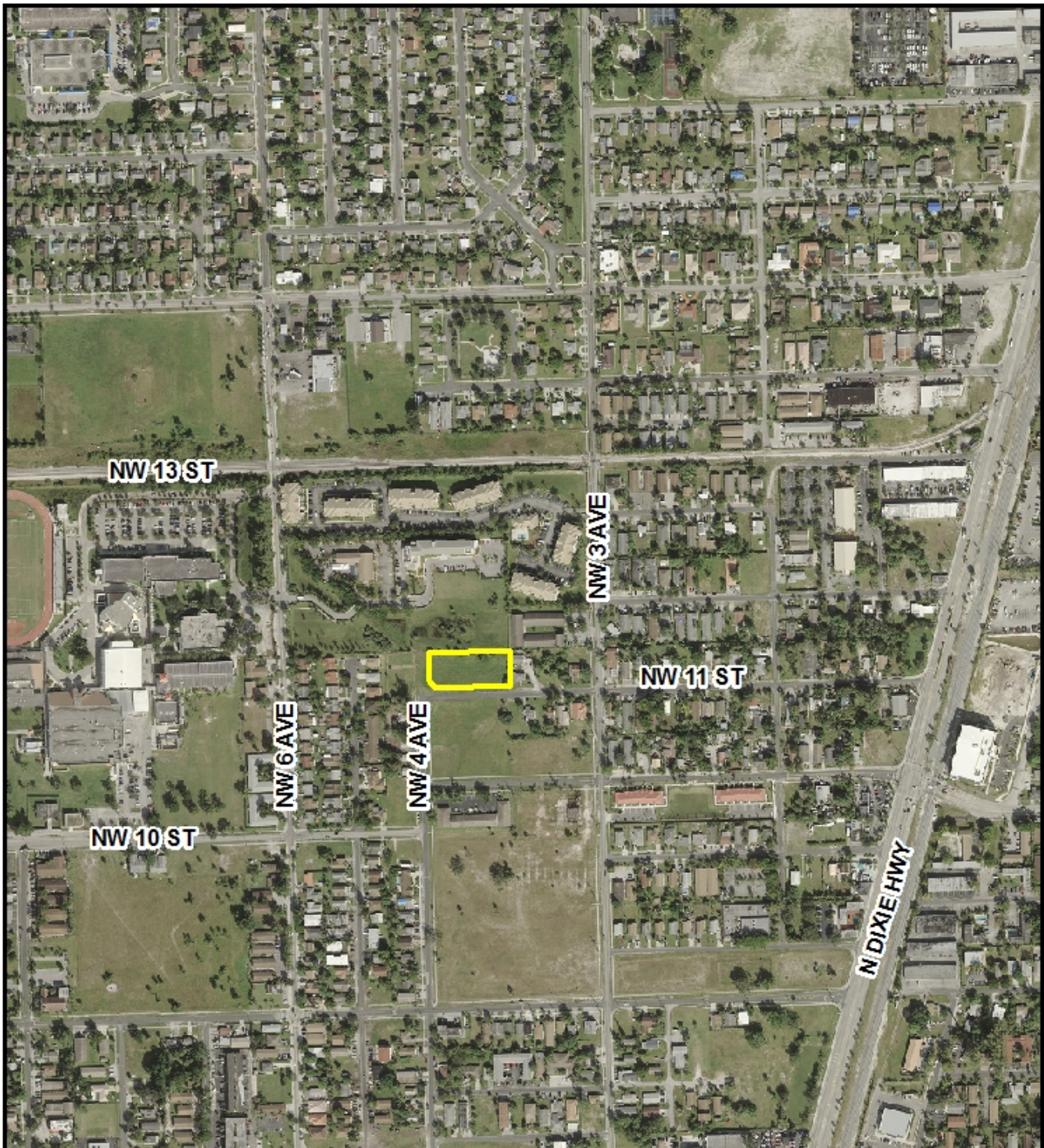
- 3) This application for a new findings of adequacy satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This application for a new findings of adequacy satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

GENERAL RECOMMENDATIONS

- 1) Applicant must pay transportation concurrency fees, school impact fees regional park impact fees and regional park administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 2) Within twelve (12) months of approval of this application for a new finding of adequacy, comply with all conditions of approval and record an agreement acceptable to the County Attorney's Office to amend the note on the plat as follows:
 - A) This plat is restricted to eight (8) duplex units.
 - B) Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
 - C) This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - D) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **February 12, 2024**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
 - E) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **February 12, 2024**,

which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

- 3) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 2
Municipality: Pompano Beach
S/T/R: 35/48/42



090-MP-01
Annie's Plat

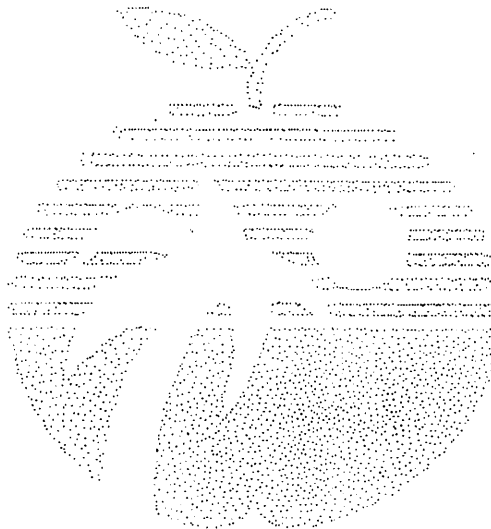


0 250 500 1,000 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2018

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT
SBBC-2513-2018
County Number: 090-MP-01 Municipality Number: TBD
Annie's Plat

October 4, 2018



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: October 4, 2018	Single-Family:		Elementary: 1
Name: Annie's Plat	Townhouse: 8		Middle: 1
SBBC Project Number: SBBC-2513-2018	Garden Apartments:		
County Project Number: 080-MP-01	Mid-Rise:		High: 1
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Gisele and Gary Blunt, et al	Mobile Home:		Total: 3
Jurisdiction: Pompano Beach	Total: 8		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Sanders Park	755	755	493	-262	-14	65.3%	1
Pompano Beach	1,227	1,227	1,084	-143	-6	88.3%	9
Ely, Blanche	2,786	2,786	2,084	-702	-28	74.8%	13

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Sanders Park	494	-261	65.4%	485	477	469	461	453
Pompano Beach	1,093	-134	89.1%	1,067	1,075	1,083	1,091	1,099
Ely, Blanche	2,097	-689	75.3%	2,110	2,113	2,117	2,121	2,125

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply Individual charter school enrollment Impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2017-18 Contract Permanent Capacity	2017-18 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
Flagler High	700	106	-594	106	106	106
Innovation Charter School	580	386	-194	386	386	386

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Sanders Park	There are no capacity additions scheduled in the ADEFP that would increase the reflected FISH capacity of the school.
Pompano Beach	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.
Ely, Blanche	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

Staff reviewed the application for 8 (three or more bedroom) townhouse/duplex units, which are anticipated to generate 3 (1 elementary, 1 middle and 1 high school) students.

Please be advised that this application was reviewed utilizing 2017/18 school year data because the current school year (2018/19) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) impacted by the project in the 2017/18 school year include Sanders Park Elementary, Pompano Beach Middle and Blanche Ely High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS) of 100% gross capacity. It should be noted that the LOS is 100% gross capacity only until the end of the 2018/19 school year and commencing the 2019/20 school year, the LOS transitions to 110% permanent Florida Inventory of School Houses (FISH) capacity. These schools are expected to maintain their status through 2019/20. These projections incorporate the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2017/18- 2019/20). Additionally, the FISH capacity for the impacted schools reflects compliance with the class size constitutional amendment.

Data regarding the charter schools located within a two-mile radius of the site in the 2017/18 school year are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2018/19 to 2022/23 regarding pertinent impacted schools are included above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 8 (three or more bedroom) townhouse/duplex units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on April 1, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

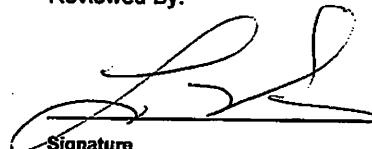
SBBC-2513-2018 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

10-4-18

Date


Signature

Lisa Wight

Name

Planner

Title



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: November 16, 2018

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Construction Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Findings of Adequacy
Annie's Plat (050-MP-01)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for a new Findings of Adequacy (FOA) for the subject plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new or amended plat requirements are not required and that the original conditions of plat approval are adequate with respect to the safe and adequate access standards of the Broward County Land Development Code.


A. PLATTED ITEMS (NVAL, DEDICATIONS, EASEMENTS) DETERMINED TO BE ADEQUATE WITH NO CHANGES REQUIRED

1. The NVAL illustrated on the plat as recorded in Plat Book 172, Page 077 adequately complies with the original conditions of plat approval.
2. The right-of-way illustrated on the plat as recorded in Plat Book 172, Page 077 adequately complies with the original conditions of plat approval.
3. The easements illustrated on the plat as recorded in Plat Book 172, Page 077 adequately complies with the original conditions of plat approval.

B. ALL GENERAL RECOMMENDATIONS HAVE BEEN DETERMINED TO BE ADEQUATE AND NO CHANGES ARE REQUIRED.



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

FROM: Barbara Blake Boy, Executive Director 

RE: Annie's Plat (Findings of Adequacy)
(090-MP-01) City of Pompano Beach

DATE: November 6, 2018

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 "Medium 10-16 DU/AC" land use category. This plat is generally located on the north side of Northwest 11 Street, between Northwest 3 Avenue and Northwest 4 Avenue.

The density of the proposed development of 8 dwelling units on approximately 1.25 gross acres of land, including the immediately adjacent rights-of-way, is 6.4 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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

- North: Irregular Density (251 Dwelling Units)
- South: Low Medium 5-10 DU/AC and Medium 10-16 DU/AC
- East: Medium 10-16 DU/AC
- West: Commercial and Low Medium 5-10 DU/AC

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:GSM

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

David Recor, Director, Development Services
City of Pompano Beach