




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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Debuys Plat (Parcel C)
(002-MP-12) City of Parkland

DATE: March 17, 2020

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Parkland Comprehensive Plan is the effective land use plan for the City of Parkland. That plan designates Parcel C of this plat for the uses permitted in the "Commercial" land use category. Parcel C of this plat is generally located on the northwest corner of University Drive and Hillsboro Boulevard.

The proposed public charter school use on Parcel C is in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 10-4, which was adopted by the Broward County Commission on September 14, 2010, subject to the following amended voluntary restrictions:

- Completion of a cultural/archaeological resources survey;
- Restrict development on the "Commercial" parcel to 110,000 square feet of commercial uses;
- Comply with Trafficways Plan requirements for Loxahatchee Road, Nob Hill Road and University Drive; and
- Payment of \$5,000 to Broward County for traffic signal timing changes.

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.

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BBB:LRH

cc: Nancy Morando, City Manager
City of Parkland

Michele Mellgren, AICP, Planning Director
City of Parkland

