




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

FROM: Barbara Blake Boy, Executive Director 

RE: Cypress of Sunrise (014-MP-19)
City of Sunrise

DATE: May 29, 2019

The Future Land Use Element of the City of Sunrise Comprehensive Plan is the effective land use plan for the City of Sunrise. That plan designates the area covered by this plat for the uses permitted in the "Low-Medium (10) Residential" land use category. This plat is generally located on the south side of Northwest 38 Street, between Northwest 90 Terrace and Northwest 91 Avenue.

The density of the proposed development of 6 dwelling units on approximately 1.2 gross acres of land, including the immediately adjacent rights-of-way, is 5.0 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: Low-Medium (10) Residential
South: Low-Medium (10) Residential
East: Low-Medium (10) Residential
West: Low-Medium (10) 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:GSM

cc: Richard Salamon, City Manager
City of Sunrise

Shannon Ley, Director, Community Development Department
City of Sunrise