



TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", located next to the name Barbara Blake Boy.

RE: 1577 Sunset Strip (018-MP-22)
City of Sunrise

DATE: September 28, 2023

This memorandum updates our previous comments regarding the referenced plat dated July 14, 2022.

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 (5) Residential" land use category. This plat is generally located on the west side of Sunset Strip/Northwest 61 Avenue, between Northwest 15 Street and Northwest 16 Street.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 17 dwelling units. In addition, Planning Council staff has received written documentation that the City of Sunrise allocated up to 13 "flexibility units" to this plat on September 26, 2023, through Ordinance No. 698. Therefore, the proposed development of 29 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility units" is not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

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

North:	Low (5) Residential
South:	Low (5) Residential
East:	Low (5) Residential
West:	Low (5) 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.

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BBB:HHA

cc: Mark S. Lubelski, P.E. City Manager
City of Sunrise

Shannon Ley, P.E., Director, Community Development Department
City of Sunrise

