



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", is positioned to the right of the "FROM:" line.

RE: 2<sup>nd</sup> Street Estates (024-MP-24)  
City of Plantation

DATE: October 30, 2024

The Future Land Use Element of the City of Plantation Comprehensive Plan is the effective land use plan for the City of Plantation. That plan designates the area covered by this plat for the uses permitted in the "Estate (1) Residential" land use category. This plat is generally located on the west side of Old Hiatus Road/Northwest 112 Avenue, between Broward Boulevard and Northwest 4 Street.

The density of the proposed development of 8 dwelling units on 8.6 acres of land in the platted area, including the immediately adjacent right-of-way, is 0.93 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:	Estate (1) Residential
South:	Low-Medium (10) Residential and Community Facilities
East:	Low (3) 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:HHA

cc: April Beggerow, City Clerk  
City of Plantation

Dan Holmes, Director, Planning, Zoning & Economic Development  
City of Plantation