



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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for 441 South LTD II Plat
(092-MP-84) City of Margate

DATE: October 3, 2024

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 Margate Comprehensive Plan is the effective land use plan for the City of Margate. That plan designates the area covered by this plat for the uses permitted in the "Transportation-Oriented Corridor" land use category. This plat is generally located on the west side of State Road 7/U.S. 441, between Southwest 7 Street and Kimberly Boulevard.

The existing and proposed office and residential uses are in compliance with the effective land use plan and subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Transit Oriented Corridor," as recorded in Official Record Book 45267, Pages 1630-1635.

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:ACJ

cc: Cale Curtis, City Manager
City of Margate

Elizabeth Taschereau, Director, Development Services
City of Margate