



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Suite 102A, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

July 12, 2021

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue
Fort Lauderdale, FL 33301

Subject: Proposed Future Land Use Map Amendment – 19-M1 (Gator Acres)
15490 Loxahatchee Road

Dear Ms. Boy:

On August 23, 2019, the Broward County Environmental Protection and Growth Management Department Local Planning Agency (LPA) considered an application to amend the Future Unincorporated Area Land Use Element Map Series designation from Palm Beach Rural Residential (10) to Medium-High (25) Residential. The LPA recommended to denial of the amendment, as proposed, and supported a low-density residential designation. The recommendation was based upon the following findings:

1. The proposed twenty-five (25) dwelling units per acre is:
 - a. Inconsistent with Broward County Land Use Plan Policies 2.10.2, 2.16.2, 2.20.1, and 2.22.2.
 - b. Inconsistent with Broward County Comprehensive Plan Policies BMSD 1.1.3, BMSD 1.1.5, BMSD 1.2.3, and BMSD 1.3.3.
2. Conventional land subdivision practices are constrained by the presence of wetlands, thereby restricting site design options.
3. A low-density future land use designation would allow single-family dwelling units that are compatible with the lower density character of the surrounding land uses.

On July 9, 2021, the applicant submitted the attached letter to the PDMD requesting that the proposed amendment be reduced from Medium-High (25) Residential to Low (3) Residential. This would allow up to 14 dwelling units on the 4.77-acre parcel. Staff finds such request is a low-density future land use designation that is consistent with the Broward County Comprehensive Plan and is in accordance with the EPGMD LPA recommendation. Staff also recognizes that the developer's intent is for the property to be annexed into the City of

Barbara Blake Boy
FLUMS Amendment 19-M1: Gator Acres
July 12, 2021
Page 2 of 2

Parkland, so it can be developed in conjunction with adjacent property under common ownership.

Sincerely,

JOSIE

SESODIA

Digitally signed by JOSIE
SESODIA
Date: 2021.07.12
11:56:23 -04'00'

Josie P. Sesodia, AICP, Director
Planning and Development Management Division

cc: Michael Tuttle, Manager, TLH SABRA 2, LLC
Michael Moskovitz, Esq.

Attachment

TLH SABRA 2 LLC

July 9, 2021

Josie P. Sesodia, AICP Director
Environmental Protection and Growth Management Department
Planning and Development Management Division
1 North University Drive, Box 102, Plantation, FL 33324

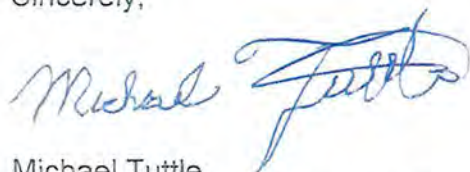
RE: Amendment 19-M1: Gator Acres – Request to Amend Application

Dear Ms. Sesodia,

As the applicant in the above referenced application, I formally request to have the proposed density for the subject property reduced from the requested Residential Medium High (25 units per acre) to Residential Low (3 units per acre). We are requesting this as part of a larger agreement between Broward County, The City of Parkland and TLH SABRA 2, LLC.

I appreciate your assistance with this matter.

Sincerely,

A handwritten signature in blue ink that reads "Michael Tuttle". The signature is stylized and cursive.

Michael Tuttle,
Manager, TLH SABRA 2, LLC

CC: Mr. Michael Moskowitz, Esq.