BROWARD COUNTY Planning Council

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

FROM: Barbara Blake Boy, Executive Director

RE: Sienna at Cooper City (018-MP-21)
City of Cooper City

DATE: July 12, 2021

The Broward County Land Use Plan is the effective land use plan for this parcel located in the City of Cooper City. That plan designates the area covered by this plat for the uses permitted in the "Irregular (3.3) Residential" land use category. This plat is generally located on the north side of Sheridan Street, between Northwest 84 Avenue and Pine Island Road.

The density of the proposed development of 30 dwelling units on 9.4 acres of land in the platted area, including the immediately adjacent right-of-way, is 3.2 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:	Irregular (3.663) Residential within a Dashed-Line Area
South:	Low 5 (3-5 du/ac) Residential (Pembroke Pines)
East:	Irregular (3.663) Residential within a Dashed-Line Area
West:	Irregular (3.663) Residential within a Dashed-Line Area

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:JMB

cc: Joseph Napoli, City Manager
City of Cooper City

Jason Chockley, Assistant Director, Community Development Department
City of Cooper City