



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

Verification of Compliance with the Broward Municipal Services District Future Land Use Map

Date:	1/18/21
File Number:	002-UP-21: Blazing Trail Plat
Application Type (Rezoning, Site Plan, Plat, Other):	Plat
Petitioner's Request:	Plat for four single-family residential dwelling units
Petitioner's Name/Agent:	Seminole Tribe of Florida/Linda C. Strutt
County Commission District:	2
Flex Zone(s):	North County
Site's Broward Municipal Services District (BMSD) Zoning	A-1
BMSD or Municipal Zoning Map District of Areas Immediately Adjacent to the Project Site:	North: E-1 (BMSD) South: A-2 (BMSD) East: A-1 (BMSD) West: A-1(BMSD)
Site's Broward Municipal Services District (BMSD) Future Land Use Map Designation:	Estate Residential
BMSD or Broward County Land Use Plan Designation of Areas Immediately Adjacent to the Project Site:	North: Estate Residential (BMSD) Estate South: Residential (BMSD) Estate East: Residential (BMSD) Estate West: Residential (BMSD)
Conforms to the BMSD Future Land Use Map:	Yes
Comments: <p>The Broward County Broward Municipal Services District Land Use and Community Planning Element, which includes the Broward Municipal Services District Future Land Use Map, is the effective land use plan for Broward County's unincorporated areas. That plan designates the area covered by this plat for the uses permitted in the Estate Residential future land use category. This plat is generally located north of NW 74th Place and west of NW 48th Avenue.</p> <p>Planning and Development Management Division staff notes that the certified land use plan permits residential uses in the Estate Residential future land use category. The proposed four (4) single-family residential units are in compliance with the permitted uses of the effective land use plan.</p>	

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Any approval hereto is based solely on the terms of the Broward Municipal Services District Future Land Use Element Map Series and shall not be construed to be an approval or waiver of requirements of any code, ordinance or law.

Heather E. Cunniff, AICP, Planning Section Supervisor

Name, Title
HEATHER
CUNNIFF

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HEATHER CUNNIFF
Date: 2022.01.18
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Signature

1/18/22

Date

