



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: Plat Note Amendment for BTHC Plat
(065-MP-90) City of Deerfield Beach

DATE: December 12, 2023

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 Deerfield Beach Comprehensive Plan is the effective land use plan for the City of Deerfield Beach. That plan designates the area covered by this plat for the uses permitted in the "Residential Medium (15 du/ac)" land use category. This plat is generally located on the east side of Northwest 1 Terrace, between Northwest 3 Court and Northwest 5 Street.

The density of the proposed development of 2 dwelling units on 0.46 acres of land in the platted area, including the immediately adjacent rights-of-way, is 4.3 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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: David Santucci, City Manager
City of Deerfield Beach

Eric M. Power, AICP, Director, Planning & Development Services
City of Deerfield Beach