



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", located next to the name Barbara Blake Boy.

RE: Mazel Tov Estate (025-MP-24)
City of Plantation

DATE: November 19, 2024

The Future Land Use Element of the City of Plantation Comprehensive Plan is the effective land use plan for the City of Plantation. That plan designates the area covered by this plat for the uses permitted in the "Local Activity Center" land use category. This plat is generally located on the north side of Southwest 9 Street, between State Road 7/U.S. 441 and Southwest 42 Avenue.

The proposed residential use is in compliance with the effective land use plan and is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity Center," as recorded in Official Record Book 50665, Pages 782-787.

Planning Council staff notes that a portion of this plat was the subject of BCLUP amendment PC 04-3, which was approved by the Broward County Commission on June 29, 2004, recognizing the following voluntary commitment:

- Payment of the cost per student station fee as the educational impact fee for the additional 1,533 residential units proposed within the boundaries of the LAC.

The effective land use plan shows the following land uses surrounding the plat:

North: Local Activity Center and Low (3) Residential

South: Local Activity Center

East: Local Activity Center

West: Local Activity Center and Low (5) Residential

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.

Mazel Tov Estate
November 19, 2024
Page Two

BBB:ACJ

cc: April Beggerow, City Clerk
City of Plantation

Dan Holmes, Director, Planning, Zoning & Economic Development Department
City of Plantation

