



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

FROM: Barbara Blake Boy, Executive Director 

RE: Len Heather Estates (020-MP-21)
City of Plantation

DATE: August 25, 2021

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 "Estate (1)" land use category. This plat is generally located on the east side of Flamingo Road/Northwest 124 Avenue, between Northwest 8 Street and Northwest 9 Street.

The density of the proposed development of four (4) dwelling units on approximately 5.0 gross acres of land, including the immediately adjacent right-of-way, is 0.8 dwelling unit 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: Estate (1)
South: Estate (1)
East: Estate (1)
West: Irregular (2.94) Residential within a Dashed-Line Area (City of Sunrise)

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:CME

cc: April Beggerow, City Clerk
City of Plantation

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