



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 to the right of the "FROM:" line.

RE: Saltgrass (022-MP-24)
City of Parkland

DATE: October 29, 2024

The Future Land Use Element of the City of Parkland Comprehensive Plan is the effective land use plan for the City of Parkland. That plan designates the area covered by this plat for the uses permitted in the "Residential 3 DU/1 Ac" land use category. This plat is generally located on the east side of Heron Run Drive, between Heron Bay Boulevard and Northwest 71 Place.

The density of the proposed development of 52 dwelling units on 21.0 acres of land in the platted area, including the immediately adjacent right-of-way, is 2.48 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:	Residential 3 DU/1 Ac
South:	Residential 3 DU/1 Ac
East:	Residential 3 DU/1 Ac
West:	Residential 3 DU/1 Ac

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: Nancy Morando, City Manager
City of Parkland

Jean Panebianco, Associate Planner, Planning and Zoning Division
City of Parkland