




TO: Thuy Turner, AICP, Planning Section Supervisor  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Request for a Modification for a Bifurcation of Property Related to Adopted  
Broward County Land Use Plan Amendment PC 15-6 located in the City of Parkland  
(Sabra 2 / Parkland Royal II)

DATE: January 22, 2019

This memorandum is in response to your request for comments regarding the referenced modification for a Bifurcation of Property Related to Broward County Land Use Plan (BCLUP) amendment PC 15-6.

Planning Council staff does not object to the bifurcation of the property as long as the voluntary commitments proffered by the applicant as part of BCLUP amendment PC 15-6 are enforced. Said voluntary commitments include 1) restricting the development to 186 single-family dwelling units for persons 55 years of age and older and 2) contributing \$1 per gross square foot (gross floor area) of the dwelling units to Broward County to facilitate the affordable purchase or rental of housing.

Due to the restriction of the development to 186 single-family dwelling units (2.9 du/ac), Planning Council staff calculations indicate that a maximum of 129 dwelling units would be permitted on the westernmost 44.6 gross acres of land, leaving a maximum of 57 dwelling units to be permitted on the easternmost 19.8 acres of land, subject to that property owner's fulfillment of the voluntary commitments proffered as part of BCLUP amendment PC 15-6.

Planning Council staff is of the opinion that the issue of bifurcating the property is at the pleasure of the Broward County Commission.

Further, Planning Council staff notes that this is not a land use plan amendment application in process. As such, the foregoing are staff comments and not recommendations of the Broward County Planning Council board.

BBB:DBT

**Thuy Turner**  
**January 22, 2019**  
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cc: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

Robert Payton, City Manager  
City of Parkland

Michele C. Mellgren, AICP, Director, Planning and Zoning Division  
City of Parkland

Steven B. Greenfield, Trustee, Sabra Land Trust

TLH Sabra 2, LLC

