

BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 24-1

INTRODUCTORY INFORMATION

- I. Municipality: Broward Municipal Services District
- II. County Commission District: District 2
- III. Site Characteristics
 - A. Size: Approximately 5.0 acres
 - B. Location: In Section 5, Township 48 South, Range 42 East; and Section 32, Township 47 South, Range 42; generally located on the north side of Northwest 71 Street, between Northwest 43 Avenue and Lyons Road.
 - C. Existing Uses: Single-family residential and nursery
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Estate (1) Residential
 - B. Proposed Designation: Low (3) Residential
 - C. Estimated Net Effect: Addition of 10 dwelling units
5 dwelling units currently permitted by the Broward County Land Use Plan
15 total dwelling units
- V. Applicant/Petitioner
 - A. Applicant: Daniel Spear, Spear Acquisition, LLC
 - B. Agent: Dennis D. Mele, Esq., Greenspoon Marder, LLP
 - C. Property Owner: Rosius Frais, OJ Freedom Realty, LLC
- VI. Recommendation of Local Governing Body: The Broward County Board of County Commissioners has transmitted the application to the Broward County Planning Council for review and analysis.