

**From:** [Maria Bolivar](#)  
**To:** [Williams, Sharon](#)  
**Cc:** [Dennis Mele](#); [McCoy, Sheryl](#); [Stamm, Michael](#); [Yaciuk, Joseph](#); [Piper, Dean](#)  
**Subject:** Merrick Square - Revised LUPA - P & Z Board Meeting 09/12/19 Outcome  
**Date:** Monday, September 16, 2019 11:16:43 AM  
**Attachments:** [image895808.png](#)  
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[image384879.png](#)  
[image450812.png](#)

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Hi Sharon,

As you know, on Thursday September 12, 2019 we appeared in front of the City's Planning and Zoning Board at their Meeting with our item (PH 2019-02) – request for the proposed change to the Land Use Designation from Irregular 2.243 (509.2) and Commercial (49 acres) to Irregular 2.663 (527.6) and Commercial (30.6 acres) for the purpose of developing 234 Townhomes on the proposed **Merrick Square** property which is generally located on the southeast corner of SW 172 Avenue and Pines Boulevard and containing 558.2 ± acres. At this meeting the Board approved the proposed Land Use Plan Map Amendment Application requested by DR Horton to the City Commission with a positive recommendation subject to a reduction in units to 220.

We are in agreement with the City's Planning and Zoning Board's positive recommendation to the City Commission subject to a reduction in units to 220. Please proceed to place our item on the agenda for the corresponding City Commission meeting.

Additionally, the proposed density within the Dashed-Line will change because we are reducing the number of proposed units from 234 to 220. Accordingly, we have the following:

Calculation of new density with the addition of the 220 dwelling units:

Pursuant to last Broward County land use plan amendment (aka Amendment PC 17-3), the total number of dwelling units in the Dashed-Line area is 1,252, thus:

$$\text{Proposed Density} = [(1,252 + 220) \text{ du} / (558.20) \text{ ac}] = 2.638 \text{ du/ac}$$

In conclusion, this LUPA application proposes to modify the 509.2 acres of Irregular (2.243) Residential and 49.0 acres of Commercial to 527.60 acres of Irregular (2.638) Residential and 30.60 acres of Commercial.

Thank you and please let me know if we need to provide you with any additional information/documentation in order to have our item placed on the agenda for the corresponding City Commission Meeting.

Again, thank you so much for all your help and we'll be in touch,

Maria



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