




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

FROM: Barbara Blake Boy, Executive Director 

RE: Tuscan Isles (031-MP-18)
City of Miramar

DATE: January 30, 2020

This memorandum updates our previous comments regarding the referenced plat dated July 24, 2018.

The Future Land Use Element of the City of Miramar Comprehensive Plan is the effective land use plan for the City of Miramar. That plan designates the area covered by this plat for the uses permitted in the “Residential Maximum Density 3.21” land use category. This plat is generally located on the southwest corner of Southwest 172 Avenue and Bass Creek Road.

The density of the proposed development of 385 dwelling units on approximately 120.0 gross acres of land, including the immediately adjacent rights-of-way, is 3.21 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 18-2, which amended the future land use designation from “Agricultural” to “Irregular (3.21) Residential.” Said amendment was adopted by the Broward County Commission on March 20, 2018, subject to the following voluntary restrictions:

- Contribute \$500 per additional dwelling unit towards the City’s affordable housing programs; and
- Include the County as a beneficiary to transportation improvements, including the type of warranted technology and/or safe design at the intersection of Southwest 172 Avenue and Bass Creek Road.

Further, it is noted that said amendment was subject to BCLUP Policy 2.16.2 regarding affordable housing and found to satisfy same, based on the City’s affordable housing programs and policies, as well as the applicant’s voluntary contribution of \$500 per additional dwelling unit towards affordable housing as referenced above.

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The effective land use plan shows the following land uses surrounding the plat:

North:	Residential Low 3
South:	Residential Maximum Density 1.0
East:	Residential Maximum Density 3.06
West:	Residential Maximum Density 1.0

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: Vernon E. Hargray, City Manager
City of Miramar

Eric B. Silva, AICP, Director, Community & Economic Development Department
City of Miramar

