




TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Koosh Living (002-MP-22)
City of Dania Beach

DATE: June 16, 2022

This memorandum updates our previous comments regarding the referenced plat dated February 24, 2022.

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the “Estate Residential” land use category. This plat is generally located on the north side of Stirling Road, between Southwest 37 Terrace and Southwest 40 Avenue.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 10 dwelling units. In addition, Planning Council staff has received written documentation that the City of Dania Beach allocated 221 “flexibility units” to this plat on May 24, 2022, through Ordinance No. 2022-018. Therefore, the proposed development of 231 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Regarding the proposed commercial and office uses, Planning Council staff has received written documentation that on May 24, 2022, the City utilized the “5% residential-to-commercial” flexibility provision for the subject property, which permits commercial uses within areas designated “Residential” on parcels less than ten (10) acres in size and which will be used for offices and/or neighborhood retail sales of merchandise or services. Therefore, the proposed commercial and office uses are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that the proposed development is located adjacent to the City of Hollywood, and is subject to Policy 2.10.1 of the Broward County Land Use Plan regarding compatibility. In this regard, Planning Council staff has received written documentation that the City of Dania Beach City notified the City of Hollywood of the flexibility allocation, per the rules of the *Administrative Rules Document: BrowardNext*. Subsequently, Planning Council staff received written documentation that the City of Hollywood did not request a compatibility review. We further note that the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan.

Koosh Living
June 16, 2022
Page Two

Further, regarding affordable housing, this plat is not subject to BCLUP Policy 2.16.2, as it was not the subject of a Broward County Land Use Plan amendment.

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

North: Estate Residential
South: Community Facilities (City of Hollywood)
East: Low (5) Residential
West: Low (5) Residential and General Business (City of Hollywood)

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:JMB

cc: Ana M. Garcia, ICMA-CM, City Manager
City of Dania Beach

Eleanor Norena, Director, Community Development Department
City of Dania Beach

