




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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Blessed John XXIII Plat
(020-MP-04) City of Miramar

DATE: April 9, 2021

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

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 "Low (3) Residential" (i.e. the north 10.0 gross acres) and "Estate (1) Residential" (i.e. the south 10.0 gross acres) land use categories. This plat is generally located on the south side of Miramar Parkway, between Southwest 160 Avenue and Southwest 172 Avenue.

The existing and proposed church and private school uses are in compliance with the permitted uses of the effective land use plan.

Regarding the proposed Special Residential Facility consisting of 114 sleeping rooms (57 dwelling units equivalents), Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 40 (80 sleeping room equivalents). Further, Planning Council staff has received written documentation that the City allocated up to 35 "reserve units" (70 sleeping room equivalents) to the referenced plat through Resolution No. 15-163 on July 1, 2015. Therefore, the proposed Special Residential Facility consisting of 114 sleeping rooms is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff further notes that the Broward County Board of County Commissioners determined on November 14, 2006, that a compatibility review would not be required for said allocation of "reserve units" adjacent to a Broward County or regional park (Miramar Regional Park).

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.

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BBB:CME

cc: Vernon E. Hargray, City Manager
City of Miramar

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

