




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

FROM: Barbara Blake Boy, Executive Director 

RE: Atlantica at Dania Beach (005-MP-21)
City of Dania Beach

DATE: September 8, 2021

This memorandum updates our previous comments regarding the referenced plat dated March 17, 2021.

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 “Medium (16) Residential” land use category. This plat is generally located on the south side of Northeast 2 Street, between Northeast 6 Avenue and Northeast 6 Court.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 78 dwelling units. In addition, Planning Council staff has received written documentation that the City of Dania Beach allocated 46 “flexibility units” to this plat on August 24, 2021, through Resolution No. 2021-116. Therefore, the proposed development of 124 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that the proposed development is located within 500 feet of a Broward County park, 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 confirmation from the Broward County Environmental Protection and Growth Management Department that a compatibility review is not warranted. We further note that the subject parcel is not located within 500 feet of an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

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

- North: Low (5) Residential
- South: Medium (16) Residential
- East: Medium (16) Residential
- West: Medium-High (25) Residential

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

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

