




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

FROM: Barbara Blake Boy, Executive Director 

RE: Oaks Place (013-MP-20)
City of Dania Beach

DATE: July 31, 2020

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 “Low (5) Residential” land use category. This plat is generally located on the west side of Southwest 40 Avenue, between Southwest 54 Court and Stirling Road/Southwest 60 Street.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted on the plat, per the effective land use plan, is 25 dwelling units. In addition, Planning Council staff has received written documentation that the City allocated up to 14 “flexibility units” to this plat on September 8, 2015, through Ordinance No. 2015-019, and up to 21 “flexibility units” to this plat on January 9, 2018, through Ordinance No. 2017-038. Therefore, the proposed development of 57 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that these allocations of “flexibility” are not subject to Policy 2.10.1 of the Broward County Land Use Plan as 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, and is not located adjacent to another municipality.

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

North:	Medium (16) Residential
South:	Low (5) Residential
East:	Low (3) Residential and Estate Residential
West:	Irregular (12-13.5) Residential

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

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

