



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

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", located next to the name Barbara Blake Boy.

RE: Sea View Two (007-MP-23)  
City of Dania Beach

DATE: November 1, 2023

This memorandum updates our previous comments regarding the referenced plat dated April 26, 2023.

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 "Regional Activity Center" land use category. This plat is generally located on the northeast corner of Dania Beach Boulevard and Gulfstream Road.

The proposed residential use is in compliance with the effective land use plan and subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 48123, Pages 852-857.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 09-5, PCT 09-5 and PCT 10-5, which amended various future land use designations to the "Dania Beach Regional Activity Center." Said amendments were adopted by the Broward County Commission on December 8, 2009, and September 28, 2010, subject to the following voluntary restrictions:

- Update the existing agreement between the School Board and the City to address the transition of the existing "Local Activity Center" designation to a "Regional Activity Center" designation;
- No new residential development within the 60+ DNL contour;
- Fair-share contribution of up to \$1,800,000 towards nearby transit infrastructure improvements, programmed roadway improvements, and/or pedestrian/greenway improvements consistent with the Broward Metropolitan Planning Organization's Long Range Transportation Plan; and
- City to purchase an additional 0.6 mgd by 2015 and 1.83 mgd by 2030 to meet the City's short- and long-range water supply needs.

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In addition, the subject “Regional Activity Center” permits no more than 3,867 dwelling units east of U.S.1. Based on the information provided by the City, there are sufficient unbuilt dwelling units available within the Regional Activity Center, including the allotment east of U.S. 1 to accommodate this development proposal.

Further, it is noted that the “Dania Beach Regional Activity Center” permits 7,818 dwelling units. Said dwelling units were not subject to BCLUP Policy 2.16.2 as the associated amendment did not propose any additional residential units to the BCLUP.

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

North: Medium (16) Residential  
South: Regional Activity Center and Conservation (City of Hollywood)  
East: Regional Activity Center  
West: Regional Activity Center and Medium (16) 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 BCLUP including its concurrency requirements.

BBB:DBT

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

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

