



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

FROM: Barbara Blake Boy, Executive Director 

RE: Pinnacle at La Cabana (008-MP-22)
City of Miramar

DATE: April 21, 2022

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 "Commercial" land use category. This plat is generally located on the north side of Miramar Parkway, between Palm Avenue/Southwest 101 Avenue and Douglas Road.

Regarding the proposed residential use, Planning Council staff notes that the City of Miramar's certified land use plan permits free-standing multi-family structures on parcels of land 5 acres or less in areas designated "Commercial" subject to the allocation of "flexibility units."

Planning Council staff has received written documentation that the City of Miramar allocated up to 120 "flexibility units" to this plat on October 2, 2019, through Resolution No. 20-03. Therefore, the proposed 110 mid-rise dwelling units are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this allocation of "flexibility units" is not subject to Policy 2.10.1 of the Broward County Land Use Plan (BCLUP) 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.

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

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

North:	Low 5 Residential
South:	Irregular 19.9 Residential
East:	Commercial
West:	Commercial

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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:LRH

cc: Whittingham O. Gordon, City Manager
City of Miramar

Eric Silva, AICP, Director, Community Development Department
City of Miramar

