



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

FROM: Barbara Blake Boy, Executive Director 

RE: Waves at Dania Beach (023-MP-20)
City of Dania Beach

DATE: November 18, 2020

This memorandum updates our previous comments regarding the referenced plat dated September 30, 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 “Regional Activity Center” land use category. This plat is generally located on the east side of Bryan Road, between Northwest 1 Street and Stirling Road.

Regarding the proposed residential and commercial uses, this plat is 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 of the existing agreement between the School Board and the City to address the transition of the existing “Local Activity Center” designated area to a “Regional Activity Center” designation;
- No new residential areas 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 Broward County’s 2035 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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Further, it is noted that the City of Dania Beach Regional Activity Center permits 7,818 dwelling units. Said dwelling units were not subject to BrowardNext - Broward County Land Use Plan Policy 2.16.2 (Former Policy 1.07.07) as the associated amendments did not propose any additional residential units to the BCLUP.

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

North:	Regional Activity Center
South:	Regional Activity Center
East:	Regional Activity Center/C-10 Canal
West:	Regional Activity Center

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

