



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 to the right of the "FROM:" line.

RE: GMAX (005-MP-24)
City of Dania Beach

DATE: April 2, 2024

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-Medium (10) Residential" land use category. This plat is generally located on the south side of Southwest 52 Street, between State Road 7/U.S. 441 and Southwest 43 Terrace.

The density of the proposed development of 4 dwelling units on 0.82 acres of land in the platted area, including the immediately adjacent right-of-way, is 4.9 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

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

North:	Low-Medium (10) Residential
South:	Medium (16) Residential
East:	Low-Medium (10) Residential
West:	Low-Medium (10) 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.

BBB:HHA

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

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