




TO: Darby Delsalle, AICP, Director
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Residences at Foxcroft Cove (005-MP-26)
City of Miramar

DATE: March 5, 2026

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 “Irregular 19.9 Residential” land use category. This plat is generally located on the south side of Foxcroft Road, between Douglas Road/Southwest 89 Street and Palm Avenue/Southwest 101 Avenue.

Regarding the proposed residential development of 84 dwelling units, Planning Council staff has received written confirmation that 100% of the 84 dwelling units will be restricted to “moderate-income” affordable housing or below (i.e. low-income and/or very-low income) as defined by the Broward County Land Use Plan (BCLUP) and maintained at said income level(s) for a period of at least 30 years.

Pursuant to BCLUP Policy 2.16.3, Planning Council staff has also received confirmation that the City of Miramar has allocated affordable housing bonus density to this plat (Resolution No. 26-28) and that public facilities and services will be available to serve the proposed development. With the provision of affordable units, Policy 2.16.3 permits an increase in density of up to 50 dwelling units per acre for the total number of affordable and bonus units. Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 42, noting that with the affordable housing bonus density, the maximum allowable development increases to 106 dwelling units.

Therefore, the proposed development of 84 dwelling units is in compliance with the permitted uses of the effective land use plan, subject to the note on the face of the plat restricting at least 42 dwelling units to affordable housing at the “moderate-income” level or below as defined by the BCLUP for a period of at least 30 years.

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

North:	Irregular 19.9 Residential
South:	Low Medium 10 and Irregular 19.9 Residential
East:	Irregular 19.9 Residential
West:	Irregular 19.9 Residential

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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 BCLUP including its concurrency requirements.

BBB:HHA

cc: Dr. Roy Virgin, City Manager
City of Miramar

Nixon Lebrun, AICP, Director, Building, Planning & Zoning
City of Miramar

