



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

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", is written over the name "Barbara Blake Boy" in the "FROM:" field.

RE: Imeca Dania Beach (011-MP-25)
City of Dania Beach

DATE: June 30, 2025

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 southwest corner of Stirling Road and Phippen Road, in the City of Dania Beach.

Regarding the proposed commercial and industrial uses, this plat is in compliance with the effective land use plan and 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, PCT 10-5 and PCT 22-7, 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, September 28, 2010 and February 6, 2024, subject to various voluntary restrictions, including:

- 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
- Implement sea level rise and flood protection mitigation strategies.

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
West:	Regional Activity Center

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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:ACJ

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

Eleanor Norena, Director, Planning & Zoning Division
City of Dania Beach

