

**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PCT 22-7**

**INTRODUCTORY INFORMATION**

- I. Municipality: Dania Beach
- II. County Commission District: District 6
- III. Site Characteristics
  - A. Size: Approximately 1,344.0 acres
  - B. Location: In Sections 3, 33, 34 and 35, Townships 50 and 51 South, Range 42 East; generally located east of Interstate 95, between Griffin Road and Sheridan Street.
  - C. Existing Uses: Retail, single-family and multi-family residential, educational facilities, community facilities, hotels, offices, religious institutions, warehouses, casino, cemeteries, utilities, recreation and open spaces and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designation: Activity Center consisting of:
    - 7,818 dwelling units consisting of:
      - 2,348 single-family units
      - 2,165 high-rise units
      - 2,047 townhomes
      - 972 garden apartments
      - 286 duplexes
    - 640 hotel rooms
    - 294.0 acres plus an additional 500,000 square feet of commercial uses
    - 247.5 acres of industrial uses
    - 74.5 acres of employment center uses
    - 40.5 acres minimum of recreation and open space uses
    - 36.2 acres maximum of community facilities uses
    - 6.5 acres of transportation uses
    - 2.6 acres minimum of conservation uses
    - 2.5 acres maximum of utilities uses

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

B. *Proposed Designation:* Activity Center consisting of:  
11,818 dwelling units consisting of:  
    3,683 multi-family units  
    2,665 single-family units  
    2,165 high-rise units  
    2,047 townhomes  
    972 garden apartments  
    286 duplexes  
640 hotel rooms  
264.0 acres plus 500,000 square feet of commercial uses  
247.5 acres of industrial uses  
74.5 acres of employment center uses  
40.5 acres minimum of recreation and open space uses  
36.2 acres maximum of community facilities uses  
6.5 acres of transportation uses  
2.6 acres minimum of conservation uses  
2.5 acres maximum of utilities uses

C. *Estimated Net Effects:* **Addition** of 4,000 dwelling units [7,818 dwelling units currently permitted by the BCLUP]  
**Reduction** of 30 acres of commercial use  
**No net change** to hotel rooms, industrial, employment center, recreation and open space, community facilities, transportation, conservation and utilities uses

V. Applicant/Petitioner

A. *Applicant:* City of Dania Beach  
B. *Agent:* Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates, Inc.  
C. *Property Owner:* There are numerous property owners within the subject area.

VI. Recommendation of Local Governing Body:

The City of Dania Beach recommends approval of the proposed amendment.