



# MEMORANDUM

AGENDA ITEM #III.E.2

---

DATE: AUGUST 9, 2011

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: BROWARD COUNTY ADOPTED COMPREHENSIVE PLAN AMENDMENT #11-1AR

---

## Community Profile

Broward County, incorporated in 1915, is a highly-urbanized county located in the southeastern portion of Florida. The U.S. Census 2010 population is estimated to be 1,748,066, a 7.7 percent increase since 2000. It is the 15<sup>th</sup> largest county in the nation. Broward County contains 1,197 square miles of land, of which the western two-thirds is held in conservation areas and the eastern one-third is considered developable. Population densities in the eastern part of the County average 4,318 people per square mile. Continued population growth and a growing economy, coupled with limited undeveloped land have resulted in pressures for in-fill and redevelopment at higher densities in the County. This creates the need to address issues related to school facilities, water supply, affordable housing and traffic congestion. Through its Charter responsibilities, Broward County regulates the land use plans of its 31 municipalities. The County works closely with its cities to provide a consistent, comprehensive planning effort. Notable among the coordinated planning efforts is the State Road 7/U.S. 441 Collaborative. The general location of the County is shown in Attachment 1.

## Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Florida Statutes). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

## **Staff Analysis**

Broward County adopted amendment #11-1AR contains one (1) map amendment to the Broward County Land Use Plan (BCLUP), within the City of Deerfield Beach. The map amendment changes the land use designation of approximately 96.6 acres of Commercial Recreation, 0.3 acres of Medium (16) Residential

and 0.1 acres of Irregular (7) Residential to 47.0 acres of Community Facilities and 50.0 acres of Recreation and Open Space (for details, visit: [http://www.sfrpc.com/council/AgendaMay11\\_IIIF1.pdf](http://www.sfrpc.com/council/AgendaMay11_IIIF1.pdf).)

The proposed amendment was found to be generally consistent with the *SRPP* at the May 2, 2011 Council meeting. The amendment package was adopted as proposed with a revision. At transmittal, the amendment proposed to change the land use designations of the amendment site to Community Facilities only. The Applicant voluntarily committed to restrict a portion of the amendment site for a municipal park. The adopted amendment package now reflects the Applicant's intent to build a cemetery on a portion of the site and reserve the remaining land for park use.

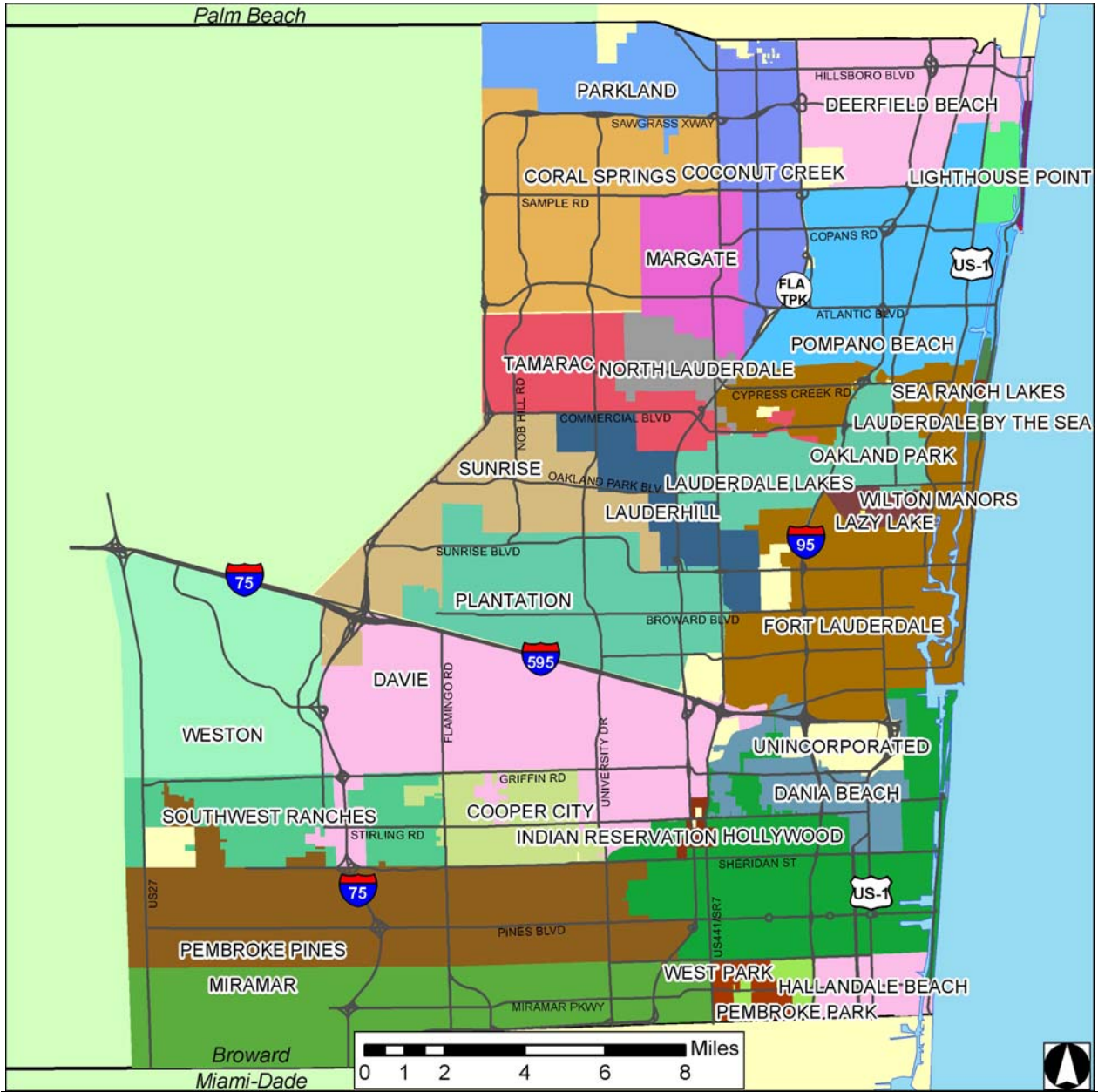
Staff analysis confirms the amendments are generally consistent with the *SRPP*.

**The Broward County Commission approved (9-0) the adopted amendment package at its June 28, 2011 meeting.**

**Recommendation of Consistency with the *Strategic Regional Policy Plan (SRPP)***

**Find Broward County adopted amendment package #11-1AR generally consistent with the *SRPP*. Approve this staff report for transmittal to the County, with copies to the Florida Department of Community Affairs.**

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

Broward County  
Adopted Amendment #11-1AR

Sources: SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.