



MEMORANDUM

AGENDA ITEM #III.C.3

DATE: AUGUST 1, 2011

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: BROWARD COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT #11-2ESR

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 15th 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.

Summary of Staff Analysis

Proposed amendment package #11-2ESR consists of two map amendments to Broward County Land Use Plan (BCLUP), two text amendments to the Broward County Comprehensive Plan (BCCP), and three amendments to the BCLUP Cultural and Natural Resource Map Series.

The proposed amendment is being processed and reviewed under the Expedited State Review Process. Comments must be submitted to the County no later than August 5, 2011.

Broward County Proposed Amendment Package #11-2ESR					
County No.	Amendment		Attachment No.	Recommendation	BOCC Vote
1	PC 11-2	BCLUP Map amendment to designate approximately 72.6 acres of land in the City of Fort Lauderdale from Recreation and Open Space and Employment Center High to Transportation.	2	Generally consistent with the SRPP.	9-0
2	PC 11-3	BCLUP Map amendment to designate approximately 25.9 acres of land in the City of Coconut Creek from Commercial to Medium (16) Residential.	3	Generally consistent with the SRPP.	9-0
3	PCNRM 11-1	BCLUP Cultural Facilities Map update of the Cultural Resource Map Series.	N.A.	Generally consistent with the SRPP.	9-0
4	PCNRM 11-2	BCLUP Historic Sites Map update of the Cultural Resource Map Series.	N.A.	Generally consistent with the SRPP.	9-0
5	PCNRM 11-3	BCLUP Wetlands Map update of the Natural Resource Map Series.	N.A.	Generally consistent with the SRPP.	9-0
6	11-2-T1	BCCP text amendment to incorporate the Port Everglades Master/Vision Plan into the Coastal Management Element.	N.A.	Generally consistent with the SRPP.	9-0
7	11-2-T2	BCCP text amendment to amend Policies in the Transportation Element for consistency with the Port Everglades Master/Vision Plan.	N.A.	Generally consistent with the SRPP.	9-0

BOCC: Board of County Commission, N.A.: Not Applicable

1. BCLUP Map Amendment (County No. PC-11-2)

The proposed map amendment is being concurrently reviewed with the City of Fort Lauderdale proposed amendment #11-2ESR (see Council Agenda #III.C.4).

The proposed amendment would change the land use designation of an approximately 72.6 acres from 67.8 acres of Recreation and Open Space and 4.8 acres of Employment Center High to 72.6 acres of Transportation on the BCLUP Map. The site is located north of Commercial Boulevard, between Northwest 12 Avenue and Northwest 15 Avenue, and south of the Fort Lauderdale Executive Airport's north runway (see Attachment 2).

The subject site contains stadiums and practice fields, with vacant land to the south. In 1958, the Federal Aviation Administration (FAA) permitted the City of Fort Lauderdale to develop stadiums on airport property. The FAA recently advised the City that the existing land use designations and zoning are not acceptable to the deed restrictions on the site. The proposed amendment would conform to the deed restriction and maintain the maximum allowable development as multipurpose recreational facilities.

Staff analysis confirms that the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

2. BCLUP Map Amendment (County No. PC-11-3)

The proposed map amendment is being concurrently reviewed with the City of Coconut Creek proposed amendment #11-1ESR (see Council Agenda #III.C.2).

The proposed amendment would change the land use designation of an approximately 25.9 acres from Commercial to Medium (16) Residential on the BCLUP Map. The site is vacant and located north of Hillsboro Boulevard, east of State Road 7/ U.S. 441 (see Attachment 3). The proposed amendment would allow for an additional 414 dwelling units.

Staff analysis confirms that the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

3-5. Cultural and Natural Resource Map Series Updates (County No. PCNRM 11-1, 11-2, 11-3)

The proposed amendments would update the following maps and related inventory within the Broward County Cultural and Natural Resource Map Series of the Broward County Land Use Plan: Cultural Resources and Facilities, Historic Sites, and Wetlands. The proposed changes would reflect necessary housekeeping revisions and additions or deletions of inventory.

Staff analysis confirms that the proposed amendments to update the County Map Series are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

6-7. BCCP Text Amendments (County No. 11-2-T1, 11-2-T2)

The proposed BCCP text amendments would replace the Deep Water Component of the Coastal Management Element with new Goals, Objectives and Policies to reflect current requirements, data and analysis, and the updated Port Everglades Master/Vision Plan. The Plan was approved by the Board of County Commissioners in March, 2011. Revisions to the Transportation Element for consistency with the Port Everglades Master/Vision Plan are proposed.

Staff analysis confirms that the proposed text amendments to the Coastal Management and Transportation Element are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

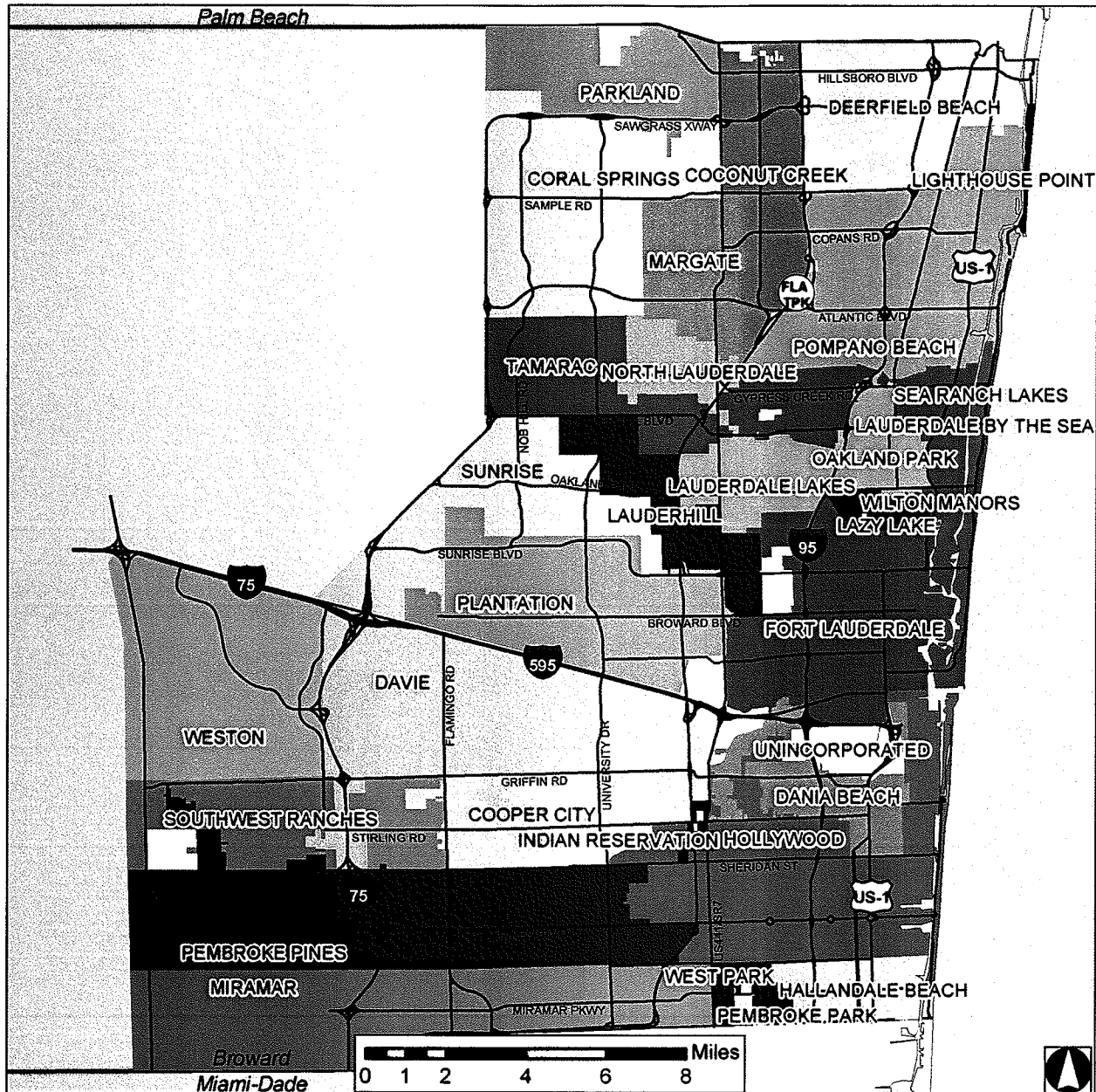
The Broward County Board of County Commissioners approved the transmittal of the proposed amendments at its June 28, 2011 meeting.

Staff analysis confirms that the proposed text and map amendments are generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

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

Find Broward County proposed amendment package #11-2ESR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the County, with copies to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

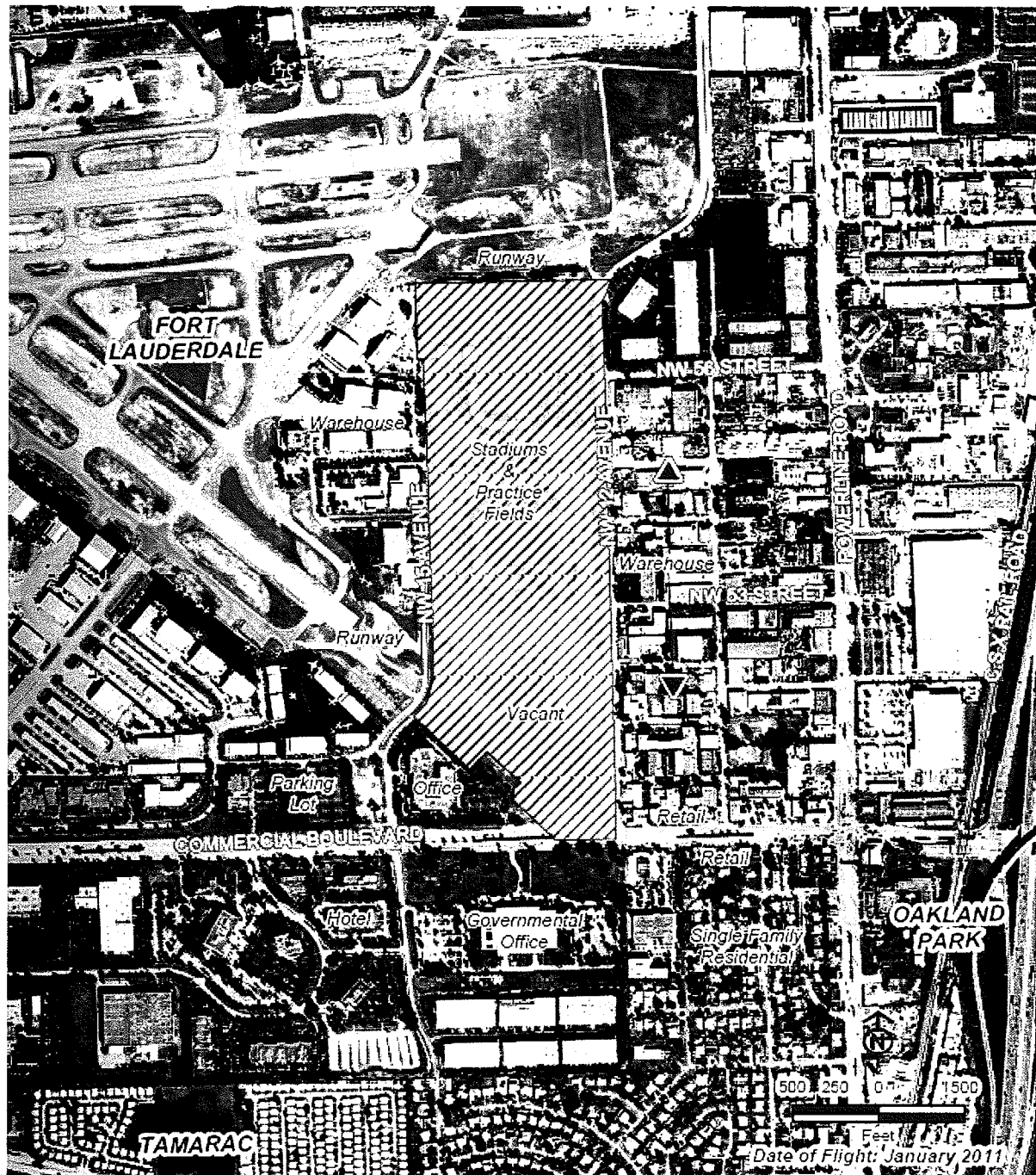
General Location Map

Broward County
Proposed Amendment Package #11-2ESR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #11-2ESR

Proposed Amendment No. PC 11-2 /// City of Fort Lauderdale

From: Recreation and Open Space, Employment Center High

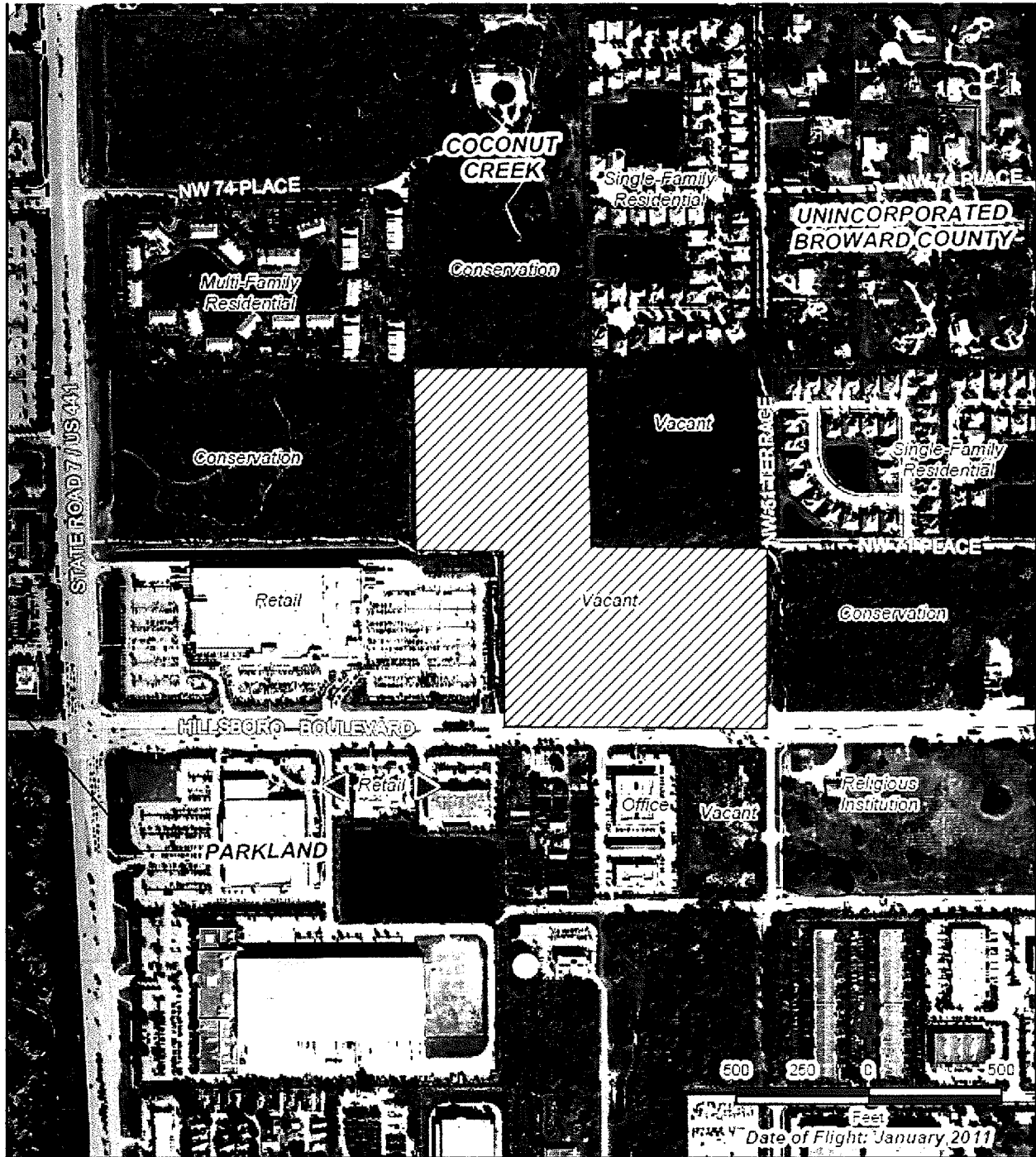
To: Transportation

72.6 acres

Sources: Broward County proposed amendment package #11-2ESR (existing uses map).

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

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #11-2ESR

Proposed Amendment No. PC 11-3 /// City of Coconut Creek

From: Commercial

To: Medium (16) Residential

25.9 acres

Sources: Broward County proposed amendment package #11-2ESR (existing uses map).

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