



MEMORANDUM

AGENDA ITEM #6d

DATE: JULY 12, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: PROPOSED BROWARD COUNTY COMPREHENSIVE PLAN AND LAND USE PLAN
AMENDMENTS (ALTERNATIVE REVIEW)
DCA#10-2AR

Community Profile

Broward County, incorporated in 1915, is a highly-urbanized county located in the southeastern portion of Florida. The 2009 population was estimated to be 1,744,922, a 7.5 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), Fla. Stat.). 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, Fla. 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.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on June 21, 2010.

The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the County no later than July 17, 2010.

The amendment review will be transmitted to the County and DCA on July 16, 2010.

Staff Analysis

Proposed amendment package #10-1AR contains 14 amendments. Eight (8) would amend the Broward County Land Use Plan (BCLUP) Map and six (6) would amend the BCLUP text.

Broward County Proposed Amendment Package No. 10-2AR					
County No.		Amendment	Attachment No.	Recommendation	BOCC Vote
1	PCT 10-5	BCLUP Text amendment would revise the current City of Dania Beach Regional Activity Center (RAC) land use designation to include additional Commercial and Employment Center uses.	2	Generally inconsistent with the SRPP.	7-1
2	PCT 10-6	BCLUP Text amendment would revise the current Town of Davie South Florida Educational Regional Activity Center (RAC) to include additional Residential dwelling units, and shift existing Commercial and Industrial square footage.	3	Generally inconsistent with the SRPP.	8-1
3	PC 10-14	BCLUP Map amendment would designate approximately 49.97 acres of land in the Town of Davie from Low-Medium (10) Residential to Irregular (22) Residential.	4	Generally consistent with the SRPP.	9-0
4	PC 10-16	BCLUP Map amendment would designate approximately 5.6 acres of land in the City of Deerfield Beach from Commercial Recreation to Medium-High (25) Residential.	5	Generally consistent with the SRPP.	9-0
5	PCT 10-7	BCLUP Text amendment would create the City of Hollywood Transit Oriented Corridor (TOC, Approximately 980.3 acres) <i>From:</i> Commercial (408.8 acres); Low-Medium (10) Residential (205.3 acres); Medium (16) Residential (129.5 acres); Low (5) Residential (97.7 acres); Irregular (12) Residential (58.0 acres); Industrial (38.3 acres); Community Facilities (34.7 acres); and Office Park (8.0 acres) <i>To:</i> Transit Oriented Corridor (TOC).	6	Generally consistent with the SRPP.	9-0
	PC 10-10	BCLUP Map amendment would designate approximately 980.3 acres of land in the City of Hollywood as a Transit Oriented Corridor (TOC).		Generally consistent with the SRPP.	9-0

Broward County Proposed Amendment Package No. 10-2AR

County No.		Amendment	Attachment No.	Recommendation	BOCC Vote
6	PCT 10-8	BCLUP Text amendment would expand the City of Pompano Beach Regional Activity Center (RAC) by designating 160 acres of Commercial Recreation and 238.9 acres of RAC to RAC (total of 398.9 acres).	7	Generally consistent with the SRPP.	9-0
	PC 10-11	BCLUP Map amendment to designate approximately 398.9 acres of land in the City of Pompano Beach to Regional Activity Center (RAC) North and South.		Generally consistent with the SRPP.	9-0
7	PCT 10-9	BCLUP Text amendment would create the City of Tamarac Local Activity Center (LAC, Approximately 133.57 acres) <i>From:</i> Commercial (121.45 acres); Community Facilities (6.67 acres); Recreation and Open Space (3.21 acres); and Low (5) Residential (2.24 acres) <i>To:</i> Local Activity Center (LAC).	8	Generally consistent with the SRPP.	9-0
	PC 10-12	BCLUP Map amendment would designate approximately 133.57 acres of land in the City of Tamarac as Local Activity Center (LAC).		Generally consistent with the SRPP.	9-0
8	PC 10-20	BCLUP Map amendment would designate approximately 300.0 acres of land in Unincorporated Broward County from Rural Residential 10 (Palm Beach County) to Low (2) Residential, related to the annexed "Wedge" area.	9	Generally inconsistent with the SRPP.	9-0
9	PC 10-21	BCLUP Map amendment would designate approximately 739.0 acres of land in Unincorporated Broward County and the City of Parkland from Estate (1) Residential (514 acres) and Rural Residential 10 (Palm Beach County, 225.0 acres) to Irregular (2) Residential (699.0 acres) and Commercial within a Dashed-Line Area (40.0 acres) , related to the annexed "Wedge" area..	10	Generally inconsistent with the SRPP.	9-0
10	PCT 10-10	BCLUP Text amendment would create the City of Wilton Manors Transit Oriented Corridor (TOC, Approximately 114.2 acres) <i>From:</i> Commercial (34.3 acres); Industrial (31.7); Low-Medium (10) Residential (26.7 acres); Medium (16) Residential (4.9 acres); Medium-High (25) Residential (9.8 acres); and Recreation and Open Space (4.9 acres) <i>To:</i> Transit Oriented Corridor (TOC).	11	Generally consistent with the SRPP.	9-0

Broward County Proposed Amendment Package No. 10-2AR					
County No.		Amendment	Attachment No.	Recommendation	BOCC Vote
10	PC 10-13	BCLUP Map amendment would designate approximately 114.2 acres of land in the City of Wilton Manors Transit Oriented Corridor (TOC).	11	Generally consistent with the SRPP.	9-0

BOCC: Board of County Commission

N.A.: Not Applicable

The Broward County Board of County Commissioners approved the transmittal of the proposed amendments at its June 8, 2010 meeting.

A detailed analysis with recommendation of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* of the Broward County proposed amendment packet #10-1AR is included in the attached staff report.

**STAFF ANALYSIS
BROWARD COUNTY LAND USE PLAN (BCLUP)
PROPOSED AMENDMENT PACKAGE #10-2AR**

1. BCLUP Text Amendment (County No. PCT 10-5)

The proposed text amendment is being concurrently reviewed with the City of Dania Beach proposed amendment #10-1AR (see Council Agenda #6e).

The proposed text amendment would increase the density and intensity within the City of Dania Beach proposed Regional Activity Center (RAC) land use designation in the BCLUP by increasing the maximum allowable development of Commercial use by 30 acres and Employment Center by 20 acres (See Table 1). The RAC covers approximately 1,344.0 acres generally located east of Interstate 95, between Griffin Road and Sheridan Street (See Attachment 2).

Table 1: RAC Existing and Proposed Land Use Designations

Land Use	Existing RAC	Proposed RAC	Net Change
Residential	7,818 dwelling units (du): <ul style="list-style-type: none"> • 2,348 single family • 286 duplexes • 2,047 townhomes • 972 garden apartments • 2,165 mid-rise apartments 	7,818 dwelling units (du): <ul style="list-style-type: none"> • 2,348 single family • 286 duplexes • 2,047 townhomes • 972 garden apartments • 2,165 mid-rise apartments 	No
Commercial	264.0 acres (plus 500,000 square feet from previous LAC)	294.0 acres (plus 500,000 square feet from previous LAC)	+30 acres
Hotel	640 rooms	640 rooms	No
Industrial	247.5 acres	247.5 acres	No
Employment Center	54.5 acres	74.5 acres	+20 acres
Transportation	6.5 acres	6.5 acres	No
Community Facilities	36.2 acres (or as needed)	36.2 acres (or as needed)	No
Recreation / Open Space	40.5 acres (minimum)	40.5 acres (minimum)	No
Conservation	2.6 acres (minimum)	2.6 acres (minimum)	No
Utilities	2.5 acres (or as needed)	2.5 acres (or as needed)	No

The RAC was originally established in 2009 and represented an agglomeration of land uses that existed prior to its adoption. The City has nearly depleted its commercial allowance within its downtown and redevelopment opportunities within adjacent areas are very limited. The additional Commercial use would allow the City to provide an opportunity for commercial development where it was non-existent before. The Employment Center use would allow the City to expand its marine industry to implement its marine-oriented economic development strategy.

Capacity analysis for the proposed change indicates adequate infrastructure and resources to serve the short and long-term planning horizons with the exception of potential impacts to the regional transportation network and water supply.

Objection

Approximately 687 p.m. peak hour vehicle trips will be generated by the proposed text change and are projected to adversely impact the operating conditions of the regional transportation network within the long-term planning horizon. Specifically Old Griffin Road, Dania Beach Boulevard, Stirling Road, and Federal Highway/U.S. 1 are projected to exceed the Broward County three percent impact threshold. Council staff has confirmed that the City and its consultant are working on a proposed traffic mitigation plan; however, a mitigation plan was not included as part of the transmitted amendment package.

In addition, the projected potable water demand for the proposed text change is 0.052 millions of gallons per day (MGD). Adequate potable water supply for the City is only available through the year 2015. The City's 10-year Water Supply Plan, which was found to be not in compliance by the Florida Department of Community Affairs (DCA) in July of 2009, reported a projected potable water deficit of 0.3 MGD by 2020. Council staff confirms that the City has been working closely with the South Florida Water Management District and Broward County to address its long-term water supply issue and hope to address the issue by purchasing additional raw water from Broward County. However, as of transmittal of the proposed amendment, the water supply deficit remains unresolved.

As proposed, the County text amendment #PCT 10-5 is incompatible with the following Goals and Policies of the *Strategic Regional Policy Plan for South Florida*, related to the regional transportation system and potable water supply:

- Goal 4 Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services.
- Policy 4.1 Public facility and service providers should give priority to the construction, maintenance, or reconstruction of public facilities needed to serve existing development most effectively and to the elimination of any infrastructure deficiencies which would impede redevelopment.
- Policy 4.6 Provide adequate infrastructure to support the redevelopment of areas that are underserved, or within major public transportation corridors.
- Goal 7 Protect, conserve, and enhance the Region's water resources.
- Policy 7.2 Water suppliers, in coordination with the South Florida Water Management District, should address long term water supply alternatives which include the possibility of utilizing areawide or regional water supply systems as a substitute for, or augmenting, the present non-regional systems.
- Goal 8 Enhance the Region's mobility, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.
- Policy 8.2 Reduce the utilization of the Florida Interstate Highway System and other components of the regional system for short, local trips.
- Policy 8.4 Expand use of public transportation, including buses, commuter rail, waterborne transit, and alternative transportation modes that provide services for pedestrians, bikers, and the transportation disadvantaged, and increase its role as a major component in the overall regional transportation system.

Goal 20 Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.

Policy 20.8 Coordinate and develop an integrated and comprehensive multi-modal regional transportation system whereby heavy and light rail, people movers, shuttles, trolleys, express and local bus service, and other forms of public transportation play a more active role in the movement of people, particularly between regional centers. When modernizing or creating new transportation systems, utilize land use/transportation strategies to reduce congestion and allow for sustainable growth in the Region.

Recommendation

Prior to adoption, the following must be identified: specific improvements to address the traffic impacts on the regional transportation network for the subject area through a traffic mitigation plan; and adequate water supply to serve the proposed additional uses through the long-term planning horizon. Council staff is available to assist the County and City throughout the remainder of the amendment process.

The Broward County Board of County Commissioners approved (7-1) the transmittal of the proposed text amendment at its June 8, 2010 meeting, subject to the Broward County Planning Council's finalization and acceptance of addressing the long-range water supply issues and acceptance of satisfactory mitigation address impacts to the regional transportation network.

Staff analysis confirms that the proposed County text amendment #PCT 10-5 is generally inconsistent with Goals 4, 7, 8 and 20, and Policies 4.1, 4.6, 7.2, 8.2, 8.4 and 20.8 of the *Strategic Regional Policy Plan for South Florida*.

2. BCLUP Text Amendment (County No. PCT 10-6)

The proposed text amendment is being concurrently reviewed with the Town of Davie proposed amendment #10-1AR (see Council Agenda #6f).

The amendment is related to the Town of Davie's existing 2,244-acre Regional Activity Center (RAC), also known as the South Florida Education Center (SFEC), generally located south of I-595, west of the Florida Turnpike, north of Orange Drive, and east of University Drive (See Attachment 3). The Town adopted a Master Plan for the RAC in 2006 with the intent of creating a "multi-purpose, pedestrian-friendly and interconnected mixed-use village with the benefits of access to transit, variable housing costs and economic development opportunities."

The current RAC designation only retains an existing capacity for 137 additional dwelling units to be built out of the permitted 8,729. The Town proposes to increase the number of residential units to accommodate an additional 3,500 units, for a total of 12,229 units, to be constructed incrementally in phases. The proposed amendment would also shift the existing commercial and industrial square footage to meet projected short-term demands as indicated in Table 1 (next page). The additional residential units will be subject to the Town's existing affordable housing policies and inclusionary zoning ordinance (2008-17) which provides for an incentive program, inclusionary unit requirements, affordable housing purchase programs, affordable housing rental programs and a trust fund for affordable housing.

Table 1: Existing and Proposed Land Use Designations

Existing RAC	Remaining Capacity	Total
Residential	137 dwelling units	8,729 Units
Commercial	689,613 square feet	3,432,528 square feet.
Industrial	3,615,295 square feet	8,259,000 square feet
Community Facilities	7,217,552 square feet	12,388,500 square feet
Recreation & Open Space	13 acres	13 to 340 acres (max)
Proposed RAC	Additional Capacity	Total
Residential	3,500 dwelling units	12,229 Units
Commercial	235,000 square feet	3,667,528 square feet
Industrial	(900,000) square feet	7,629,000 square feet
Community Facilities	7,217,552 square feet	12,388,500 square feet
Recreation & Open Space	No established maximum	13 acres (min)

The RAC is located along a flight path of the Fort Lauderdale/Hollywood International Airport, which is scheduled for future expansion and may result in impacts to the proposed development. The Town intends to enter a Noise Mitigation Agreement with Broward County Aviation for residential development within the 60 plus Day-Night Sound Level (DNL) contour.

Capacity analysis for the proposed changes indicate adequate infrastructure and resources to serve the short and long term planning horizons with the exception of potential impacts to the regional transportation network. An essential component to the sustainable development of the RAC, including the proposed increase in residential density, is access to multiple modes of transportation. The Town is committed to transit-oriented development and the adopted RAC Master Plan includes provisions for pedestrian and non-single-occupancy-vehicle transportation options.

Objection

Approximately 686 p.m. peak hour vehicle trips will be generated by the proposed change and are projected to adversely impact the operating conditions of the regional transportation network within the long-term planning horizon. Specifically Davie Road (between Griffin Road and Nova Drive) and Nova Drive (between University Drive and Davie Road), are projected to exceed the Broward County three percent impact threshold in the long-term planning horizon. Council staff has confirmed that the Town and Broward County have indicated several opportunities to mitigate the additional vehicular trips resulting from the change as part of the Town's adopted RAC Master Plan, Land Development Regulations for the subject area, and the Year 2035 Metropolitan Planning Organization (MPO) Long-Range Regional Transportation Plan (2035 LRTP). However, the Town has not finalized a proposed traffic mitigation plan.

As proposed, the County text amendment #PCT 10-6 is incompatible with the following Goals and Policies of the *Strategic Regional Policy Plan for South Florida*, related to the regional transportation system:

Goal 8 Enhance the Region's mobility, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.

Policy 8.2 Reduce the utilization of the Florida Interstate Highway System and other components of the regional system for short, local trips.

- Policy 8.4** Expand use of public transportation, including buses, commuter rail, waterborne transit, and alternative transportation modes that provide services for pedestrians, bikers, and the transportation disadvantaged, and increase its role as a major component in the overall regional transportation system.
- Policy 8.7** Ensure that the transportation network, including public transportation supports the emergency evacuation needs of the Region.
- Goal 20** Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.
- Policy 20.8** Coordinate and develop an integrated and comprehensive multi-modal regional transportation system whereby heavy and light rail, people movers, shuttles, trolleys, express and local bus service, and other forms of public transportation play a more active role in the movement of people, particularly between regional centers. When modernizing or creating new transportation systems, utilize land use/transportation strategies to reduce congestion and allow for sustainable growth in the Region.

Recommendation

Prior to adoption, specific improvements proposed for the subject area as identified in the RAC Master Plan, Land Development Regulations, and the 2035 LRTP to improve traffic flow and reduce congestion that would result from the proposed text amendment must be identified. Council staff is available to assist the County and Town throughout the remainder of the amendment process.

The Broward County Board of County Commissioners approved (8-1) the transmittal of the proposed text amendment at its June 8, 2010 meeting, subject to the Broward County Planning Council's finalization and acceptance of satisfactory mitigation to address impacts to the regional transportation network. The Commission recognized the applicant's voluntary commitments to mitigate residential development within the 60-64 DNL contour.

Staff analysis confirms that the proposed County text amendment #PCT 10-6 is generally inconsistent with the Goals 4, 8 and 20, and Policies 4.2, 4.3, 8.1, 8.2, 8.4, 8.7, and 20.8 of the *Strategic Regional Policy Plan for South Florida*.

3. BCLUP Map Amendment (County No. PC 10-14)

The proposed text amendment is being concurrently reviewed with the Town of Davie proposed amendment #10-1AR (see Council Agenda #6f).

The proposed amendment would change the land use designation of an approximately 49.97 gross acre site from Low-Medium (10 dwelling units per acre) Residential to Irregular (22 dwelling units per acre) Residential on the BCLUP Map. The site is generally located adjacent to the Town's RAC to the east and south, east of University Drive and south of Nova Drive (See Attachment 4). The site is an existing multi-family rental community of 494 dwelling units, known as Sunforest. The proposed change would allow up to 1,099 multi-family dwelling units. The intent of the amendment is to meet the growing demand for housing in the adjacent RAC area.

Capacity analysis for the subject property indicates adequate infrastructure and resources to serve the proposed development for the short and long term planning horizons with the exception of potential

impacts to the regional transportation network. The proposed increase in residential density is projected to adversely impact the operating conditions of the regional transportation network within the long-term planning horizon. Through a proposed Declaration of Restricted Covenant the Town agrees to adjust the type of residential development to garden apartments (no more than 494 units) and mid-rise dwelling units to reduce the projected traffic impacts and include a phased, traffic mitigation strategy. The strategy would be a two-phased process of improvements that must be met prior to the issuance of a certificate of occupancy for the mid-rise dwelling unit buildings. The strategy includes improving access onto Nova Drive and SW 30th Street; intersection timing improvements at College Avenue and Nova Drive, and SW 30th Street; and funding through proportionate fair-share mitigation for transportation facilities identified in the Town's Capital Improvement Program (CIP).

The Broward County Board of County Commissioners approved (9-0) the transmittal of the proposed text amendment at its June 8, 2010 meeting. The Commission recognized the applicant's voluntary commitments to mitigate regional transportation impacts and the restriction of specific dwelling types.

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*.

4. BCLUP Map Amendment (County No. PC 10-16)

The proposed map amendment is being concurrently reviewed with the City of Deerfield Beach proposed amendment #10-1AR (see Council Agenda #6g).

The proposed amendment would change the land use designation of a 5.6-acre golf course clubhouse site from Recreation Commercial land use to Medium-High (25) Residential, with a density of 25 dwelling units per acre, on the BCLUP Map. The site is generally located on the north side of Crystal Lake Drive, and west of Military Trail (see Attachment 5). The existing site is developed with a clubhouse and parking facilities to accommodate the Crystal Lake Golf Course. The proposed change would result in the potential for 140 additional residential units (see Table 1). A new, smaller, clubhouse is scheduled to be built to serve the golf course on an adjacent property.

It is the property owner's intent to provide 15 percent of the units as affordable housing and limit the development to 125 dwelling units on the property through a restrictive covenant. Capacity analysis for the subject property indicates adequate infrastructure and resources to serve the proposed development for the short and long term planning horizons.

Table 1: Current and Proposed Land Use Designations

Current	Density	Dwelling Units
Recreation Commercial	0 (d.u./ac)	0
Proposed	Density	Dwelling Units
Medium-High (25) Residential	25 (d.u./ac)	140
Proposed Restrictive Covenant	22 (d.u./ac)	125

The Broward County Board of County Commissioners unanimously approved (9-0) the transmittal of the proposed map amendment at its June 8, 2010 meeting. The Commission recognized the applicant's voluntary commitment to restrict the property to 125 units, of which 15 percent will be affordable housing 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*.

5. BCLUP Map and Text Amendment (County No. PC 10-10 and PCT 10-7)

The proposed map amendment is being concurrently reviewed with the City of Hollywood proposed amendment #10-1AR (see Council Agenda #6h).

The proposed amendment would designate an approximately 980.3-acre site along State Road 7/U.S. 441 within the City of Hollywood to a Transit Oriented Corridor (TOC) land use designation on the BCLUP Map to facilitate redevelopment and implement Hollywood's Citywide Master Plan (CWMP). The site is generally located between Pembroke Road to the south; South Fork New River Canal to the north; Florida's Turnpike to the west; and 58th Ave to the east (see Attachment 6). Table 1 provides a comparison between the currently permitted and proposed intensity and density of land uses.

Table 1: Density Comparison by Land Use Type

Land Use Types	Area	Maximum Development Potential (Under City Plan)	Proposed Intensity and Density
Commercial	408.78 acres	25,000,000 SF	15,000,000 SF
Community Facilities	34.7 acres	2,000,000 SF	1,000,000 SF
Industrial	38.27 acres	2,000,000 SF	1,000,000 SF
Office Park	7.99 acres	1,000,000 SF	2,000,000 SF
Hotel	N/A	N/A	2,500 rooms
Residential	490.56 acres	4,968 Units*	A total of 5,309 units consisting of: 2,400 single family 2,400 townhomes 509 garden apartments

SF = square feet; N/A = not applicable

*The 4,968 units total under City Plan does not include available flex units. Maximum development potential under Broward County Land Use Plan is 5,309 units, equal to the proposed density.

Current land uses on the site include: retail, single- and multi-family residential, religious institutions, park, warehouse, cemetery, light industrial, storage, marina, and vacant. Adjacent planned land uses are TOC (the municipalities of West Park and Miramar) to the south; Water to the north; TOC (Town of Davie), Residential, Industrial, Utilities, Recreation and Open Space, Transportation to the west; and Residential and Industrial to the east. This amendment would bridge the gap between the existing TOCs along State Road 7/U.S. 441 to create a continuous area appropriate for redevelopment with transit supportive uses.

The proposed amendment would not increase the overall density and intensity of currently permitted land uses. It is projected to decrease the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 3,262 p.m. peak hour trips. Capacity analysis for the subject site indicates adequate infrastructure and resources to serve the proposed land use change.

The Broward County Board of County Commissioners unanimously approved (9-0) the transmittal of the proposed map and text amendment at its June 8, 2010 meeting. The Commission recognized

the applicant's voluntary commitment to prohibit residential uses north of Griffin Road related to airport noise impacts.

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

6. BCLUP Map and Text Amendment (County No. PC 10-11 and PCT 10-8)

The proposed map and text amendment is related to the City of Pompano Beach's existing 239.9-acre Arvida/Pompano Park Regional Activity Center (RAC), generally located on the east side of Powerline Road, between Atlantic Boulevard and North Cypress Bend Drive (See Attachment 7). The City of Pompano Beach transmitted a related amendment to its Comprehensive Plan for concurrent review; however, the Department of Community Affairs returned the amendment package because the City has submitted both allowed amendment packages for this year.

The amendment would change 160.0 acres of Commercial Recreation land (directly south of the existing RAC) and 238.9 acres of the RAC to Arvida/Pompano Park North RAC (169.0 acres) and Pompano Park South RAC (230.0 acres) on the BCLUP map. The total subject area is 398.9 acres and existing uses include retail, office, light industrial, casino, race track, stables, and vacant land.

The existing RAC allows for 970,000 square feet of Office, 1,310,000 square feet of Industrial, 320,000 square feet of Commercial, and 250 Hotel room. The amendment would reduce the acreage of the existing Arvida/Pompano Park RAC and create the new RAC land use designation directly to the south. The proposed change would not result in significant allowable non-residential uses; however, an additional 1,300 dwelling units would be permitted.

Table 1: Proposed Regional Activity Centers (RACs)

Proposed RAC	Land Use	Density & Intensity
Arvida/Pompano Park North RAC (169 acres)	<i>Office</i>	248,867 square feet
	<i>Industrial</i>	1,013,250 square feet
	<i>Commercial</i>	301,273 square feet
Pompano Park South RAC (230 acres)	<i>Office</i>	26 acres (or 721,133 square feet)
	<i>Commercial</i>	27 acres or (or 18,727 square feet)
	<i>Commercial Recreation</i>	135 acres (1,600,00 square feet)
	<i>Residential</i>	43 acres consisting of: 1,050 Mid-rise apartments 250 Garden apartments

Capacity analysis for the proposed change indicates adequate infrastructure and resources to serve the short and long-term planning horizons. The applicant has voluntarily committed to provide 15 percent of the units as affordable housing or contribute \$750 per unit at the time of building permit issuance; and is currently working on a traffic mitigation plan with the City and the County. As of June, 2010, the Broward County staff traffic analysis confirmed that the amendment would not adversely affect the regional transportation system.

The Broward County Board of County Commissioners approved (9-0) the transmittal of the proposed text amendment at its June 8, 2010 meeting, subject to the Broward County Planning Council's finalization and acceptance of satisfactory mitigation to address potential impacts to affected roadways. The Commission recognized the applicant's voluntary commitments to address

affordable housing and further recommended that the applicant coordinate with the Broward County Historical Commission and City to identify potential historic and cultural resources and hold at least one more public workshop with area residents regarding the RAC.

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

7. BCLUP Map and Text Amendment (County No. PC 10-12 and PCT 10-9)

The proposed map amendment is being concurrently reviewed with the City of Tamarac proposed amendment #10-1AR (see Council Agenda #6i).

The proposed amendment would designate an approximately 133.57-acre site generally located north of and adjacent to West Commercial Boulevard between the streets of NW 76th Avenue (University Drive) and NW 94th Avenue within the City of Tamarac to a Local Activity Center (LAC) land use designation on the BCLUP Map (see Attachment 8). The intent of the amendment is to facilitate the City's mixed use zoning district, generate economic activity, and accommodate new multi-family housing along Commercial Boulevard.

The existing land use designations include 121.45 acres of Commercial use, 6.67 acres of Community Facilities, 3.21 acres of Recreation and Open Space, and 2.24 acres of Low (5 dwelling units per acre) Residential. Adjacent land uses include low, medium Residential and Commercial to the north, Industrial to the west, low Residential and Commercial to the south, and Commercial to the west. The proposed amendment would increase the amount of currently permitted dwelling units by 1,875. Table 1 provides the proposed intensity and density of land uses under the LAC.

Table 1: Proposed LAC Intensity and Density

Land Use	Area	Intensity and Density
<i>Commercial</i>	122.40 acres	1,214,500 SF; FAR 3.0
<i>Community Facilities</i>	7.96 acres (minimum)	66,700 SF; FAR 3.0
<i>Recreation and Open Space</i>	3.21 acres (minimum)	N/A
<i>Residential*</i>		1,875 dwelling units consisting of: 300 Townhomes 700 Garden apartments 875 Mid-rise apartments

SF = Square Feet, FAR = Floor Area Ratio; N/A = Not Applicable

*dwelling units from any category may be substituted for dwelling units of another, provided the result is the same or lesser for student generation.

Capacity analysis for the proposed change indicates adequate infrastructure and resources to serve the short and long-term planning horizons. However, approximately 678 p.m. peak hour vehicle trips will be generated by the proposed map and text change and are projected to adversely impact the operating conditions of the regional transportation network within the long-term planning horizon. Specifically Commercial Boulevard (between Nob Hill Road and rock Island Road) is projected to exceed the Broward County three percent impact threshold.

Comment

The applicant has submitted a traffic mitigation plan that proposes a fair share contribution of \$228,666 toward Broward County's Advanced Traffic Management System (ATMS). The Broward County Metropolitan Planning Organization (MPO) agrees that the offered mitigation would mitigate the projected impacts on the regional transportation system; however, MPO staff noted that the fair share contribution should be revised to reflect the actual cost of the full ATMS in the subject area.

Prior to adoption, the County, City, and Applicant are advised to revisit the proposed traffic mitigation plan and make appropriate revisions to the actual cost of the ATMS.

The Broward County Board of County Commissioners unanimously approved (9-0) the transmittal of the proposed map and text amendment at its June 8, 2010 meeting. The Commission recognized the applicant's voluntary commitment to mitigate transportation impacts and recommended the actual cost of the full ATMS be reflected in the mitigation plan.

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

8. BCLUP Map Amendment (County No. PC 10-20)

The proposed map amendment would change the BCLUP Map by designating land uses for approximately 300.0 acres of land in unincorporated Broward County located in the "Wedge" area. The "Wedge" is comprised of 1,949 acres, of which, 1,264.5 acres was annexed by Broward County and 684.5 acres was annexed by the City of Parkland in September of 2009.

The amendment would change the future land use of the subject site from Palm Beach County designation Rural Residential-10 (1 dwelling unit per 10 acres) to Low (2 dwelling units per acre) Residential. The subject property is generally located west of University Drive (extended), between Loxahatchee Road and County Line Road (see Attachment 9). Surrounding land uses include vacant land to the north, east, and west, and single-family residential and vacant to the south. Planned uses include Palm Beach County Rural Residential-10 to the north, east, and west, and Low (3) Residential (City of Parkland) to the south.

The amendment site is currently vacant and used for mining. The proposed change would allow for an increase of 570 dwelling units (30 dwelling units are currently permitted, for a total of 600 single-family units).

Staff analysis confirms that sanitary sewer, solid waste, and drainage capacity and facilities are adequate to serve the future needs of the proposed amendment. Natural, historical, and archaeological resources will not be adversely impacted by the proposed amendment. The applicant has agreed to provide the necessary funds and/or dedicate land to meet adopted Level of Service (LOS) for Parks and Open Space. A voluntary commitment has been made by the applicant to mitigate affordable housing impacts of the proposed development with a payment of \$750 per dwelling at the issuance of a residential building permit, or a lump sum payment of \$282,324 prior to the first building permit.

The proposed amendment will generate an additional 287 students within the Broward County School District Planning Area A (137 elementary, 70 middle school, and 80 high school students). According to School Board staff analysis, Planning Area A is anticipated to have sufficient excess

capacity over the long-range planning horizon to support the proposed amendment; however, a voluntary commitment has been made by the applicant to dedicate a school site. The School Board will have to agree on the location of the site.

On May 26, 2010, Governor Crist signed House Bill 1621 to extend the boundaries of the North Springs Improvement District, which includes the area of the proposed amendment site. NSID has submitted an application to renew and modify its Water Use Permit to the South Florida Water Management District and is in the process of developing a capital improvement plan for its water treatment facilities to serve the approved boundary extension.

The proposed amendment would increase the net number of p.m. peak hour vehicle trips by 481, adversely impacting the regional transportation network, specifically on Loxahatchee Road. In addition, the subject site and surrounding areas are not currently served by public transit and no transit improvements have been identified in the County's 10-Year Transit Development Plan and the Metropolitan Planning Organization (MPO) 2035 Long Range Transportation Plan (LRTP).

Transportation and the "Wedge" Area

This amendment addresses part of the annexed "Wedge" area, which is expected to generate over 38,000 new daily trips. A working group comprised of the Broward and Palm Beach Metropolitan Planning Organizations (MPO) and the Florida Department of Transportation (FDOT) conducted a transportation needs assessment. The study generated 17 alternative roadway scenarios, with and without cross connections, multimodal emphasis, and additional roadway capacity. The Policy/Oversight Group reviewing the study results was unable to reach a consensus on a preferred scenario; however, the Group agreed that a common vision and future land use for the area needed to be developed, especially along State Road 7.

Subsequent to this process, the portion of University Drive extending into Broward County was removed from the Palm Beach County Long Range Transportation Plan (LRTP). The removal of University Drive from the roadway network has the potential to place a significant portion of network trips onto State Road 7. It remains unclear how roadway connectivity in the "Wedge" area will be maintained.

Objection

The efforts to resolve connectivity, land use, and transportation issues within the "Wedge" area remain unresolved. As proposed, the map change has outstanding issues associated with the regional transportation system since no explanation of the mechanisms that will ensure traffic volumes are capped nor details of proposed mitigation strategies, if the traffic volumes are exceeded, have been provided.

In addition, until the NSID obtains additional allocation from the South Florida Water Management District to supply water to the proposed amendment site, it is unclear if sufficient capacity exists to serve future development.

Staff analysis confirms the County map amendment #PC-20 is incompatible with the following Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*, related to transportation planning, intergovernmental coordination, and water supply planning:

Goal 4 Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services.

- Policy 4.2** Optimize the service area and facility size of public facilities in the Region and direct future development and redevelopment first to areas served by existing infrastructure.
- Goal 7** Protect, conserve, and enhance the Region's water resources.
- Policy 7.2** Water suppliers, in coordination with the South Florida Water Management District, should address long term water supply alternatives which include the possibility of utilizing areawide or regional water supply systems as a substitute for, or augmenting, the present non-regional systems.
- Goal 8** Enhance the Region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.
- Policy 8.1** Maintain the Florida Intrastate Highway System, other state roads, local roadways, and public transportation systems to preserve the Region's investment in infrastructure, support daily use and needs, enhance the Region's global competitiveness and economic health, increase safety, ensure emergency access and response, and provide for evacuation purposes.
- Goal 20** Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.
- Policy 20.3** Direct future development and redevelopment first to areas served by existing infrastructure and to other locations that are suitable for development, as identified in their comprehensive plans. In particular, local governments should coordinate with state and regional officials to identify public transportation corridors and to promote development along those corridors by implementing investment strategies for providing infrastructure and services which are consistent with them.
- Goal 21** Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources.
- Policy 21.2** Strengthen intergovernmental coordination processes with state, regional, and local governments and agencies to effectively link land use decisions with affordable housing, transportation/air quality, natural resource protection, preservation, and restoration and water supply planning.
- Policy 21.7** Achieve a coordinated transportation system planning process across jurisdictions and across issue-areas so that barriers are minimized and consistency across the Region is achieved.

Recommendation

Council staff recommends the County continue to coordinate with the applicant, the Florida Department of Transportation, Broward County MPO, Palm Beach County MPO, adjacent municipalities, the South Florida Regional Planning Council and Treasure Coast Regional Planning Council to properly analyze the transportation impacts of the proposed development.

The County and City should also continue to coordinate with the NSID and SFWMD to secure a potable water supply for the proposed development prior to adoption. Staff is available to work with City staff throughout the amendment process.

The Broward County Board of County Commissioners unanimously approved (9-0) the transmittal of the proposed map amendment at its June 8, 2010 meeting, subject to the Broward County Planning Council's finalization and acceptance of satisfactory mitigation to address impacts to the regional transportation network. The Commission recognized the applicant's voluntary commitments to address affordable housing, potential historic/archaeological resources, and to provide a school site and adequate local park space.

Staff analysis confirms that the proposed County map amendment #PC-20 is generally inconsistent with the Goals 4, 7, 8, 20 and 21, and Policies 4.2, 7.2, 8.1, 20.3, 21.2 and 21.7 of the *Strategic Regional Policy Plan for South Florida*.

9. BCLUP Map Amendment (County No. PC 10-21)

The proposed map amendment is being concurrently reviewed with the City of Parkland proposed amendment #10-2AR (see Council Agenda #6b).

The proposed map amendment would change the BCLUP Map by designating land uses for approximately 739.0 acres of land in unincorporated Broward County and the City of Parkland. A portion of the amendment site is located in the "Wedge" area. The "Wedge" is comprised of 1,949 acres, of which, 1,264.5 acres was annexed by Broward County and 684.5 acres was annexed by the City of Parkland in September of 2009.

The amendment would change the future land use of 514.0 acres from Broward County designation of Estate (1) Residential and 225.0 acres of Palm Beach County designation Rural Residential-10 (1 dwelling unit per 10 acres) to 699.0 acres of Irregular (2) Residential within a Dashed-Line Area (2 dwelling units per acre) and 40.0 acres to Commercial within a Dashed-Line Area. The subject property is located on the east side of University Drive, between Loxahatchee Road and Northwest 72nd Street (see Attachment 10). Surrounding land uses include single-family residential to the north and south; single-family and vacant to the east; and retail, single-family residential, and vacant to the west. Planned uses include Palm Beach County Rural Residential-10 to the north and east, Parkland Estate (1) and Low (2 and 3) Residential, and Agriculture to the east, west, and south.

The amendment site is currently used for Agriculture and would allow for an increase of 942 dwelling units (536 dwelling units are currently permitted, for a total of 1,478 single-family units) and 40.0 acres of commercial use, or 400,000 square feet.

Staff analysis confirms that sanitary sewer, solid waste, and drainage capacity and facilities are adequate to serve the future needs of the proposed amendment. Natural, historical, and archaeological resources will not be adversely impacted by the proposed amendment; however, the applicant has voluntarily committed to conduct a Phase I survey cultural resource survey of the amendment site prior to development.

The applicant has agreed to provide the necessary funds and/or dedicate land to meet the City of Parkland's adopted Level of Service (LOS) of 5 acres per thousand residents for Parks and Open Space. A voluntary commitment has been made by the applicant to mitigate affordable housing impacts of the proposed development with a payment of \$750 per dwelling at the issuance of a residential building permit.

The proposed amendment will generate an additional 475 students within the Broward County School District Planning Area A (226 elementary, 117 middle school, and 132 high school students). According to School Board staff analysis, Planning Area A is anticipated to have sufficient excess capacity over the long-range planning horizon to support the proposed amendment; however, a voluntary commitment has been made by the applicant to dedicate a 40-acre school site that is acceptable to the City of Parkland and Broward County School Board. The School Board will have to agree on the location of the site.

On May 26, 2010, Governor Crist signed House Bill 1621 to extend the boundaries of the North Springs Improvement District, which includes the area of the proposed amendment site. NSID has submitted an application to renew and modify its Water Use Permit to the South Florida Water Management District and is in the process of developing a capital improvement plan for its water treatment facilities to serve the approved boundary extension.

The proposed amendment would increase the net number of p.m. peak hour vehicle trips by 2,285, adversely impacting the regional transportation network and air quality, specifically on Loxahatchee Road, Coral Ridge Drive, and University Drive. In addition, the subject site and surrounding areas are not currently served by public transit and no transit improvements have been identified in the County's 10-Year Transit Development Plan and the Metropolitan Planning Organization (MPO) 2035 Long Range Transportation Plan (LRTP).

The applicant has entered a Pre-Annexation Agreement with the City of Parkland outlining the dedication of rights-of-way for County Line Road, Loxahatchee Road, University Drive, and Trails End. The applicant also acknowledged that the County recently updated its transportation model to include the "Wedge" Area and is in the process of working closely with the Metropolitan Planning Organization, the County, and the City of Parkland to finalize acceptable mitigation in light of new transportation analysis.

Transportation and the "Wedge" Area

This amendment addresses part of the annexed "Wedge" area, which is expected to generate over 38,000 new daily trips. A working group comprised of the Broward and Palm Beach Metropolitan Planning Organizations (MPO) and the Florida Department of Transportation (FDOT) conducted a transportation needs assessment. The study generated 17 alternative roadway scenarios; with and without cross connections, multimodal emphasis, and additional roadway capacity. The Policy/Oversight Group reviewing the study results was unable to reach a consensus on a preferred scenario; however, the Group agreed that a common vision and future land use for the area needed to be developed, especially along State Road 7.

Subsequent to this process, the portion of University Drive extending into Broward County was removed from the Palm Beach County Long Range Transportation Plan (LRTP). The removal of University Drive from the roadway network has the potential to place a significant portion of network trips onto State Road 7. It remains unclear how roadway connectivity in the "Wedge" area will be maintained.

Objection

The efforts to resolve connectivity, land use, and transportation issues within the "Wedge" area remain unresolved. As proposed, the map change has outstanding issues associated with air quality and the regional transportation system since no explanation of the mechanisms that will ensure traffic volumes are capped nor details of proposed mitigation strategies, if the traffic volumes are exceeded, have been provided.

In addition, until the NSID obtains additional allocation from the South Florida Water Management District to supply water to the proposed amendment site, it is unclear if sufficient capacity exists to serve future development.

Staff analysis confirms the County map amendment #PC-21 is incompatible with the following Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*, related to transportation planning, intergovernmental coordination, and water supply planning:

- | | |
|-------------|--|
| Goal 4 | Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services. |
| Policy 4.2 | Optimize the service area and facility size of public facilities in the Region and direct future development and redevelopment first to areas served by existing infrastructure. |
| Goal 7 | Protect, conserve, and enhance the Region's water resources. |
| Policy 7.2 | Water suppliers, in coordination with the South Florida Water Management District, should address long term water supply alternatives which include the possibility of utilizing areawide or regional water supply systems as a substitute for, or augmenting, the present non-regional systems. |
| Goal 8 | Enhance the Region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure. |
| Policy 8.1 | Maintain the Florida Intrastate Highway System, other state roads, local roadways, and public transportation systems to preserve the Region's investment in infrastructure, support daily use and needs, enhance the Region's global competitiveness and economic health, increase safety, ensure emergency access and response, and provide for evacuation purposes. |
| Goal 20 | Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities. |
| Policy 20.3 | Direct future development and redevelopment first to areas served by existing infrastructure and to other locations that are suitable for development, as identified in their comprehensive plans. In particular, local governments should coordinate with state and regional officials to identify public transportation corridors and to promote development along those corridors by implementing investment strategies for providing infrastructure and services which are consistent with them. |
| Goal 21 | Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources. |
| Policy 21.2 | Strengthen intergovernmental coordination processes with state, regional, and local governments and agencies to effectively link land use decisions with |

- affordable housing, transportation/air quality, natural resource protection, preservation, and restoration and water supply planning.
- Policy 21.7** Achieve a coordinated transportation system planning process across jurisdictions and across issue-areas so that barriers are minimized and consistency across the Region is achieved.

Recommendation

Council staff recommends the County and City continue to coordinate with the applicant, the Florida Department of Transportation, Broward County MPO, Palm Beach County MPO, adjacent municipalities, the South Florida Regional Planning Council and Treasure Coast Regional Planning Council to properly analyze the air quality and transportation impacts of the proposed development.

The County and City should also continue to coordinate with the NSID and SFWMD to secure a potable water supply for the proposed development prior to adoption. Staff is available to work with City staff throughout the amendment process.

The Broward County Board of County Commissioners unanimously approved (9-0) the transmittal of the proposed map amendment at its June 8, 2010 meeting, subject to the Broward County Planning Council's finalization and acceptance of satisfactory mitigation address impacts to the air quality/regional transportation network. The Commission recognized the applicant's voluntary commitments to address affordable housing, potential historic/archaeological resources, and to provide a 40-acre school site and adequate local park space.

Staff analysis confirms that the proposed County map amendment #PC-21 is generally inconsistent with the Goals 4, 7, 8, 20 and 21, and Policies 4.2, 7.2, 8.1, 20.3, 21.2 and 21.7 of the *Strategic Regional Policy Plan for South Florida*.

10. BCLUP Map and Text Amendment (County No. PC 10-13 and PCT 10-10)

The proposed map amendment is being concurrently reviewed with the City of Wilton Manors proposed amendment #10-1AR (see Council Agenda #6j).

The proposed amendment would designate an approximately 114.2 gross acre site generally located between NE 11th Avenue and NE 15/16th Avenue between the South Fork and the North Fork of Middle River to a Transit Oriented Corridor (TOC) land use on the BCLUP Map (see Attachment 11). The intent of the amendment is to improve the economic and aesthetic conditions along the North Dixie Highway corridor, including increased mobility through transportation and land use planning.

The existing land use designations include 34.3 acres of Commercial, 31.7 acres of Industrial, 26.7 acres of Low-Medium (up to 10 dwelling units per acre) Residential, 9.8 acres of Medium-High (up to 25 dwelling units per acre) Residential, 6.8 acres of Recreation and Open Space, and 4.9 acres of Medium (up to 16 dwelling units per acre) Residential. Adjacent land uses include Commercial, Industrial, and vacant to the north; Residential, and Recreation and Open Space to the east, Residential to the south, and Residential and Commercial to the west.

The proposed amendment would decrease the amount of currently permitted dwelling units by 71 and Industrial use by 245,400 square feet; increase Commercial use by 195,000 square feet; and increase the number of hotel rooms by 172. Table 1 (next page) provides the proposed intensity and density of land uses under the TOC.

Table 1: Proposed TOC Intensity and Density

Land Use	Intensity and Density
<i>Commercial</i>	538,200 SF
<i>Industrial</i>	71,600 SF
<i>Transportation</i>	7.8 acres
<i>Recreation and Open Space</i>	6.9 acres (minimum)
<i>Hotel</i>	172 rooms
<i>Residential</i>	519 dwelling units consisting of: 279 High-rise 30 Single-family 44 Town homes 72 Garden apartments 84 Duplexes 10 Studios

SF = Square Feet

Capacity analysis for the proposed map and text change indicates adequate infrastructure and resources to serve the short and long-term planning horizons.

The Broward County Board of County Commissioners unanimously approved (9-0) the transmittal of the proposed map amendment at its June 8, 2010 meeting.

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

Impact Analysis

Staff analysis resulted in Objections to the following four (4) proposed County amendments within Broward County amendment package #10-2AR. The Objections are related to transportation planning, water supply planning, and intergovernmental coordination issues.

- County #PCT 10-5 (City of Dania Beach Regional Activity Center; Objection on page 2)
- County #PCT 10-6 (Town of Davie Regional Activity Center; Objection on page 4)
- County #PC 10-20 (Unincorporated Broward County; Objection on page 11)
- County #PC 10-21 (Unincorporated Broward County and City of Parkland; Objection on page 14)

In addition, a Comment was included for County amendment #PC 10-12 and 10-9 (City of Tamarac) on page 10.

Staff analysis confirms the remaining proposed map and text amendments within Broward County proposed amendment package #10-1AR would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find proposed County text amendment #PCT 10-5 generally inconsistent with Goals 4, 7, 8 and 20, and Policies 4.1, 4.6, 7.2, 8.2, 8.4 and 20.8 of the *Strategic Regional Policy Plan for South Florida (SRPP)*, related to the regional transportation system and potable water supply;

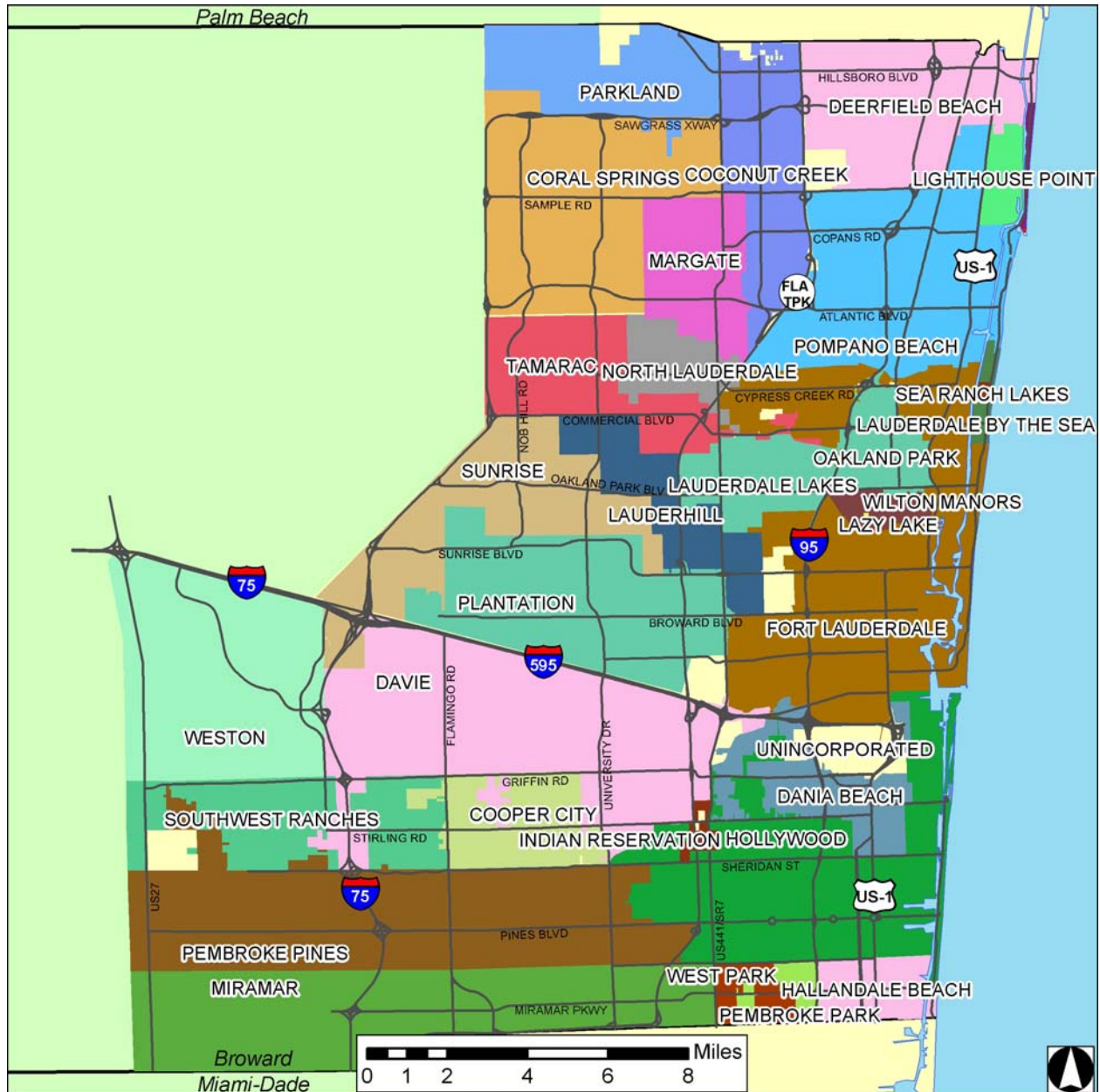
Find proposed County text amendment #PCT 10-6 generally inconsistent with the Goals 4, 8 and 20, and Policies 4.2, 4.3, 8.1, 8.2, 8.4, 8.7, and 20.8 of the *SRPP*, related to the regional transportation system;

Find proposed County map amendment #PC-20 generally inconsistent with the Goals 4, 7, 8, 20 and 21, and Policies 4.2, 7.2, 8.1, 20.3, 21.2 and 21.7 of the *SRPP*, related to transportation planning, intergovernmental coordination, and water supply planning;

Find proposed County map amendment #PC-21 generally inconsistent with the Goals 4, 7, 8, 20 and 21, and Policies 4.2, 7.2, 8.1, 20.3, 21.2 and 21.7 of the *SRPP*, related to transportation planning, intergovernmental coordination, and water supply planning; and

Find the remainder of Broward County proposed amendment package #10-2AR (County amendment #PC 10-14, PC 10-16, PCT 10-7, PC 10-10, PCT 10-8, PC 10-11, PCT 10-9, PC 10-12, PCT 10-10, and PC 10-13) 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

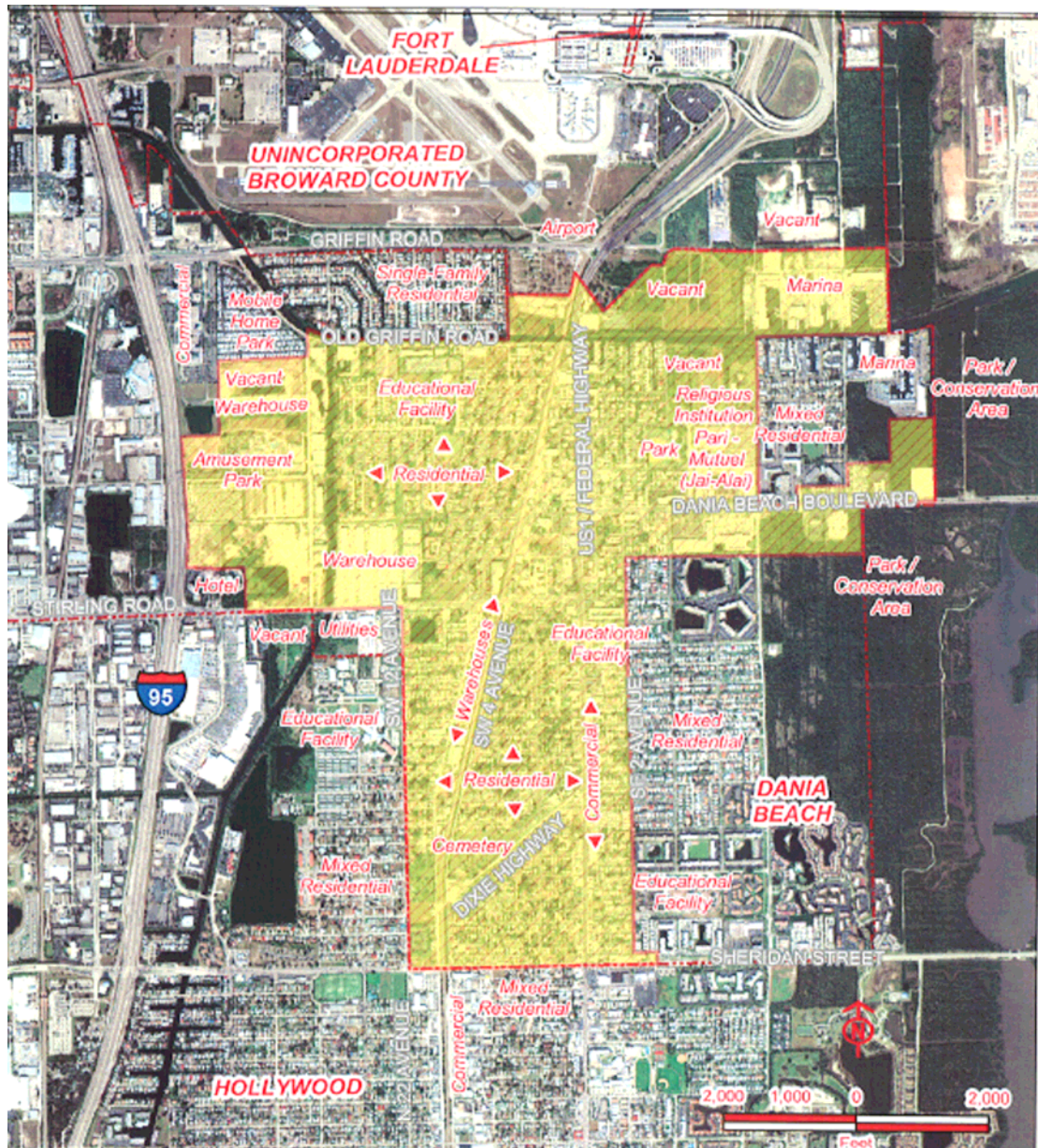
Location Map

Broward County
Proposed Amendment #10-2AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-2AR

Proposed County No. PCT 10-5 /// City of Dania Beach

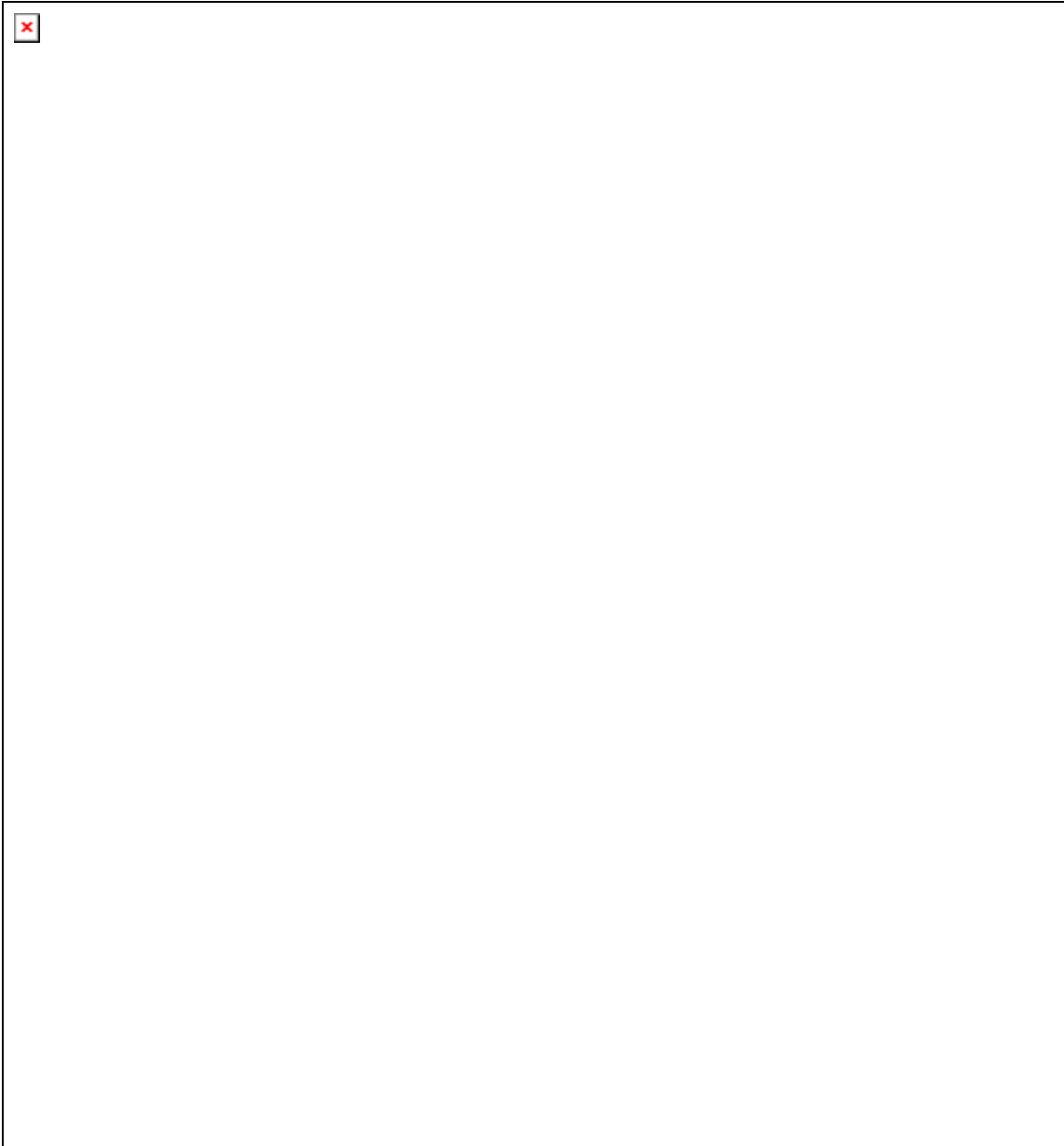
Regional Activity Center (RAC) Revisions

1,344.0 acres

Sources: Broward County proposed amendment package #10-2AR (existing uses map).

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

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-2AR
Proposed Amendment No. PCT 10-6 /// Town of Davie
Regional Activity Center (RAC) Revisions
2,244 acres

Sources: Broward County, SFRPC.

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

Attachment 4



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-2AR
Proposed Amendment No. PC 10-14 /// Town of Davie
From: Low-Medium (10) Residential
To: Irregular (22) Residential
49.97 acres

Sources: Broward County proposed amendment package #10-2AR (Amendment PC 10-14 Map 2 Aerial Photograph).
Note: For planning purposes only. All distances are approximate.

Attachment 5



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-2AR
Proposed Amendment No. PC 10-16 /// City of Deerfield Beach
From: Commercial Recreation
To: Medium-High (25) Residential
5.6 acres

Sources: Broward County proposed amendment package #10-2AR (existing uses map).
Note: For planning purposes only. All distances are approximate.

Attachment 6



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-2AR

Proposed Amendment No. PCT 10-7 and PC 10-10 /// City of Hollywood

From: Various land uses

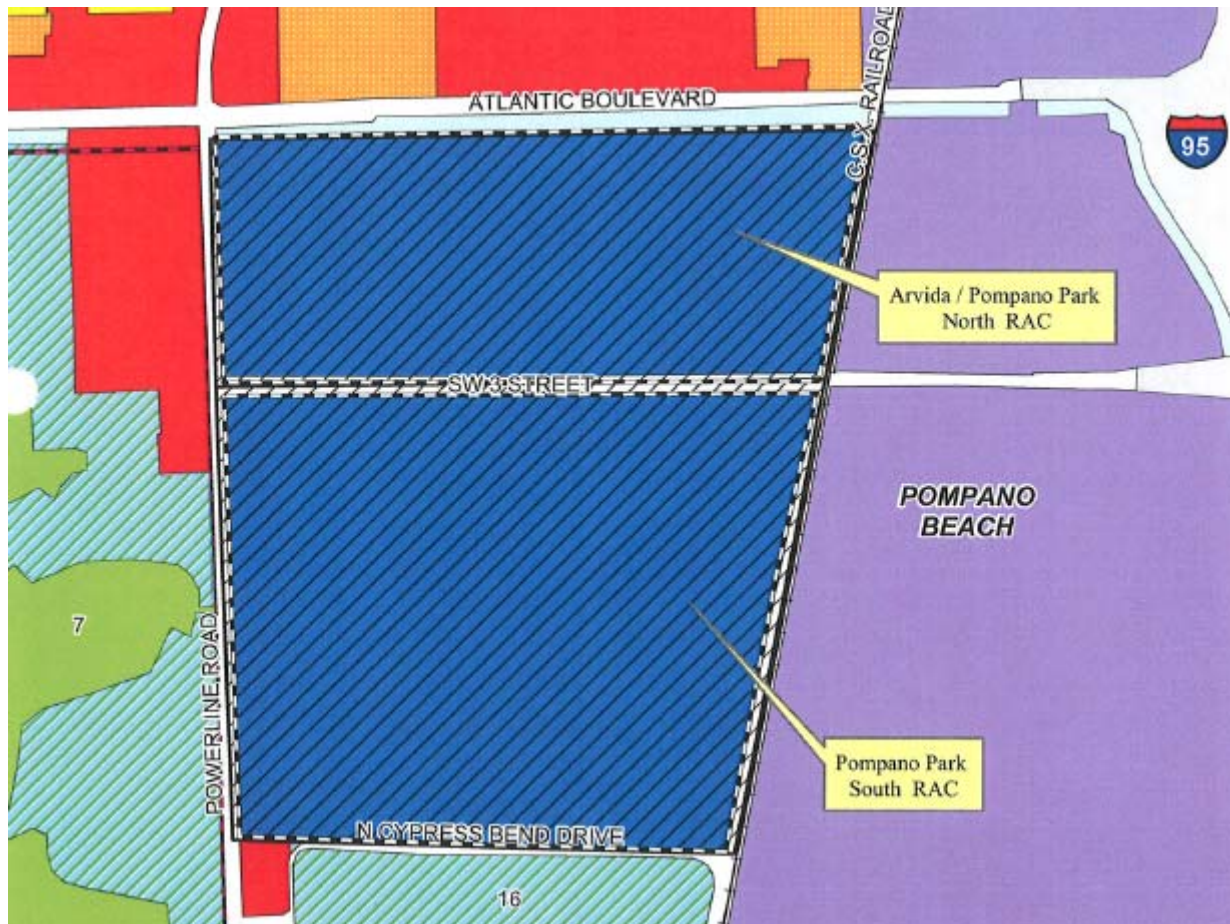
To: Transit Oriented Corridor (TOC)

980.3 acres

Sources: Broward County proposed amendment package #10-2AR (existing uses map).

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

Attachment 7



COMPREHENSIVE PLAN AMENDMENTS

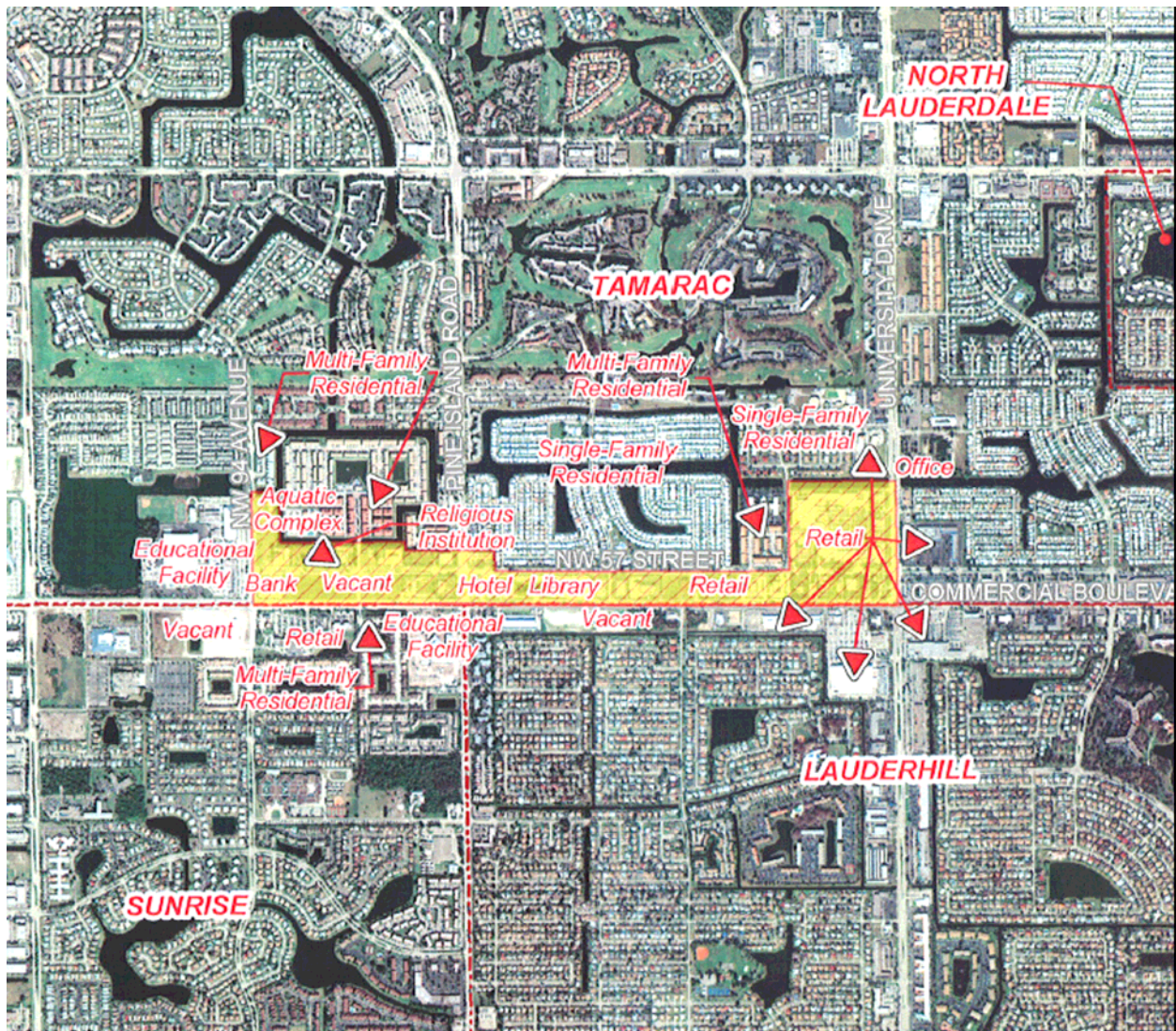
Aerial Map

Broward County #10-2AR
Proposed Amendment No. PCT 10-8 and PC 10-11 /// City of Pompano Beach
Expansion of existing Regional Activity Center (RAC)
398.9 acres

Sources: Broward County proposed amendment package #10-2AR (proposed land uses map).

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

Attachment 8



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-2AR

Proposed Amendment No. PCT 10-9 and PC 10-12 /// City of Tamarac

From: Various land uses

To: Local Activity Center (LAC)

133.57 acres

Sources: Broward County proposed amendment package #10-2AR (existing uses map).

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

Attachment 9



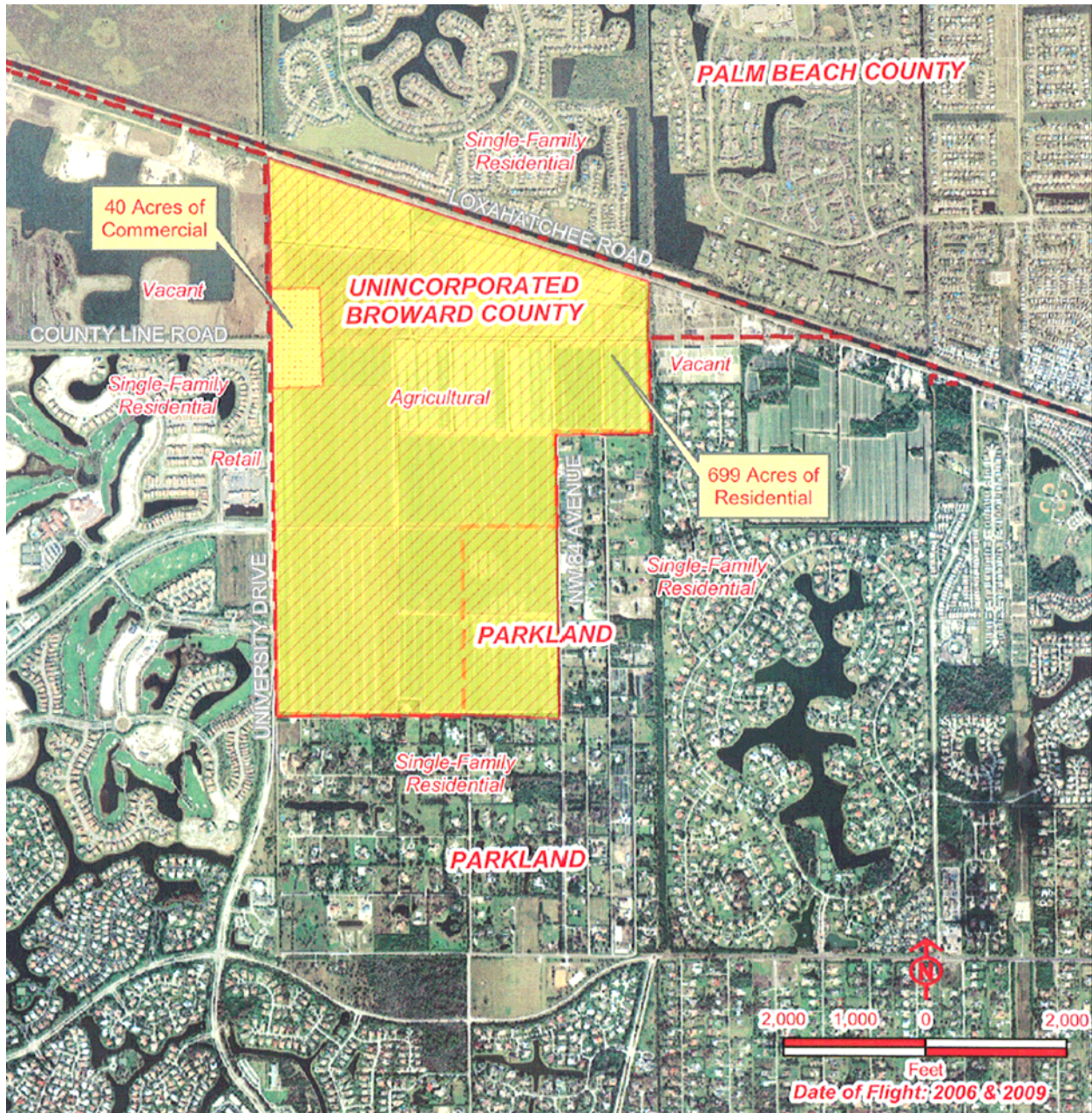
COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-2AR
Proposed Amendment No. PC 10-20
From: Rural Residential 10 (Palm Beach County)
To: Low (2) Residential
300.0 acres

Sources: Broward County proposed amendment package #10-2AR (existing uses map).
Note: For planning purposes only. All distances are approximate.

Attachment 10



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-2AR
Proposed Amendment No. PC 10-21 /// City of Parkland and Broward County
From: Estate 1 Residential and Rural Residential (Palm Beach County)
To: Irregular Residential and Commercial within a Dashed-Line Area
40.0 acres

Sources: Broward County proposed amendment package #10-2AR (existing uses map).

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

Attachment 11



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-2AR
Proposed Amendment No. PCT 10-10 and PC 10-13 /// City of Wilton Manors
From: Various land uses
To: Transit Oriented Corridor (TOC)
114.2 acres

Sources: Broward County proposed amendment package #10-2AR (existing uses map).

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

