



MEMORANDUM

AGENDA ITEM #6e

DATE: JULY 12, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF DANIA BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA# 10-1AR (ALTERNATIVE REVIEW)

Community Profile

In 1905, the City of Dania Beach became the first municipality incorporated in what is now Broward County (the County was not established until 1915). The settlement, originally called Modello, was centered on agriculture and the railroad. The Dania Cut-off Canal, dredged in 1918, gave the area access to the Atlantic Ocean. Through various annexations and de-annexations in its history, Dania Beach now consists of approximately 8.43 square miles (5,395.178 acres). The U.S. Census Bureau estimated the City's population to be 28,391 in 2009, representing a growth of 41.5 percent since 2000. The City is approximately 80 percent built-out. As the oldest incorporated City in the County, Dania Beach is faced with urban infill and redevelopment issues but has made progress in those areas in the past decade. Proximity to Port Everglades, Fort Lauderdale/Hollywood International Airport, two railroad lines and two interstate highways gives Dania Beach a considerable competitive advantage in attracting transportation-intensive businesses. A map depicting the general location of the City is included 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 28, 2010.

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

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

Staff Analysis

Proposed Amendment #10-1AR consists of a Future Land Use Element (FLUE) text change to the City's existing 1,344-acre Regional Activity Center (RAC) land use designation. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Council Agenda #6d; County No. PCT 10-5).

FLUE Amendment | Regional Activity Center (RAC)

The proposed amendment would increase the density and intensity within its current RAC land use designation by increasing the maximum allowable development of Commercial use by 30 acres and Employment Center use by 20 acres (See Table 1).

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 	None
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	None
Industrial	247.5 acres	247.5 acres	None
Employment Center	54.5 acres	74.5 acres	+20 acres
Transportation	6.5 acres	6.5 acres	None
Community Facilities	36.2 acres (or as needed)	36.2 acres (or as needed)	None
Recreation / Open Space	40.5 acres (minimum)	40.5 acres (minimum)	None
Conservation	2.6 acres (minimum)	2.6 acres (minimum)	None
Utilities	2.5 acres (or as needed)	2.5 acres (or as needed)	None

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 3% 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 City of Dania Beach text amendment 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 City must identify specific improvements to address the traffic impacts on the regional transportation network for the subject area through a traffic mitigation plan; and identify that adequate water supply will be available to serve the proposed additional uses through the long-term planning horizon. The City is encouraged to continue to work closely with its consultant, the South Florida Water Management District, and the appropriate Broward County Departments. Council staff is available to assist the City throughout the remainder of the amendment process.

The City of Dania Beach Commission approved (5-0) the proposed map amendment at its December 8, 2009 meeting.

Staff analysis confirms that the proposed text amendment 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*.

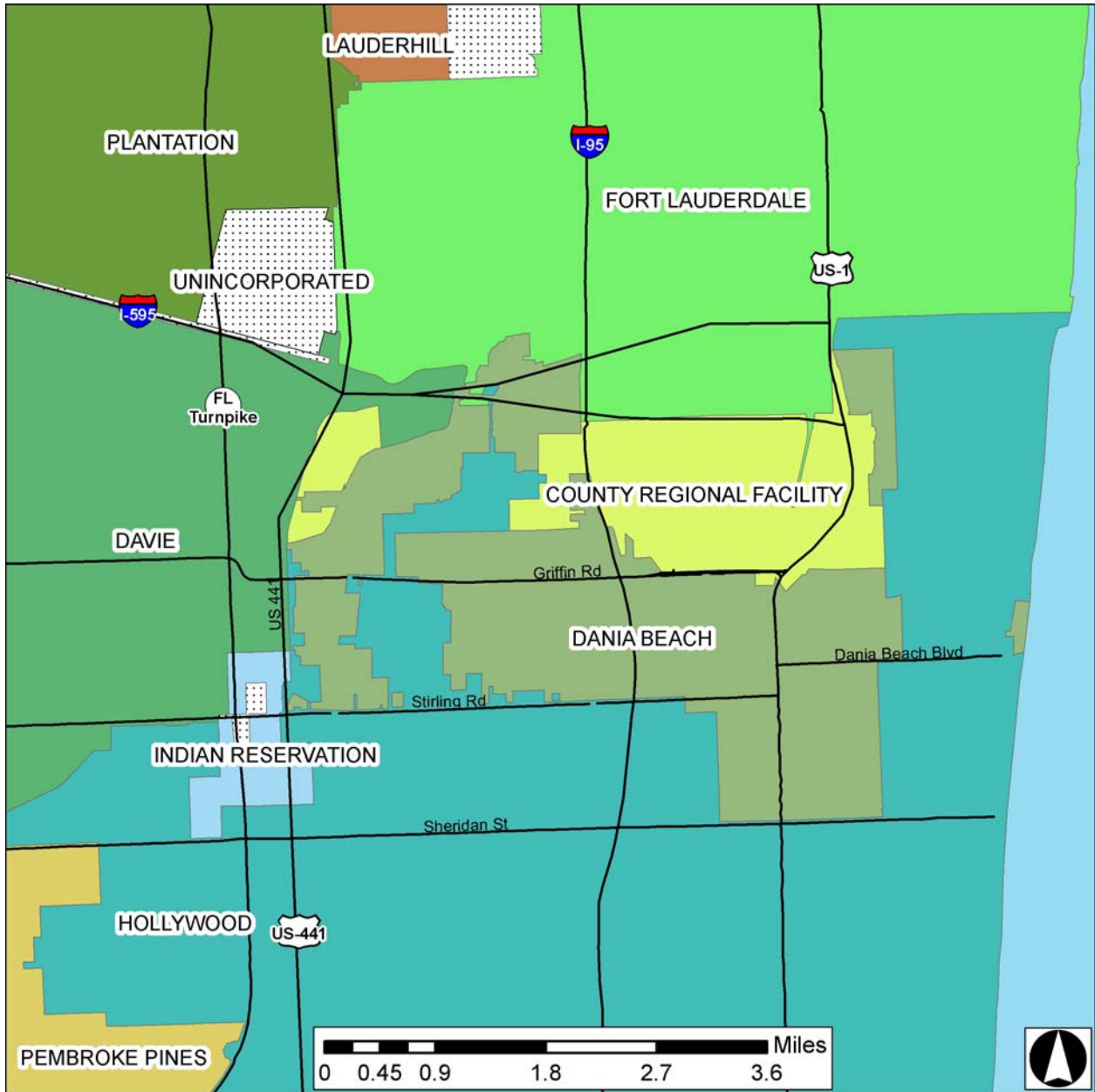
Impact Analysis

Staff analysis resulted in an Objection to the City of Dania Beach proposed amendment package #10-1AR due to the lack of a traffic mitigation plan for the proposed impacts on the regional transportation system and outstanding long-term water supply issues (see staff Objection on pages 3 and 4, above).

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of Dania Beach proposed amendment package #10-1AR 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*. Approve this staff report for transmittal to the City, with copies to the Florida Department of Community Affairs.

Attachment 1



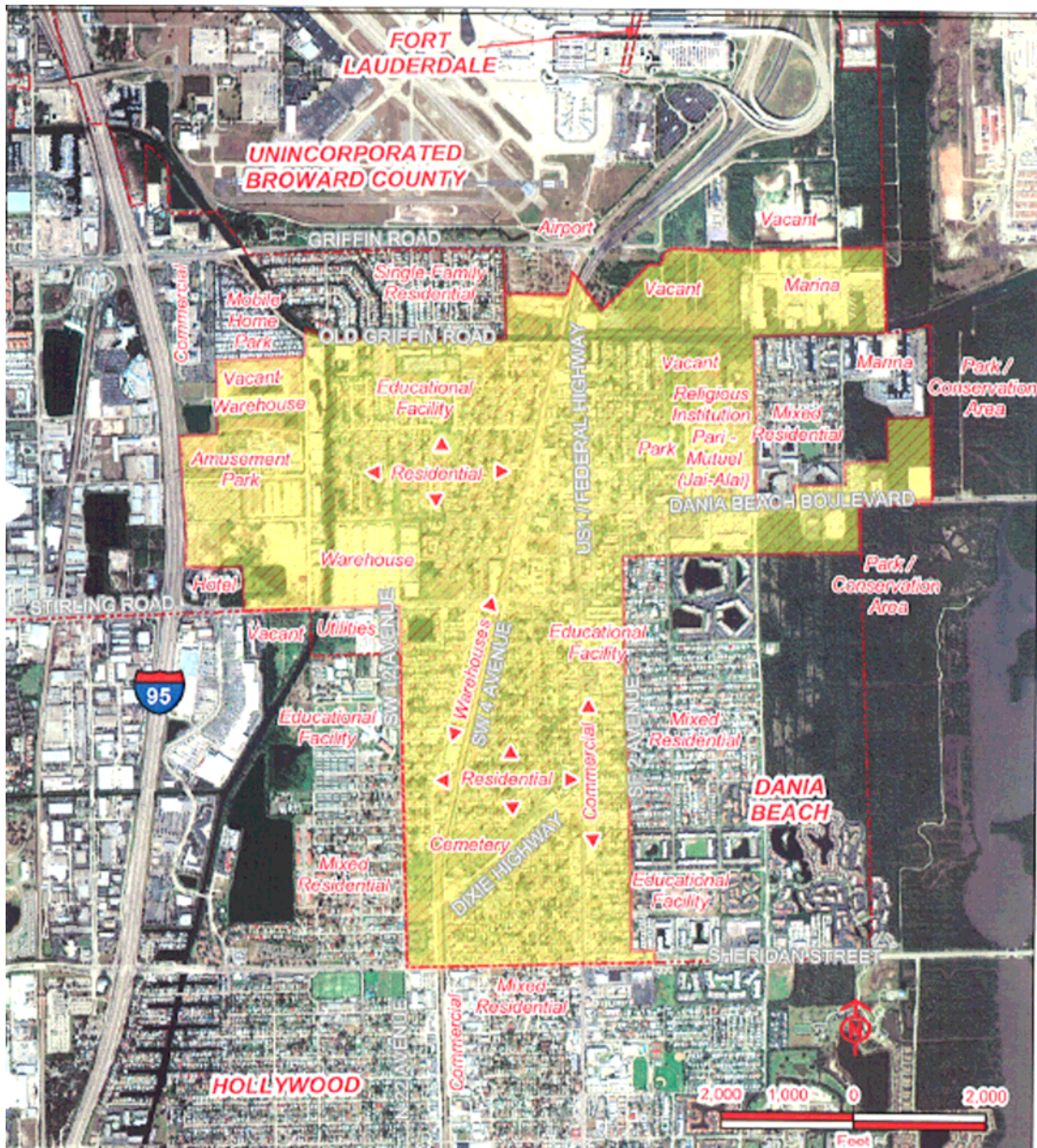
COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Dania Beach
Proposed Amendment #10-1AR

Sources: SFWMD, Broward County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Regional Activity Center (RAC) Text Amendment

Dania Beach
Proposed Amendment #10-1AR

Sources: Broward County proposed amendment package #10-2AR (Amendment PCT 10-5 Map 2 Aerial Existing Uses).
Note: For planning purposes only. All distances are approximate.