



MEMORANDUM

AGENDA ITEM #6c

DATE: JUNE 7, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: PROPOSED BROWARD COUNTY COMPREHENSIVE PLAN AND LAND USE PLAN
AMENDMENTS (ALTERNATIVE REVIEW)
DCA#10-1AR

Community Profile

Broward County, incorporated in 1915, is a highly-urbanized county located in the southeastern portion of Florida. The 2009 population is 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 May 18, 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 June 17, 2010.

The amendment review will be transmitted to the County and DCA on June 7, 2010.

Staff Analysis

Proposed amendment package #10-1AR contains nine (9) amendments. Five (5) would amend the Broward County Land Use Plan (BCLUP) Map and relate to two (2) amendments to the BCLUP’s text. One (1) would update the BCLUP’s Cultural and Natural Resource Map Series, and one (1) is a text amendment to the Broward County Comprehensive Plan (BCCP).

Broward County Proposed Amendment Package No. 10-1AR				
County No.	Amendment	Attachment No.	Recommendation	BOCC Vote
1	PCT 10-2	2	Generally consistent with the SRPP.	8-0
	PC 10-2	2	Generally consistent with the SRPP.	8-0
2	PCT 10-3*	3	Generally consistent with the SRPP.	7-0
3	PC 10-3	4	Generally consistent with the SRPP.	7-0
4	PC 10-4**	5	Generally inconsistent with the SRPP.	7-4

Broward County Proposed Amendment Package No. 10-1AR

County No.	Amendment	Attachment No.	Recommendation	BOCC Vote
5	PC 10-5	6	Generally consistent with the SRPP.	7-0
6	PC 10-6	7	Generally consistent with the SRPP.	6-2
7	PCNRM 10-1	N.A.	Generally consistent with the SRPP.	7-0
8	10-1-T1	N.A.	Generally consistent with the SRPP.	7-0

*Related to the Main Street @ Coconut Creek Development of Regional Impact.

**Related to the previously transmitted City of Parkland map amendment #10-1AR, reviewed at the February 1, 2010 Council meeting.

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 March 23, 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) AND COMPREHENSIVE PLAN (BCCP)
PROPOSED AMENDMENT PACKAGE #10-1AR**

1. BCLUP Text and Map Amendment (County No. PCT 10-2 and PC 10-2)

The proposed text and map amendment are being concurrently reviewed with the City of Hallandale Beach proposed amendment #10-1AR (see Council Agenda #6h).

The proposed text amendment would include the City of Hallandale Beach proposed Regional Activity Center land use designation within the BCLUP text. The RAC would cover approximately 637.6 acres, generally located south of Pembroke Road, east of Interstate 95, west of Northeast 8th Avenue, and north of Southwest 11th Street (the Broward and Miami-Dade County Line). The proposed density and intensity of the RAC land use is shown in Table 1 below.

Table 1

Proposed Density and Intensity of Hallandale Beach RAC	
Residential	4,241 dwelling units**
Commercial	234.86 gross acres
Commercial Recreation	49.03 gross acres
Community Facilities	22.47 gross acres
Recreation & Open Space	19.56 gross acres (minimum)
Industrial	13.31 gross acres
Employment Center-High	4.42 gross acres

**550 single family units, 491 duplexes, 1,200 townhomes, 1,000 garden apartments, and 1,000 mid-rise apartments.

The proposed map amendment (see Attachment 2) would amend the BCLUP Map by establishing the Hallandale Beach RAC land use designation described at the location noted above. The County's existing land use designations are shown in Table 2 below.

Table 2

Current County Land Uses	Acres
Commercial	234.86
Medium (16) Residential	209.77
Low-Medium (10) Residential	64.16
Commercial Recreation	49.03
Community Facilities	22.47
Recreation and Open Space	19.56
Industrial	13.31
Low (5) Residential	11.54
Medium-High (25) Residential	8.47
Employment Center-High	4.42

Adjacent existing land uses include educational facilities, single- and multi-family residential, and commercial to the north; single- and multi-family residential, commercial, and cemetery to the east; single- and multi-family residential, commercial, and educational facilities to the south; and single- and multi-family residential, warehouses, park, and Interstate 95 to the west. Adjacent planned uses include Commercial, Community Facilities, Low (5) Residential, and the City of Hollywood RAC to the north; Medium (16) and Low (5) Residential, Commercial, Commercial Recreation, and the

Hallandale Beach Local Activity Center (LAC) to the east; Hallandale Beach LAC, Miami-Dade County Business and Office and Low-Medium Residential (13), Medium (16) and Low-Medium (10) Residential, and Community Facilities to the south; and Low (5), Low-Medium (10), and Medium (16) Residential, Commercial, Industrial, and Transportation to the west.

The related map and text amendments are being processed for consistency with recommendations for redevelopment in the Citywide Master Plan and the updated 2008 Comprehensive Plan. The intent of the amendment is to direct permitted densities and intensities along major corridors (Dixie Highway and Federal Highway, or U.S. 1) within Hallandale Beach, not to increase the currently approved land use densities and intensities. The proposed amendment site is located within the City's Community Redevelopment Area (CRA).

Staff analysis confirms that the potable water, sanitary sewer, solid waste, drainage, and recreation and open space capacity and facilities are adequate to serve the future needs of the proposed amendment. Natural resources will not be adversely impacted by the proposed amendments; however, portions of the proposed site are within the City's Wellfield (Zones 1, 2, and 3). Development will be subject to special regulations and restrictions for protection of the wellfields. In addition, Broward County staff analysis noted that within the site, Foster Park, purchased through the County's Park Bond Program, should be protected as Recreation and Open Space as a text amendment at adoption. The City has agreed to dedicate the park for outdoor recreation use for a period of 25 years.

The proposed amendment will not increase the number of housing units allowed under the current land use designations; therefore, it will not generate any additional students at local schools or affordable housing needs.

The vehicular trip generation potential for the proposed amendment is projected to decrease by approximately 823 p.m., peak-hour, trips on the long-term planning horizon for the regional transportation network. The proposed amendment would not adversely affect the local and regional roadway networks. The proposed RAC is currently serviced by four (4) Broward County Transit routes, three (3) community bus routes, and one Miami-Dade County Transit route service.

A portion of the proposed amendment site is located east of U.S. 1 and located within the Broward County Hurricane Evacuation Zone for Category 3 and higher. The City has agreed to limit the number of residential units currently permitted by the BCLUP within the evacuation zone.

The Broward County Board of County Commissioners unanimously approved (8-0) the transmittal of the proposed text and map amendment at its March 23, 2010 meeting.

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

2. BCLUP Text Amendment (County No. PCT 10-3)

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

The amendment is related to the City of Coconut Creek's Main Street @ Coconut Creek Development of Regional Impact (DRI), which is approximately 157 acres and lies within the City's 500-acre Regional Activity Center (RAC) [see Council Agenda #5a1]. The RAC was originally approved in 2005 and amended in 2007 to increase the intensity of the permitted Commercial and Office uses. The

intent of the proposed text amendment is to ensure the DRI, County, and City land uses are consistent.

The proposed text amendment would amend the current Coconut Creek RAC land use designation within the BCLUP text to allow an additional 800,000 square feet of Commercial use, 244,500 square feet of Office use, and 3,750 multi-family dwelling units. The RAC covers approximately 500 acres and is generally located south of Wiles Road, north of Sample Road, west of Lyons Road, and east of State Road 7/U.S. 441 (see Attachment 3). The current and proposed density and intensity of the RAC land use designation is shown in Table 3 below.

Table 3
Coconut Creek RAC
Current and Proposed Land Uses

Land Use	Current	Proposed	Change
<i>Commercial</i>	2,500,000 square feet	3,300,000 square feet	800,000 square feet
<i>Office</i>	850,000 square feet	1,094,500 square feet	244,500 square feet
<i>Community Facilities</i>	303,000 square feet	303,000 square feet	N.A.
<i>Residential</i>	2,700 multi-family dwelling units	6,450 multi-family dwelling units	3,750 multi-family dwelling units
<i>Hotel</i>	1,300 rooms	1,300 rooms	N.A.
<i>Conservation</i>	14.7 acres	14.7 acres	N.A.
<i>Recreation and Open Space</i>	5 acres (minimum)	5 acres (minimum)	N.A.

Staff analysis confirms that the potable water, sanitary sewer, solid waste, drainage, and recreation and open space capacity and facilities are adequate to serve the future needs of the proposed amendment. Natural resources will not be adversely impacted by the proposed amendment.

The proposed amendment proposes to include an additional 3,750 residential dwelling units. The City of Coconut Creek has an Affordable Housing Linkage Program that seeks to maintain a sufficient supply of Affordable Housing, which the applicant will participate in to address the affordable housing impacts due to the proposed increase in dwelling units.

The proposed amendment will generate an additional 157 students within the Broward County School District Planning Area B (89 elementary, 37 middle school, and 31 high school students). According to School Board staff analysis, Planning Area B is anticipated to have sufficient excess capacity over the long-range planning horizon to support the proposed amendment. It should be noted that the County, School Board and City of Coconut Creek previously entered an Educational Mitigation Agreement to address the original impacts of the RAC development to school facilities.

The vehicular trip generation potential for the proposed amendment is projected to increase by approximately 1,537 p.m., peak-hour, trips on the long-term planning horizon for the regional transportation network. The proposed amendment would adversely affect the local and regional

roadway networks (State Road 7, Banks, Lyons, Sample, and Wiles Roads). The applicant has proposed the following to mitigate the impacts to the regional transportation network: construct missing roadway segments within the RAC, and to contribute a fair-share contribution of approximately \$5.9 million towards improvements consistent with Broward County's *2035 Long Range Transportation Plan*.

The Broward County Board of County Commissioners unanimously approved (7-0) the transmittal of the proposed text amendment at its March 23, 2010 meeting. The Commission recognized the applicant's voluntary commitments to address potential impacts to school facilities and the regional transportation network. The Commission further recommended final approval of the text amendment be conditioned on the execution of a legally enforceable mechanism regarding the transportation mitigation and that funding be allocated to serve the area impacted by the proposed amendment.

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

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

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

The proposed amendment would change the land use designation of an approximately 102.63-acre site from Low (5) Residential to Low-Medium (10) Residential on the BCLUP Map. The site is adjacent to the C-14 Canal to the north, between State Road 7/U.S. 441 on the east and the Fern Forest conservation area to the east, and Southwest 6th Street to the south (see Attachment 4). The subject site is currently vacant and contains the infrastructure of a former mobile home park. The proposed development plan is for a recreational vehicle (RV) condominium resort (Aztec RV Resort).

The proposed change in land use would allow 513 dwelling units in addition to the currently approved 513 dwelling units. It should be noted that the maximum number of units being considered under the City of Margate amendment is 1,020. The amendment's applicant has made a voluntary commitment to restrict development to 646 RV units. The voluntary restriction will not increase the number of housing units allowed under the current land use designations; therefore, it will not generate any additional students at local schools or affordable housing needs. In addition, the vehicular trip generation potential for the proposed amendment is projected to decrease by approximately 66 p.m., peak-hour, trips on the long-term planning horizon for the regional transportation network. The proposed amendment would not adversely affect the local and regional roadway networks.

Potable water, sanitary sewer, solid waste, drainage, and recreation and open space capacity and facilities are adequate to serve the future needs of the proposed amendment. Natural resources will not be adversely impacted by the proposed amendment.

The Broward County Board of County Commissioners unanimously approved (7-0) the transmittal of the proposed map amendment at its March 23, 2010 meeting. The Commission recognized the applicant's voluntary commitment to restrict the property to 646 recreational vehicle lots.

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. 10-4)

The proposed map amendment is related to the previously transmitted City of Parkland map amendment #10-1AR. The Council reviewed the City's proposed amendment at its February 1, 2010 meeting and found it to be generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, related to transportation planning and intergovernmental coordination issues. The Council staff report for Parkland #10-1AR can be viewed at http://www.sfrpc.com/council/AgendaFeb10_6c.pdf.

The proposed map amendment would change the BCLUP Map by designating land uses for 684.5 acres of land within the "Wedge" area in the City of Parkland. 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 673 acres of property from the Palm Beach County designation of Rural Residential-10 (1 dwelling unit per 10 acres) to Low (2) Residential (2 dwelling units per acre); and 11.5 acres to Commercial. The subject property is located between Loxahatchee Road and County Line Road, west of University Drive (see Attachment 5). Surrounding land uses include the Hillsboro Canal, agricultural and vacant land to the north, agricultural and vacant land to the east, single-family residential and vacant land to the south, and mining and vacant land to the west. Planned uses include Palm Beach County Rural Residential-10 to the north, east, and west, and Palm Beach County Low (3) Residential and Rural Residential-10 to the south.

The amendment site is currently undeveloped and would allow for an increase of 1,278 dwelling units (68 dwelling units are currently permitted, for a total of 1,346 single-family units) and 11.5 acres of commercial use. The applicant has voluntarily offered to restrict the commercial component to 110,000 square feet.

Staff analysis confirms that the potable water, 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 prepare a cultural resource survey 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 to mitigate affordable housing impacts of the proposed development with either a lump sum payment to Broward County at the time of the first building permit for a residential unit of \$619,740.43 or a payment of \$750 per dwelling with each issuance of a residential building permit.

The proposed amendment will generate an additional 644 students within the Broward County School District Planning Area B (307 elementary, 159 middle school, and 178 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, it should be noted that the applicant and the City of Parkland have entered an Agreement regarding a dedication of a 15 to 20-acre site for a new middle school, if needed. The School Board will have to agree on the location of the site.

On May 26, 2010, the Governor Crist signed House Bill 1621 to extend the boundaries of the North Springs Improvement District to include 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 1,677, adversely impacting the regional transportation network and air quality. In addition, the subject site is vacant without transportation infrastructure and the Broward County Trafficways Plan does not currently include infrastructure for the area. The applicant has voluntarily committed to dedicate additional right-of-ways at the time of platting to the following roads: Loxahatchee Road, Nob Hill Road, University Drive.

The Broward County Board of County Commissioners unanimously approved (7-0) the transmittal of the proposed map amendment at its March 23, 2010 meeting. The Commission recognized the applicant's voluntary commitments to address potential impacts to historical/archaeological resources, air quality, the transportation network, and affordable housing. The Commission further recommended the Planning Council amend the Broward County Trafficways Plans to add Loxahatchee Road between State Road 7 and the west of County line, Nob Hill Road between County Line Road and Loxahatchee Road, and University Drive between County Line Road and Loxahatchee at a maximum ninety-four foot right-of-way.

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 seventeen 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

Although the City of Parkland continues to work with Broward and Palm Beach Counties, the Cities of Coral Springs and Coconut Creek, and the South Florida Regional Planning Council to resolve connectivity issues, land use and transportation issues within the "Wedge" area remain unresolved. The appropriateness of the proposed uses, intensity and density, extra-jurisdictional impacts and impacts to the current and future regional transportation network can not be effectively evaluated since planning and studies for the "Wedge" are still in progress. The forthcoming results of the "Coordination and Implementing Studies on Mobility for Northern Broward and Southwestern Palm Beach Counties" should also be consulted. The amendment as proposed is premature.

The amendment's covenant would restrict development intensities to limit traffic volumes. The amendment lacks sufficient analysis to determine the traffic impacts of the development of the subject site within the "Wedge" area and on State Road 7/U.S. 441, which is a regional significant facility. In addition, 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. The increase in traffic may also adversely affect air quality.

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

- 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 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 City coordinate with the Florida Department of Transportation, Broward County MPO, Palm Beach County MPO, the City of Coral Springs, the City of Coconut Creek, Broward County, the South Florida Regional Planning Council and the Treasure Coast Regional Planning Council to properly analyze the transportation impacts of the proposed development and reconcile connectivity issues and land use issues prior to adoption. Staff is available to work with City staff throughout the amendment process.

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

5. BCLUP Map Amendment (County No. 10-5)

The proposed map amendment is being concurrently reviewed with the City of Pembroke Pines proposed amendment #10-1ARA and B (see Council Agenda #6e).

The proposed amendment would change the land use designation of an approximately 4.0-acre site from Commercial to High (50) Residential on the BCLUP Map. The site is generally located south of Sheridan Street and east of University Drive at the terminus of Pasadena Boulevard (see Attachment 6). The subject site currently has multi-family residential development on the western end of the property and is vacant to the east. The proposed land use change would allow for a maximum of 200 dwelling units; however, 100 age-restricted affordable housing dwelling units currently exist on the subject site.

Adjacent existing uses include a hospital to the north, multi-family residential to the east, vacant to the south, and office complex to the west. The planned uses include Commercial to the north and west, Low (5) Residential to the east, and Office Park to the south.

Potable water, sanitary sewer, solid waste, drainage, recreation and open space, and public school capacity and facilities are adequate to serve the future needs of the proposed amendment. Natural resources will not be adversely impacted by the proposed amendment. The vehicular trip generation potential for the proposed amendment is projected to decrease by approximately 175 p.m., peak-hour, trips on the long-term planning horizon for the regional transportation network.

The Broward County Board of County Commissioners unanimously approved (7-0) the transmittal of the proposed map amendment at its March 23, 2010 meeting.

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*.

6. BCLUP Map Amendment (County No. 10-6)

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

The proposed amendment would change the land use designation of an approximately 90.4-acre site within the Palm Aire Dashed-Line Area (approximately 1,535.0 total acres) on the BCLUP Map from Commercial Recreation within a Dashed-Line Area to Irregular Residential within a Dashed Line Area with a maximum density of 7 dwelling units per acre. The site is located north of Atlantic Boulevard, between NW 31st Avenue to the east and the Florida Turnpike to the west (See

Attachment 7). The subject site was formally a golf course and encompasses the Island Club Apartments, which is located on 14 acres and has a density of 15.7 dwelling units per acre, or 220 units.

The proposed development plan for the 90.4-acre site would be for a multi-residential development with a maximum of 907 dwelling units.

Adjacent existing uses include single- and multi-family residential to the north; warehouses, commercial, vacant, and multi-family residential to the east; golf course, single- and multi-family residential to the south; and Florida's Turnpike and multi-family residential to the west. Adjacent planned uses include Low-Medium (10) Residential and Irregular (7) Residential within a Dashed-Line Area, and Commercial to the north and east; Commercial Recreation within a Dashed Line Area and Irregular (7) Residential within a Dashed-Line Area to the south; and Transportation and Irregular (7) Residential within a Dashed-Line Area to the west.

Potable water, sanitary sewer, solid waste, drainage, and recreation and open space capacity and facilities are adequate to serve the future needs of the proposed amendment. Natural resources will not be adversely impacted by the proposed amendment; however, the proposed amendment site is located within Zones 1, 2, and 3 of the City of Pompano Beach West Wellfield Zone of Influence. Development will be subject to special regulations and restrictions for protection of the wellfields.

The proposed amendment will generate an additional 41 students within the Broward County School District Planning Area B (24 elementary, 10 middle school, and 7 high school students). According to School Board staff analysis, Planning Area B is anticipated to have sufficient excess capacity over the long-range planning horizon to support the proposed amendment.

The vehicular trip generation potential for the proposed amendment is projected to increase by approximately 309 p.m., peak-hour, trips on the long-term planning horizon for the regional transportation network. The proposed amendment would adversely affect the local and regional roadway networks (Atlantic Boulevard, Florida's Turnpike, and Powerline Road). The applicant has voluntarily committed to mitigate impacts.

The Broward County Board of County Commissioners unanimously approved (6-2) the transmittal of the proposed map amendment at its March 23, 2010 meeting. The Commission recognized the applicant's voluntary commitments to address potential impacts to the regional transportation network; provide 15 percent of the total dwelling units as "workforce income" affordable housing; include a park dedication; and use sustainable design principles. The Commission further recommended the applicant and appropriate County staff coordinate to ensure aquifer recharge capacity is maintained.

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*.

7. Cultural and Natural Resource Map Series Update (County No. PCNRM 10-1)

The proposed amendment would incorporate the recently annexed "Wedge" parcel in northeast Broward County into the Cultural and Natural Resource Map Series of the Broward County Land Use Plan. The "Wedge" area is an approximately 1,949-acre parcel, generally located north of County Line Road, south of Loxahatchee Road and the Hillsboro Canal.

The "Wedge" area will be reflected in the following County maps: Archaeological Sites, Historic Sites, Cultural Facilities, Existing and Planned Waterwells and Zones of Influence, Environmentally

Sensitive Lands, Wetlands, Flood Plains and Flood Prone Areas and Coastal High Hazard Areas, Mineral Resources, Beaches and Shores, Soils, Hurricane Evacuation Zones, Potential Greenways System, and Urban Infill, Redevelopment, and Downtown Revitalization Areas.

The Broward County Board of County Commissioners unanimously approved (7-0) the transmittal of the Cultural and Natural Resources Map Series update at its March 23, 2010 meeting.

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

8. BCCP Text Amendment (County No. 10-1-T1)

The proposed BCCP text amendment would replace and update the Goals, Objectives, and Policies and the Support Document of the County's Solid Waste Element based on current data, projections, organizational structure, State requirements, and best practices. The key proposed changes include provisions and implementation strategies for waste minimization through resource reduction, reuse, recycling, and recovery; protect natural resources; ensure adequate facilities are in place and planned for; and to coordinate with municipal partners in safe and efficient disposal of waste.

The Broward County Board of County Commissioners unanimously approved (7-0) the transmittal of the proposed text amendment at its March 23, 2010 meeting.

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

Impact Analysis

Staff analysis resulted in an Objection to proposed County map amendment #PC 10-4 in the Broward County proposed amendment package #10-1AR due to transportation planning and intergovernmental coordination issues (see staff Objection on pages 9 through 10).

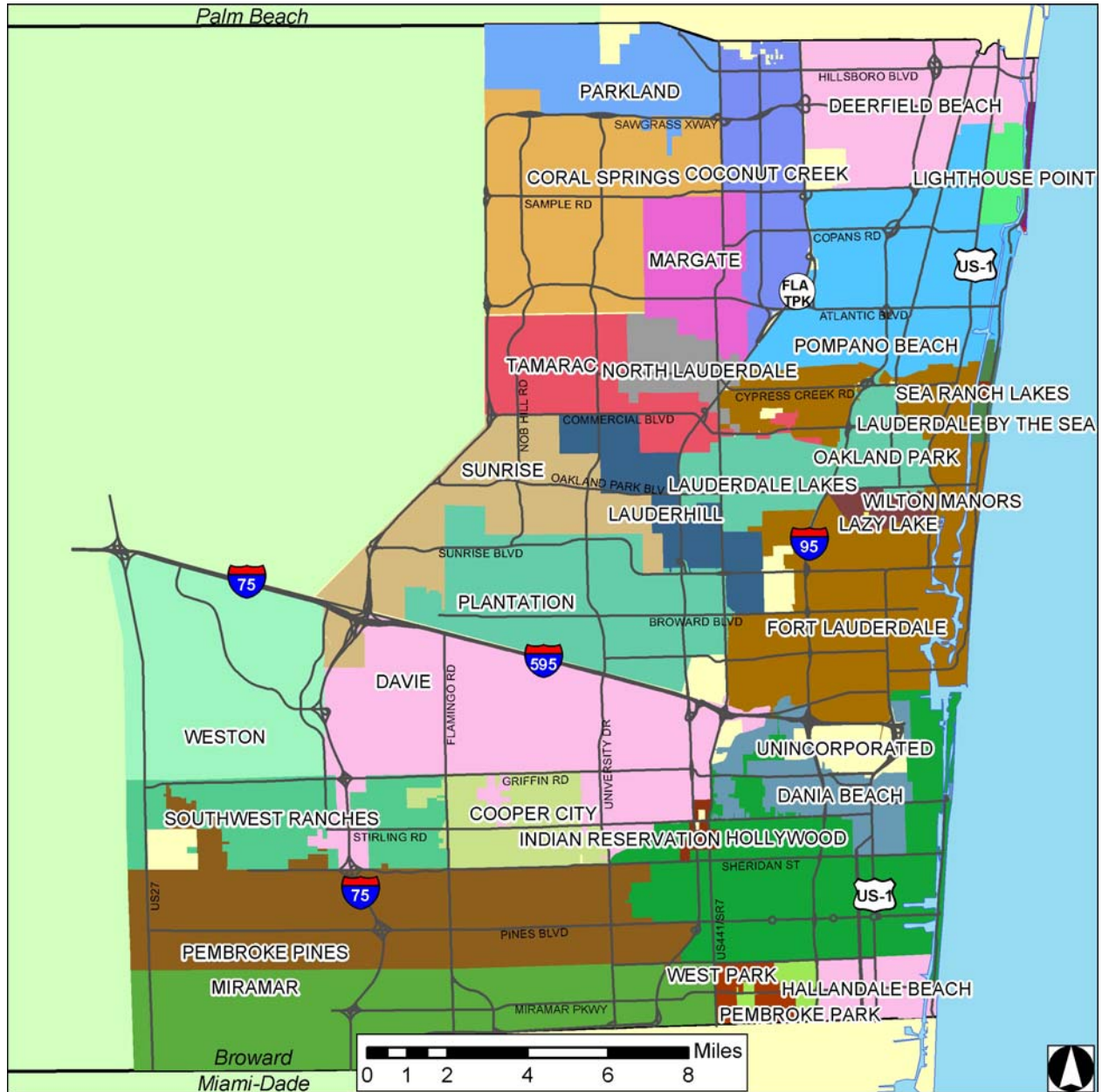
Staff analysis confirms the remaining map, text, and map series' update amendments in the Broward County proposed amendment package #10-1AR would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources,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

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find County map amendment #PC 10-4 in the Broward County proposed amendment package #10-1AR generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*, particularly with Goals 4, 8, 20, and 21 and Policies 4.2, 8.1, 20.3, 21.2, and 21.7, related to transportation planning and intergovernmental coordination issues; and

Find the remainder of Broward County proposed amendment package #10-1AR (County amendment #PCT 10-2, PC 10-2, PCT 10-3, PC 10-3, PC 10-5, PC 10-6, PCNRM 10-1, and 10-1-T1) 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



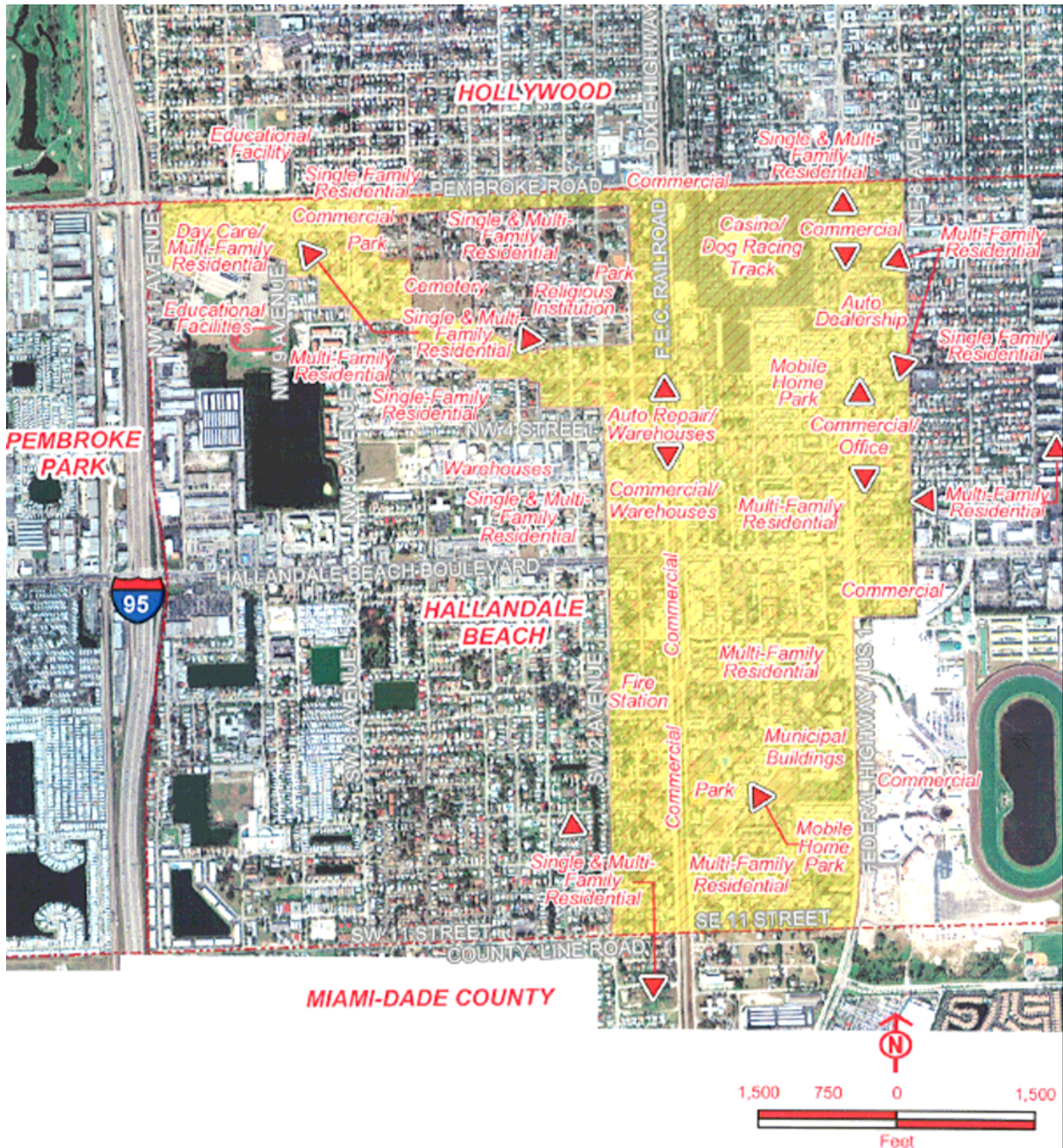
COMPREHENSIVE PLAN AMENDMENTS

Location Map

Broward County
Proposed Amendment #09-1ARB

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-1AR

Proposed County No. PCT and PC 10-2 /// City of Hallandale Beach

From: Various land use designations

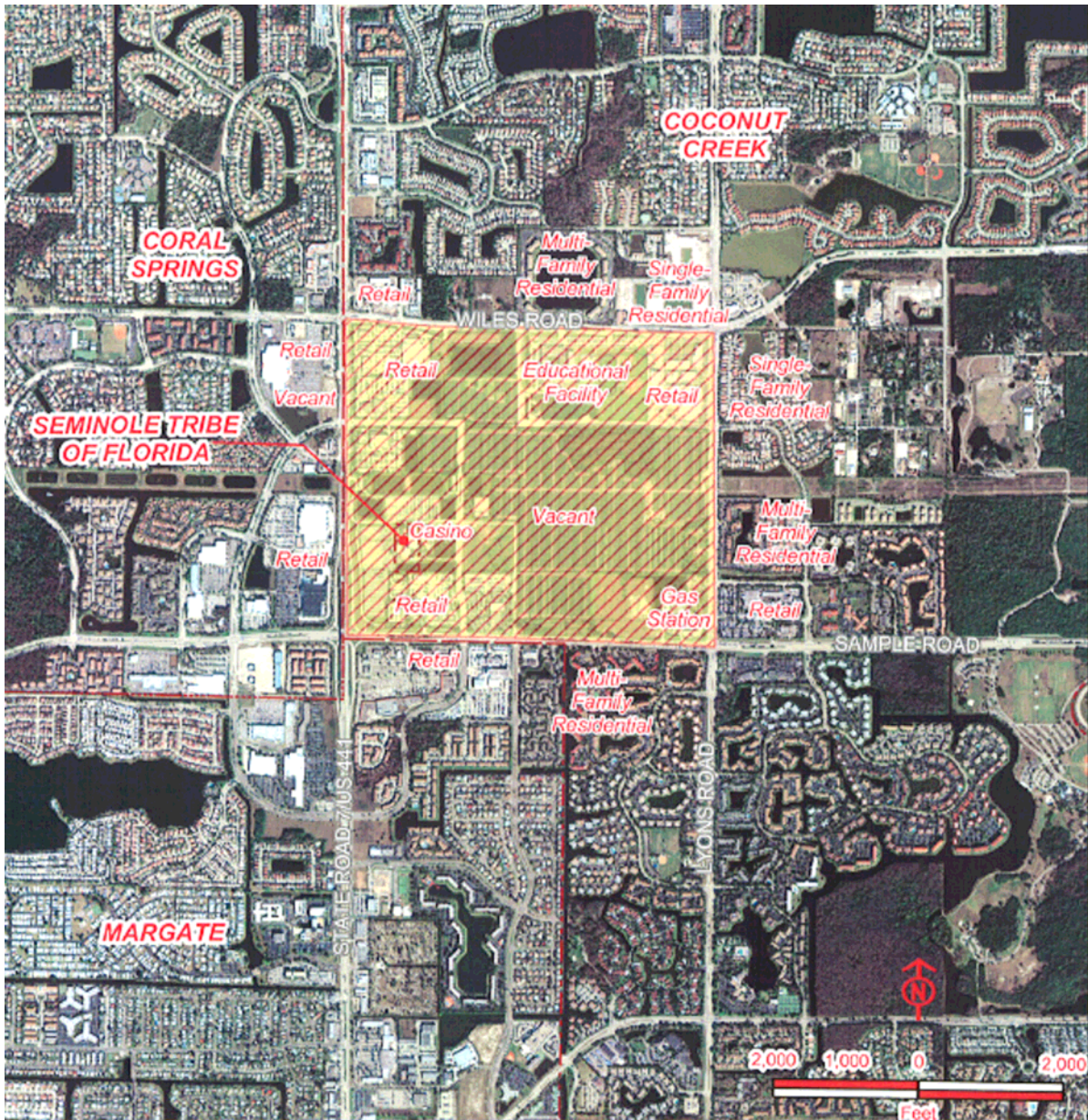
To: Regional Activity Center

637.6 acres

Sources: Broward County proposed amendment package #10-1AR (existing uses map).

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

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-1AR

Proposed Amendment No. PCT 10-3 /// City of Coconut Creek

Increasing the Regional Activity Center Uses to include more Commercial, Office, and Residential
500.0 acres

Sources: Broward County proposed amendment package #10-1AR (existing uses map).

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

Attachment 4



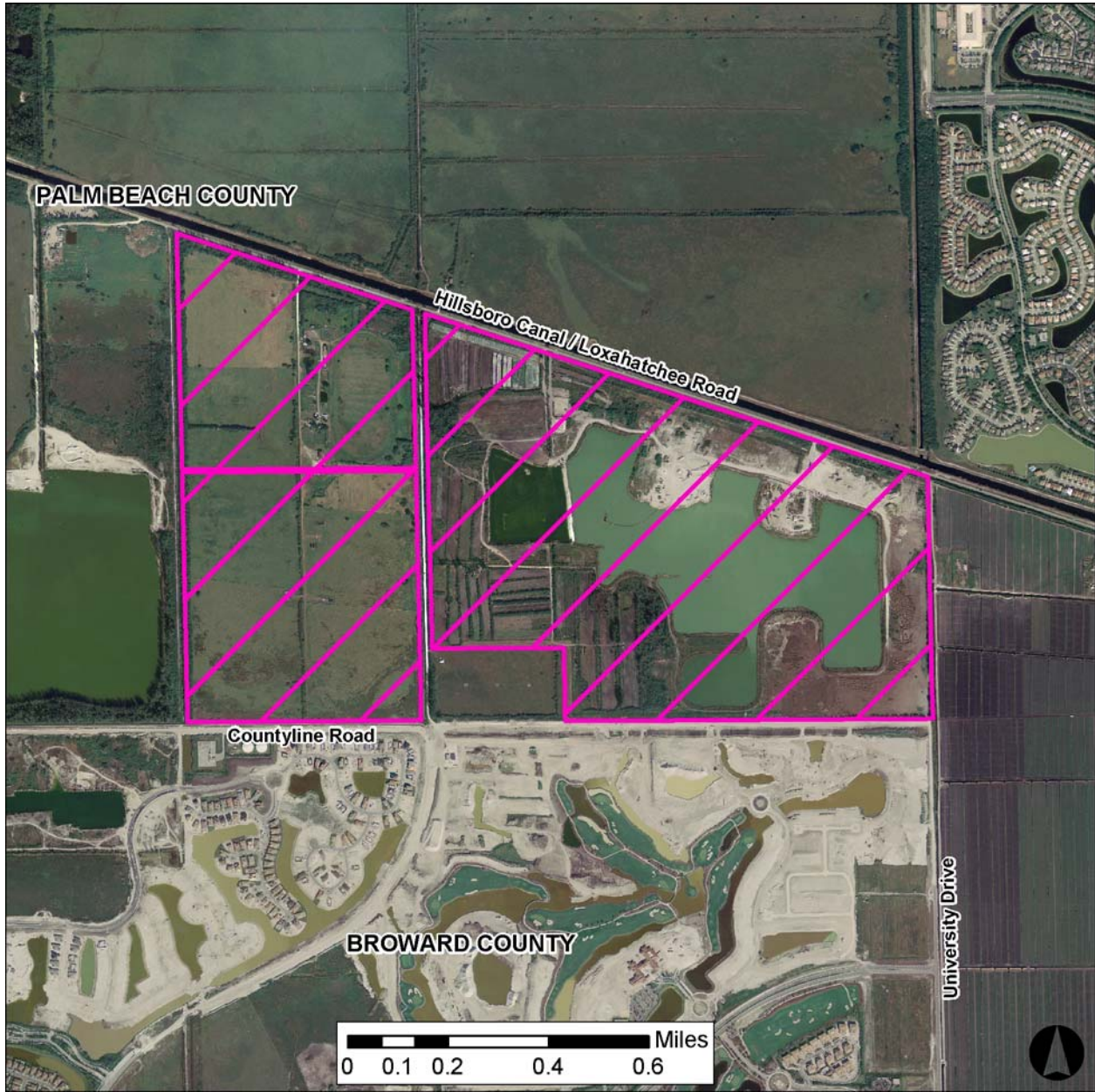
COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-1AR
Proposed Amendment No. PC 10-3 /// City of Margate
From: Low (5) Residential
To: Low-Medium (10) Residential
102.7 acres

Sources: Broward County proposed amendment package #10-1AR (existing uses map).
Note: For planning purposes only. All distances are approximate.

Attachment 5



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-1AR
Proposed Amendment No. PC 10-4 /// City of Parkland
From: Rural Residential 10 (Palm Beach County land use)
To: Low (2) Residential and Commercial (Broward County land use)
684.5 acres

Sources: Broward County proposed amendment package #10-1AR (existing uses map).
Note: For planning purposes only. All distances are approximate.

Attachment 6



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-1AR

Proposed Amendment No. PC 10-5 /// City of Pembroke Pines

From: Commercial

To: High Residential

4.0 acres

Sources: Broward County proposed amendment package #10-1AR (existing uses map).

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

Attachment 7



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County #10-1AR
Proposed Amendment No. PC 10-6 /// City of Pompano Beach
From: Commercial Recreation Dashed-Line Area
To: Irregular Residential Dashed-Line Area
90.4 acres

Sources: Broward County proposed amendment package #10-1AR (existing uses map).
Note: For planning purposes only. All distances are approximate.