



MEMORANDUM

AGENDA ITEM #7d

DATE: NOVEMBER 8, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

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

Community Profile

The City of Hallandale Beach is located in the southeastern corner of Broward County, bordered on the east by the Atlantic Ocean and I-95 to the west, south of the City of Hollywood. It is approximately 4.4 square miles in size. It was originally incorporated as a Township on May 14, 1927, and renamed as "City of Hallandale" in 1947. The population of Hallandale Beach in 2009 was estimated to be 37,400 residents, and the population density is approximately 8,500 persons per square mile. Its population is characterized by a high percentage of persons over 65 years old. However, current estimates indicate that there is a growing percentage of younger residents and families. Hallandale Beach is a highly urbanized city, approaching build-out. Its economy includes a mix of tourism, finance, office and warehousing. The general location of the City 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 the effects on regional resources or facilities identified in the *SRPP* and extrajurisdictional 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.

Staff Analysis

The City of Hallandale Beach adopted amendment package #10-1AR includes one (1) Future Land Use Element (FLUE) text amendment and one (1) Future Land Use Map (FLUM) amendment to establish a Regional Activity Center (RAC) in the City of Hallandale Beach (visit http://www.sfrpc.com/council/Agenda%20Jun10_6h.pdf for a map depiction).

The proposed amendment was reviewed at the June 7, 2010 Council meeting and found to be generally consistent with the *SRPP*. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan that the Council reviewed on October 4, 2010 (County No. PCT 10-2 and PC 10-2).

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 October 30, 2010, with copies to the Florida Department of Community Affairs.

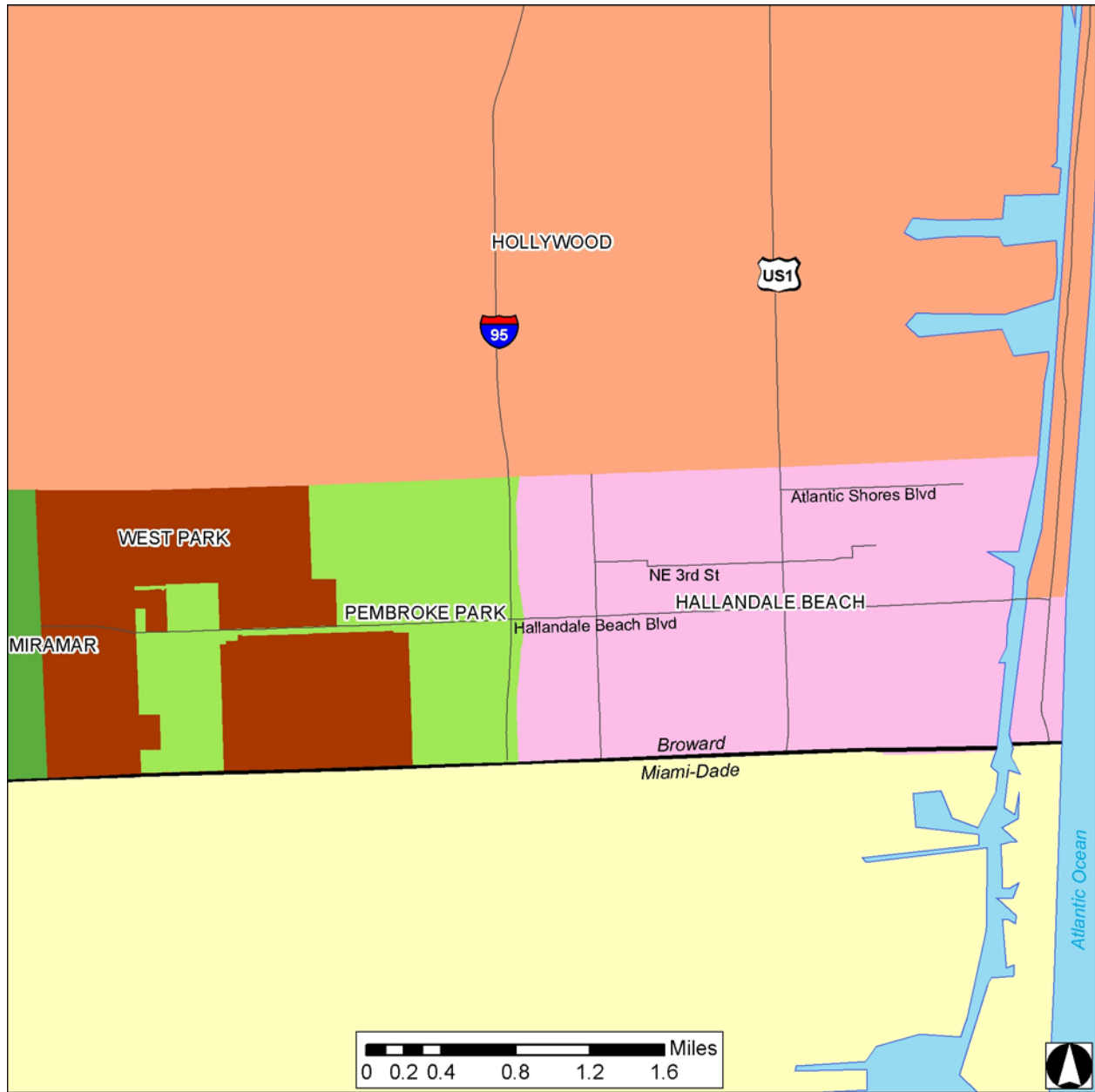
The amendment package was adopted as proposed with minor revisions. Language was added to ensure that redevelopment activities complement surrounding neighborhoods of the Foster Road community and further enhance their historical and cultural elements by developing community land development regulations in conjunction with the community.

The City of Hallandale Beach Commission unanimously (4-0) approved the adopted amendment at its July 21, 2010 meeting.

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

Find the City of Hallandale Beach adopted amendment package #10-1AR generally consistent with 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

General Location Map

City of Hallandale Beach
Adopted Amendment #10-1AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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