



MEMORANDUM

AGENDA #5b

DATE: AUGUST 3, 2009

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: ADOPTED BROWARD COUNTY LAND USE PLAN AMENDMENTS

Introduction

On June 29, 2009, Council staff received adopted amendment package #09-1ARB to the Broward County Land Use Plan (BCLUP) for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment package was reviewed at the October 6, 2006 meeting and found to be generally consistent with the *SRPP*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

Broward County, incorporated in 1915, is a highly-urbanized county located in the southeastern portion of Florida. The 2008 population is estimated to be 1,758,494, an 8.3 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 infill 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.

Summary of Staff Analysis

Adopted amendment package #09-1ARB contains a text and map amendment to the Broward County Land Use Plan (BCLUP), related to the creation and designation of a Transit Oriented Corridor (TOC) in the Town of Davie.

A summary analysis of the adopted amendment follows.

Broward County Adopted Amendment Package No. 09-1ARB		
County Amendment No.	Amendment Description	Recommendation
PCT 06-6 (Ordinance #2009-47)	BCLUP Text amendment incorporates the Town of Davie Transit Oriented Corridor (TOC) land use designation (Approximately 903.7 acres)	Generally consistent with the SRPP.
PC 06-19 (Ordinance #2009-48)	BCLUP Map amendment designates the Davie TOC (Approximately 903.7 acres) From: <i>Industrial (614.9 acres); Transportation (182.5 acres); Commercial (47.9 acres); Low-Medium (10) Residential (39.7 acres); Community Facilities (13.6 acres); and Utilities (5.1 acres)</i> To: <i>Transit Oriented Corridor (TOC)</i>	Generally consistent with the SRPP.

The text and map amendments in adopted amendment package #09-1ARB establish the Town of Davie Transit Oriented Corridor (TOC) land use designation within the BCLUP text and on the BCLUP map. The TOC covers approximately 903.7 acres of land (1.4 square miles), generally located south of Interstate 595 and approximately ½ mile north of Stirling Road, between State Road 7/U.S. 441 and the Florida Turnpike [See Attachment 2]. The adopted density and intensity of the TOC is shown in the table, below.

Density and Intensity of Davie TOC Land Uses	
Residential	6,428 dwelling units*
Industrial/Flex	3,600,000 square feet
Office	1,700,000 square feet
Commercial	600,000
Hotel	750 rooms
Open Space	120 acres

*1,800 high-rise, 2,650 mid-rise, 1,250 garden apartments; and 500 townhomes (228 mobile homes currently exist).

The amendments were adopted without change. However, in response to an Objection in the October 27, 2006 Objections, Recommendations, and Comments (ORC) Report issued by the Florida Department of Community Affairs (DCA) related to inadequate data and analysis about infrastructure and concerns raised by the Broward County Board of County Commissioners (BOCC) regarding potential residential development located in Airport Noise contour lines, additional information has been provided to the County by the Town of Davie since transmittal in 2006.

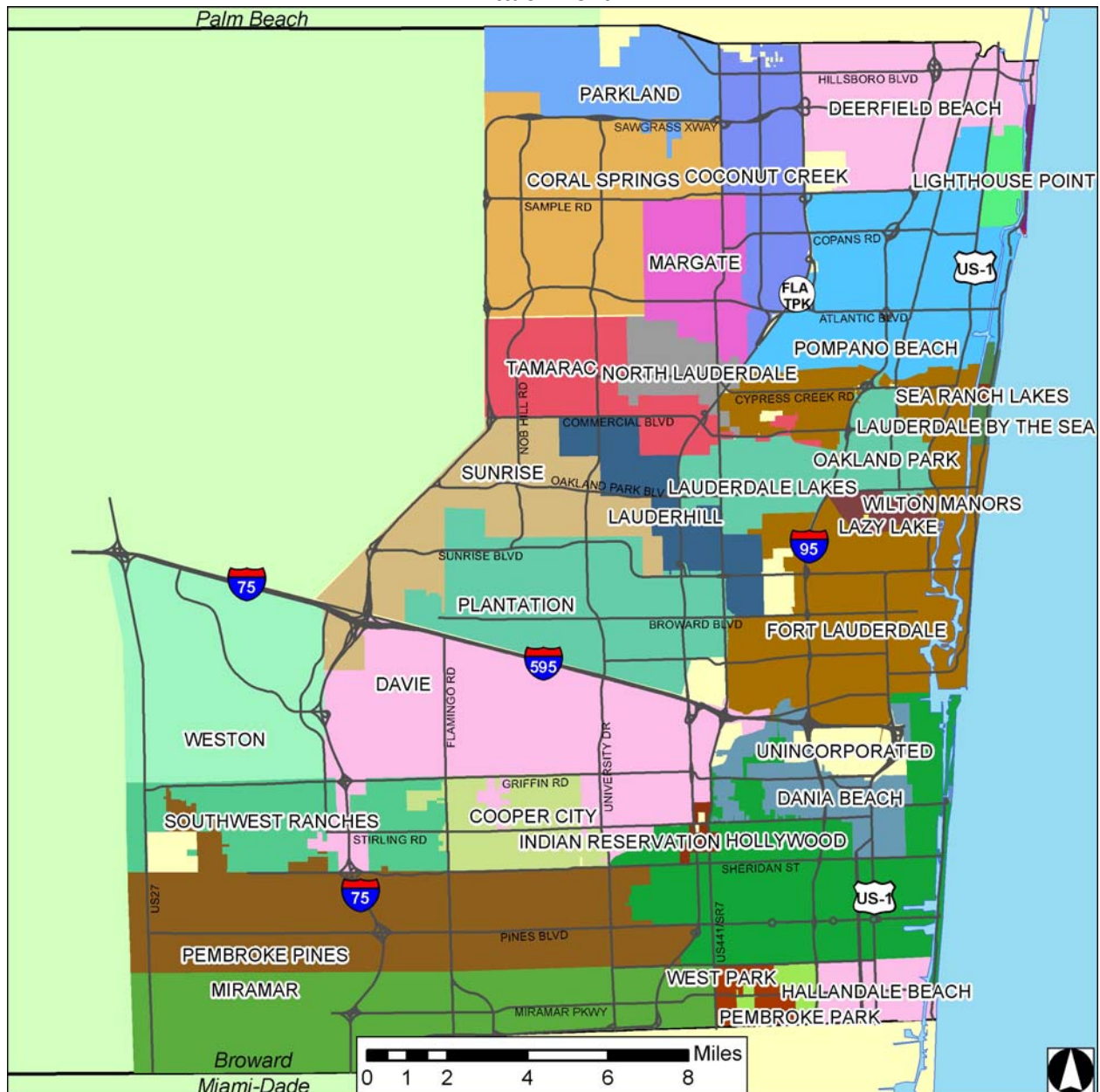
On June 23, 2009, the BOCC voted (6-3) to approve transmittal of the adopted amendment recognizing voluntary commitments made by the Town of Davie, including the execution of the proposed Airport Noise Mitigation Agreement. The Agreement would prohibit residential uses within the 65 and over DNL noise contours and require noise mitigation measures for residential uses built within the 60 to 64 DNL noise contours. The BOCC also recognized the Town's commitment that at least 15 percent of the residential units shall be provided as affordable per the Broward County Land Use Plan, for a period of 15 years.

Staff analysis confirms drainage, potable water, public schools, recreation and open space, sanitary sewer, solid waste, and transit and roadway services and capacity are adequate to serve the future needs of the text and map amendment. The adopted amendments continue to be compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find Broward County adopted amendment package #09-1ARB to be generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

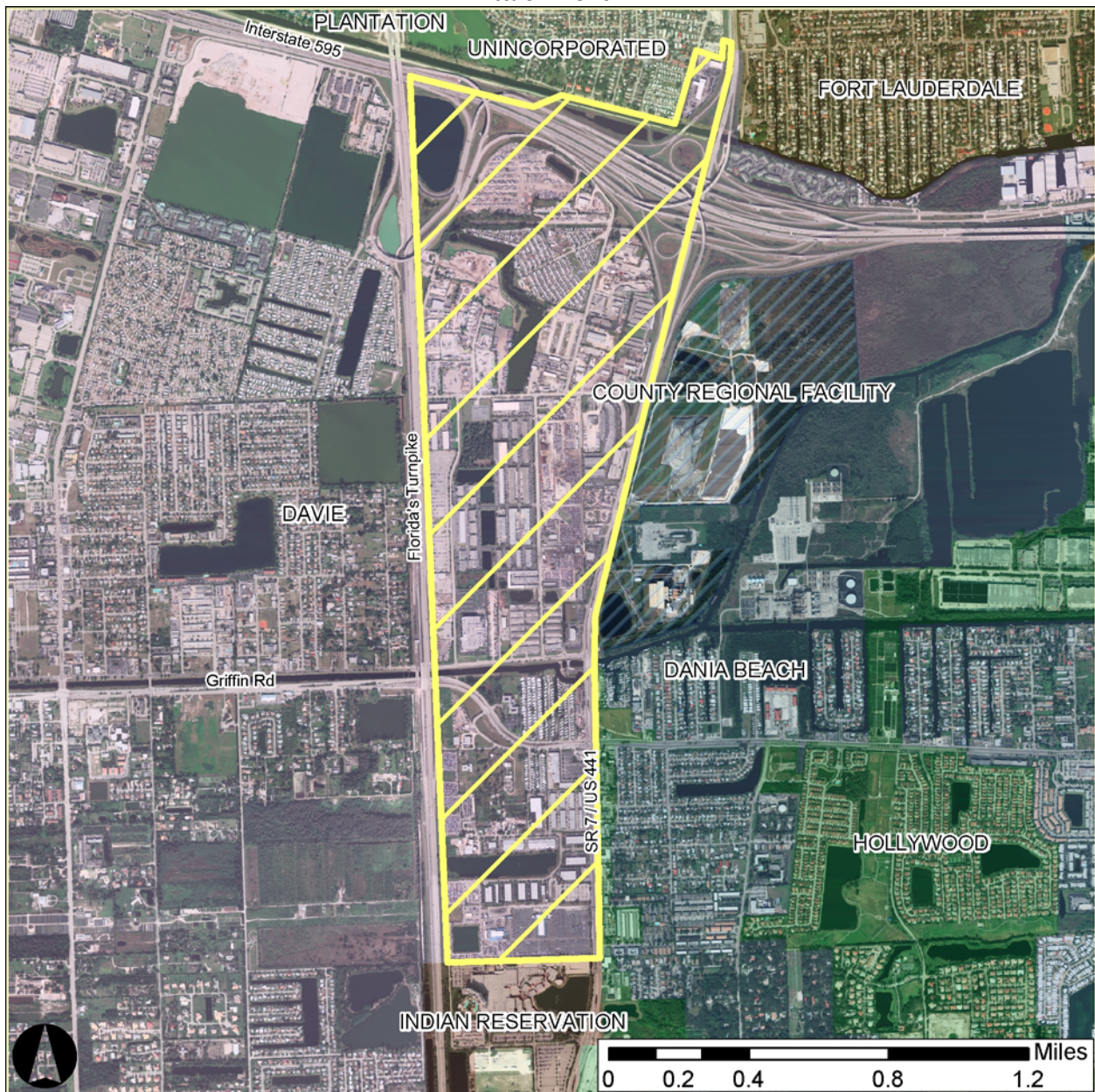
Location Map

Broward County
Adopted 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
Adopted Amendment #09-1ARB / Town of Davie
From: Various land use designations
To: Davie Transit Oriented Corridor
903.7 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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