



# MEMORANDUM

AGENDA ITEM #6b

DATE: FEBRUARY 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF HALLANDALE BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On December 23, 2008 Council staff received proposed amendment #09-1ER to the City of Hallandale Beach Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (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

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 2008 was estimated to be 38,232 residents and the population density is approximately 8,117 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.

Additional information regarding the City or the region may be found on the Council's website, [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

Proposed Amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Hallandale Beach Comprehensive Plan. The City's EAR was found sufficient on November 28, 2006 by the Florida Department of Community Affairs (DCA). A map depicting the general location of the City is included in Attachment 1.

There are no changes in land use proposed in this amendment package.

## **EAR-Based Comprehensive Plan Amendments**

In 1998 the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide minimum standards. The Report is not intended to require a comprehensive rewrite of the elements within the local plan, unless a local government chooses to do so.

The City identified eight (8) primary categories containing several issues to be addressed in the EAR. The primary categories include Land Use, Transportation, Housing, Infrastructure, Parks and Recreation, Coastal Management, Historic Preservation, and Capital Improvements.

Nine (9) elements of the comprehensive plan would be updated and amended in accordance with the amendments called for in the EAR, including a response to changes to State Statutes, the Florida Administrative Code and the *Strategic Regional Policy Plan for South Florida (SRPP)*. Some of the revisions called for in the EAR have been addressed through previously submitted amendments to DCA related to adequate water supply planning, public school facilities and the annual update of the Capital Improvements Element.

The City of Hallandale Beach Commission approved (4-1) the proposed amendment at its December 3, 2008 meeting.

Staff analysis has resulted in comments to the Transportation, Housing, and Coastal Management Elements and confirms the proposed EAR-based amendments are compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

### **Summary of EAR-Based Text Changes**

#### Future Land Use Element

The key proposed changes to this element:

- Allows applicants to satisfy concurrency requirements by making proportionate share contributions to mitigate impacts on City infrastructure;
- Subjects development in the City to the Broward County Transit-Oriented Corridor Level of Service (LOS) criteria and Transit Impact Fees;
- Directs the City to complete the Citywide Master Plan and then reevaluate neighborhoods, corridors, and districts for actions to promote and enhance compatibility;
- Directs continued implementation of all existing corridor plans consistent with City planning documents and regulations;
- Locates high density residential with access to major arterial streets; and
- Creates a new land use designation to be known as a Regional Activity Center (RAC) to encourage attractive and functional mixed use activities (no map amendments are being proposed).

#### Transportation Element

The key proposed changes to this element include:

- Provisions to coordinate with Broward County in the implementation of a county-wide transit concurrency system;
- Provisions to ensure transportation concurrency management for new and redevelopment;
- Continue to encourage mixed used development as a way to reduce traffic trips; and
- Support the conversion or co-use of the FEC Corridor for both freight and commuter purposes.

#### *Comment*

A thorough review of the proposed revisions to Transportation Element by Council staff has resulted in the following suggestions to better coordinate the element with the most current and the best available data and for consistency with agency names and planning timeframes. The City should review the latest version of the Broward County Transit Development Plan (TDP) to expand their analysis on transit routes, amenities, vehicle miles travelled data, LOS, and system needs. To further provide for greenhouse gas reductions the City can adopt policies and implementation strategies for anti-idling of large transportation fleets, delivery vehicles, and school buses; use renewable fuels, compressed natural gas, and electric plug parking facilities; and encourage car sharing.

In addition, Miami-Dade County should be included in Policy 1.7.2 since they provide transit service to the City. Policy 1.10.1(7) can be deleted because double tracking improvements are complete and Broward County Transit is now the Transit Division of the Broward County Transportation Department.

#### Housing Element

The key proposed changes to this element direct the City to:

- Apply for funding through the State Housing Initiatives Partnership (SHIP) once the City reaches entitlement status, or other funding sources, to purchase lots and real property;
- Maintain housing programs and initiatives through the Hallandale Beach Community Redevelopment Agency (CRA);
- Streamline the permitting and review process for Affordable and Workforce Housing projects; and
- Continue to work with Broward County to secure Community Development Block Grant (CDBG) funds for the rehabilitation of housing units.

#### *Comment*

The City correctly used the Affordable Housing Needs Assessment (AHNA) data to update the data and analysis section of the Housing Element. The City also stated they hired a consultant to perform an Affordable/Workforce Housing study to further determine needs and to develop a model for implementing programs. The study was scheduled to be complete in December of 2008. Council staff recommends that the Housing Element be revised to include the results of the study prior to adoption, or when the study is complete.

#### Utilities Element

The key proposed changes to this element include provisions for the City to correct existing deficiencies and meet projected demands in the short and long-range planning horizons of 2010, 2012, and 2020 through various provision, including:

- Installation of two (2) subaqueous water mains in the southeast City segment;
- Implementation of the first phase of the wastewater reuse program;
- Implementation of projects identified in the City's 10-Year Water Supply Facilities Work Plan; and
- Expand and enhance a comprehensive recycling program.

#### Coastal Management Element

The key proposed changes to this element direct the City to:

- Coordinate with Broward County in the siting of water-dependent uses, including marina siting activities;
- Adopt the hurricane evacuation times developed by the South Florida Region Planning Council's Regional Hurricane Evacuation Model Traffic Study; and
- Develop a plan for replacement of infrastructure in the Coastal High Hazard Area (CHHA) as part of the City's Post-Disaster Plan.

### Comment

The newest CHHA definition as stated in section 163.3178(2)(h), F.S., reads “The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.” Prior to adoption, Council staff recommends the City incorporate this definition into the Coastal Management Element and revise, if necessary, the CHHA map (Figure 6-1) to reflect the new CHHA boundary.

### Conservation Element

The key proposed changes to this element direct the City to:

- Implement adopted landscaping requirements in accord with South Florida Water Management District (SFWMD) regulations, work with the City of Hollywood and others to develop ways to utilize grey water, and utilize grey water on public property;
- Encourage property owners to use drought resistant and native plants;
- Continue to operate the City minibus;
- Investigate and implement energy efficiency in public facilities; and
- Promote brownfield redevelopment.

### Recreation and Open Space

The key proposed changes to this element direct the City to:

- Explore feasibility of bike and pathways, and connections to and around City parks;
- Provide bike parking at schools, libraries, and parks; and
- Ensure accessibility to park and recreation facilities that are consistent with the Americans with Disabilities Act.

### Capital Improvements Element

The key proposed changes to this element direct the City to:

- Prioritize funding for capital improvements by such criteria as eliminating existing capacity deficits, City budget impacts, locational needs, new development and redevelopment facility demands, and financial feasibility; and
- Adopt revised LOS standards for arterial and city collector, or local roads for transportation concurrency.

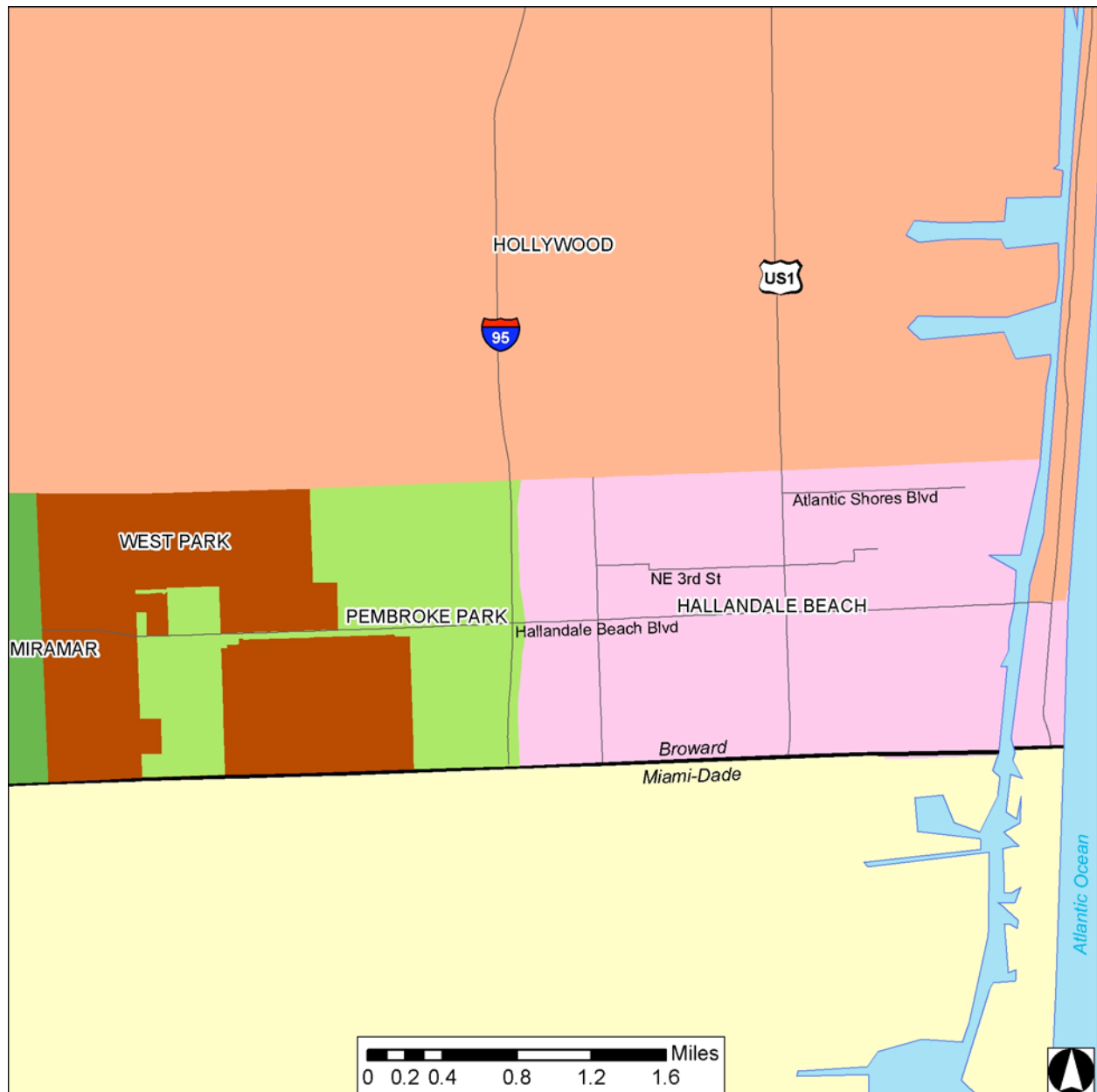
### Intergovernmental Coordination Element

Minor housekeeping revisions are proposed to this element, such as updating government agency names and providing for consistency among elements of the comprehensive plan.

### Recommendation

Find proposed amendment package #09-1ER 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

City of Hallandale Beach  
Proposed Amendment #09-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

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