



MEMORANDUM

AGENDA ITEM #7b

DATE: FEBRUARY 1, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: DANIA BEACH ADOPTED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On December 30, 2009, Council staff received adopted plan amendment package #09-2AR to the Dania Beach Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the November 2, 2009 Council 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

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.

Summary of Plan Amendment

Adopted amendment package #09-2AR to the City of Dania Beach Comprehensive Plan contains map and text changes to expand the boundaries of the City's current Community Redevelopment Area (CRA) and establish a Regional Activity Center (RAC) land use designation.

The related amendment to the Broward County Comprehensive Plan (Department of Community Affairs amendment #09-2AR) was reviewed and found to be generally consistent with the *SRPP* at the January 4, 2010 Council meeting. The general location of the City is shown in Attachment 1 and the adopted map amendment is shown in Attachment 2.

The adopted amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City by January 29, 2010.

The text and map amendment changes approximately 1,350 acres of various land uses to Regional Activity Center (RAC). The boundaries of the amendment site are congruous with the expanded boundaries of the City's CRA, which includes I-95 to the northwest, Old Griffin Road to the north, NE 5th Avenue to the northeast, SE 2nd Avenue to the southeast, Sheridan Street to the south, and SW 12th Avenue to the southwest.

The maximum intensity of uses under the new RAC designation include: 2,348 single family homes, 286 duplexes, 2,047 townhomes, 972 garden apartments, 2,165 high rise apartments; 246 acres plus 500,000 square feet of commercial floor area, 247.5 acres industrial, 54.5 acres employment center; 6.5 acres transportation; 640 hotel rooms; 36.2 acres community facilities; 40.5 acres minimum parks and recreation; 2.6 acres minimum conservation; and 2.5 acres utilities.

The adopted amendments were adopted with a minor revision in response to concerns of the South Florida Water Management District. A new Policy (27.21) within the Future Land Use Element strengthens the concurrency management system for potable water within the City.

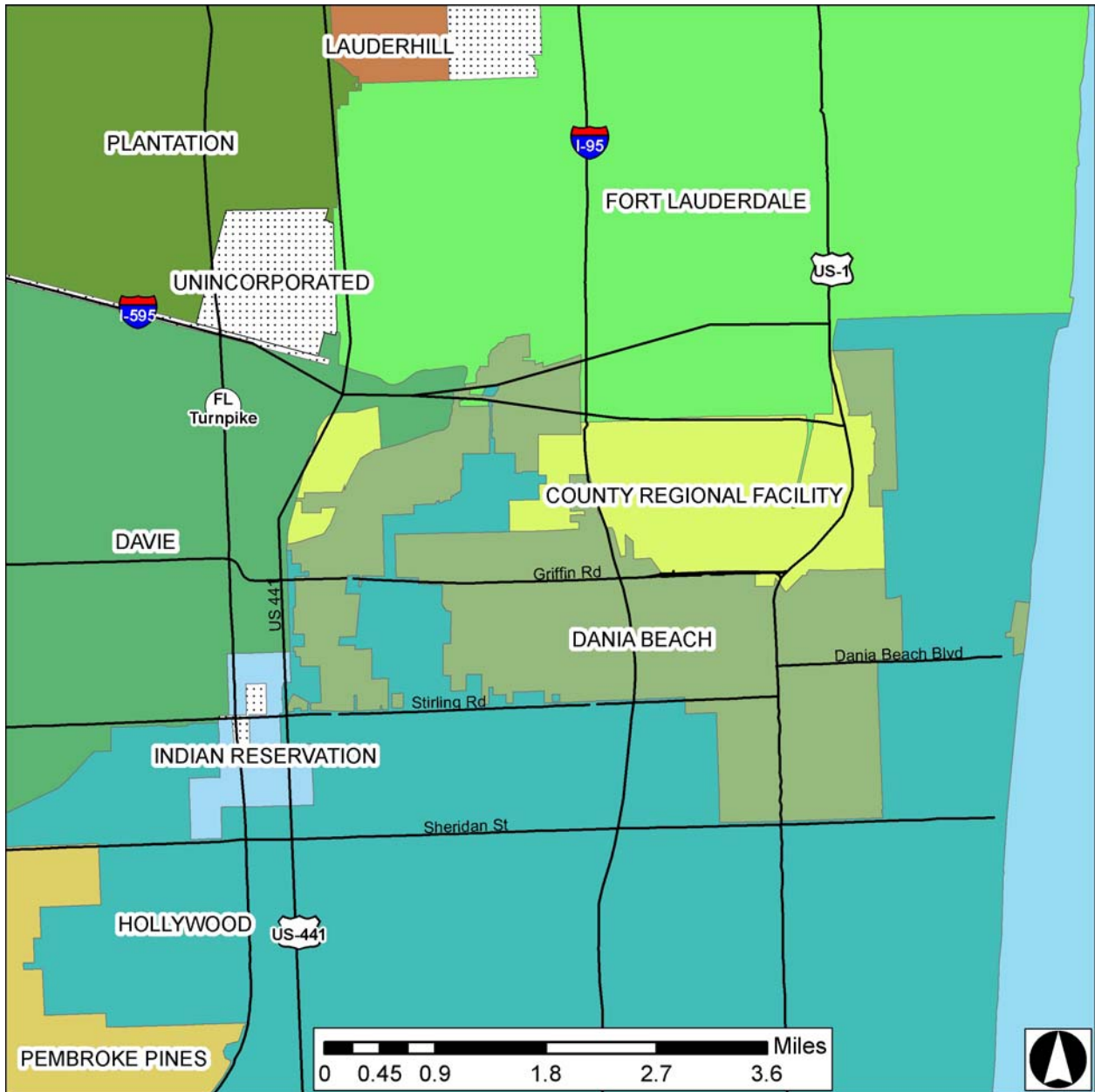
Staff analysis confirms that the adopted text and map amendments continue to be compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Dania Beach Commission unanimously approved the transmittal of the adopted amendment at its December 8, 2009 meeting.

Recommendation

Find City of Dania Beach adopted amendment package #09-2AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the City, with copies to the Florida Department of Community Affairs.

Attachment 1



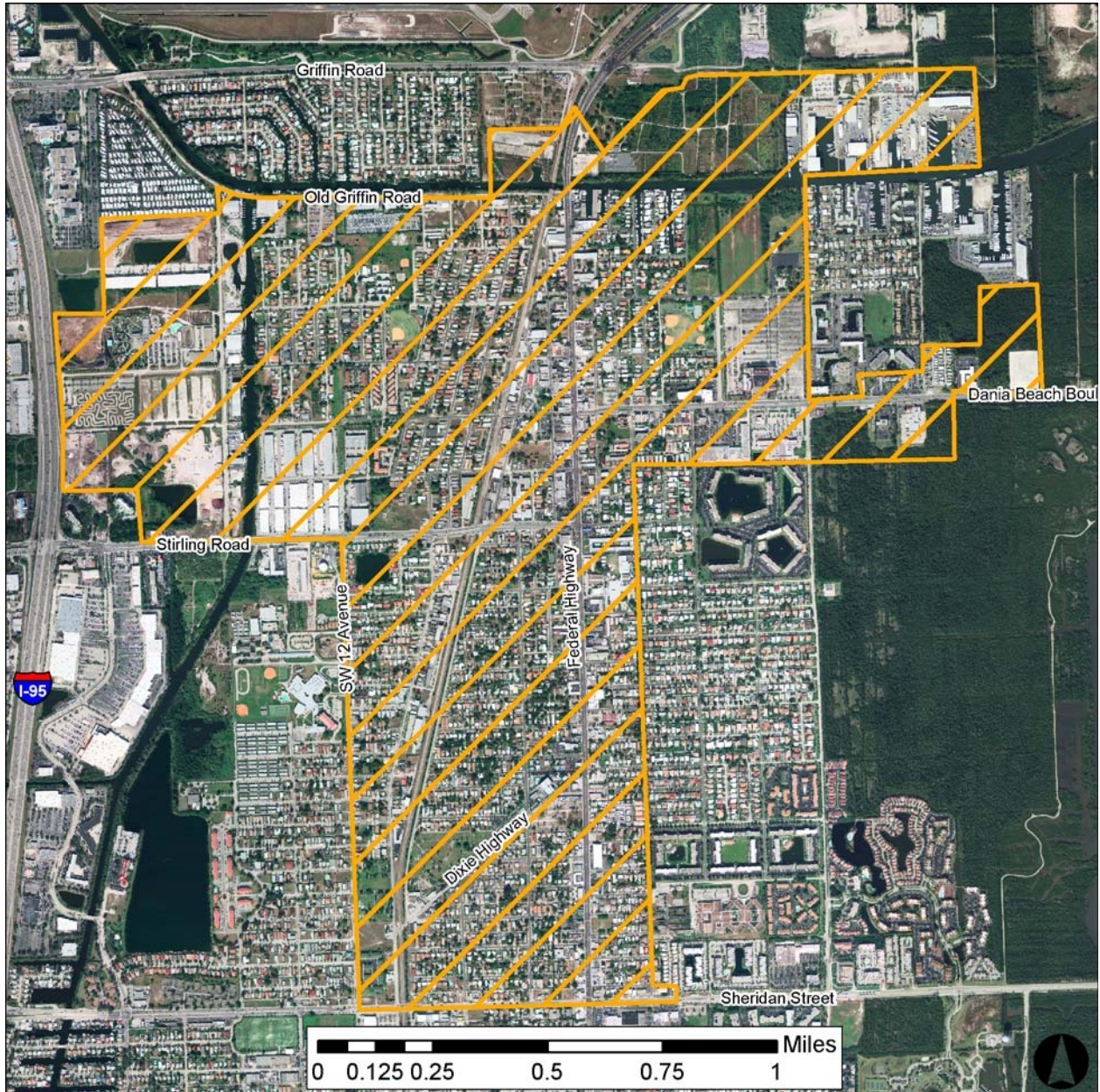
COMPREHENSIVE PLAN AMENDMENTS

City Location Map

Dania Beach
Adopted Amendment #09-2AR

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Dania Beach
Adopted Amendment #09-2AR

From: Low to Medium Residential, Commercial, Industrial, Local Activity Center, Employment Center, Community Facilities, Transportation, Utilities and Conservation

To: Regional Activity Center
1,350 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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