



MEMORANDUM

AGENDA ITEM #7c

DATE: JANUARY 4, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ADOPTED BROWARD COUNTY COMPREHENSIVE PLAN AND LAND USE PLAN AMENDMENTS (ALTERNATIVE REVIEW)

Introduction

On December 15, 2009, Council staff received adopted amendment package #09-2AR 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 was reviewed at the November 11, 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

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 a limited amount of 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 #09-2AR contains seven (7) amendments. Two are related to the creation and designation of the City of Dania Beach Regional Activity Center (RAC), amending the Broward County Land Use Plan's (BCLUP) map and text. The remaining amendments include one update to the BCLUP Map Series; and two text and two map amendments to the BCLUP, related to parks, recreation, open space, and conservation within the City of Fort Lauderdale.

The amendments in this package are being processed and reviewed under the Alternative State Review (AR) Process Pilot Program. Pursuant the AR Process, comments must be submitted to the County prior to January 14, 2010.

Broward County Adopted Amendment Package No. 09-2AR			
County Amendment No.	Amendment Description	Recommendation	Commission Vote
PCT 09-5	BCLUP Text amendment to incorporate the City of Dania Beach Regional Activity Center (RAC) land use designation (Approximately 1,344.0 acres)	Generally consistent with the <i>SRPP</i> .	7-1
PC 09-5	BCLUP Map amendment to designate the City of Dania Beach RAC (Approximately 1,344.0 acres) From: <i>Low-Medium (10) Residential (452.5 acres); Commercial (264 acres); Industrial (247.5 acres); Local Activity Center (161.5 acres); Employment Center-High (54.5 acres); Low (5) Residential (42.5 acres); Recreation and Open Space (40.5 acres); Medium (16) Residential (38.5 acres); Community Facilities (31.5 acres); Transportation (6.5); Utilities (2.5 acres); and Conservation-Natural Reservation (2.0 acres)</i> To: Regional Activity Center (RAC)	Generally consistent with the <i>SRPP</i> .	7-1
PC 09-6	Map amendment to designate a 1.5 acre site in the City of Fort Lauderdale from Low (5) Residential to Conservation-Natural Reservation	Generally consistent with the <i>SRPP</i> .	8-0
PC 09-7	Map amendment to designate a total of 7 sites in the City of Fort Lauderdale (total of 16.7 acres) from various land uses to Recreation and Open Space	Generally consistent with the <i>SRPP</i> .	8-0
PCT 09-3	BCLUP text amendment to revise the Downtown Fort Lauderdale Regional Activity Center to preserve a minimum of 8.5 acres of recreation and open space	Generally consistent with the <i>SRPP</i> .	8-0
PCT 09-4	BCLUP text amendment to revise the Northwest Fort Lauderdale Regional Activity Center to preserve a minimum of 1.97 acres of conservation	Generally consistent with the <i>SRPP</i> .	8-0
PCNRM 09-2	BCLUP Map Series Update to update the Broward County Wetlands Map	Generally consistent with the <i>SRPP</i> .	8-0

To view maps of the amendment sites, please visit: http://sfrpc.com/council/AgendaNOV09_6f.pdf.

The Broward County Board of County Commissioners approved the transmittal of the adopted amendments at its December 8, 2009 meeting.

The adopted text and map amendment related to the designation of a Regional Activity Center (RAC) within the City of Dania Beach was adopted with minor revisions in response to concerns of the South Florida Water Management District (SFWMD) and the County. New language has been adopted directing the City and the SFWMD to coordinate water supply prior to the issuance of building permits within the RAC. In addition, the City must coordinate with the School Board during the transition from the previous Local Activity Center designation to RAC through a revised Educational Mitigation Agreement.

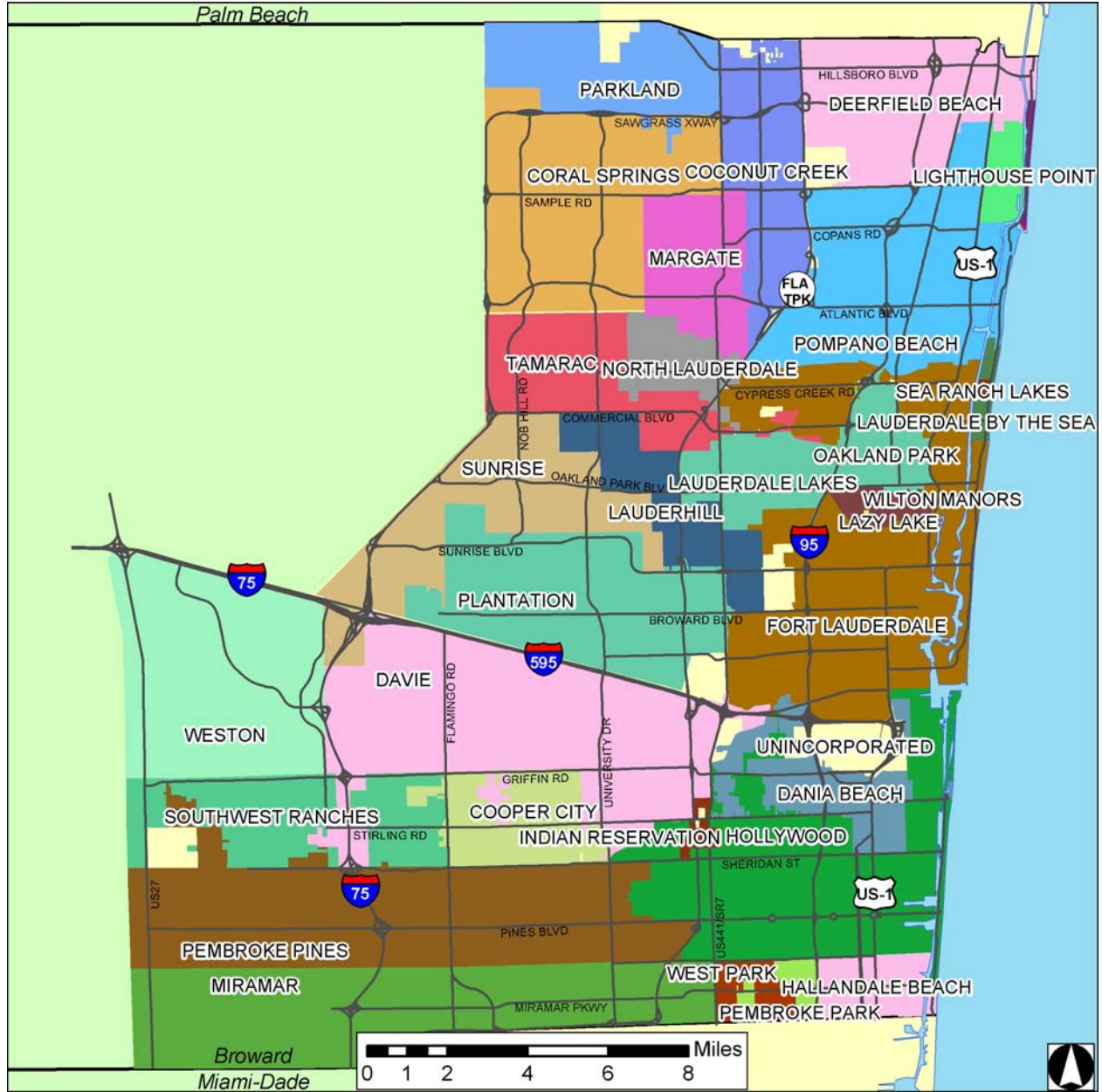
The remainder of the amendment package was adopted as proposed without changes, and objections were not raised by review agencies prior to adoption. Staff analysis confirms that the adopted map and

text amendments are 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 #09-2AR to be generally consistent with the *Strategic Regional Policy Plan for South Florida*. 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
Adopted Amendment #09-2AR

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