



MEMORANDUM

AGENDA ITEM #6c

DATE: MAY 4, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

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

Introduction

On March 31, 2009, Council staff received proposed amendment #09-1ARB to the Broward County Land Use Plan (BCLUP) and the Broward County Comprehensive Plan (BCCP) 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

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

Proposed amendment package #09-1ARB contains five (5) amendments. Two (2) are related to the proposed creation and designation of the Miramar Transit Oriented Corridor and include amendments to the Broward County Land Use Plan (BCLUP) map and text. One (1) would update the BCLUP Map Series, and two (2) are text amendments to Broward County Comprehensive Plan (BCCP).

The amendments in this package are being processed and reviewed under the Alternative State Review (AR) Process Pilot Program. Pursuant the AR Process, staff comments were submitted to the County prior to April 30, 2009.

A summary of the amendments are listed below and a detailed analysis is included in the attached staff report.

Broward County Proposed Amendment Package No. 09-1ARB			
County No.	Amendment	Attachment No.	Recommendation
PCT 09-1	BCLUP Text amendment to incorporate the City of Miramar Transit Oriented Corridor (TOC) land use designation (Approximately 439.7 acres)	2	Generally consistent with the SRPP.
PC 09-1	BCLUP Map amendment to designate the Miramar TOC (Approximately 439.7 acres) From: <i>Medium (16) Residential (126.4 acres); Commercial (107.3 acres); Low (5) Residential (107.2 acres); Low-Medium (10) Residential (92.8 acres); and Recreation and Open Space (6.0 acres)</i> To: <i>Transit Oriented Corridor (TOC)</i>	2	Generally consistent with the SRPP:
PCNRM 09-1	BCLUP Map Series Update to update the Broward County Environmentally Sensitive Lands Map	Not Applicable	Generally consistent with the SRPP.
09-1-T1	BCCP text amendment to create a new Element to be known as "Urban Design"	Not Applicable	Generally consistent with the SRPP.
09-1-T4	BCCP text amendment to the Public School Facilities Element to update adopted short and long-range plans	Not Applicable	Generally consistent with the SRPP.

The Broward County Board of County Commissioners unanimously approved (5-0) the transmittal of the proposed amendments at its March 24, 2009 meeting.

Recommendation

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

**STAFF ANALYSIS of the
BROWARD COUNTY LAND USE PLAN (BCLUP) AND COMPREHENSIVE PLAN (BCCP)
PROPOSED AMENDMENT PACKAGE #09-1ARB**

BCLUP Text and Map Amendment (County No. PCT 09-1 and PC 09-1)

The proposed text amendment would include the City of Miramar’s proposed Transit Oriented Corridor (TOC) land use designation within the BCLUP text. The TOC would cover approximately 439.7 acres, generally located on the west side of State Road 7/U.S. 441 between Pembroke Park Road to the north, County Line Road to the South, and SW 66 Avenue to the west. The proposed density and intensity of the TOC land uses are shown in Table 1 below.

Table 1.

Density and Intensity of Miramar TOC Land Uses	
Residential	3,406 dwelling units*
Office	2,500,000 square feet
Commercial	2,500,000 square feet
Hotel	250 rooms
Parks	61.31 acres (minimum)

*1,883 mid-rise, 659 townhome, 623 single-family, and 209 garden apartment units; and 32 mobile homes.

The proposed map amendment [see Attachment 2] would amend the BCLUP by establishing the Miramar Transit Oriented Corridor (TOC) land use designation described at the location noted above. The County’s existing land use designations are shown in Table 2 below. Existing uses include Single-Family Residential, Multi-Family Residential, Commercial, Educational, Religious Institutions, Parks and Recreation, and Vacant. Adjacent existing land uses include Commercial and Single-Family Residential to the north; Commercial, Gas Station, and Vacant to the east; Commercial and Residential (Single-Family and Multi-Family) to the south; and Single-Family Residential to the west.

Table 2.

Current County Land Uses	Acres
Medium (16) Residential	126.4
Commercial	107.3
Low (5) Residential	107.2
Low-Medium (10) Residential	92.8
Recreation and Open Space	6.0

The related map and text amendments are being processed in response to community visioning plans to implement the City of Miramar’s State Road 7/U.S. 441 Corridor Master Plan. The amendments would allow for redevelopment along the corridor to be “mixed-use”. The focus of the corridor redevelopment will be on the existing Commercial district and to further transit use and connectivity.

Staff analysis confirms that the potable water, sanitary sewer, solid waste, drainage, and recreation and open space capacity and facilities are adequate to serve the future needs of the proposed amendment. Natural resources will not be adversely impacted by the proposed amendment. In addition, the proposed amendment will not increase the number of housing units allowed under the current land use designations. According to the School Board of Broward County, the proposed amendment is anticipated to generate 105 less students over its current designation (47 elementary, 97 middle, and 37 high school).

The vehicular trip generation potential for the proposed amendment is projected to decrease by approximately 1,062 p.m., peak-hour, trips on the long-term planning horizon for the regional transportation network. The proposed amendment would not adversely affect the local and regional roadway networks. It is anticipated that the proposed amendment will result in increased transit usage and pedestrian-oriented, mixed-use, development along the State Road 7/U.S. 441 Corridor. According to Broward County, 87 percent of the proposed amendment area is within a quarter-mile of five (5) County fixed-route, transit, facilities (including the Broward County Transit Route 441 Breeze) and the two (2) City of Miramar community bus routes.

The Broward County Board of County Commissioners unanimously approved (5-0) the transmittal of the proposed amendment at its March 24, 2009 meeting. Due to Miramar's participation in the Certification Program, defined in Chapter 163.3246(9)(a) of the Florida Statutes, the related City of Miramar proposed amendment is not subject to review by the South Florida Regional Planning Council and Florida Department of Community Affairs. The City of Miramar Commission unanimously approved (5-0) the proposed amendment on first reading on September 10, 2008.

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

Natural Resource Map Series Update (County No. PCNRM 09-1)

The proposed amendment would adopt the required update to the Natural Resource Map Series' Broward County Environmentally Sensitive Lands Map, reflecting the addition of 48 publically-owned sites that have been acquired through the County's Safe Parks and Land Preservation Bond Program.

The Broward County Board of County Commissioners unanimously approved (5-0) the transmittal of the proposed amendment at its March 24, 2009 meeting.

Staff analysis confirms that the proposed amendment is compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Creation of the Urban Design Element (County No. 09-1-T1)

The proposed BCCP text amendment would incorporate a new Element to be known as the "Urban Design Element". The County's intent is to further the principles of the Broward County Community Design Guidebook, which was approved by the County Commission in 2005.

The Element's Goal would be to create a stronger sense of place and community identity. Proposed objectives and policies would direct the County to:

- Encourage urban design that responds to the County's climate and character, that is pedestrian-friendly, creates public space, and incorporates energy-efficient architectural design;
- Develop Best Practice Guidelines by 2010 of key urban design principles and architectural compatibility to be applied to development projects;
- Explore incentives or bonuses for projects that encourage design review participation, is pedestrian- and transit-friendly, and green construction; and
- Encourage and stimulate redevelopment and growth in appropriate urbanized areas by reviewing and amending County codes, ordinances, regulations, and permitting processes, if necessary; and address the need for flexibility related to redevelopment.

The Broward County Board of County Commissioners unanimously approved (5-0) the transmittal of the proposed amendment at its March 24, 2009 meeting.

Staff analysis confirms that the proposed amendment is compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Public School Facilities Element (County No. 09-1-T4)

The proposed BCCP text amendments to this Element would update the adopted Future Conditions Maps of Broward County Public Schools for the 5-Year Short Range (2008-2013) and the 10-Year Long Range (2008-2018). The revised maps would reflect current data and analysis that would be incorporated into the Element's Support Document.

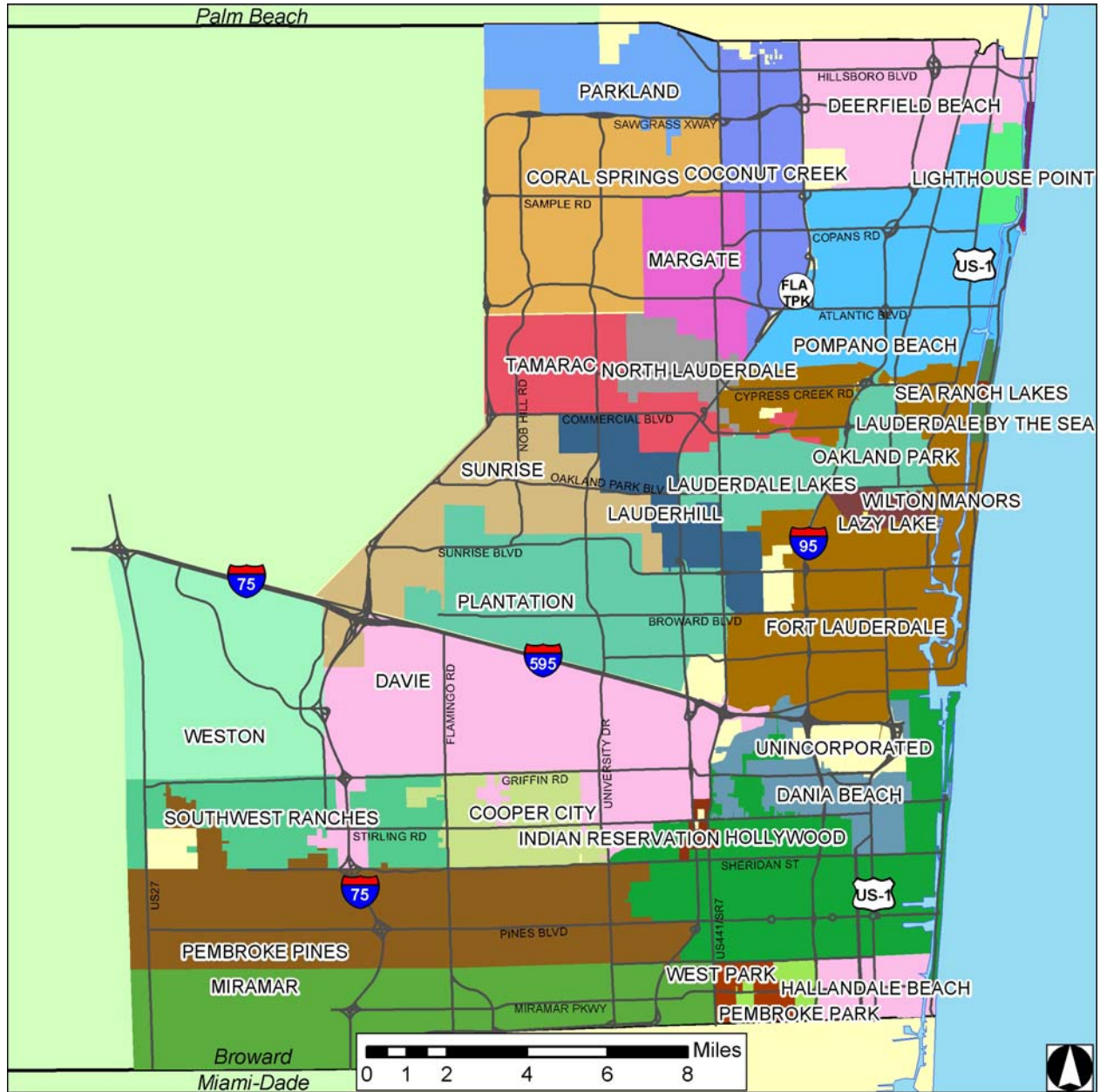
The Broward County Board of County Commissioners unanimously approved (5-0) the transmittal of the proposed amendment at its March 24, 2009 meeting.

Staff confirmed that the County and Broward County Public Schools worked together to exchange information and create the proposed revisions. Staff analysis confirms that the proposed amendment is compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find Broward County proposed amendment #09-1ARB generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the County, with copies to the Florida Department of Community Affairs.

Attachment 1



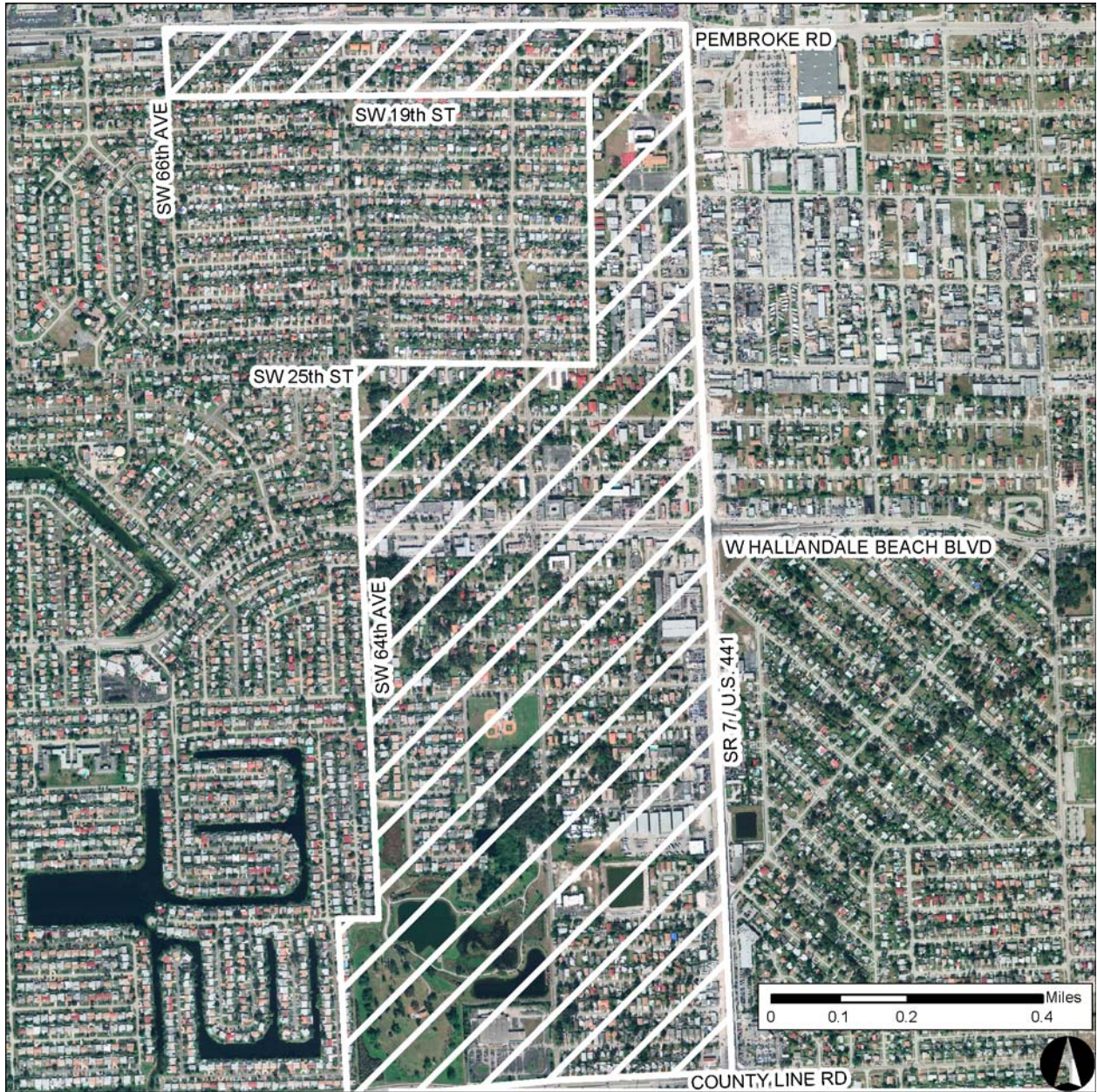
COMPREHENSIVE PLAN AMENDMENTS

Location Map

Broward County
Proposed 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 #09-1ARB
Proposed Amendment No. PC-09-1 /// City of Miramar
From: Various land use designations
To: Miramar Transit Oriented Corridor
439.7 acres

Sources: Broward County, SFRPC.

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