



MEMORANDUM

AGENDA ITEM #6f

DATE: NOVEMBER 11, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

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

Introduction

On September 22, 2009, Council staff received proposed amendment package #09-2AR 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 #09-2AR contains seven amendments. Two are related to the creation and designation of the City of Dania Beach Regional Activity Center (RAC), proposing to amend the Broward County Land Use Plan (BCLUP) map and text. The remaining amendments include one (1) update to the BCLUP Map Series; and two text and two map amendments to 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 October 25, 2009.

Broward County Proposed Amendment Package No. 09-2AR		
County Amendment No.	Amendment Description	Recommendation
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 SRPP.
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 SRPP.
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 SRPP.
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 SRPP.
PCT 09-3	BCLUP text amendment to revise the Downtown Fort Lauderdale Regional Activity Center to preserve open space	Generally consistent with the SRPP.
PCT 09-4	BCLUP text amendment to revise the Northwest Fort Lauderdale Regional Activity Center to preserve open space	Generally consistent with the SRPP.
PCNRM 09-2	BCLUP Map Series Update to update the Broward County Wetlands Map	Generally consistent with the SRPP.

The Broward County Board of County Commissioners approved the transmittal of the adopted amendments, 8-1, at its September 22, 2009 meeting.

I. City of Dania Beach Text and Map Amendment (County No. PCT 09-5 and PC 09-5)

The proposed text amendment would include the City of Dania Beach proposed Regional Activity Center (RAC) land use designation within the BCLUP text. The RAC would cover approximately 1,344.0 acres, generally located east of Interstate 95, between Griffin Road and Sheridan Street. The amendment is being concurrently reviewed with the City of Dania Beach proposed amendment #09-2AR.

The proposed density and intensity of the RAC land uses are shown in Table 1, on the next page.

Table 1.

Density and Intensity of Proposed Dania Beach RAC Land Uses	
Residential	7,818 dwelling units*
Hotel	640 rooms
Commercial	264.0 acres (plus an additional 500,000 square feet)
Industrial	247.5 acres
Employment Center	54.5 acres
Parks and Recreation	40.5 acres minimum
Community Facilities	36.2 acres maximum
Transportation	6.5 acres
Conservation	2.6 acres minimum
Utilities	2.5 acres maximum

*2,348 single family, 285 duplexes, 2,047 townhomes, 972 garden apartments, and 2,165 high-rise units.

The proposed map amendment [see Attachment 2] would amend the BCLUP by establishing the Dania Beach RAC land use designation described at the location noted previously. The County’s existing land use designations are shown in Table 2, below. Existing uses include single-family and multi-family residential, commercial, educational, pari-mutuel facility, religious institution, amusement park, warehouse, marina, park, cemetery, and vacant.

Table 2.

Current County Land Uses	Acres
Low-Medium (10) Residential	452.5
Commercial	264.0
Industrial	247.5
Local Activity Center*	161.5 acres
Employment Center-High	54.5
Low (5) Residential	42.5
Recreation and Open Space	40.5
Medium (16) Residential	38.5
Community Facilities	31.5
Transportation	6.5
Utilities	2.5
Conservation-Natural Reservation	2.0

*2,165 high-rise units, 200 garden apartments, 100 townhomes, 500,000 square feet of commercial, 640 hotel rooms, 4.7 acres of community facilities, and 6 acres conservation.

The related map and text amendments are proposed to assist in the implementation of the City of Dania Beach’s CRA Redevelopment Plan by allowing the reconfiguration of land uses based on a more desirable, efficient, flexible, and economically productive land use pattern.

Staff analysis confirms that the proposed changes would not increase or reduce land use classification acres, square footage, or housing units; therefore the amendment would not adversely impact regional infrastructure, services, or resources. Staff analysis confirms the text and map amendment are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The Broward County Board of County Commissioners approved the transmittal of the adopted amendments at its September 22, 2009 meeting.

II. City of Fort Lauderdale Text and Map Amendments (County No. PC 09-6 and 09-7, PCT 09-3 and 09-4)

County Amendment #PC 09-6 to the BCLUP map would designate a 1.5 acre site, located in the City of Fort Lauderdale, from Low (5) Residential to Conservation-Natural Reservation. The site is currently an unoccupied single family residential dwelling. The amendment is required to comply with an interlocal agreement with the City that stipulates the site be designated Conservation.

County Amendment #PC 09-7 to the BCLUP map would designate 16.7 acres of land, on seven sites, in the City of Fort Lauderdale from various land uses to Recreation and Open Space. Five of the seven map changes are required to comply with an interlocal agreement with the City that stipulates they be designated Recreation and Open Space when the City annexed the properties; and the other two sites were existing City parks.

County Amendment #PCT 09-3 to the BCLUP text would modify the permitted uses for the Fort Lauderdale Downtown Regional Activity Center (DRAC) to include an additional 8.5 acres of Recreation and Open Space.

County Amendment #PCT 09-4 to the BCLUP text would modify the permitted uses for the Fort Lauderdale Northwest Regional Activity Center (NWRAC) to include an additional 1.97 acres of Conservation and to clarify the North Fork Riverwalk Park site is restricted to Conservation use.

The amendments above are related to the Fort Lauderdale proposed amendment package #09-1AR, which was previously reviewed and found to be generally consistent with the *SRPP* at the March 2, 2009 Council meeting. Staff analysis confirms that the County map and text amendments are compatible with and supportive of the Goals and Policies of the *SRPP*.

The Broward County Board of County Commissioners approved the transmittal of the adopted amendments at its September 22, 2009 meeting. Each of the four amendments was approved unanimously.

III. Natural Resource Map Series Update (County No. PCNRM 09-2)

The proposed amendment would adopt the required update to the Natural Resource Map Series' Eastern Broward County Wetlands Map, reflecting new jurisdictional determinations or the issuance of Environmental Resource Permits.

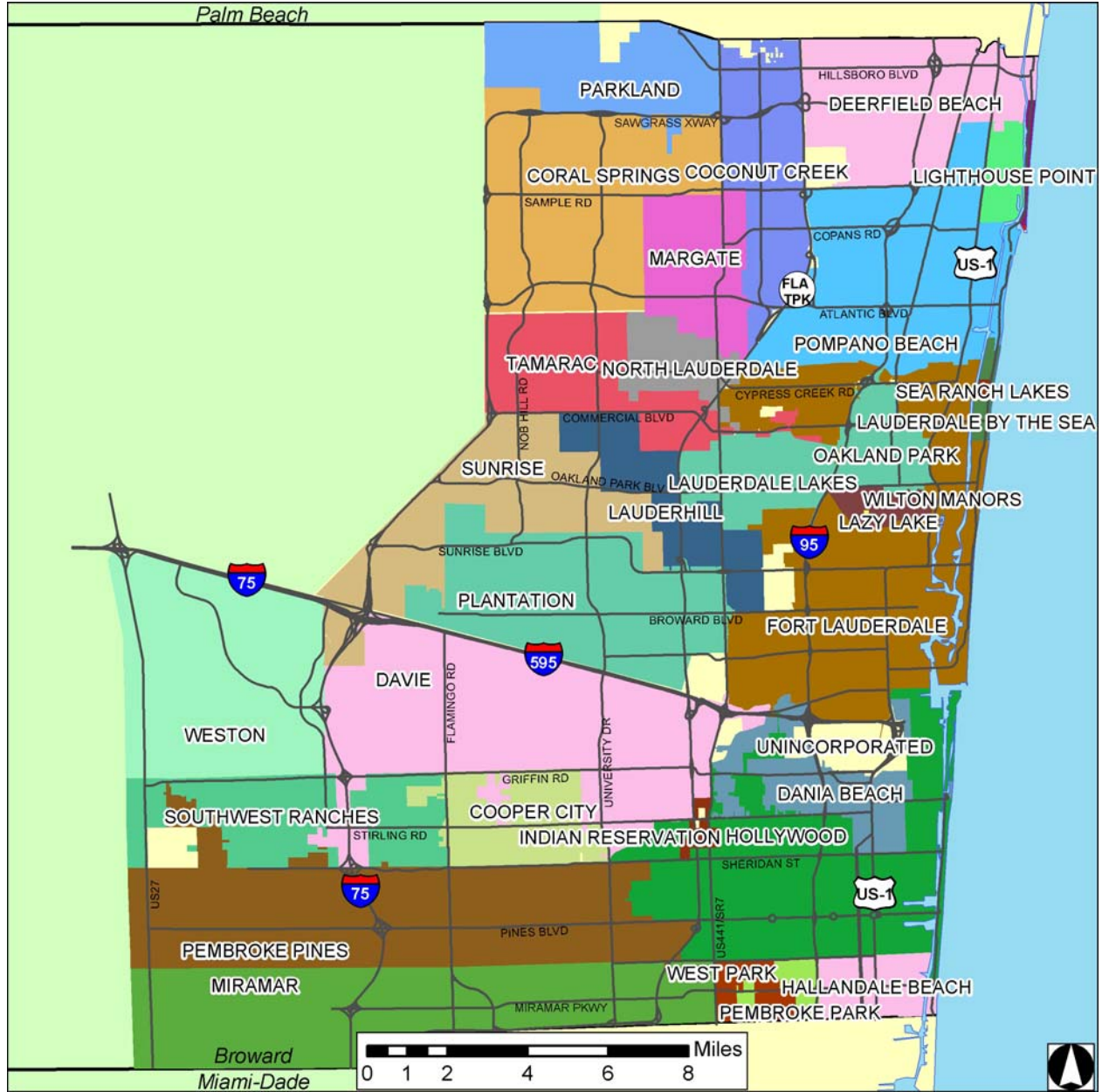
Staff analysis confirms that the amendment to update the County Map Series compatible with and supportive of the Goals and Policies of the *SRPP*.

The Broward County Board of County Commissioners approved, 9-0, the transmittal of the adopted amendments at its September 22, 2009 meeting.

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



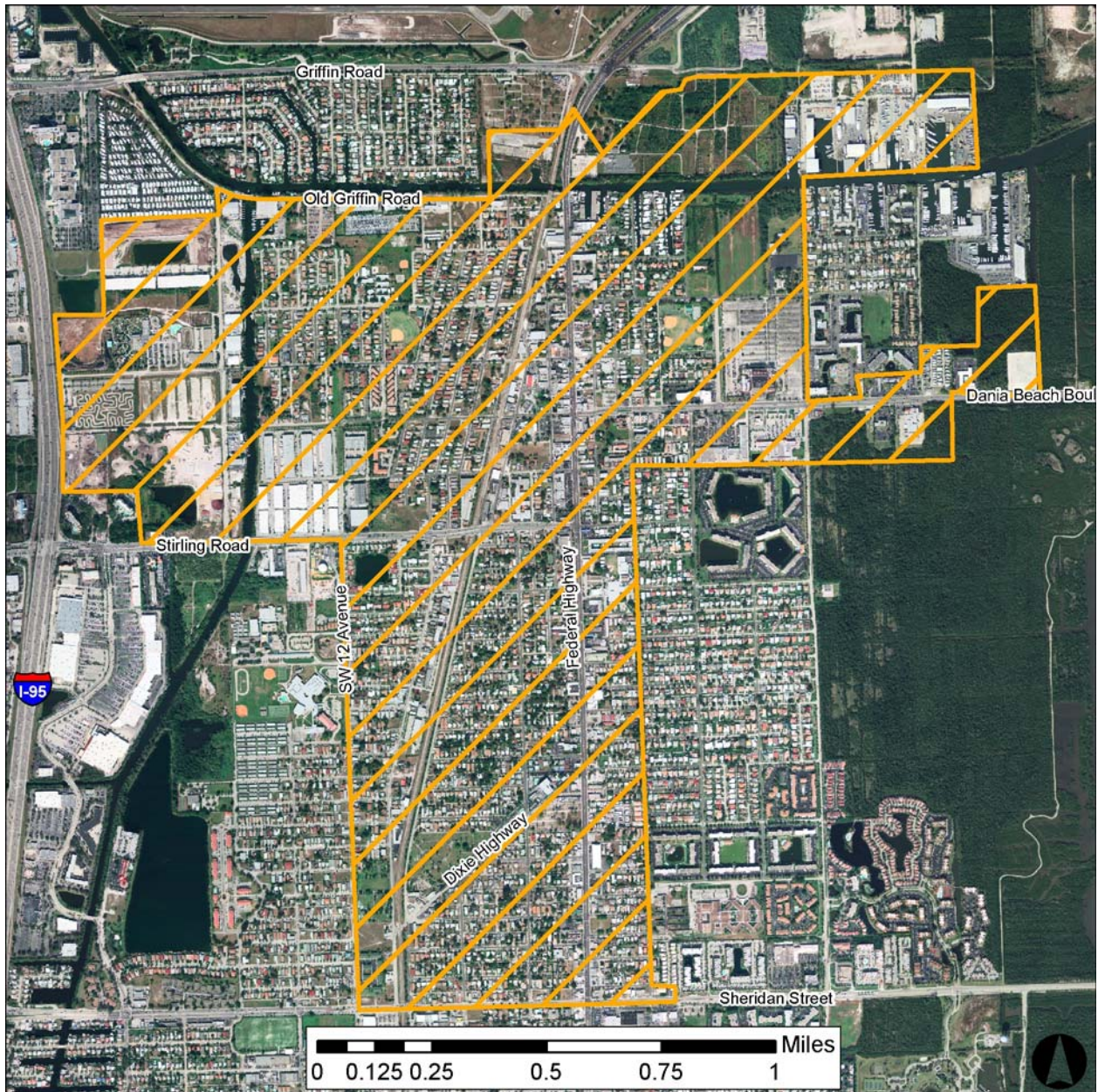
COMPREHENSIVE PLAN AMENDMENTS

Location Map

Broward County
Adopted Amendment #09-2AR

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County

Proposed Amendment #09-2AR

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

To: (Dania Beach) Regional Activity Center

1,344 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

