



MEMORANDUM

AGENDA ITEM #6g

DATE: NOVEMBER 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

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

Introduction

On September 25, 2009, Council staff received proposed 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)*. 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 28,425 in 2008, representing a growth of 41.7 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

Proposed amendment package #09-2AR to the City of Dania Beach Comprehensive Plan contains a text and map amendment that would expand the boundaries of the City's current Community Redevelopment Area (CRA) and create a Regional Activity Center (RAC) land use designation. The amendment was submitted concurrently with Broward County amendment #09-2AR for review. The general location of the City is shown in Attachment 1 and the proposed amendment site is shown in Attachment 2.

The proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than October 25, 2009.

A summary of the proposed amendments in this package follows.

Summary of Staff Analysis

The proposed text and map amendment would change 1,344 acres of Low to Medium Residential, Commercial, Industrial, Local Activity Center, Employment Center, Community Facilities, Transportation, Utilities, and Conservation land use areas 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 amendment would establish a new land use designation of RAC to the Dania Beach Land Use Plan by combining the existing Local Activity Center with three, older, residential neighborhoods, industrial, marine industrial and mixed-use areas. Proposed land use changes include the conversion of an obsolete industrial corridor within a single-family neighborhood to neighborhood mixed-use, the redesignation of heavy commercial land uses to marine use, and the adjustment to the boundaries of the city’s Transit Corridor Zoning Districts and Downtown Transit-Oriented Development Zoning Districts.

A comparison of existing and proposed density and intensity of land uses is shown below.

Dania Beach Proposed Amendment #09-2AR		
Land Use	Existing	Proposed (Regional Activity Center)
Residential	7,818 dwelling units (du): <ul style="list-style-type: none"> • LAC (2,165 high-rise, 200 garden apartments, and 100 townhouses) • Low (5) Residential (42.5 acres) with 212.50 du • Low-Medium (10) Residential (452.5 acres) with 4,525 du • Medium (16) Residential (38.5 acres) with 616 du 	7,818 dwelling units (du): <ul style="list-style-type: none"> • 2,348 single family • 286 duplexes • 2,047 townhomes • 972 garden apartments • 2,165 mid-rise apartments
Commercial	264.0 acres	264.0 acres (plus 500,000 square feet and 640 hotel rooms previously designated in the LAC)
Industrial	247.5 acres	247.5 acres
Employment Center High	54.5 acres	54.5 acres
Transportation	6.5 acres	6.5 acres
Community Facilities	31.5 acres	36.2 acres (or as needed)
Recreation / Open Space	40.5 acres	40.5 acres (minimum)
Conservation	2.0 acres	2.6 acres (minimum)
Utilities	2.5 acres	2.5 acres (or as needed)
Local Activity Center (LAC)	161.5 acres 500,000 square feet and 640 hotel rooms 2,165 High rise units 200 garden apartments 100 townhouses 4.7 acres of community facilities 0.6 acres of conservation	N/A
TOTAL	1,344 acres	1,344 acres

The proposed amendment will assist in the implementation of the City's CRA Redevelopment Plan by allowing for the reconfiguration of land uses based on a more desirable, efficient, flexible, and economically productive land use pattern. The change in land use designation could provide greater economic opportunities, especially related to the marine industry and redevelopment of blighted areas.

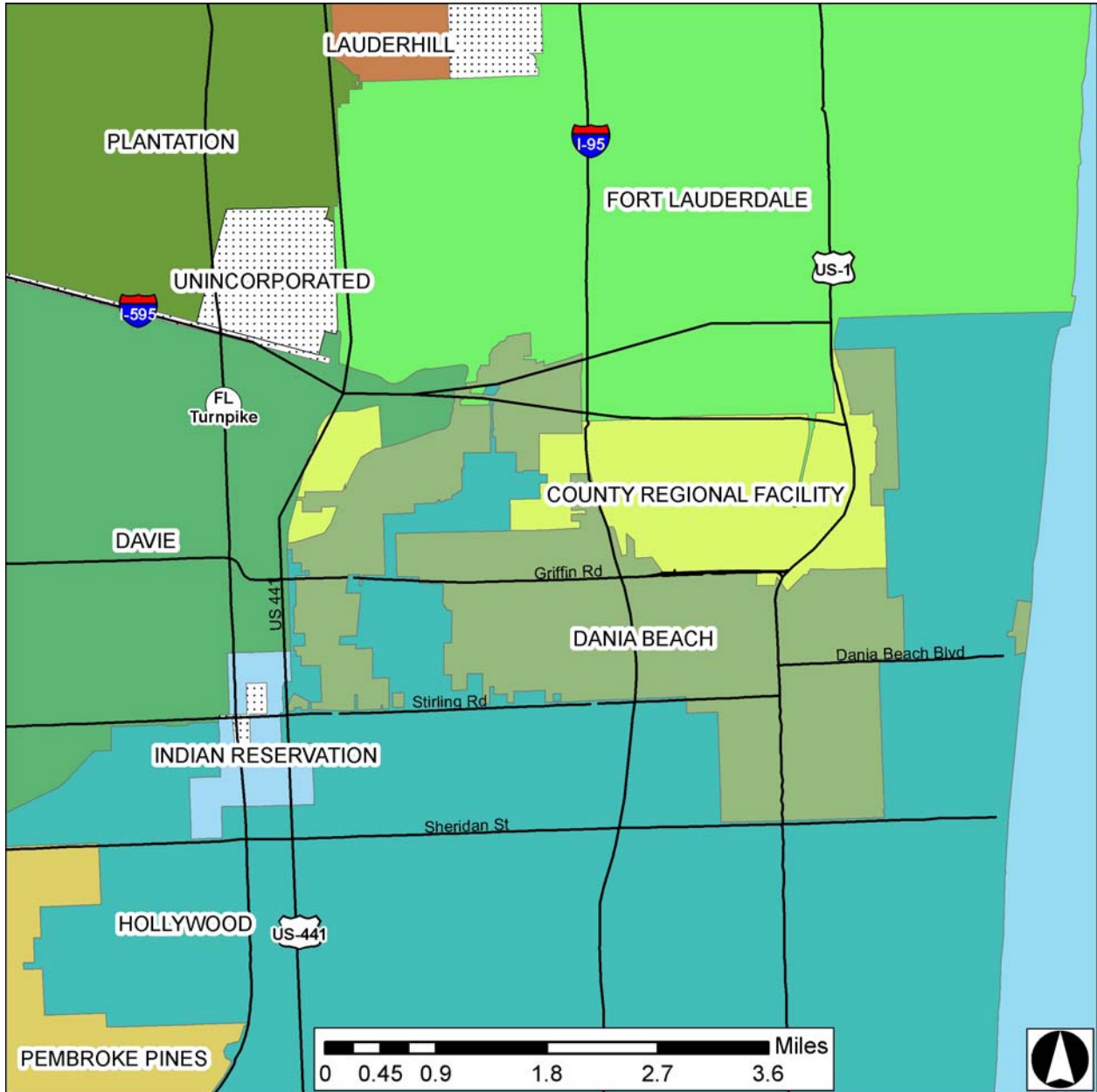
Staff analysis confirms that no increase in density and intensity of would result from the proposed change and that adequate infrastructure and service capacity exists. Staff analysis confirms that the proposed text and map amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Dania Beach Commission unanimously approved the transmittal of the proposed amendment at its March 24, 2009 meeting.

Recommendation

Find City of Dania Beach proposed 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



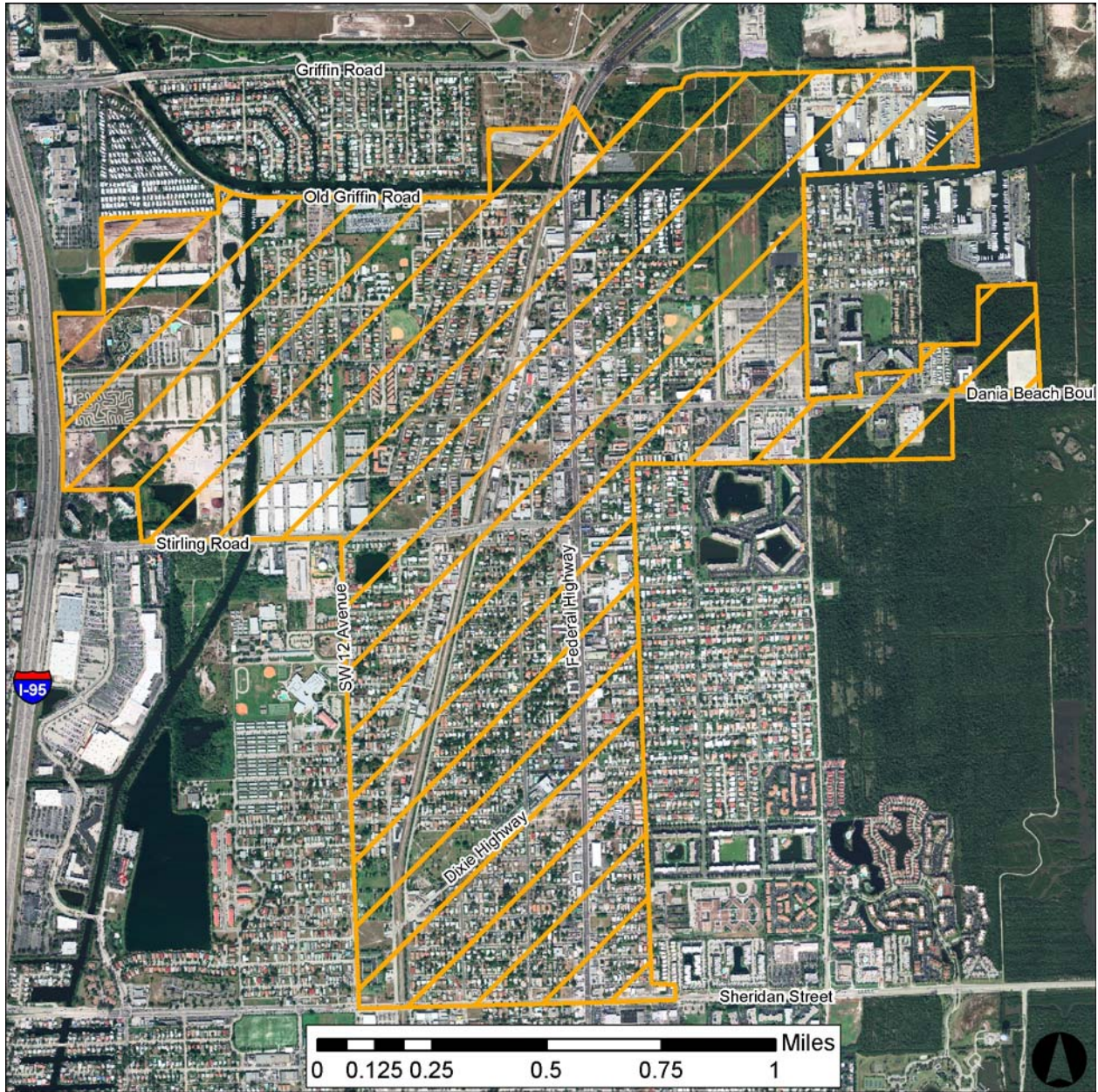
COMPREHENSIVE PLAN AMENDMENTS

City Location Map

Dania Beach
Proposed 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
Proposed 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
1,344 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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