



# MEMORANDUM

AGENDA ITEM #6g

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DATE: OCTOBER 6, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

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

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## Introduction

On September 19, 2008 Council staff received proposed amendment #08-2ARB (Alternative Review) to the Broward County Land Use Plan (BCLUP) 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 2007 population is estimated to be 1,765,707, an 8.8 percent increase over the 2000 U.S. Census estimate. It is the 15<sup>th</sup> 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 in-fill 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 land use plans of its thirty-one 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, which involves the County, 13 municipalities and the Seminole Tribe of Florida.

Additional information regarding the County or the Region may be found on the Council's website at [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

Proposed amendment package #08-2ARB contains fourteen (14) amendments. Of these, two (2) are amendments to the Broward County Land Use Plan (BCLUP) map, ten (10) are amendments to the BCLUP text, and two (2) are amendments to the BCLUP Natural Resource map series. The two (2) BCLUP map amendments relate to the Cities of Pembroke Pines and Plantation.

The general location of Broward County is shown in Attachment 1. Attachments 2 and 3 include aerial maps of the proposed BCLUP map changes.

Proposed amendment package #08-2ARB is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the County no later than October 15, 2008.

A summary of the proposed amendments in this package is listed below. A detailed analysis is included in the attached staff report.

<b>Broward County Proposed Amendment Package #08-2ARB (Alternative Review)</b>			
<b>Broward County No.</b>	<b>Amendment Description</b>	<b>Attachment No.</b>	<b>Recommendation</b>
PC 08-14	BCLUP Map change, Pembroke Pines From: Estate (1) Residential, 10.0 acres To: Industrial, 10.0 acres	2	Generally consistent with the SRPP.
PC 08-15	BCLUP Map change, Plantation From: Low-Medium (10) Residential, 14.6 acres To: Industrial, 14.6 acres	3	Generally consistent with the SRPP.
PCT 08-4	BCLUP Text: "Green/Energy Efficient" land use pattern policies	N/A	Generally consistent with the SRPP.
PCT 08-5	BCLUP Text: "Smart Growth" principles	N/A	Generally consistent with the SRPP.
PCT 08-6	BCLUP Text: water supply planning requirements	N/A	Generally consistent with the SRPP.
PCT 08-7	BCLUP Text: intergovernmental coordination with the School District regarding large scale, mixed land use amendments	N/A	Generally consistent with the SRPP.
PCT 08-8	BCLUP Text: forums for intergovernmental coordination to address/review comprehensive planning activities	N/A	Generally consistent with the SRPP.
PCT 08-9	BCLUP Text: mixed use structures in "Commercial" and "Employment Center" land use categories	N/A	Generally consistent with the SRPP.
PCT 08-10	BCLUP Text: gross density calculations for residential development in redevelopment areas	N/A	Generally consistent with the SRPP.
PCT 08-11	BCLUP Text: compatibility of land uses within redevelopment areas	N/A	Generally consistent with the SRPP.
PCT 08-12	BCLUP Text: definitions for "Essential Services Personnel" and "Workforce-Income Persons"	N/A	Generally consistent with the SRPP.
PCT 08-13	BCLUP Text: community parks acreage calculations	N/A	Generally consistent with the SRPP.
PCNRM 08-1	BCLUP Map Update: adopts the Geographic Information System (GIS) map version of the BCLUP Map	N/A	Generally consistent with the SRPP.
PCNRM 08-2	BCLUP Map Update: updates the Eastern Broward County Wetland Map	N/A	Generally consistent with the SRPP.

N/A = Not Applicable

The proposed amendments in this package were reviewed by the Broward County Commission at its public hearing meeting on September 9, 2008. At the same meeting, the Commission authorized transmittal of the proposed amendments to the Florida Department of Community Affairs for review.

Recommendation

Find Broward County proposed amendment package #08-2ARB generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to Broward County, with copies to the Florida Department of Community Affairs and all applicable review agencies.

**Proposed Comprehensive Plan Amendment Review  
Staff Report  
for  
Broward County  
(Alternative Review)**

**South Florida Regional Planning Council  
October 2008**

**PROPOSED AMENDMENT PACKAGE #08-2ARB (Alternative Review)  
TO THE  
BROWARD COUNTY LAND USE PLAN**

Statutory Authority

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.).

Summary of Staff Analysis

Proposed amendment package #08-2ARB contains fourteen (14) amendments. Of these, two (2) are amendments to the Broward County Land Use Plan (BCLUP) map, ten (10) are amendments to the BCLUP text, and two (2) are amendments to the BCLUP Natural Resource map series. The two (2) BCLUP map amendments relate to the Cities of Pembroke Pines and Plantation.

The general location of Broward County is shown in Attachment 1. Attachments 2 and 3 include aerial maps of the proposed Future Land Use Map changes.

**Amendment PC 08-1**

The proposed amendment would change the BCLUP map. The amendment would change the land use designation of an approximately 10.0 acre parcel of land from Estate (1) Residential to Industrial. The parcel is located directly south of Sheridan Street and west of NW 196<sup>th</sup> Avenue in western Pembroke Pines (see Attachment 2).

The site is currently vacant. Adjacent land uses include vacant to the north, city park to the east and south, and conservation to the west. Land use designations include Industrial to the north, Recreation and Open to the east and south, and Conservation-Natural Reservations to the west.

Staff analysis confirms that the area's drainage, park and recreation acreage, potable water supply, sanitary sewer capacity, transportation, and waste disposal services capacity are adequate to serve the future needs of the proposed land use designation change.

The City of Pembroke Pines proposed amendment #08-1AR was reviewed by the Council on March 3, 2008 and found to be generally consistent with the *SRPP*.

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*.

**Amendment PC 08-15**

The proposed amendment would change the BCLUP map. The amendment would change the land use designation of an approximately 14.6 acre parcel of land from Low-Medium (10) Residential to Industrial. The parcel is located at the northwest corner of NW 69<sup>th</sup> Avenue and West Sunrise Boulevard (see Attachment 3).

The site is currently vacant office. Adjacent land uses include single-family residential and storage yard to the north, office to the east, secondary school to the south, and office to the west. Land use designations include Low (5) Residential and Industrial to the north, Industrial to the east, Community Facilities to the south, and Commercial to the west.

Staff analysis confirms that the area's drainage, park and recreation acreage, potable water supply, sanitary sewer capacity, transportation, and waste disposal services capacity are adequate to serve the future needs of the proposed land use designation change.

The City of Plantation does not need to process a land use plan amendment because the site is currently designated Industrial on the local land use plan map; the City recommends approval. In addition, the proposed amendment is a reversal of BCLUP Map amendment PC 07-7, which changed the land use designation from Industrial to Low-Medium (10) Residential in 2007.

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*.

*In 2007, the Broward County Planning Council conducted a comprehensive review of the Broward County Land Use Plan (BCLUP), soliciting comments and engaging in discussion with the community, municipal elected officials and staff, County commissioners, various agency representatives and interested parties. The following BCLUP amendments within proposed amendment package #08-2ARB (PCT 08-4 through 08-13 and PCNRM 08-1 and 2) have been submitted to reflect the cumulative results of the comprehensive review process.*

#### **Amendment PCT 08-4**

The proposed amendment includes new "green/energy efficient" policies to promote the County's existing NaturScape program, environmentally friendly and energy efficient principles and methods in community and site development or redevelopment, and to support the Florida Governor Executive Orders 07-126 and 07-127, which aim to reduce greenhouse gases and encourage energy efficiency.

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*.

#### **Amendment PCT 08-5**

The proposed amendment directs Broward County to support and commit to implementation of the following new "smart growth" policies:

- Provide a range of housing opportunities and choices;
- Increase water and energy efficiency ;
- Preserve and create open space, areas of natural beauty, and community gardens for public use;
- Create a sense of place and walkable communities;
- Enhance transit, transit nodes, and integrated systems;
- Encourage community and stakeholder collaboration; and
- Capitalize on the availability and economics of existing infrastructure.

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*.

#### **Amendment PCT 08-6**

The proposed amendment adds Policy 8.01.09(2), directing the Planning Council when considering land use plan amendments to analyze the availability of water supply consistent with the applicable 10-Year Water Supply Facilities Work Plan and Capital Improvements Element. The intent of the proposed policy is to coordinate the BCLUP with recently strengthened state requirements for water supply planning.

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*.

#### **Amendment PCT 08-7**

The proposed amendment provides for further intergovernmental coordination with the Broward County School District when addressing net student impacts from proposed intensive land use plan amendments such as Regional Activity Centers (RAC), Local Activity Centers (LAC), Transit Oriented Corridors (TOC), or Transit Oriented Development (TOD). New policies include:

- Encourage a pre-application meeting for said intensive land use plan amendments between the School District, local government and/or the applicant;
- Consider the School Districts comments; and
- Be consistent with the amended Interlocal Agreement for Public School Facility Planning regarding mitigation.

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*.

#### **Amendment PCT 08-8**

The proposed amendment updates existing Policy 13.01.07 to reflect the current forum for staff-level coordination for comprehensive planning activities. The forum will reflect the Broward Comprehensive Planning Workshop (cosponsored by the Broward County Environmental Protection and Growth Management Department, Broward County Planning Council and South Florida Regional Planning Council, SFRPC) and the Broward Planners Technical Committee (sponsored by the SFRPC).

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*.

#### **Amendment PCT 08-9**

The proposed amendment revises and enhances the flexibility rule of the Commercial and Employment Center future land use categories to allow mixed-use multifamily structures, in addition to the current language of allowing free-standing multi-family residential uses. The proposed revision aims to further accommodate limited residential uses within areas that primarily contain or are planned to contain commercial or employment based uses.

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*.

#### **Amendment PCT 08-10**

The proposed amendment clarifies the intent of eligible acreage for gross density calculations, ensuring that the allocation of Flexibility and Reserve units will not result in a residential density greater than 25 dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use. The language currently does not make the distinction of which acreage of the non-residentially designated parcel may be used for residential purposes.

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*.

### **Amendment 08-11**

The proposed amendment clarifies the intent of Policy 14.02.01, which currently states the compatibility of existing and future land uses shall be a primary consideration in review and approval of land use plan amendments. The new text explains that the Planning Council recognizes that approved redevelopment plans aimed at eliminating or reducing blight or deteriorating areas may appropriately promote the introduction of variant land use patterns.

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*.

### **Amendment 08-12**

The proposed amendment adds definitions for “Essential Services Personnel,” based on Broward County’s 2005-2007 State Initiatives Partnership (SHIP) Local Housing Plan, and “Workforce-income Persons,” based on a recently adopted state definition. The incorporation of the definitions allow for their use in implementation/promotion of existing county and municipal affordable housing programs and policies. The definitions are:

“Essential Services Personnel” – any person in need of affordable housing who is a permanent employee (excluding temporary and on-call employees) of a company or organization located within Broward County, which falls into one of the following sectors or codes, as defined within the North American Industry Classification System (NAICS), published by the U.S. Department of Labor:

- Sectors 44-45: Retail Trade
- Sector 61: Education services
- Sector 62: Health care and social assistance
- Sector 72: Accommodation and food service
- Sector 81: Other services (except Public Administration)
- Code 485: Transit and ground passenger transportation
- Code 922: Justice, public order, and safety activities

“Workforce-income Persons” – one or more natural persons or a family, not including students, that have a total annual income for the household that does not exceed 140 percent of the median annual income adjusted for family size for households within the county. While occupying a rental unit, a Workforce-incomes Person’s annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.

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*.

### **Amendment 08-13**

The proposed amendment revises the acreage eligible to count towards park requirements. In addition to acreage owned by a local government and zoned for open space, land utilized as open space or recreation and which is open to the public on a regular or continuous basis will count towards park requirements.

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*.



### **Amendment PCNRM 08-1**

The proposed amendment would officially adopt the Geographic Information System (GIS) version of the BCLUP Map the official map. The printed map scale will remain at 1 inch equals 2,000 feet.

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*.

### **Amendment PCNRM 08-2**

The proposed amendment would adopt the annual update to the Natural Resource Map Series' Eastern Broward County Wetland Map, reflecting revisions based on wetlands actions during 2007.

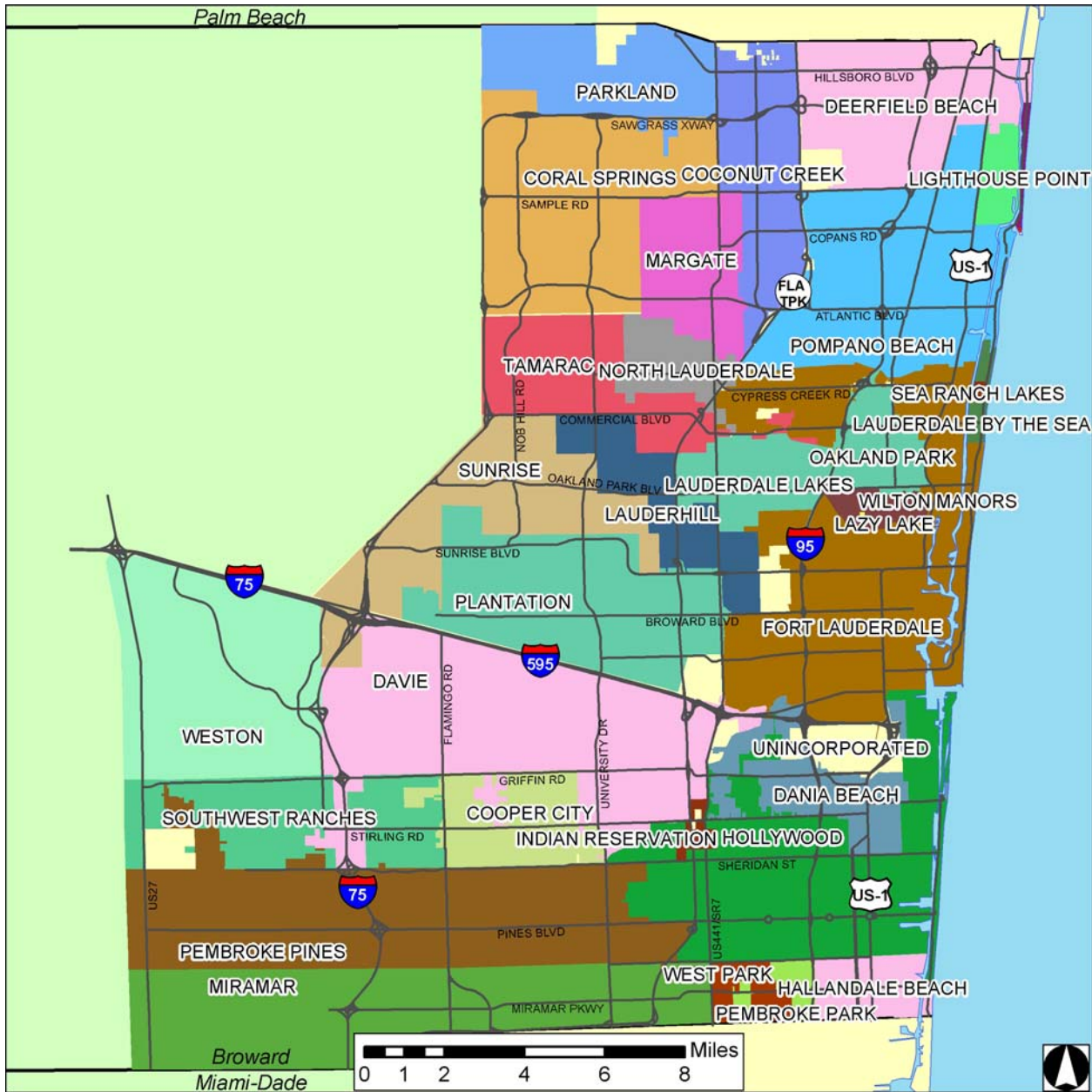
Staff analysis confirms that the proposed amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

The Broward County Commission unanimously approved transmittal of proposed amendment package #08-2ARB at its September 9, 2008 meeting.

### **Recommendation**

Find Broward County proposed amendment package #08-2ARB generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to Broward County, with copies to the Florida Department of Community Affairs and all applicable review agencies.

# Attachment 1



## COMPREHENSIVE PLAN AMENDMENTS

### Location Map

Broward County  
Proposed Amendment #08-2ARB

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

**Aerial Map**

Broward County #08-2ARB  
Proposed Amendment No. PC 08-1  
City of Pembroke Pines

From: Estate (1) Residential  
To: Industrial  
10.0 acres

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



Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

**Aerial Map**

Broward County #08-2ARB  
Proposed Amendment No. PC 08-15  
City of Plantation

From: Low-Medium (10) Residential  
To: Industrial  
14.6 acres

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