

QUESTION 26 - RECREATION AND OPEN SPACE

<p><i>See State Comprehensive Plan (Chapter 187, F.S.)</i></p> <p><i>GOAL (10); POLICIES (11),(12),(13)</i> <i>GOAL (16); POLICY (1)</i> <i>GOAL (18); POLICIES (1),(3),(4),(6)</i></p>
<p><i>EXISTING LEVEL OF SERVICE:</i></p> <p><i>ADOPTED LEVEL OF SERVICE STANDARD:</i></p> <p><i>LEVEL OF SERVICE AFTER PROJECT BUILDOUT:</i></p>

- A. *Describe the recreational facilities and open space (including acreage) which will be provided on-site. Locate on Map H. Identify which of these areas or facilities will be open to the general public.*

At buildout, there will be approximately 555,000 square feet (12.6 acres) of open space. Open space as it is defined and calculated in this ADA includes areas that are open to the sky, not including roads, such as plazas, green spaces and sidewalks. All of this area would be open to the public. It does not include other public spaces such as covered arcades, which will in general wrap most of the buildings at the ground floor. It also does not include areas such as rooftop patios or amenity decks, which would not be open to the public and instead would be open only to the residents of a particular building.

- B. *Will the development remove from public access lands or waters previously used by residents of the region for hunting, fishing, boating or other recreation uses? Specify.*

The existing site is developed with a regional shopping mall and several out-parcel retail/office buildings. None of the site is used for hunting, fishing, boating or any other recreational use.

- C. *Will parks and open space be dedicated to the city or county? If not, who will maintain the facilities?*

No.

- D. *Please describe how the proposed recreation and open space plan is consistent with local and regional policies.*

The Lauderhill City Center is implements the following goals and policies (with emphasis added by the applicant) of the City of Lauderhill Comprehensive Plan as it relates to recreation and open space:

LAUDERHILL CITY CENTER DRI

Subpolicy 2.1.4.4: Bikeways, Pathways, Parks, and Greenways Overlay

2. Link parks, schools, **public facilities, transit facilities, and shopping areas with nearby residential areas.**

Subpolicy 2.1.13.1: SR 7/US 441 Transit Oriented Corridor

- a. The following densities and intensities are allowable within the SR 7/US 441 Transit Oriented Corridor:

Recreation and Open Space: 120.73 acres minimum

- c. **Provides for pedestrian connectivity among the various uses, including connectivity to adjacent residential development and transit stations and stops,** through minimization of curb cuts, provision of planning strips and street trees, addition of sidewalks at least eight feet wide where appropriate, minimum building height to public spaces ratios of at least 1:6, creation of greenways and promenades, and other means as appropriate or recommended in the Charrette Plan.
- d. The SR 7/US 441 Transit Oriented Corridor **shall incorporate public plazas, urban open space or green space/pocket park uses that are integrated within the Transit Oriented Corridor** and that are consistent with the recommendations of the Charrette Plan.

The Lauderhill City Center purposely achieves the goals and objectives desired under the above stated policies by virtue of the fact the public bus terminal will be located in the center of the development along SR 7/US 441 and will connect to the retail, commercial, and residential uses located within the development by an array of internal plazas and greenways.

- E. *Does the project have the potential for impacting a recreation trail designated pursuant to Chapter 260, F.S., and Chapter 16D-7, F.A.C.? If so, describe the potential impact.*

The proposed project will not impact an existing state designated trail or greenway. The City of Lauderhill's Comprehensive Plan, Future Land Use Element, Subpolicy 2.1.4.4, states that the Future Land Use Map series shall identify corridors appropriate for the development of bikeways, pathways and greenways which will follow linear features of the landscape and cityscape, including drainage canals and utility easements. The proposed project will create a walking "trail" or "promenade" along the canal, a feature that is not available to users of the existing site.