



MEMORANDUM

AGENDA ITEM #7e

DATE: JANUARY 7, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: ADOPTED BROWARD COUNTY LAND USE PLAN AND BROWARD COUNTY COMPREHENSIVE PLAN AMENDMENTS

Introduction

On December 17, 2007 Council staff received adopted amendment package #07-2 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)*. Proposed amendment #07-2 was reviewed at the October 1, 2007 Council meeting and all amendments were found to be generally consistent with the *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, fast-growing county located in the southeastern portion of Florida. The 2007 population was estimated to be 1,765,707, which represents an approximately 8.8 percent increase over the 2000 population estimate. 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. Rapid 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 overcrowding, 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 www.sfrpc.com.

Summary of Staff Analysis

Adopted amendment package #07-2 contains five amendments. Of these, three are amendments to the Broward County Land Use Plan (BCLUP) map, one is an amendment to the BCLUP text and one is an amendment to update the County's Natural Resource Map series (Wetlands Map). The BCLUP map amendments relate to amendments in the Cities of Hollywood, Lauderhill and Pembroke Pines. The general location of Broward County is shown in Attachment 1. Attachments 2 - 4 include aerial maps of the adopted Future Land Use Map changes.

The amendments were adopted as proposed, with the exception of PCT 07-4, related to the public school facilities text amendment. Minor changes were made to the concerns raised by the Florida Department of Community Affairs. The concerns were on which municipalities in Broward County are exempt from the public school facilities requirements and ensuring coordination with all affected parties on the latest version of the *Amended Interlocal Agreement for Public School Facility Planning in Broward County*.

A summary of the adopted amendments in this package is listed below.

| Amendment No. | Amendment | Attachment No. |
|---------------|--|----------------|
| PC 07-15 | BCLUP Map change - Hollywood From: Irregular (9.7) Residential, 90.9 acres, and Commercial Recreation, 169.6 acres To: Irregular (11.5) Residential, 123.7 acres, and Commercial Recreation, 136.8 acres | 2 |
| PC 07-16 | BCLUP Map change - Lauderhill From: Community Facilities, 6.1 acres and Recreation and Open Space, 14.2 acres To: Low-Medium (10), 20.3 acres | 3 |
| PC 07-17 | BCLUP Map change - Pembroke Pines From: Community Facilities, 26.3 acres To: Medium (16) Residential, 26.3 acres | 4 |
| PCT 07-4 | BCLUP Text change - Revisions to Objectives and Policies relating to public school facilities. | not applicable |
| PCNRM 07-1 | BCLUP - Update to the Broward County Wetlands Map of the Natural Resource Map Series | not applicable |

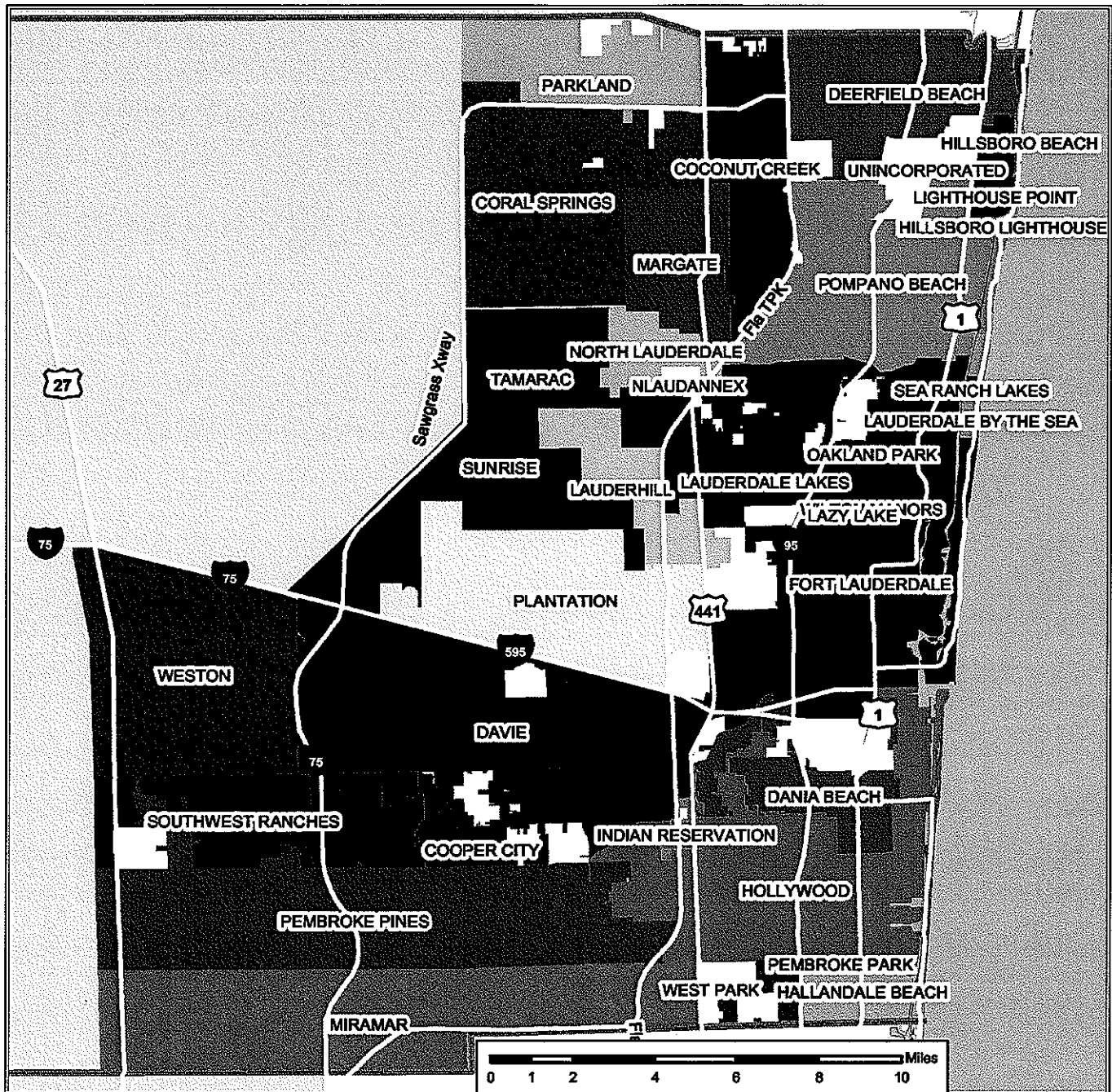
The amendments in this package were adopted by the Broward County Commission at its public hearing meeting on December 11, 2007. At the same meeting, the Commission authorized transmittal of the adopted amendments to the Florida Department of Community Affairs for review.

Council staff analysis finds that all amendments in this package are compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find Broward County adopted amendment package #07-2 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

Broward County
Adopted Amendment #07-2

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County # 07-2

Adopted Amendment No. PC 07-15

City of Hollywood

From: Irregular (9.7) Residential (90.9 acres) and Commercial Recreation (169.6 acres)

To: Irregular (11.5) Residential (123.7 acres) and Commercial Recreation (136.8 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 #07-2
Adopted Amendment No. PC 07-16

City of Lauderdale

From: Community Facilities (6.1 acres) and Recreation and Open Space (14.2 acres)
To: Low-Medium (10) Residential (20.3 acres)

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 4



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

Broward County # 07-2
Adopted Amendment No. PC 07-17
City of Pembroke Pines
From: Community Facilities
To: Residential Medium (16)
26.3 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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