



MEMORANDUM

AGENDA ITEM #6c

DATE: MAY 5, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

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

Introduction

On April 1, 2008 Council staff received proposed amendment #08-1 Alternative Review Process Package B 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 2007 population is estimated to be 1,765,707, an 8.8 percent increase over the 2000 U.S. Census estimate. 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 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.

Summary of Staff Analysis

Proposed amendment package #08-1ARB contains nine (9) amendments. Of these, three (3) are amendments to the Broward County Land Use Plan (BCLUP) map, two (2) are amendments to the Broward County Land Use Plan (BCLUP) text, and four (4) are amendments to the Broward County Comprehensive Plan (BCCP) text. Three (3) of the BCLUP map amendments relate to the Cities of Coconut Creek and Coral Springs. The City of Coconut Creek amendments are being reviewed concurrently with this amendment package and appear separately on this Council agenda. Coral Springs amendment #08-1AR was reviewed by the Council on February 4, 2008 and found to be generally consistent with the SRPP. The general location of Broward County is shown in Attachment 1. Attachments 2 - 4 include aerial maps of the proposed Future Land Use Map changes.

The proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the County no later than May 1, 2008.

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

No.	Amendment	Attachment No.	Recommendation
PC 08-1	BCLUP Map change - Coconut Creek From: Industrial, 21.8 acres To: Commercial, 21.8 acres	2	Generally consistent with the SRPP.
PC 08-2	BCLUP Map change - Coconut Creek From: Low-Medium (10) Residential, 24.8 acres To: Commercial, 24.8 acres	3	Generally consistent with the SRPP.
PC 08-3	BCLUP Map change - Coral Springs From: Irregular (10.3) Residential, 15.7 acres To: Commercial, 15.7 acres	4	Generally consistent with the SRPP.
PCT 08-1	BCLUP Text change: "Open Space/Golf Course Conversions"	not applicable	Generally consistent with the SRPP.
PCT 08-2	BCLUP Text change: "Platting Exemptions"	not applicable	Generally consistent with the SRPP.
08-1-T1	Nine amendments to the Broward County Comprehensive Plan Text; Transportation Element related to transit concurrency management system, level of service standards, statutory language changes and transit oriented development policies	not applicable	Generally Inconsistent with the SRPP: Goals 4, 8, 20 and 21 and Policies 4.2, 8.2, 20.3, 21.2, 21.7
08-1-T3	Amendments to the Broward County Comprehensive Plan Text; Sanitary Sewer Element updates and revisions (objectives, policies, data and analysis)	not applicable	Generally consistent with the SRPP.
08-1-T4	Amendments to the Broward County Comprehensive Plan Text; Drainage and natural Groundwater Aquifer Recharge Element updates and revisions	not applicable	Generally consistent with the SRPP.
08-1-T5	Amendments to the Future Unincorporated Area Land Use Element.	not applicable	Generally consistent with the SRPP.

The proposed amendments in this package were reviewed by the Broward County Commission at its public hearing meeting on March 25, 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 #08-1ARB generally consistent with the *Strategic Regional Policy Plan for South Florida*, with the exception of the Amendment 08-1-T1. Find the Amendment 08-1-T1 generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, particularly with Goals 4, 8, 20 and 21 and Policies 4.2, 8.2, 20.3, 21.2 and 21.7, related to transportation planning and intergovernmental coordination. 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 Process Package B)**

**South Florida Regional Planning Council
May 2008**

**PROPOSED AMENDMENT PACKAGE #08-1ARB
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 #08-1ARB contains nine (9) amendments. Of these, three (3) are amendments to the Broward County Land Use (BCLUP) map, two (2) are amendments to the Broward County Land Use Plan (BCLUP) text, and four (4) are amendments to the Broward County Comprehensive Plan (BCCP) text. Three (3) of the BCLUP map amendments relate to the cities of Coconut Creek and Coral Springs. The City of Coconut Creek amendments are being reviewed concurrently with this amendment package and appear separately on this agenda. The Coral Springs amendment was reviewed by the Council on February 4, 2008 and found to be generally consistent with the *Strategic Policy Plan for South Florida (SRPP)*. The general location of Broward County is shown in Attachment 1. Attachments 2 - 4 include aerial maps of the proposed Future Land Use Map changes.

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 May 1, 2008.

A detailed summary of the proposed amendments is included below.

Amendment PC 08-1

The proposed amendment would change the BCLUP by redesignating an approximately 21.8 acre parcel of land from Industrial to Commercial. The parcel is located on the east side of U.S. 441 and north of the Sawgrass Expressway. An aerial map of the site is included in Attachment 2.

This proposed amendment is being processed concurrently with the City of Coconut Creek amendment #08-2AR which appears separately on this Council Agenda.

The site is currently vacant. Adjacent land uses include commercial uses to the north, residential (single-family) and park uses to the east and west and industrial commercial and residential (multiple-family Residential) to the south. Land use designations include Industrial and Low (5) to the north and south and Residential (5) to the east and west.

Staff analysis confirms that potable water supply, sanitary sewer capacity, waste disposal services, and recreation and open space facilities that serve the site have adequate capacity to accommodate the growth. The proposed amendment would create adverse impacts to the regional roadway. The developer has agreed to restrict uses on the project site and contribute money to the City of Coconut Creek's transit fund to mitigate traffic impacts.

The Broward County Commission unanimously voted (6-0) to approve transmittal of the proposed amendment for review by the Florida Department of Community Affairs at its March 25, 2008 meeting.

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 08-2

The proposed amendment would change the BCLUP by redesignating an approximately 24.8 acre parcel of land from Low-Medium (LM10) Residential to Commercial (COMM) to redevelop a mobile home park with as a retail project. The parcel is located on the north of Hillsboro Boulevard approximately 16,000 feet east of State Road 7 (SR-7). An aerial map of the site is included in Attachment 3.

This proposed amendment is being processed concurrently with the City of Coconut Creek amendment #08-2AR, which appears separately on this Council Agenda.

Adjacent land uses include Low 3.0 to the north, Commercial and LM10 to the east, Office-Professional to the south and Office-Professional and Community Facility to the west. Future Land Use Map designations include Commercial to the west and south and Medium Density Residential to the north and east.

Staff analysis confirms that potable water supply, sanitary sewer capacity, waste disposal services, and recreation and open space facilities that serve the site have adequate capacity to accommodate the growth. This proposed amendment would significantly increase traffic along SR-7 and reduce current LOS standards. To mitigate traffic impacts, the developer will make roadway improvements along State Road 7, in the vicinity of the project site.

Affordable Housing

The site is currently developed as a 184 lot mobile home park, with 112 of the lots occupied by residents that own their mobile home units and rent lots in the park. To assist the existing residents of the mobile home park, the developer of the site has been taking the following actions:

1. The developer has entered into an agreement with the mobile home park homeowners association hereby they have agreed to waive rent increases that had been planned and have offered financial incentives substantially greater than those required by the State relocation program.
2. There are three mobile home parks in close proximity to the site that have been offering incentives to the residents who desire to move. The incentives include:
 - Deerfield Lake Mobile Home Park, Coconut Creek - \$10,000 towards moving expenses plus 1st year's free rent
 - Tallowood Mobile Home Park, Coconut Creek - payment of all moving expenses
 - Coral Cay Plantation Mobile Home Park, Margate - Equivalent of State's relocation payment up to \$6,000 + 2 month's free rent

These three mobile home parks are all 55+ age-restricted communities, as is the existing mobile home park on the site, and are in close proximity to Hillsboro Mobile Home Park, so the residents are able to enjoy a similar lifestyle and visit same shops, restaurants, doctor's offices, etc.

3. The City Attorney had an idea that proved beneficial to the residents. The developer supplied the City with a letter that stated that Hillsboro Mobile Home Park is being closed in June, 2008 whether the land use plan amendment is approved or not. The City then approached the State and received an interpretation that the letter served the same purpose of an eviction notice. This allowed the residents who own older mobile homes to relocate to other mobile home parks through the eviction exemption in 723, Florida Statutes.

4. The developer undertook a housing study that demonstrates that there are residential opportunities, whether the residents desire to relocate their unit to another mobile home park, abandon their unit and purchase a new unit in a another mobile home park or live in other types of housing (apartments, condominiums or single-family homes). The City hired a consultant to conduct an independent assessment of this study, and the City's Consultant concurred with the study's findings.

In its Comprehensive Plan, the City of Coconut Creek includes the following provision to further affordable housing:

- Provisions to implement the City's Affordable Housing Linkage Fee, adopted by ordinance on March 9, 2006. The fee is based on the concept that new employment generation creates additional demand for affordable housing. The impact fees are to be paid at the time of the issuance of building permits.
- Provisions for workforce housing to be provided in the City's MainStreet Regional Activity Center.
- Provisions to establish a pool of "Affordable Housing Units" equal to 10 percent of the total available flexibility and reserve units within each of the flex zones in the City.
- Provisions for the City to seek Community Development Block Grant (CDBG) funding directly from U.S. Department of Housing and Urban Development (HUD), as the City has recently been designated as an entitlement City. The intention is to continue to implement funded housing assistance programs.

The Broward County Commission unanimously voted (6-0) to approve transmittal of the proposed amendment for review by the Florida Department of Community Affairs at its March 25, 2008 meeting.

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 08-3

The proposed amendment would change the BCLUP by re-designating an approximately 15.7 acre parcel of land from Irregular Residential to Commercial. The vacant parcel is located north of Wiles Road and east of Coral Ridge Drive in the City of Coral Springs. An aerial map of the site is included in Attachment 4.

Adopted City of Coral Springs Amendment #08-1AR was reviewed at the March 4, 2008 Council Meeting and was found to be generally consistent with the *SRPP*.

Adjacent land uses include a 100 foot wide utility easement and then a single-family residential development to the north, a single-family residential development to the east, and retail uses designated Commercial to the south and west. Future Land Use Map designations include Commercial to the west and south, and Residential to the north and east.

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

The developer has agreed to use LEED (Leadership in Energy and Environmental Design) principles when developing the site.

The Broward County Commission unanimously voted (6-0) to approve transmittal of the proposed amendment for review by the Florida Department of Community Affairs at its March 25, 2008 meeting.

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 08-1

Proposed Amendment #PCT 08-1 is a text change amendment to the BCLUP that addresses the protection of open space areas, including the proposed conversion of current and former golf courses to other uses.

As Broward County nears build out of the developable vacant land within the urbanized area, few large tracts of land remain available for development. Golf courses represent a significant portion of the remaining open space and have increasingly become a focal point for redevelopment.

Broward County has a total of 61 golf courses representing 8,547 acres of land, most designated within three land use categories: Commercial Recreation (63%), Recreation and Open Space (16%) and Residential (20%). In the last few years, nine golf courses have been closed, totaling nearly 700 acres. BCLUP amendments have either been approved or are in progress to develop four of these courses primarily for residential use.

Golf course conversion raises difficult issues for Broward County residents and local governments including the loss of open space; potential decrease in tourism and corresponding tourist revenues; environmental contamination; loss of natural resources; and incompatible development which may not be well integrated with the surrounding community. Broward County continues to coordinate with its municipalities to ensure maintenance of Levels of Service for open-spaces.

The Broward County Commission voted 5 to 2 to approve transmittal of the proposed amendment for review by the Florida Department of Community Affairs at its March 25, 2008 meeting.

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 08-2

Proposed Amendment #PCT 08-2 is a text change to the BCLUP, revising platting requirements. The current platting exemption for one single family dwelling unit or duplex lot requires a lot or parcel that was of record in the official records of Broward County as of 1989. The proposed platting exemption would provide that two (2) or fewer residential units could be constructed on property under the same ownership, regardless of the lot of record date. The proposed text amendment is designed to streamline processes and improve efficiencies associated with residential plat filings.

The Broward County Commission unanimously voted to approve transmittal of the proposed amendment for review by the Florida Department of Community Affairs at its March 25, 2008 meeting.

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 08-1-T1

The proposed amendment consists of nine (9) text revisions to the Broward County Transportation Element, related to concurrency management systems, level of service standards, transit related strategies and changes to Florida Statutes. The proposed changes:

1. Seek to remove existing Level of Service (LOS) Standards set to expire in 2009 and use Advanced Transportation Management System (ATMS), video detection devices, bus stop upgrades, and improved bus maintenance as the new LOS standards for FY 2013.
2. Rename concurrency district types from Transit Oriented Concurrency Districts to Transportation Concurrency Management Areas (TCMAs) and Community Design Concurrency Districts (not yet implemented) to Multi-Modal Transportation District to conform to terminology in revised Florida Statutes and expands existing programs beyond transit improvements.
3. Remove the County Transit Program as a separate document.
4. Remove concurrency finding at the plat stage and include provisions for concurrency finding later in the development process.
5. Incorporate statutory language regarding "public transit facility" to conform to language in amended in Chapter 163.3180(4)(b), Florida Statutes.
6. Incorporate statutory language regarding DRIs and concurrency to conform to language in amended Chapter 163.3180(12), Florida Statutes, to describe instances when DRIs may satisfy the County's transportation concurrency mitigation requirements.
7. Include statutory language regarding affordable housing to incorporate changes to Chapter 163.3180(17), Florida Statutes, granting concurrency exemptions to affordable workforce housing units within DRIs with 50 percent or more occupancy by employees of an identified employment center.
8. Include policies promoting transit/housing oriented development, transit promotion strategies and amenities and context sensitive design.
9. Remove a policy to conduct a study of constrained roadway facilities since the concept was removed from Florida Statutes.

Relevant sections of the Transportation Element's supporting Data and Analysis were similarly revised to provide justification for these proposed changes. Florida Department of Transportation (FDOT) has confirmed that it has concerns about some of the proposed amendments but has not completed formal comments on their review. Council staff will coordinate with Broward County and FDOT toward resolution of these issues.

The Broward County Commission unanimously voted (6-0) to approve transmittal of the proposed amendment for review by the Florida Department of Community Affairs at its March 25, 2008 meeting.

Staff has determined Amendments 3, 4, 6, 7, and 9 are generally compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Objection

Proposed amendments 1, 2, 5, and 8 (above) to the Transportation Element are not adequate for the following reasons:

1. The amendment does not include statewide level of service (LOS) standards for Strategic Intermodal System and Transportation Regional Incentive Program funded roadway facilities.
2. The amendment removes existing level of service standards for transit in Policy 3.4.2 without demonstrating achievement of current standards, fails to establish a new measurable level of service standard, and does not complement LOS standards for roads. The proposed alternatives are not measurable LOS standards but a listing of methods that could achieve a defined LOS standard. For example, the revisions are project related and do not offer a measurable set of LOS standards for people and goods.
3. With the change from Transit Oriented Concurrency Districts to Transportation Concurrency Management Areas (TCMAs) mechanisms have not been developed to ensure equitable

distribution between roadway and transit projects and level of service standards be established so future efforts to promote transit and transit infrastructure are not curtailed.

4. The transportation concurrency assessment as a proportionate fair share fee mechanism does not allow for the collection of fees or mitigation for impacts to Strategic Intermodal System facilities, including regional transit facilities.
5. The removal of "the proposed development that would promote public transportation" and replacement with "the proposed development is a public transit facility" in Policy 3.4.12 reduces concurrency and transit related amenities as well as the potential for development of transit oriented corridors and opportunities for private public partnerships.
6. Managed lane projects have been added as new Policy 3.317 without establishing thresholds and roadway classifications for placement of managed lanes.

Until these issues are resolved, proposed amendments 1, 2, 5 and 8 to the Transportation Element are incompatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*, particularly with the following:

- | | |
|-------------|--|
| Goal 4 | Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services. |
| Policy 4.2 | Utilize the exiting infrastructure capacity of regional facilities to the maximum extent consistent with applicable level of service (LOS) standards before encouraging the expansion of facilities or the development of new capacity. |
| Goal 8 | Enhance the Region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure. |
| Policy 8.1 | Maintain the Florida Intrastate Highway System, other state roads, local roadways, and public transportation systems to preserve the Region's investment in infrastructure, support daily use and needs, enhance the Region's global competitiveness and economic health, increase safety, ensure emergency access and response, and provide for evacuation purposes. |
| Goal 20 | Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities. |
| Policy 20.3 | Direct future development and redevelopment first to areas served by existing infrastructure and to other locations that are suitable for development, as identified in their comprehensive plans. In particular, local governments should coordinate with state and regional officials to identify public transportation corridors and to promote development along those corridors by implementing investment strategies for providing infrastructure and services which are consistent with them. |
| Goal 21 | Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources. |
| Policy 21.2 | Strengthen intergovernmental coordination processes with state, regional, and local governments and agencies to effectively link land use decisions with affordable housing, transportation/air quality, natural resource protection, preservation, and restoration and water supply planning. |

Policy 21.7 Achieve a coordinated transportation system planning process across jurisdictions and across issue-areas so that barriers are minimized and consistency across the Region is achieved.

Recommendation

Council staff recommends that Broward County coordinate with the Florida Department of Transportation, Broward County Transit, South Florida Regional Transportation Authority and other appropriate agencies to resolve the issues related to the Transportation Element proposed amendments.

The County should ensure intent and emphasis on transit is preserved if Transit Oriented Concurrency Districts are revised. Alternative funding and mechanisms for providing transit infrastructure need to be identified and implemented before "development that would promote public transportation" is removed from Policy 3.4.12. Clearer definitions and guidance need to be provided as to how and where managed lane projects would be implemented. More specifically which types of roadways, what level of intensity and what speeds should be considered? The County should coordinate with the Florida Department of Transportation, Broward County Transit, the South Florida Regional Transportation Authority, and Council staff to establish measurable transit level of service standards.

Council staff will continue to work with the County throughout the amendment process.

Amendment 08-1-T3

Proposed Amendment #08-1-T3 addresses housekeeping revisions to the Sanitary Sewer Element objectives and policies. The revisions reflect updates to agency names, timelines and the deletion of obsolete text and or policies.

The Broward County Commission unanimously voted to approve transmittal of the proposed amendment for review by the Florida Department of Community Affairs at its March 25, 2008 meeting.

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 08-1-T4

Proposed Amendment #08-1-T4 is a text amendment that reflects updates required due to statutory changes adopted in the 2005 Infrastructure and Planning Act (SB360). The proposed text amendment modifies and updates the objectives and policies in the Drainage and Natural Groundwater Aquifer Recharge (DANGAR) Element. Recommended changes address:

- Aquifer recharge;
- The reduction of seepage from the water conservation area; and
- The prohibition of direct stormwater discharges to surface and ground water within identified areas of influence.

The Broward County Commission unanimously voted to approve transmittal of the proposed amendment for review by the Florida Department of Community Affairs at its March 25, 2008 meeting.

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 08-1-T5

Proposed amendment #08-1-T5 would revise the Broward County Comprehensive Plan Future Unincorporated Area Land Use Element (FUALUE) to be consistent with the adopted Public School Facilities Element. It would also revise policies to promote urban design guidelines set forth in the *Broward County Community Design Guidebook* and to encourage transit/housing oriented redevelopment. Additionally, minor updates to agency names, and obsolete policies and text are proposed.

The Broward County Commission unanimously voted (6-0) to approve transmittal of the proposed amendment for review by the Florida department of Community Affairs at its March 25, 2008 meeting.

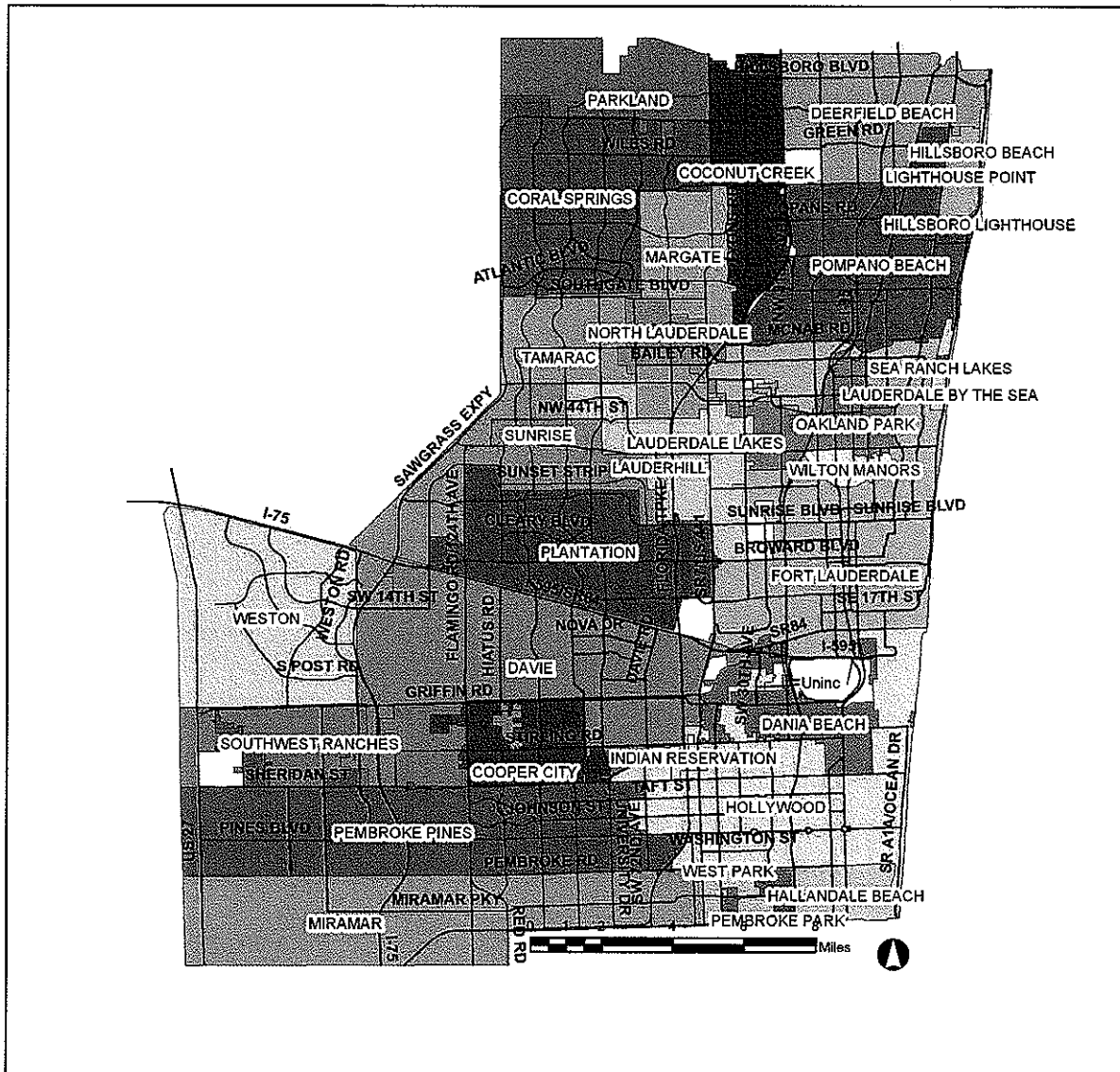
Staff analysis confirms that the proposed amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Conclusion

Staff analysis confirms that Amendments #PC 08-1, #PC 08-2, #PC 08-3, #PCT08-1, #PCT 08-2, #08-1-T3, #08-1-T4 and #08-1-T5 are compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*; and

Proposed items 1, 2, 5 and 8 within Amendment #08-1-T1 are incompatible with the goals and policies of the *SRPP*, particularly with Goals 4, 8, 20 and 21, and Policies 4.2, 8.2, 20.3, 21.2, 21.7. Council staff will continue to work with the County through the amendment process.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

Broward County
Proposed Amendment #08-1ARB

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map
Broward County #08-1ARB
Proposed Amendment No. PC-08-1
City of Coconut Creek

From: Industrial
To: Commercial
21.8 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 #08-1ARB
Proposed Amendment No. PC-08-2
City of Coconut Creek

From: Low-Medium (10) Residential
To: Commercial
24.8 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 #08-1ARB
Proposed Amendment No. PC-08-3
City of Coral Springs

From: Irregular (10.3) Residential
To: Commercial
15.7 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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