

“HALLANDALE BEACH REGIONAL ACTIVITY CENTER (RAC)”

LAND USE PLAN AMENDMENT TO THE HALLANDALE BEACH AND BROWARD COUNTY LAND USE PLANS

PREPARED BY



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8807

Contact: Shelley Eichner, AICP

Project No. 09-2816

September 25, 2009
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(Revised November 6, 2009)

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EXHIBITS

Exhibit A	Letter from Hallandale Beach City Manager
Exhibit A-1	Applicant's rationale
Exhibit B	Legal Description of RAC boundaries
Exhibit C	Sketch/Boundary Map
Exhibit D	Hallandale Beach current FLU designations within proposed RAC
Exhibit E	Broward County current FLU designations within proposed RAC
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Exhibit G	Potable Water and Drainage Verification Letters
Exhibit H	Solid Waste Verification Letter
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**HALLANDALE BEACH REGIONAL ACTIVITY CENTER
APPLICATION FOR LAND USE PLAN AMENDMENT TO THE
HALLANDALE BEACH AND BROWARD COUNTY LAND USE PLANS**

1. LETTER OF TRANSMITTAL

A) *LETTER OF TRANSMITTAL FROM MUNICIPAL MAYOR OR MANAGER.*

A transmittal letter from the Hallandale Beach City Manager is provided. See Exhibit A.

B) *DATE LOCAL GOVERNING BODY HELD TRANSMITTAL PUBLIC HEARING.*

The Local Planning Agency (P&Z) is expected to hold a public hearing on 11/17/09. The City Commission is expected to hold a public hearing on 11/18/09 for transmittal to the Broward County Planning Council. This is well within the required 21 days prior to the first Planning Council Public Meeting (expected 1/21/10).

C) *WHETHER THE AMENDMENT IS WITHIN AN AREA OF CRITICAL STATE CONCERN OR PROPOSED FOR ADOPTION UNDER A JOINT PLANNING AGREEMENT PURSUANT TO SECTION 163.3171, FLORIDA STATUTES.*

The property is not within an Area of Critical State of Concern or Resource Planning and Management Program.

D) *WHETHER THE AMENDMENT IS ONE OF THE FOLLOWING: DEVELOPMENT OF REGIONAL IMPACT, SMALL SCALE DEVELOPMENT ACTIVITY (PER FLORIDA STATUTES,) EMERGENCY (PLEASE DESCRIBE ON SEPARATE PAGE)*

The Amendment is not an exemption of the twice per calendar year limitation.

2. LOCAL GOVERNMENT INFORMATION

A) *LOCAL LAND USE PLAN AMENDMENT OR CASE NUMBER.*

#79-09-PA (City of Hallandale Beach Regional Activity Center (RAC) Amendment)

B) *PROPOSED MONTH OF ADOPTION OF LOCAL LAND USE PLAN AMENDMENT.*

No later than September 2010.

C) *NAME, TITLE, ADDRESS, TELEPHONE, E-MAIL, AND FACSIMILE NUMBER FOR LOCAL GOVERNMENT.*

Richard D. Cannone
Director, Development Services Department/CRA
City of Hallandale Beach

400 South Federal Highway
Hallandale Beach, FL 33009
Phone: (954) 457-1376
Fax: (954) 457-1488
Email: rcannone@hallandalebeachfl.gov

D) SUMMARY MINUTES FROM THE LOCAL PLANNING AGENCY AND LOCAL GOVERNMENT PUBLIC HEARINGS ON THE TRANSMITTAL OF BROWARD COUNTY LAND USE PLAN AMENDMENT.

To be provided.

E) DESCRIPTION OF PUBLIC NOTIFICATION PROCEDURES FOLLOWED FOR THE AMENDMENT BY THE LOCAL GOVERNMENT.

Public hearings on the proposed Land Use Plan Amendment were and will be advertised and held in accordance with Section 163.3664(17) and Section 163.3184(15) Florida Statutes.

The following table identifies the public notification procedures and requirements for the City of Hallandale Beach.

Proposed Action	Published Notice (Minimum number of days prior to each scheduled meeting/hearing)	Mailed Notice (Minimum number of days prior to the first scheduled meeting/hearing)	Posted Notice (Minimum number of days prior to the first scheduled meeting/hearing)
Future Land Use Map (FLUM) amendment	10 days prior	10 days prior	10 days prior
Comprehensive Plan text amendment	10 days prior	N/A	N/A

(Ord. No. 2008-19, § 1, 9-3-2008)

3. APPLICANT INFORMATION

A) NAME, ADDRESS, TELEPHONE, FACSIMILE NUMBER AND EMAIL OF THE APPLICANT.

Richard D. Cannone
Director, Development Services Department/CRA
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009
Phone: (954) 457-1376
Fax: (954) 457-1488

Email: rcannone@hallandalebeachfl.gov

B) NAME, ADDRESS, TELEPHONE, FACSIMILE NUMBER AND EMAIL OF THE AGENT.

Shelley Eichner, AICP
Vice President
Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: (954) 921-7781
Fax: (954) 921-8807
Email: eichners@calvin-giordano.com

C) NAME, ADDRESS, TELEPHONE, FACSIMILE NUMBER AND EMAIL OF THE PROPERTY OWNER.

There are numerous property owners in the subject area. The City is initiating the Amendment.

D) PLANNING COUNCIL FEE FOR PROCESSING THE AMENDMENT IN ACCORDANCE WITH THE ATTACHED EXHIBIT C, "FEE SCHEDULE FOR AMENDMENTS TO THE BROWARD COUNTY LAND USE PLAN AND LOCAL LAND USE ELEMENTS."

City: No Fee
County: \$11,611 (check no. 148457)

E) APPLICANT'S RATIONALE FOR THE AMENDMENT. THE PLANNING COUNCIL REQUESTS A CONDENSED VERSION FOR INCLUSION IN THE STAFF REPORT.

The City of Hallandale Beach wishes to create a Regional Activity Center (RAC) land use designation in order to allow for redevelopment consistent with the recommendations advanced in the Citywide Master Plan and the City's Comprehensive Plan (updated 2008). The purpose of creating the RAC will enable the City to have greater flexibility in allocating land uses within the geographic area without the need for individual land use plan amendments on a smaller, parcel by parcel basis. For example, an RAC designation will allow for flexible redevelopment along Dixie Highway should the discussions and feasibility studies of a passenger rail line on the FEC tracks come to fruition. Similarly, Foster Road, which has suffered from a disproportionate level of blight and disinvestment in recent decades, would benefit from an RAC designation to allow for a neighborhood scale redevelopment around Foster Park consisting of 3 and 4 story residential buildings with limited ground floor neighborhood retail use.

The proposed RAC has intentionally been framed not to increase the approved existing overall land use densities and intensities. Rather, the intent is to direct currently permitted densities and intensities to the major transportation corridors

within the core of Hallandale Beach. This in effect would serve two purposes: first, it would provide additional redevelopment opportunities in the areas identified in the Master Plan; and second, it would redirect development away from existing, established residential neighborhoods and into areas selected for redevelopment by the City. Virtually the entire Amendment area is within ¼ mile of Dixie Highway, Federal Highway (US 1), or Foster Road, each of which already has at least one mass transit route. A Regional Activity Center will allow for a mix of uses and the permitting of densities and intensities in parts of the Amendment site that better support mass transit compared to the existing conditions. This in turn will help to develop a pedestrian-oriented urban environment, which is one of the guiding principles of the Master Plan.

(Please refer to Exhibit A-1 for more detailed rationale.)

4. AMENDMENT SITE DESCRIPTION

A) DESCRIPTION OF THE SIZE AND BOUNDARIES OF THE AMENDMENT.

The total gross land area of the Amendment site, as determined through GIS, is approximately 637.59 acres, which includes the area to the center line to the adjacent right-of-way. (The perimeter / boundary land description – Exhibit B – identifies 636.18 acres.) Unlike the County, the City of Hallandale uses net acreage in its land use calculations. In that context, the parcels themselves that are undergoing a Future Land Use designation change total 464.49 net acres. The site is generally in the central and northwestern portion of the City of Hallandale Beach. The general boundaries of the Hallandale Beach RAC are Federal Highway to the east, Countyline Road to the south, Dixie Highway to the west and the area north of Foster Road to Pembroke Road and I-95 to the west.

B) WRITTEN DESCRIPTION OF THE AREA PROPOSED TO BE AMENDMED.

See Exhibit B.

C) MAP AT SCALE OF 1"=300' CLEARLY INDICATING THE AMENDMENT'S LOCATION, BOUNDARIES AND PROPOSED LAND USES. (OTHER SCALES MAY BE ACCEPTED AT THE DISCRETION OF THE PLANNING COUNCIL EXECUTIVE DIRECTOR.)

See Exhibit C.

5. EXISTING AND PROPOSED USES

A) CURRENT AND PROPOSED LOCAL AND COUNTY LAND USE PLAN DESIGNATIONS FOR THE AMENDMENT SITE. IF MULTIPLE DESIGNATIONS DESCRIBE ACREAGE WITHIN EACH DESIGNATION.

	Hallandale Beach	Broward County																								
Existing:	Hallandale Beach Future Land Use Designation	<u>Net</u> Acreage																								
	GENERAL COMMERCIAL	120.54																								
	NEIGHBORHOOD	16.40																								
	EMPLOYMENT CENTER	3.61																								
	INSTITUTIONAL	17.83																								
	LIGHT INDUSTRIAL	10.15																								
	COMMERCIAL RECREATION	45.95																								
	LOW DENSITY UP TO 7.0	11.55																								
	LOW-MEDIUM DENSITY UP TO 14.0	158.01																								
	MEDIUM-DENSITY UP TO 18.0	57.04																								
	HIGH DENSITY UP TO 50.0	6.37																								
	PUBLIC PARKS	17.04																								
	Totals	464.49																								
		<table border="1"> <thead> <tr> <th>Broward County Future Land Use Designation</th> <th><u>Gross</u> Acreage</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>234.86</td> </tr> <tr> <td>Employment Center - High</td> <td>4.42</td> </tr> <tr> <td>Community Facilities</td> <td>22.47</td> </tr> <tr> <td>Industrial</td> <td>13.31</td> </tr> <tr> <td>Commercial Recreation</td> <td>49.03</td> </tr> <tr> <td>Low (5) Residential</td> <td>11.54</td> </tr> <tr> <td>Low-Medium (10) Residential</td> <td>64.16</td> </tr> <tr> <td>Medium (16) Residential</td> <td>209.77</td> </tr> <tr> <td>Medium-High (25) Residential</td> <td>8.47</td> </tr> <tr> <td>Recreation & Open Space</td> <td>19.56</td> </tr> <tr> <td>Totals</td> <td>637.59</td> </tr> </tbody> </table>	Broward County Future Land Use Designation	<u>Gross</u> Acreage	Commercial	234.86	Employment Center - High	4.42	Community Facilities	22.47	Industrial	13.31	Commercial Recreation	49.03	Low (5) Residential	11.54	Low-Medium (10) Residential	64.16	Medium (16) Residential	209.77	Medium-High (25) Residential	8.47	Recreation & Open Space	19.56	Totals	637.59
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Totals	637.59																									
Proposed:	Regional Activity Center	Regional Activity Center																								

Please see Exhibit D for the current Hallandale Beach Future Land Use designations within the proposed RAC.

Please see Exhibit E for the current Broward County Future Land Use designations within the proposed RAC.

B) CURRENT LAND USE DESIGNATIONS FOR THE ADJACENT PROPERTIES.

	Municipality	Broward County
North:	<p><i>City of Hollywood:</i></p> <ul style="list-style-type: none"> • General Business • Low (5) Residential • Community Facilities • Regional Activity Center <p><i>Note: The City of Hollywood borders the entire northern boundary of the Amendment area.</i></p>	<ul style="list-style-type: none"> • Commercial • Community Facilities • Low (5) Residential • Regional Activity Center
South:	<p><i>City of Hallandale Beach:</i></p> <ul style="list-style-type: none"> • Institutional • Medium Density Up to 18.0 • Low Density Up to 7.0 • Utilities • Light Industrial <p><i>City of Aventura:</i></p> <ul style="list-style-type: none"> • Business and Office • Low-Medium (LMDR) 6-13 DU/AC <p><i>Unincorporated Miami-Dade:</i></p>	<ul style="list-style-type: none"> • Industrial • Community Facilities • Low-Medium (10) Residential • Medium (16) Residential • Local Activity Center <p><i>Miami-Dade County:</i></p> <ul style="list-style-type: none"> • Business and Office • Low-Medium (LMDR) 6-13 DU/AC • Low Density (LDR) 2.5-6 DU/AC

	<ul style="list-style-type: none"> • Low Density (LDR) 2.5-6 DU/AC <p><i>Note: City of Aventura lies south of the Amendment area between Federal Highway / US 1 and Dixie Highway. Unincorporated Miami-Dade County lies south of the Amendment area between SW 2nd Avenue and Dixie Highway.</i></p>	<p><i>Note: Miami-Dade County lies south of the Amendment area between Federal Highway / US 1 and SW 2nd Avenue.</i></p>
East:	<p><i>City of Hallandale Beach:</i></p> <ul style="list-style-type: none"> • Local Activity Center • Recreation, General • Medium Density Up to 18.0 • Low-Medium Density Up to 14.0 • Low Density Up to 7.0 • Public Parks 	<ul style="list-style-type: none"> • Local Activity Center • Commercial • Medium (16) Residential • Low (5) Residential
West:	<p><i>City of Hallandale Beach:</i></p> <ul style="list-style-type: none"> • Medium Density Up to 18.0 • Institutional, Light Industrial • Low-Medium Density Up to 14.0 • General, Low Density Up to 7.0 • Historic 	<ul style="list-style-type: none"> • Community Facilities • Medium (16) Residential • Industrial • Low-Medium (10) Residential • Commercial • Low (5) Residential

C) **INDICATE IF THE FLEXIBILITY PROVISIONS OF THE BROWARD COUNTY LAND USE PLAN HAVE BEEN USED FOR ADJACENT AREAS.**

The Amendment area lies within Flex Zones 93 and 94. Projects within the RAC which have been assigned flex units are: Hallandale Crossings (7); and Hallandale Park Central (257). Reserve units assigned within the RAC are as follows: Sadat (1); Leinbach (2); Dixie Foster (17).

Currently, there are 905 available flex units in Flex Zone 93. The City wishes to allocate 605 of these units to the RAC. This will require a Flex Zone Modification as currently only a portion of the RAC is within Flex Zone 93. A new Flex Zone (93A) will encompass the entire RAC area.

D) **EXISTING USE OF THE AMENDMENT SITE AND THE ADJACENT AREAS.**

Adjacent Areas

	Existing
North:	North side of Pembroke Road in Hollywood: McNicol Middle School, single and multi-family residential, general commercial, auto sales/repair/storage, mixed use, mortuary, financial institution.

South:	Hallandale High School, industrial and utilities (along NW 3 rd Street), single family residential in Miami-Dade County
East:	Single and multi-family residential, general commercial, and the Gulfstream LAC
West:	Single and multi-family residential (along 2 nd Avenue), multi-family residential (along NW 8 th Avenue)

Amendment Site

Existing
Single and multi-family residential, mobile home parks, general commercial, retail, office, government facilities

E) PROPOSED USE OF THE AMENDMENT SITE FOR EACH NON-RESIDENTIAL USE AND/OR DWELLING UNIT COUNT.

The Regional Activity Center (RAC) is proposed to contain a mix of uses, including residential and non-residential. So as to not increase the density and intensity of the overall Amendment site, the number of proposed dwelling units is below the threshold of what is currently permitted under the Broward County Future Land Use Plan. Similarly, the amount and type of non-residential development is based on existing gross acreage for each of the current underlying future land use designations.

Residential: 4,265 potential dwelling units under the County Plan

Broward County FLU (residential)	<u>Gross</u> Acreage	DU/AC	Potential Units
Low (5) Residential	11.54	5	57
Low-Medium (10) Residential	64.16	10	641
Medium (16) Residential	209.77	16	3,356
Medium-High (25) Residential	8.47	25	211
Total	293.95		4,265

Specifically, the RAC is proposed to contain 4,241 units, comprised of the following mixture:

- 550 single family homes
- 491 duplexes
- 1,200 townhomes
- 1,000 garden apartments
- 1,000 midrise apartments

This housing mixture was determined based on (1) maximum allowable development potential under the City’s Land Use Plan, (2) an inventory of existing units in the RAC extrapolated from Broward County Property Appraiser Data, (3) the vision of the Master Plan, and (4) the underlying purpose of a RAC to encourage transit-oriented development along major corridors.

Non-residential

Broward County FLU (non-residential)	Gross Acreage
Commercial	234.86
Employment Center - High	4.42
Community Facilities	22.47
Industrial	13.31
Commercial Recreation	49.03
Recreation & Open Space	19.56
Totals	343.65

Again, it is important to note that the proposed use of the Amendment site is essentially unchanged from the previously permitted land use designations. The only change proposed as a result of this amendment is to provide the opportunity for the City of Hallandale Beach to implement its Master Plan and improve upon existing conditions through the designation of an RAC.

F) *MAXIMUM ALLOWABLE DEVELOPMENT PER LOCAL GOVERNMENT LAND DEVELOPMENT PLANS UNDER EXISTING DESIGNATION FOR THE SITE FOR EACH NON-RESIDENTIAL USE AND/OR DWELLING UNIT COUNT.*

Residential: 4,241 potential dwelling units under the City Plan

Hallandale Bch FLU (residential)	Net Acreage	DU/AC	Potential Units
LOW DENSITY UP TO 7.0	11.55	7	80
LOW-MEDIUM DENSITY UP TO 14.0	158.01	14	2,212
MEDIUM-DENSITY UP TO 18.0	57.04	18	1,026
HIGH DENSITY UP TO 50.0*	6.37	50	318
Subtotal	232.98		3,636
			+
Flex Units allocated to RAC			605
Total Allowable Residential Development			4,241

* *City Plan amended and flex units allocated. County Plan never amended.*

Specifically, the RAC is proposed to contain 4,241 units, comprised of the following mixture:

- 550 single family homes
- 491 duplexes
- 1,200 townhomes
- 1,000 garden apartments
- 1,000 midrise apartments

This housing mixture was determined based on (1) maximum allowable development potential under the City’s Land Use Plan, (2) an inventory of existing units in the RAC extrapolated from Broward County Property Appraiser

Data, (3) the vision of the Master Plan, and (4) the underlying purpose of a RAC to encourage transit-oriented development along major corridors.

Non-residential

Hallandale Bch FLU (non-residential)	Net Acreage
GENERAL	120.54
NEIGHBORHOOD	16.40
COMMERCIAL RECREATION	45.95
INSTITUTIONAL	17.83
EMPLOYMENT CENTER	3.61
LIGHT INDUSTRIAL	10.15
PUBLIC PARKS	17.04
Totals	231.51

G) *INDICATE IF THE AMENDMENT IS PART OF A LARGER DEVELOPMENT PROJECT THAT IS INTENDED TO BE DEVELOPED AS A UNIT SUCH AS A SITE PLAN, PLAT OR DEVELOPMENT OF REGIONAL IMPACT. IF SO, INDICATE THE NAME OF THE DEVELOPMENT; PROVIDE THE SITE PLAN OR PLAT NUMBER; PROVIDE A LOCATION MAP; AND, IDENTIFY THE PROPOSED USES.*

N/A

6. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

THE ITEMS BELOW MUST BE ADDRESSED TO DETERMINE THE IMPACT OF AN AMENDMENT ON EXISTING AND PLANNED PUBLIC FACILITIES AND SERVICES. PROVIDE CALCULATIONS FOR EACH PUBLIC FACILITY AND/OR SERVICE. IF MORE THAN ONE AMENDMENT IS SUBMITTED, CALCULATIONS MUST BE PREPARED ON AN INDIVIDUAL AND CUMULATIVE BASIS.

A) *SANITARY SEWER ANALYSIS:*

1. *Identify whether the site is currently and/or proposed to be serviced by septic tanks.*

The site is currently served by the City’s wastewater system. Septic tanks will not be used.

2. *Identify the sanitary sewer facilities serving the amendment site including the current plant capacity, current plus committed demand on plant capacity, and planned plan capacity.*

The City of Hallandale Beach has a “Large User Agreement” with the City of Hollywood as the Regional Agency. The Large User Agreement provides for certain standards of sewage quality and quantity pumped to

Hollywood from Hallandale Beach. The site is served by the City of Hollywood Regional Wastewater Treatment plant located at 1621 North 14th Avenue in Hollywood. According to the Large User Capacity Report dated August 27, 2009, this plant has a design capacity of 50.0 MGD and a current and committed demand totaling 41.95 million gallons per day (41.95 MGD) in August 2009. No increase in plant capacity is planned.

The City of Hallandale Beach has a reserved capacity of 7.85 MGD in the Hollywood Regional Facility as stipulated by the Larger User Agreement. Over the last ten years, the City’s average daily flow has ranged from a high of 7.3 MGD to a low of 5.9 MGD. Recent average daily flow (August 2009) is approximately 7.09 MGD.

Policy 1.1.1 of the of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element in the City of Hallandale Beach Comprehensive Plan adopts an average sewer generation rate level of service standard of 190 gallons per capita per day.

3. *Identify the net impact on sanitary sewer demand resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot* or dwelling unit.*

** square footage numbers are for analytical purposes only*

The following table reflects the development within the proposed RAC. Since the proposed RAC does not increase the densities or intensities but simply allows for re-arrangement of those maximum uses within the RAC area, there is no net increase in demand.

Broward County Future Land Use Designation	<u>Gross</u> Acreage	# of D.U. or Sq. Ft.	Demand Rate	GPD
L (5)	11.54	57	350	19,950
LM (10)	64.16	641	350	224,350
M (16)	209.77	3,356	300	1,006,800
MH (25)	8.47	211	300	63,300
Commercial	234.86	2,348,595	0.1	234,860
Employment Center - High	4.42	44,172	0.2	8,834
Community Facilities	22.47	224,738	0.1	22,474
Industrial	13.31	133,085	0.1	13,309
Commercial Recreation	49.03	490,262	0.1	49,026
Recreation & Open Space	19.56	195,609	0.1	19,561
Total				1,662,463

LOW 5 and LM 10 uses Single Family County rate of 350 GPD for; Med 16 and Med-High 25 uses for multi-family County rate of 300 GPD. All non residential uses use County rates of .1, except .2 office rate is used for Employment Center.

4. *Identify the projected plant capacity and demand for the short and long range planning horizons as identified within the local government's adopted comprehensive plan. Provide demand projections and information regarding planned plant capacity expansions including year, identified funding sources and other relevant information.*

City of Hallandale Beach Large User Agreement with Hollywood		
	2010	2018
Design Capacity	7.85 MGD	7.85 MGD
Projected ADF	7.10 MGD	8.87 MGD*

*Source: Table 5-3 of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element of the City of Hallandale Beach Comprehensive Plan.

Based on the August 2009 Large User Capacity Report, there is 6.79 MGD available plant capacity. As found in Section 5.4.1.2 of the City of Hallandale Beach Comprehensive Plan, by 2012 sewer flows are projected to surpass the current large user capacity limit. To resolve this issue, the City expects to negotiate with another Large User that has excess capacity. In addition, the City is aggressively working to reduce Infiltration & Inflow (I/I) which will lower average daily flow by up to 1 MGD. The additional large user capacity and the reduced I/I will allow the City to have more than enough capacity through 2018.

5. *Provide information regarding existing and proposed trunk lines and lateral hookups to the amendment site.*

According to the Utilities Element in the current Comprehensive Plan, the entire amendment area is served by the City's wastewater collection and transmission system. As individual parcels within the amendment area are redeveloped, the City will evaluate the need to upgrade any of the gravity lines, force mains or lift stations within the area, as by City Ordinance new developments are required to connect to the sanitary sewer system.

6. *Correspondence from sanitary sewer provider verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.*

Please see Exhibit F.

B) POTABLE WATER ANALYSIS:

1. *Data and analysis demonstrating that a sufficient supply of potable water and related infrastructure will be available to serve the proposed*

amendment site through the long-term planning horizon, including the nature, timing and size of the proposed water supply and related improvements.

The proposed amendment will not increase demand on potable water facilities. The City is currently modifying the CUP to ensure that it will meet its projected potable water demand through the short and long term planning horizons. Policy 1.1.1 of the of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element in the City of Hallandale Beach Comprehensive Plan adopts an LOS standard of 146 gallons per capita per day (average) and 175 gallons per capita per day of finished water (Max. day)

2. *Identify the facilities serving the service area in which the amendment is located including the current plant capacity, current and committed demand on the plant and the South Florida Water Management District (SFWMD) permitted withdrawal, including the expiration date of the SFWMD permit.*

The area is served by the City of Hallandale Beach Water Treatment Plant at 630 NW 2nd Street. The plant has a design capacity of 10 million gallons per day (10 MGD) and the maximum daily output is 7.4 MGD, resulting in excess capacity of 2.6 MGD (2007). In 2008 a 6.0 MGD membrane treatment facility was added (expandable to 15MGD), bringing the total capacity of the two plants to 16 MGD.

The current water source is the Biscayne Aquifer – South Florida Water Management Consumptive Use Permit (CUP) # 06-00138-W. The City has four permitted water supply wells and a raw water supply connection from Broward County; a supplemental water supply; a water treatment plant; pumping facilities, elevated and ground storage facilities.

According to the SFWMD, the City of Hallandale Beach Water Use Permit expired June 14, 2006. The City submitted an application May 31, 2006 which makes their permit still valid. The City is currently working with the Water Management District to resolve modifications with their well configuration and purchase agreements with Broward County. The application is currently on Wavier status, pending obtaining the information to make the application complete.

Hallandale Beach currently utilizes two City-owned wells (#7 and #8) as raw water resources, with two additional wells (#3 and #5) reserved for emergency purposes. Water resources, in addition to the City wells, were acquired to supply the City's total demand for potable water (approximately 5.7 MGD). An additional resource consists of a linkage to Broward County's Southern Regional Wellfield (aka Piccolo Wellfield) for supply of untreated well water. The Broward County CUP has

allowed 2.8 MGD to be withdrawn from the Piccolo Wellfield. In 2007 SFWMD allocated another 3.4 MGD for the recently completed membrane treatment plant bringing the City's total allocation from the Piccolo Wellfield to 6.2 MGD. Together with the 3.0 MGD from the two City wells, the City has a raw water allocation of 9.2 MGD. As stated above, the City is in the process of modifying the CUP to provide for relocation of the City owned wells and transfer the allocation from the Piccolo Wellfield to consolidate all raw water sources to a new wellfield.

3. *Identify the wellfield serving the service area in which the amendment is located including the permitted capacity, committed remaining capacity, remaining capacity and expiration date of the permit.*

The City wells are allocated to withdraw 3.0 MGD (net finished water from the wells is 96% of the raw water volume) and the Piccolo Wellfield allows a total withdrawal of approximately 36 MGD and a firm capacity of 32 MGD with the largest units out of service. Hallandale Beach's allotment of the 36 MGD is 6.2 MGD (net finished water from Piccolo is 85% of the raw water volume). The CUP for the Piccolo Wellfield is currently being renewed and the anticipated average annual daily withdrawal is 15.2 MGD. Along with the County supply, this additional resource allows the City's treatment plant to meet full demand for water and meet drinking water standards. As stated above, the South Regional Wellfield (Piccolo Wellfield) provides raw water to a number of cities, including Hallandale Beach, under large raw water user agreements. The contractual agreement with each of the large users of the SRW runs for an indefinite period of time.

4. *Identify the net impact on potable water demand, based on adopted level of service resulting from the proposed amendment. Provide calculations including anticipated demand per square foot* or dwelling unit.*

** square footage numbers are for analytical purposes only*

The following table reflects the development within the proposed RAC. Since the proposed RAC does not increase the densities or intensities but simply allows for re-arrangement of those maximum uses within the RAC area, there is no net increase in demand. The City requires payment of impact fees, and permits for new construction will be subject to the impact fee ordinances.

Broward County Future Land Use Designation	Gross Acreage	# of D.U. or Sq. Ft.	Demand Rate	GPD
L (5)	11.54	57	350	19,950
LM (10)	64.16	641	350	224,350
M (16)	209.77	3,356	300	1,006,800
MH (25)	8.47	211	300	63,300
Commercial	234.86	2,348,595	0.1	234,860
Employment Center - High	4.42	44,172	0.2	8,834
Community Facilities	22.47	224,738	0.1	22,474
Industrial	13.31	133,085	0.1	13,309
Commercial Recreation	49.03	490,262	0.1	49,026
Recreation & Open Space	19.56	195,609	0.1	19,561
Total				1,662,463

LOW 5 and LM 10 uses Single Family County rate of 350 GPD for; Med 16 and Med-High 25 uses for multi-family County rate of 300 GPD. All non residential uses use County rates of .1, except .2 office rate is used for Employment Center.

5. *Identify the projected capacity and demand for the short and long range planning horizons as included within the adopted comprehensive plan - provide demand projections and information regarding planned plant capacity expansions including year, funding and other relevant information. If additional wellfields are planned, provide status including the status of any permit applications.*

The raw water wellfield allocations at this time are 3.0 MGD for the City wells, and 6.2 MGD for the Piccolo wellfield, and the CUPs for both have expired and are in the renewal or modification process. Treatment plant capacity is available to treat this quantity of raw water and produce 8.1 MGD of finished water. No treatment plant expansions are planned, but the City is preparing a major modification application of its CUP to relocate and consolidate its raw water supply to a new location. Final finished water capacity is pending approval from SFWMD on the proposed CUP modification.

6. *Provide information regarding existing and proposed trunk lines and water main hookups to the amendment site.*

According to the Utilities Element in the current Comprehensive Plan, the entire amendment area is served by the City's water distribution system. As individual parcels within the amendment area are redeveloped, the City will evaluate the need to upgrade any of the adjacent facilities.

For major development within the RAC, the City will encourage the implementation of green building strategies.

7. *Correspondence from potable water provider verifying the information submitted as part of the application on items 1-6 above. Correspondence must contain name, position and contact information of party providing verification.*

Please see Exhibit G.

C) *DRAINAGE ANALYSIS:*

1. *Provide the adopted level of service standard for the service area in which the amendment is located.*

New Development

Design Storm for onsite retention:

5 year frequency:

1 hour duration; 3.3. total inches

Existing Development

To meet Florida Building Code drainage standards.

2. *Identify the drainage district and drainage systems servicing the amendment area.*

The City of Hallandale Beach's existing drainage system utilizes two primary types of systems to control stormwater runoff; positive drainage and a French drain filter bed drainage system. The positive drainage system consists of drainage lines that channel stormwater directly to nearby waterways, canals and lakes. The system is used extensively in the eastern sector of the City. The French drain filter bed system collects stormwater runoff and allows the water to drain through perforated pipes or to dry wells where the water percolates into the soil.

In the central and western portions of the City, where the amendment site is located, periodic flooding continues to occur. Beginning in 2000, FDOT, together with the City of Hallandale Beach and the Town of Pembroke Park west of I-95, jointly participated in the design, building, and operation of a major pumping facility. FDOT utilized the railroad corridor adjacent to I-95 to construct a force main to pump stormwater from the pumping station in the Town of Pembroke Park between Hallandale Beach Boulevard and Pembroke Park to the existing outfall canal at Hollywood Boulevard.

Major drainage improvement projects have been implemented over the past decade to address areas of particular concern. These projects have proven successful in the northwest, southwest and southeast quadrants of the city.

3. *Identify any planned drainage improvements, including year, funding sources and other relevant information.*

There are no major deficiencies in the Amendment area. Minor deficiencies that are brought to the attention of the City are being corrected in accordance with the adopted guidelines. Monies continue to be budgeted to deal with these localized problems on an as needed basis.

4. *Indicate if a Surface Water Management Plan has been approved by, or an application submitted, to the SFWMD and/or any independent drainage district for the amendment site.*

N/A. The amendment area is not within an independent drainage district. Therefore, there is no SFWMD permit for the overall area.

Identify the permit number(s), or application number(s) if the project is pending for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

N/A. The amendment area is not within an independent drainage district. Therefore, there is no SFWMD permit for the overall area.

5. *If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties.*

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

As previously stated, the Amendment area currently meets the adopted level of service standards. Redevelopment activity with the Amendment area will be required to continue to meet the adopted level of standards by utilizing retention and exfiltration methods as approved by the City.

6. *Correspondence from local drainage district verifying the information submitted as part of the application on items 1-5 above. Correspondence must contain name, position and contact information of party providing verification.*

Please see Exhibit G.

D) *SOLID WASTE:*

1. *Provide the adopted level of service standard for the service area in which the amendment is located.*

Policy 1.1.1 of the of the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element in the City of Hallandale Beach Comprehensive Plan adopts an LOS standard of 4.75 pounds per capita per day.

2. *Identify the facilities serving the service area in which the amendment is located including the landfill/plant capacity, current demand on landfill/plant capacity and committed landfill/plant capacity.*

Solid waste generated in the City of Hallandale Beach is collected from most of the City's residents (primarily single family homes) by the City Sanitation Department and via a contract, is disposed at facilities outside the City. In addition, six (6) private companies service private, commercial, non residential and multi-family accounts. The City collected approximately 26,800 tons of garbage in 2007, with the private companies collecting another 4600 tons of garbage in 2007. In addition to garbage another 3500 tons of trash or bulky waste was collected in 2007. The total for 2007 was 31,400 tons of garbage and 3500 tons of trash or bulky waste. The City projects 33,944 tons to be collected in 2010 (4.72 lbs per capita per day) and 41,595 tons to be collected in 2020 (4.69 tons per capita per day).

Solid waste collected in the City of Hallandale Beach is transported to the Reuter facility operated by Waste Management, Inc. of Florida. This facility located in western Pembroke Pines, serves as a transfer facility, with provision for sorting of recyclable materials. Non-recyclables are then disposed of at the Okeechobee landfill site which is operated by Okeechobee Landfill Inc. The City of Hallandale's contract for disposal of its waste is with Waste Management Inc. of Florida, the successor by merger with Reuter Recycling of Florida, Inc. The City's contract with Waste Management, Inc. expires after 2012.

The Reuter Recycling Facility has a design capacity of 5,600 tons per day, 168,000 tons per month, or 2,044,000 tons per year. Current demand on this facility totals 1,500 tons per day, or 45,000 tons per month or approximately 27 percent of design capacity. The Okeechobee landfill has a substantial remaining capacity that is greater than 50 years.

3. *Identify the change in demand resulting from this amendment. Provide calculations including assumed demand per square foot* or dwelling unit.*

** square footage numbers are for analytical purposes only*

Broward County Future Land Use Designation	<u>Gross</u> Acreage	# of D.U. or Sq. Ft.	Demand Rate	Lbs per day
L (5)	11.54	57	8.9	507
LM (10)	64.16	641	8.9	5,705
M (16)	209.77	3,356	8.9	29,868
MH (25)	8.47	211	8.9	1,878
Commercial	234.86	2,348,595	0.04	93,944
Employment Center - High	4.42	44,172	0.01	442
Community Facilities	22.47	224,738	0.01	2,247
Industrial	13.31	133,085	0.02	2,662
Commercial Recreation	49.03	490,262	0.04	19,610
Recreation & Open Space	19.56	195,609	0.01	1,956
Total				158,820

The table above reflects the development within the proposed RAC. Since the proposed RAC does not increase the densities or intensities but simply allows for re-arrangement of those maximum uses within the RAC area, there is no net increase in demand.

4. *Letter from service provider verifying the information in items 1-3 above.*
Please see Exhibit H.

E) RECREATION AND OPEN SPACE ANALYSIS

1. *Provide the adopted level of service standard for the service area in which the amendment is located and the current level of service.*

The City of Hallandale Beach level of service standard is 3 acres per 1,000 population for neighborhood and community parks.

The Broward County level of service standard is 3 acres per 1,000 population for regional parks.

Hallandale Beach's required park and open space acreage is 102.8 acres as per the level of service standard adopted by the Broward County Land Use

Plan of 3 acres per 1,000 permanent persons. Currently the City has 108.56 acres of public parks and open space, and 142.68 acres of public waterways, therefore, providing for a total of 251.24 acres of recreational land for City residents, a surplus of 148.44 acres based upon the 2000 US Census population total for the city of 34,282.

2. *Identify the parks serving the service area in which the amendment is located including acreage and facility type, e.g. neighborhood, community or regional park.*

The City of Hallandale Beach owns or leases and maintains four (4) recreational areas totaling 18.22 acres which are in the Amendment site.

Public Recreation Facility	Acreage/ Facility Type	Notes
Foster Park 609 NW 6 th Ave	1.82 ac /City	The City has recently expended the size of Foster Park and is planning to change and improve the park's facilities in the coming years.
O.B. Johnson Park and Hepburn Center 900 NW 8 th Ave and 750 NW 8 th Ave	6.17 ac /City	Includes recreation center.
Peter Bluesten Park and City Municipal Pool 501 SE 1 st Ave	8.28 ac / City	The City has purchased 8.68 acres of adjoining property to expand park facilities in the next several fiscal years.
Hallandale Beach Cultural Community Center	1.95 ac / City	Includes a 10,604 square foot art cultural community center with a 4,700 square foot auditorium.

Since Hallandale Beach is a relatively small municipality in terms of land area, the remaining city-owned or leased recreation areas outside of the RAC boundaries can be included as part of the "service area," as can those Broward County public schools that have entered into a Reciprocal Use Agreement with the City. These areas total 230.65 acres and include the following:

Public Recreation Facility	Acreage/ Facility Type	Notes
Joseph Scavo Park <i>Three Islands section</i>	7 ac / City	passive
North City Beach <i>S.R. AIA and Hallandale Beach Blvd.</i>	1.09 ac / City	beach
South City Beach <i>South of Beach Club Condo</i>	3.52 ac / City	beach
Golden Islands Tennis Center <i>100 Egret Drive</i>	4.8 ac / City	tennis complex
Golden Islands Park <i>Adjacent to Golden Islands Tennis Center</i>	1.62 ac / City	neighborhood
Ingalls Park <i>735 SW 1st Street</i>	4.63 ac / City	passive
Dedicated Public Waterways <i>Various locations</i>	142.68 ac / City	public, dedicated waterways
NE Neighborhood Park <i>800 NE 5th Street</i>	0.33 ac / City	Neighborhood
SW Neighborhood Park <i>814 SW 6th Avenue</i>	0.47 ac / City	Neighborhood
Public Schools <i>Various locations</i>	64.51 ac / Broward County School Board facilities	Reciprocal Use Agreement

Additionally, Broward County has seven (7) regional parks within an hour's driving distance for Hallandale Beach residents, with a minimum of 250 acres each. These include:

1. West Lake – 1,390 acres
 2. Markham Park – 542 acres
 3. Tradewinds Park – 540 acres
 4. Quiet Waters Park – 430 acres
 5. C.B. Smith Park – 299 acres
 6. Tree Tops Park – 256 acres
 7. Fern Forest – 254 acres
3. *Identify the net impact on demand for park acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.*

Because this amendment does not propose to increase the maximum allowable development from the existing site designations in terms of residential density, there will be no change in the need for park acreage.

4. *Identify the projected park needs for the short and long range planning horizons as identified within the adopted comprehensive plan - provide need projections and information regarding planned capacity expansions including year, identified funding sources and other relevant information.*

The Recreation and Open Space Element of the City of Hallandale Beach Comprehensive Plan analyzed the provision of adequate local and community parks in 2008, and determined there was enough park acreage to meet the neighborhood and community park needs for the short and long term planning periods.

**SUMMARY OF RECREATION AND OPEN SPACE NEEDS
CITYWIDE**

	2000	2006	2010	2015	2020
Population	34,282	34,622	39,406	43,996	48,493
Required Acreage	102.8	103.9	118.2	132.0	145.5
Surplus Acreage	148.44	147.34	133.04	119.24	105.74

(based on 251.24 available acres)

It should be noted that the Broward County Planning Services Division (PSD) population projections for the City of Hallandale Beach have since been revised (see Section 13 of this application). Because the population is projected to grow at a smaller rate than originally anticipated, there will be an even greater surplus of park acreage for the short and long term planning periods, as shown in the following table.

	2000	2010	2015	2020	2025
Population Projection	34,282	34,269	37,425	41,838	46,052
Required Acreage	102.8	102.8	112.3	125.5	138.2
Surplus Acreage	148.4	148.4	139.0	125.7	113.1

(based on 251.24 available acres)

Population Projection Source: Bill Leonard, Senior Planner, Planning Services Division, Broward County Urban Planning & Redevelopment Dept.

Park Acreage Source: Hallandale Beach Comprehensive Plan (2008), Recreation and Open Space Element

F) TRAFFIC CIRCULATION ANALYSIS

1. *Identify the roadways impacted by the proposed amendment and indicate the number of lanes, current traffic volumes, adopted level of service and current level of service for each roadway.*

Since the proposed RAC does not increase the densities or intensities of

uses, there are no anticipated impacts to roadways as a result of the proposed amendment.

2. *Identify the projected level of service for the roadways impacted by the proposed amendment for the short (five year) and long range planning horizons. Please utilize average daily and p.m. peak hour traffic volumes per Broward County Metropolitan Planning Organization plans and projections.*

N/A

3. *Planning Council staff will analyze traffic impacts resulting from the amendment. You may provide a traffic impact analysis for this amendment-calculate anticipated average daily and p.m. peak hour traffic generation for the existing and proposed land use designations. If the amendment reflects a net increase in traffic generation, identify access points to/from the amendment site and provide distribution of the additional traffic on the impacted roadway network for the short (5 year) and long range planning horizons.*

N/A

4. *Provide any transportation studies relating to this amendment, as desired.*

N/A

G) MASS TRANSIT ANALYSIS

1. *Identify the mass transit modes, existing and planned mass transit routes and scheduled service (headway) serving the amendment area within one-quarter of a mile.*

The City of Hallandale Beach is served by fixed route scheduled bus service operated by Broward County Mass Transit and Miami-Dade Transit. Additionally, the City also has its own mini-route system.

Six (6) Broward County bus routes currently provide service to the City, five (5) of which are within the proposed RAC:

US 1 Breeze (Aventura Mall to Sample Road)

Runs along Federal Highway (US 1) in amendment site.

Headways are approximately 30 minutes on weekdays (no weekend service)

Route 1 (Aventura Mall to Broward Central Terminal)

Runs along Federal Highway (US 1) in amendment site.

Headways are approximately 15 minutes during weekdays and 30 minutes on weekends.

Route 5 (Century Village Pembroke Pines to Hallandale Beach City Hall)

Runs along Pembroke Road and Federal Highway (US 1) in amendment site.

Headways are approximately 60 minutes on weekdays and weekends.

Route 6 (County Line Road and Dixie Highway to Broward Central Terminal)

Runs along Dixie Highway and SW 11th Street/County Line Road, NW 2nd Avenue, Foster Road, and NW 8th Avenue in amendment site.

Headways are approximately 30 minutes on weekdays and Saturdays, and once every hour on Sundays.

Route 28 (Memorial Hospital Miramar to Aventura Mall)

Runs along Hallandale Beach Boulevard in amendment site.

Headways are approximately 30 minutes on weekdays and Saturdays, and 45 minutes on Sundays.

Two (2) Miami-Dade County bus routes also provide service to the City, one (1) of which is within the proposed RAC:

Route 3 (Three Islands Boulevard to Downtown Miami Bus Terminal)

Runs along Federal Highway (US 1) and Hallandale Beach Boulevard in amendment site.

Headways are approximately 20 minutes during peak periods and 60 minutes during late night periods on weekdays and weekends.

All three (3) routes of the Hallandale Beach Minibus system service the proposed RAC:

Route #1 (Hallandale Beach Municipal Center to A1A at the Broward – Miami-Dade line)

Runs along Federal Highway (US 1), NE 9th Street, and Hallandale Beach Boulevard in amendment site.

Headways are approximately every 50 minutes, Monday through Saturday.

Route #2 (Aventura Hospital to Three Islands Boulevard)

Runs along Federal Highway (US 1), NE 9th Street, and Hallandale Beach Boulevard in amendment site.

Headways are approximately every 60 minutes, Monday through Saturday.

Route #3 (Hallandale Beach Municipal Center to western portion of City and the Hollywood Tri-Rail Station.)

Runs along Federal Highway (US 1), Hallandale Beach Boulevard, NE 1st Avenue, 3rd Street, NW 2nd Avenue, Foster Road, NW 10th Avenue, Pembroke Road to stop at the Hollywood Tri-Rail Station and Memorial Primary Care Center outside of the City, NW 10th Avenue, NW 9th Avenue, NW 7th Street, NW 8th Avenue, SW 1st Street, Dixie Highway, and SE 3rd Street.

Headways are approximately every 60 minutes.

2. *Quantify the change in mass transit demand resulting from this amendment.*

The area is already well served by mass transit. One of the main goals of a Regional Activity Center is to encourage the development and use of mass transit. In general, it is anticipated that the development of the proposed RAC will increase the demand for mass transit service within the amendment site.

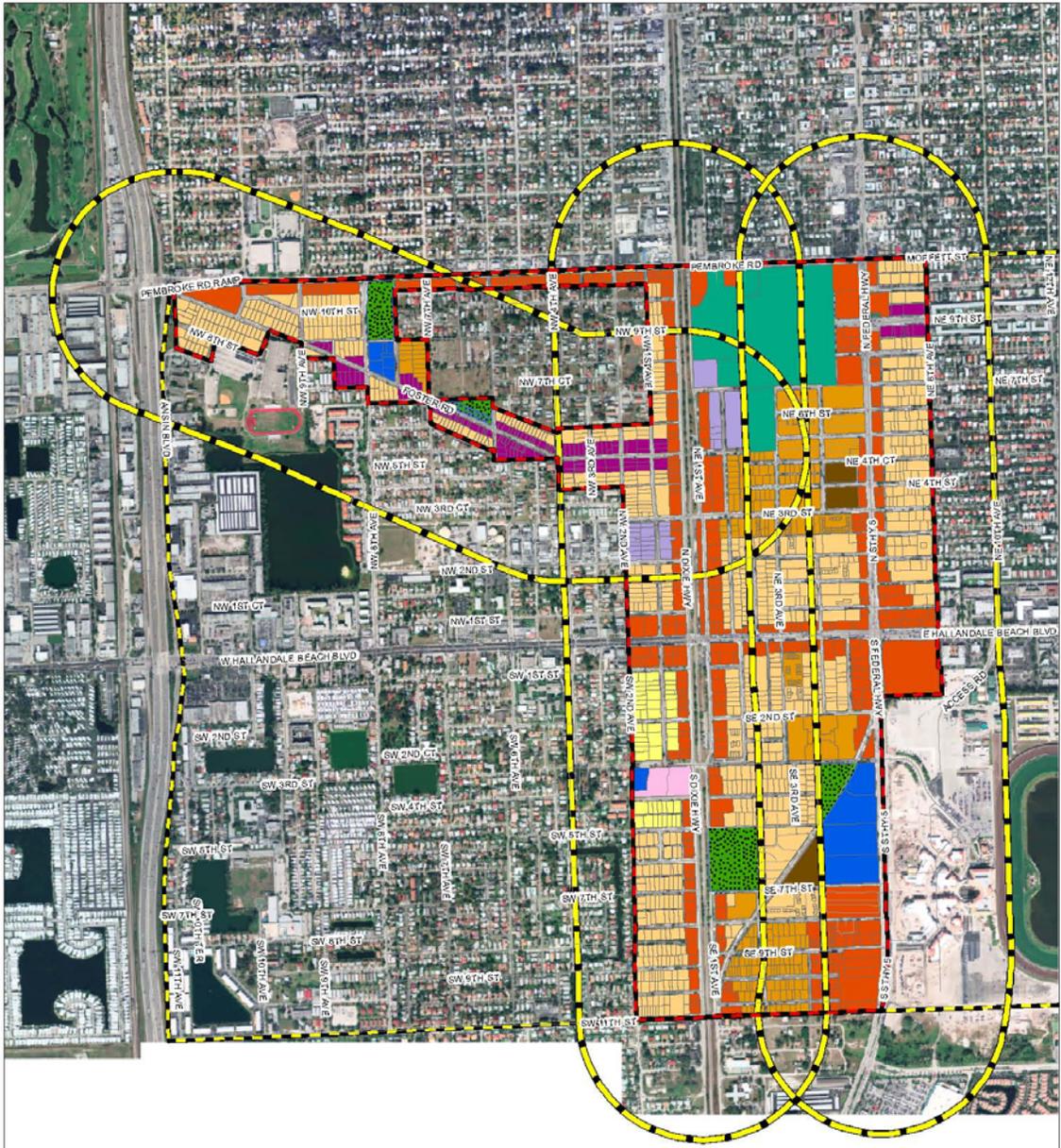
3. *Correspondence from transit provider verifying the information submitted as part of the application on items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.*

Please see Exhibit I.

4. *Describe how the proposed amendment furthers or supports mass transit use.*

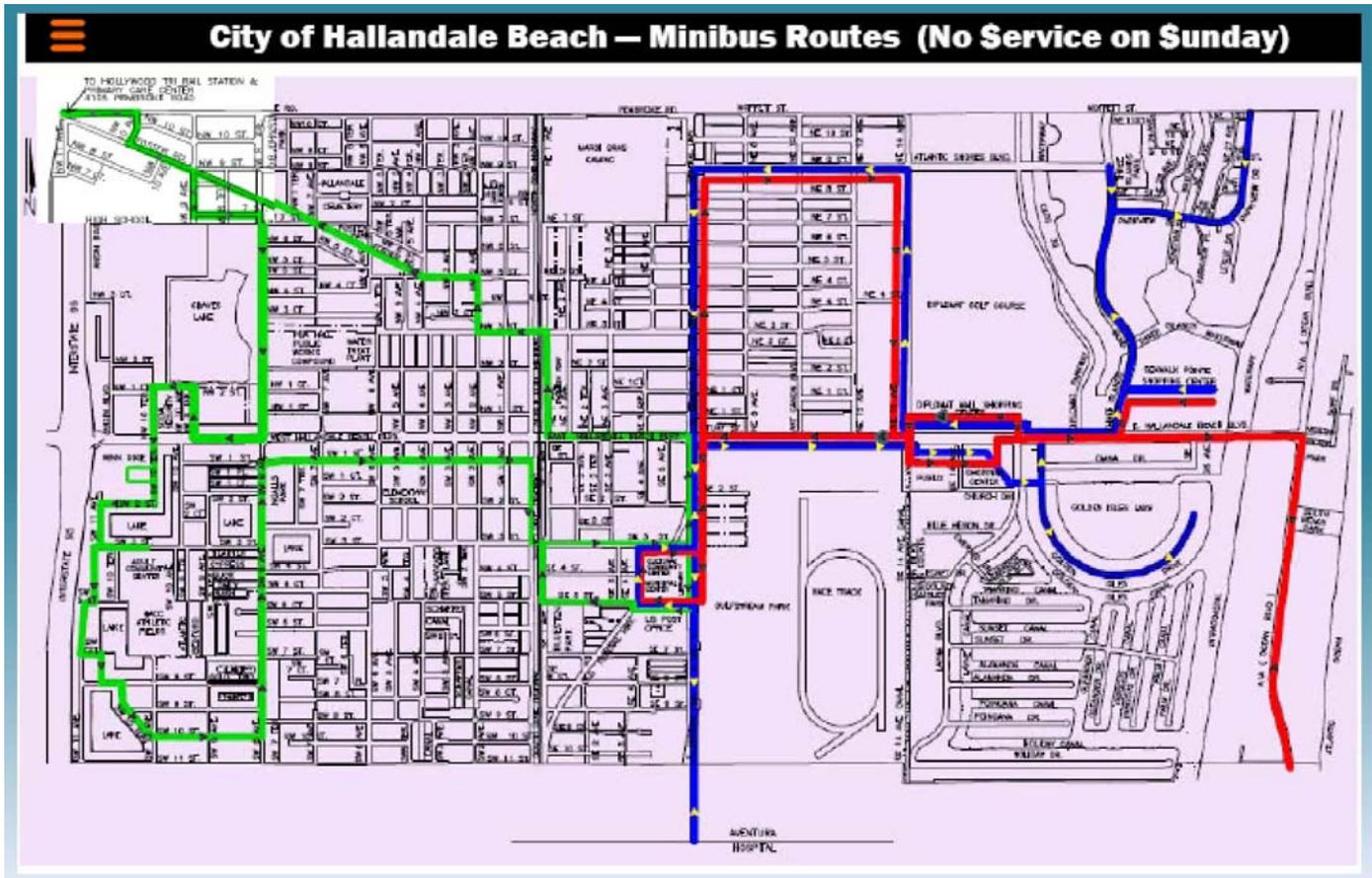
As the below exhibit shows, virtually the entire Amendment area is within ¼ mile of Dixie Highway, Federal Highway (US 1), or Foster Road, each of which already has at least one mass transit route. A Regional Activity Center will allow for a mix of uses and the permitting of densities and intensities in parts of the Amendment site that better support mass transit compared to the existing conditions.

¼ Mile Radius of Dixie Highway, Federal Highway, and Foster Road



As previously stated, the City currently has three (3) mini-bus shuttle routes that circulate throughout Hallandale Beach. In addition, the City has an extended mini-bus route which offers service to the Hollywood Tri-Rail Station.

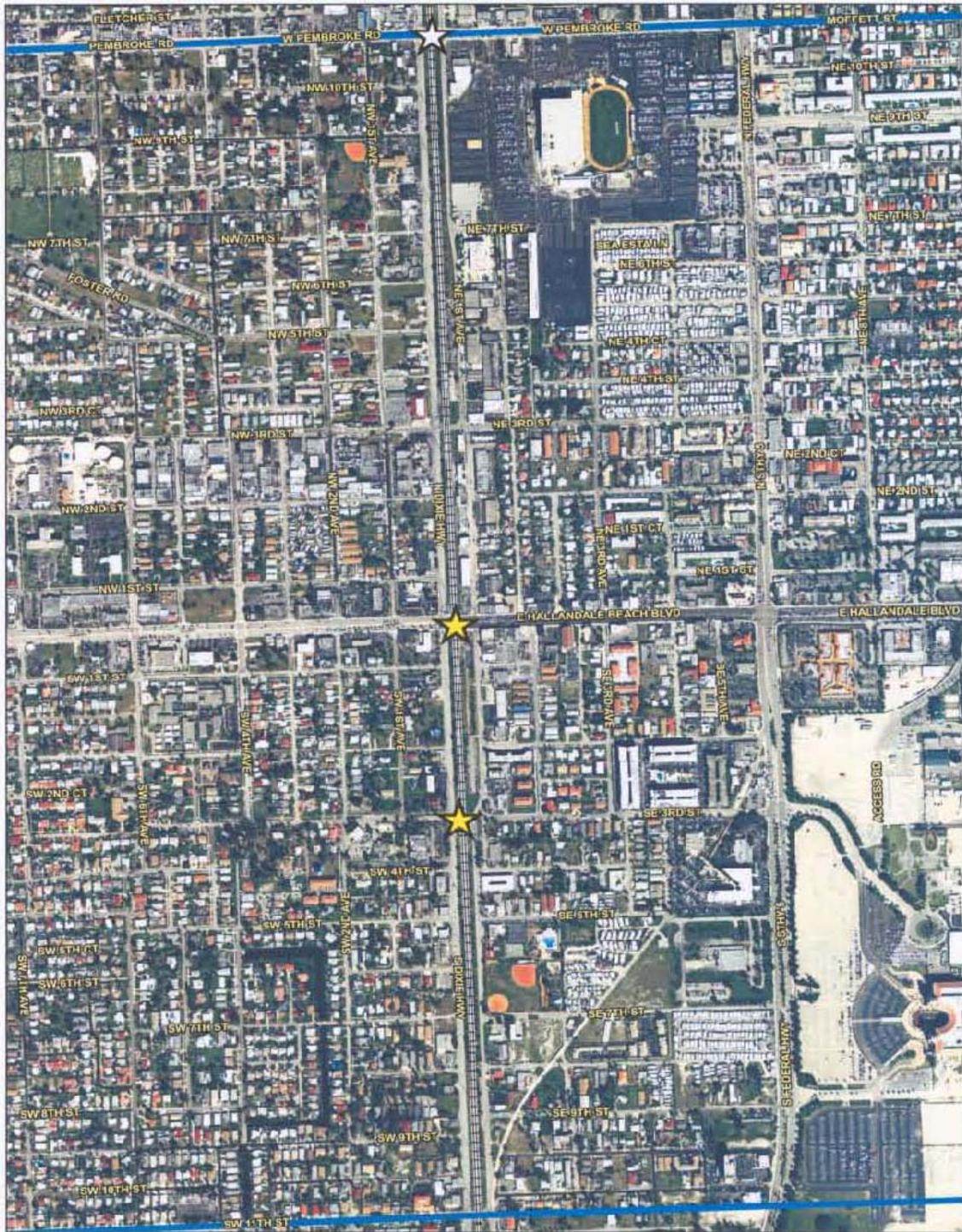
Minibus Routes Including Service to Hollywood Tri-Rail Station



The Florida Department of Transportation is presently conducting the SFECC study to identify locations for stations in relation to a proposed commuter rail along the FEC railroad tracks. FDOT has identified at least two (2) proposed stations within the City’s proposed RAC boundaries.

Proposed Commuter Rail Stations along FEC

FEC Station Study: Hallandale Bch at 3rd Street & Hallandale Blvd

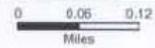


This map is for conceptual purposes only and should not be used for legal boundary determinations.

Source:
Broward County
Prepared By:
GIS Section
Planning & Redevelopment Division
Environmental Protection and
Growth Management Department

City of Hallandale Beach

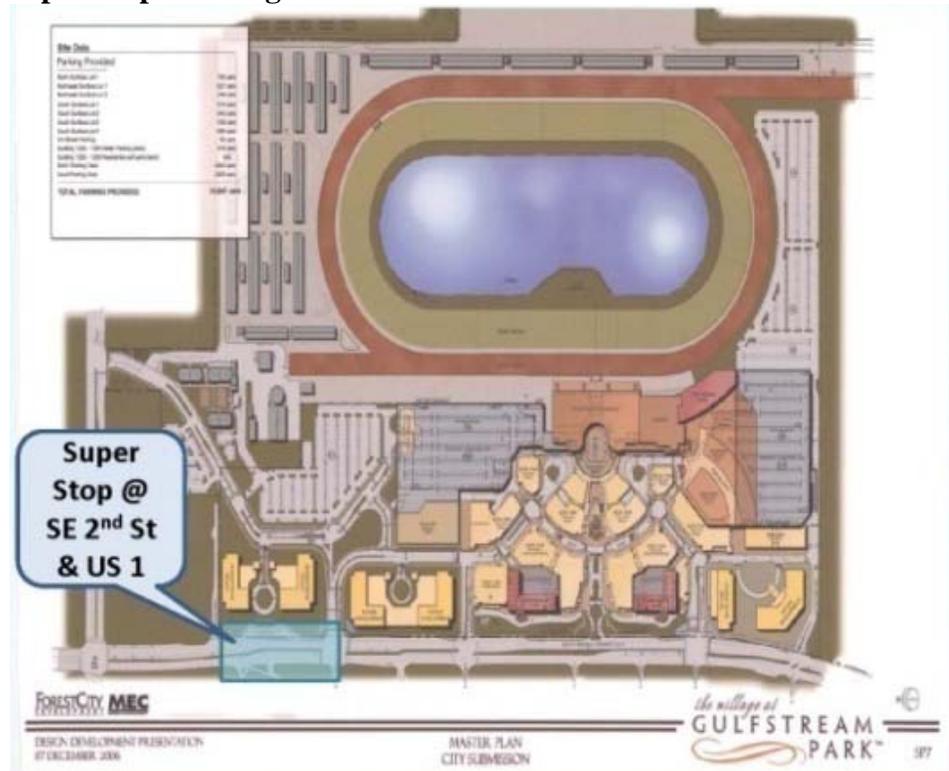
-  Proposed Station Locations
-  Other Proposed Station Locations



W11428 10/20/08

Further, the proposed RAC is adjacent to the Village at Gulfstream Park Development of Regional Impact (DRI). As part of their Development Order, they are required to provide a Super Stop along South Federal Highway and SE 3rd Street. This Super Stop will be serviced by Broward County Mass Transit, Miami-Dade County Mass Transit, as well as a new shuttle to be provided by the developer to extend additional service to the Hollywood Tri-Rail Station.

Super Stop at Village at Gulfstream Park



7. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resources(s) listed below, and if so, how they will protect or mitigate. Planning Council staff will request additional information from the Department of Planning and Environmental Protection and the Broward County Historical Commission regarding the amendment's impact on natural and historic resources. The applicant is encouraged to contact the individual review agencies to discuss these issues.

- A) *Historic sites or districts on the National Register of Historic Places or locally designated historic sites.*

According to a report prepared by the Historic Property Association, the City of Hallandale Beach has three sites which have National Register *potential*. One is within the subject area, the Trembicki House at 34 SW 8th Street. The two others,

Moffit House and Curci House, abut the western boundary of the subject area at 324 SW Second Avenue.

Objectives and policies in the City's Comprehensive Plan include provisions that protect historic resources. Specifically, Objective 1.10 of the Future Land Use Element: "Historic and Natural Resources: Ensure that no development adversely impacts historic resources..." and Policy 4-1.3.4 of the Housing Element: "Preservation of Historically Significant Housing. By June 1, 2010 the City shall institute a voluntary marker program to identify and preserve the City's historic resources."

B) Archaeological sites listed on the Florida Master Site File.

The query of the Florida Master Site File for this amendment site resulted in no finding of archaeological sites.

C) Wetlands.

According the December 31, 2004 Broward County Wetlands Map, produced by the Environmental Protection Department's GIS, there are no wetlands in or near the Amendment site.

D) Local Areas of Particular Concern as identified within the Broward County Land Use Plan.

In 1993, four properties were placed on the Broward County List of Local Areas of Particular Concern. Of these, the Hallandale Cemetery is in the Amendment site. And, as stated above, the Moffit House and Curci House abut the western boundary of the subject area at 324 SW Second Avenue. The City's Comprehensive Plan includes provisions to protect historic resources.

E) "Endangered" or "threatened species" or "species of special concern" or "commercially exploited" as per the Florida Fish and Wildlife Conservation Commission (fauna), the U.S. Fish and Wildlife Service (flora and fauna), or the Florida Department of Agricultural and Consumer Services (fauna). If yes, identify the species and show the habitat location on a map:

According to the City's Comprehensive Plan, because there are no natural ecological areas remaining in Hallandale Beach, there are no areas containing habitat for endangered or threatened species of wildlife and vegetation save for a few areas along the Intracoastal or shoreline, neither of which is in the Amendment site. All development within the Amendment site will be required to meet local, state, and federal laws pertaining to listed species and species of special concern.

F) Plants listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.

There are no known plants listed in the regulated plant index for protection by the Florida Department of Agriculture and Consumer Services.

- G) *Well-fields - Indicate whether the amendment is located within a well-field protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Well-field Protection". If so, specify the affected zone and any provisions which will be made to protect the well-field.*

The northwest portion of the amendment site in the vicinity of Foster Road is within a wellfield cone of influence. The wellfield influence area and wells are regularly monitored by the Broward County Water Resources Management Division which is charged with the responsibility of regulating such pollution under the Broward County wellfield protection ordinance requirements.

- H) *Soils - Describe whether the amendment will require the alteration of soil conditions or topography. If so, describe what management practices will be used to protect or mitigate the area's natural features.*

Because the site is already developed, the amendment has no impact on the alteration of soil conditions or topography. No typical dredging and fill activities are anticipated.

- I) *Beach Access - Indicate if the amendment is oceanfront. If so, describe how public beach access will be addressed.*

The Amendment site is not on the oceanfront.

8. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 1.07.07.

While this particular policy is not applicable because this amendment does not propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, the City of Hallandale Beach has undertaken several initiatives to provide for the provision of affordable housing. Specifically, the Hallandale Beach CRA utilizes CDBG and HOME programs.

Hallandale Beach is one of six target areas established by Broward County which, due to its state of decline, concentration of low and moderate income persons and deteriorating housing conditions, makes it eligible for concentrated attention though various Community Development grant programs. The area is centered on Foster Road which is part of the proposed Amendment site. The CRA is acquiring vacant property strategically located along the Foster Road corridor for redevelopment purposes.

In 1996, the Hallandale Beach Community Redevelopment Agency (CRA) was established. Since its inception, the City Commission and CRA Board of Directors have developed and implemented several community based programs geared toward providing financial assistance to potential homeowners and existing homeowners, either through down payment assistance and/or Neighborhood Improvement Program (NIP).

Thus far the CRA has assisted thirty-six (36) low and moderate income individuals, by conveying city owned lots for the construction of new single family homes. Overall, the CRA has assisted seventy-eight (78) first time homebuyers through lot conveyance, down payment assistance and/or closing cost to ensure they achieve their dreams of homeownership, which resulted in an investment of \$2,300,000. The CRA has also assisted seven hundred and six (706) single and multifamily properties with exterior repairs, which ultimately increases the value of their community. As a home preservation activity, the CRA has assisted over two hundred (200) residents through the Storm Shutter program.

Furthermore, in an effort to increase the affordable housing stock within the CRA area, the City/CRA has partnered with a developer, on a 53-unit condominium/townhouse development, by the name of Highland Park Village. The target market for this development are individuals that are at or below 120% Area Median Income (AMI). As part of the partnership, the CRA shall provide down payment and closing cost assistance up to \$50,000 to qualified purchasers.

In addition, the CRA has issued a Request for Proposals (RFP) for the development of a City-owned parcel of land, which is located in the NW quadrant. The land is approximately 2.34 acres in size. Initially, the intent behind the RFP was for the development of owner occupied units, however due to the current stage of the real estate and financing market; the proposals submitted by developers are leaning towards affordable rentals. These rentals would be geared towards very-low and low income individuals that are at or below 80% Area Median Income (AMI). This development project is anticipated to produce approximately 50 – 65 affordable units.

Objective 4-1.1 in the Housing Element of the City's Comprehensive Plan is to provide adequate and affordable housing for Hallandale Beach's residents via the following policies:

Policy 4-1.1.1: Public Sector Coordination and Cooperation in Housing Production. Hallandale Beach, through the Hallandale Beach CRA, will continue to support partnerships with local, county, state and regional housing providers.

Policy 4-1.1.2: The Utilization of Public Funding Programs. Upon becoming an entitlement City; the City shall apply for funding through SHIP or other funding sources, to purchase lots and real property. These lots will be conveyed to eligible very low and low income households, to reduce the cost of new housing.

Policy 4-1.1.3: Submission of Applications for Public Funding Programs. The City will submit applications for funding to Broward County CDBG, SHIP and HOME programs to provide new single family owner-occupied homes.

Policy 4-1.1.4: Form Partnerships with Nonprofit Housing Agencies. The Hallandale Beach CRA will partner with various housing agencies to provide new homes in the City

of Hallandale Beach.

Policy 4-1.1.5: Cooperate with the South Florida Regional Planning Council's Strategic Regional Policy Goals for Housing. Beginning in January 1999, the City shall participate in SFRPC's initiatives directed toward affordable housing.

Policy 4-1.1.7: Support Local Housing Initiative. The City will provide technical support and guidance to the Hallandale Beach CRA.

Policy 4-1.1.8: Maintain Accurate Records. The City shall, by June 1, 2010, create a comprehensive system to track the supply of affordable housing in the City.

Policy 4-1.1.9: Eliminating Barriers. The City shall eliminate barriers to the creation of housing, especially affordable housing. This action will include but not be limited to streamlining the review process, especially in regarding to affordable housing projects.

Policy 4-1.4.1: Affordable Infill Development. The City will continue to make City owned vacant properties available to eligible very low and low and moderate income households.

Policy 4-1.4.3: Dissemination of Information. The City shall continue to educate its residents on City administered affordable housing programs.

Policy 4-1.4.4: Very Low, Low and Moderate Income. The City shall continue to provide technical support to the Hallandale Beach CRA supplementing their efforts to identify adequate sties for very low to moderate income households.

Policy 4-1.4.9: Provision of Diverse Housing Types. The City shall continue to provide a balance of land use designations and zoning districts on the Future Land Use and official zoning maps to ensure single family, duplex and multifamily housing units are allowed within the City.

9. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and proposed land uses in the area (including adjacent communities). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

The Hollywood Regional Activity Center lies just north of the Amendment site. Because it too is an RAC, the proposed land uses are compatible with the amendment site. Similarly, the Gulfstream Local Activity Center has uses compatible with the proposed RAC. Zoning provisions and land development regulations will help to ensure existing single family neighborhoods within and just outside of the amendment site will be sufficiently protected from incompatible uses. Further, with higher density development proposed along Federal Highway, Dixie Highway, and Foster Road, the majority of

remaining allowable development is expected to be built along these corridors, thereby rendering any increase in density in other portions of the RAC that much more unlikely.

As shown in Section 5 (B) of this application, adjacent land uses to the south in Miami-Dade County include Low Density LDR (2.5-6 DU/AC), Low-Medium Density LMDR (6-13 DU/AC), and Business and Office. All of these adjacent land uses are compatible with associated land uses in the proposed Hallandale Beach RAC.

10. HURRICANE EVACUATION ANALYSIS

(Required for those land use plan amendments located in a hurricane evacuation zone as identified by the Broward County Emergency Management Division).

Provide a hurricane evacuation analysis based on the proposed amendment, considering the number of permanent and temporary residential dwelling units (including special residential facilities) requiring evacuation, availability of hurricane shelter spaces, and evacuation routes and clearance times. The hurricane evacuation analysis shall be based on the best available data/modeling techniques as identified by the Broward County Emergency Management Division.

Hurricane evacuation plans for the City of Hallandale Beach are coordinated with Broward County and the South Florida Regional Planning Council (SFRPC) and are currently identified in the SFRPC's Regional Hurricane Evacuation Model Traffic Study.

The hurricane vulnerability zone for Hallandale Beach includes areas within approximately two miles of the Atlantic Ocean that have been identified as within the zone likely to be flooded by a hurricane tide with a probability of occurrence about once in every 100 years. The hurricane vulnerability zone is approximately bounded on the west by Federal Highway. 58 percent of the population of the City of Hallandale Beach lived east of Federal Highway/US 1 in 2000. A small portion of the proposed RAC – a one block area (east-west) between Federal Highway and NE 8th Avenue, and Pembroke Road and Hibiscus Street – falls within this hurricane vulnerability zone.

According to the Broward County Hurricane Evacuation Plan prepared by the Division of Emergency Preparedness, all areas east of US 1 within the City of Hallandale Beach are identified for evacuation in the event of a Category 3 or higher storm.

Broward County does not have a designated hurricane evacuation shelter located within the City of Hallandale Beach; however, several others are located within southern Broward County in case of emergency. The closest designated shelter is located at Watkins Elementary School in the Town of Pembroke Park, about 1.5 miles west of I-95. Residents evacuating the City are to travel along Hallandale Beach Boulevard and Pembroke Road to get to the shelter. In addition, I-95 could also be utilized to evacuate from the region.

Objective 2.1 in the Coastal Management Element of the City's Comprehensive Plan states: "The City shall adopt the hurricane evacuation times developed by the South Florida Regional Planning Council listed in SFRPC's Regional Hurricane Evacuation Model Traffic Study." Under all SFRPC evacuation scenarios, all evacuees can clear the area within 4-8 hours.

Hurricane Vulnerability Zone within RAC Boundaries



11. REDEVELOPMENT ANALYSIS

Indicate if the amendment is located in an identified redevelopment (i.e., Community Redevelopment Agency, Community Development Block Grant) area. If so, describe how the amendment will facilitate redevelopment and promote approved redevelopment plans.

In 1996 the City Commission designated a Community Redevelopment Area (CRA) within the City which includes all areas west of NE/SE 14th Avenue. The proposed RAC is entirely within the CRA boundaries, and development of the amendment site will be guided largely through the CRA plan.

Due to the fact the City is built out, there are limited opportunities for future development on large vacant parcels. Therefore, the importance of the revitalization and rehabilitation of the amendment area which are in a state of decline and deterioration is primary. The RAC will serve as a way to develop a comprehensive strategy with which to guide and prioritize City improvements and future development. The proposed RAC land use designation will help to facilitate redevelopment by providing for greater flexibility in the development of lands located with the Amendment site.

In addition, the amendment area has also utilized Community Development Block Grant and numerous other grant opportunities over the past twenty years for housing development and capital improvements.

Several planning studies conducted by the City, including the Citywide Master Plan, the Comprehensive Plan, Design Guidelines Manual, the Transportation Master Plan, the Affordable Housing Study and the CRA Economic Analysis prepared by Lambert Advisory; have examined the various opportunities and constraints involved in realizing successful revitalization and redevelopment throughout the CRA area and further support the implementation of the RAC.

The underlying factor throughout has been the need for sustainable change and growth in the character of the area. It's clear that in order to achieve this, a large investment by both private and public sector is required to realize that potential. A combination of property improvements, new construction and public improvements will be required to reverse the conditions and help create the quality of life and economic vitality the community and City of Hallandale Beach have envisioned.

Policy 1.5.7 of the City's Comprehensive Plan states, "Development and redevelopment along Hallandale Beach Boulevard and US 1 shall continue to be reviewed and evaluated based on guidelines established for these corridors in the City's Zoning Code, Land Development Regulations, the Citywide Master Plan and the Design Guidelines Manual. Recommendations from the Citywide Master Plan should also be considered..."

The City has primarily experienced redevelopment and rehabilitation during the last planning period (1998-2006). The City has seen a fair amount of redevelopment along its major roadway corridors and within designated neighborhood areas which has benefited the City and its neighborhoods.

With Mardi Gras Gaming, the Village at Gulfstream Park, Gulfstream Park Racetrack and Casino, the Diplomat Resort and Spa, and Aventura Mall all within a few miles, the Foster Road corridor – and the entire RAC for that matter – has an opportunity to capitalize on this area's regional significance. An RAC land use designation will encourage redevelopment of this historically underserved community.

12. INTERGOVERNMENTAL COORDINATION

Indicate whether the proposed amendment site is adjacent to other local governments.

The amendment's northern boundary is adjacent to the City of Hollywood, separated by Pembroke Road, just under half of which is part of the Downtown Hollywood RAC. The southernmost portion of the amendment site between Dixie Highway and Federal Highway is adjacent to the City of Aventura in Miami-Dade County, separated by County Line Road. Additionally, the block between SW 2nd Avenue and Dixie Highway along County Line Road is adjacent to unincorporated Miami-Dade County. A copy of this application will be sent to the City of Hollywood, the City of Aventura, Miami-Dade County government, and the adjacent municipalities of Golden Beach and Pembroke Park.

13. CONSISTENCY WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE BROWARD COUNTY LAND USE PLAN

The proposed amendment is consistent with a number of goals, policies and objectives of the Broward County Land Use Plan, including the following:

GOAL 10.00.00

PROMOTE THE EFFICIENT USE OF PUBLIC FACILITIES AND SERVICES THROUGH PLANNED COMMUNITIES WITH MIXED LAND USES.

OBJECTIVE 10.01.00

INNOVATIVE LAND DEVELOPMENT TECHNIQUES AND REGULATIONS

POLICY 10.01.01

Encourage the use of mixed land use development regulations in those areas where compatible mixed land use patterns currently exist or are planned.

Analysis: Once the RAC land use designation is adopted, the City of Hallandale Beach will amend its land development regulations to encourage or require the development of mixed use communities with the amendment site area. Emphasis will be placed on higher density development along the major corridors.

POLICY 10.01.02

Local governments should apply the Employment Center land use designations of the Broward County Land Use Plan to lands utilized or planned for mixed non-residential development.

Analysis: While there are just a few acres of land within the proposed RAC that currently have an Employment Center land use designation, the Regional Activity Center designation will further the intent of this designation by supporting residential mixed use development within close proximity to employment centers and access to mass transit.

POLICY 10.01.03

In order to create aesthetically pleasing living, shopping, working and recreational environments, local governments should develop and implement land development regulations to maximize opportunities for the application of innovative site planning concepts.

Analysis: Proposed LDR's and design guidelines already advanced in the City's Master Plan will help to promote an aesthetically pleasing living, shopping, working and recreational area in the RAC.

POLICY 10.01.04

For proposed new or revised Regional Activity Center or Local Activity Center areas, Broward County shall, to address new proposed dwelling units and impacts, coordinate and cooperate in assisting municipalities to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable

housing to serve such areas. Broward County shall accept from municipalities professionally accepted methodologies and best available data and analysis. Municipalities shall ensure adoption of appropriate policy and program implementation measures to achieve and/or maintain a sufficient supply of affordable housing to serve such areas. “Affordable housing” shall have the meaning as defined by the Broward County Land Use Plan, and includes housing for a range of incomes, including “moderate income,” up to 120% of the median annual income adjusted for family size for households within the county. The median annual income estimate should be updated at least yearly.

In addressing the achievement and/or maintenance of a sufficient supply of affordable housing to serve a Regional Activity Center or Local Activity Center area, the municipality and Broward County may include, but shall not be limited to, consideration of the following:

- a. Programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies, provide for the construction or supply of affordable housing;
- b. Programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds in which the municipality, and/or Broward County, and/or other appropriate agencies, provide funding to facilitate the affordable purchase or renting of housing;
- c. Programs and policies in which the municipality and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. Property tax abatement programs aimed at preserving or creating affordable housing;
- e. Streamlined and reduced-cost permitting procedures for affordable housing;
- f. Specific minimum set-aside requirements for new affordable housing construction;
- g. Use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. Programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- i. Land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of

zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units.

Analysis: As the entire RAC is within the existing Hallandale Beach CRA, many of these strategies are already in place, and the City's Comprehensive Plan includes provisions for ensuring a sufficient supply of affordable housing units. Specific policies include public sector coordination and cooperation in housing production, the utilization of public funding programs, formation of partnerships with nonprofit housing agencies, regional cooperation with SFRPC, reduction or waiver of development fees for new affordable housing construction, and providing technical support the Hallandale Beach CRA. An RAC land use designation furthers each of these initiatives, notably with its focus on transit oriented development.

OBJECTIVE 10.02.00 REGIONAL ACTIVITY CENTERS

Encourage attractive and functional mixed living, working, shopping, education and recreational activities by establishing within the Broward County Land Use Plan a Regional Activity Center land use category.

POLICY 10.02.01

Local governments may propose land areas for designation as Regional Activity Centers within the Broward County Land Use Plan, consistent with the rules and procedures contained within the Regional Activity Center Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

Analysis: The proposed RAC is consistent with the rules and procedures contained within the Regional Activity Center permitted uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan. Specifically, the amendment site meets the following requirements which must be met in order to qualify as a RAC:

Requirement 1: Minimum 160 contiguous acres and not east of the Intracoastal.

Analysis: Proposed Hallandale Beach RAC is approximately 637.59 gross acres and is on the mainland, west of the Intracoastal.

Requirement 2a: Density and intensity of land uses with RAC shall be specified within Broward County Land Use Plan.

Analysis: The density and intensity of land uses to be permitted within the proposed RAC are clearly specified.

Requirement 2b: Interlocal Agreement between municipality and Broward County must be executed which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the municipality.

Analysis: The City agrees to enter into this Interlocal Agreement.

Requirement 3: RAC shall include mixed land uses of regional significance, including residential uses.

Analysis: The proposed uses include a mix of land uses of regional significance, including residential uses. Industrial, commercial, commercial recreation, employment center, community facilities, recreation and open space, and a variety of residential densities are included. Additionally, should the FEC tracks see passenger rail, this Amendment sets the groundwork for appropriate transit oriented development land use.

Requirement 4: RAC shall be subject of an area wide DRI, centers of regional tourist activity, employment or education, or provide direct access to existing or proposed airports, ports, and rail mass transit facilities.

Analysis: US 1 is a major north-south corridor in both Broward and Miami-Dade County. Additionally, the Mardi Gras Casino is within the RAC, and adjacent to the RAC is the Gulfstream LAC. Additionally, Aventura Mall, the fifth largest mall in the United States, is approximately two miles south of the proposed RAC.

Requirement 5: Each RAC shall be a defined geographical area, delineated on the Future Broward County Land Use Plan Map and boundaries shall follow reasonable and logical limits incorporating tracts and parcels planned for development and redevelopment.

Analysis: The RAC boundaries are entirely within the City of Hallandale Beach and include those areas that would most benefit from an RAC designation such as Federal Highway / US 1 (a major north-south transportation corridor), Dixie Highway (a north-south corridor poised for TOD development if FEC agrees to passenger rail), and Foster Road (an area that has suffered from a disproportionate level of blight and disinvestment in recent decades).

Requirement 6: Integration of open space to enhance pedestrian activities and connectivity.

Analysis: There are already five parks within the proposed RAC boundaries. Additionally, the Master Plan calls for the Hallandale Beach Town Center (within the RAC) to include a park which will serve as a focal point for the surrounding new development. The park will be urban rather than suburban in design, with passive uses and spaces emphasized over recreational fields, and will serve as a major green space for the City, providing shared civic space for everyday use, special events, and weekly activities like a farmers market.

Requirement 7: RAC shall be governed by local land use element policies which ensure that performance and design standards are adopted within local LDRs that provide for interconnected street network, a safe and attractive pedestrian environment and multi-modal transit connections.

Analysis: Performance and design standards are to be adopted within the Hallandale Beach Land Development Regulations that provide for an interconnected street network, a safe and attractive pedestrian environment and multi-model transit connections. Additionally, the existing CRA, which the RAC is entirely within, includes specific design standards of this nature. The City's adopted Master Plan and Implementation Strategy includes very specific design criteria which will be included as part of the RAC's performance and design guidelines.

Requirement 8: RAC shall be governed by local land use element policies which provide that design standards are adopted within local LDRs ensuring compatibility between existing and planned land uses within and adjacent to RACs.

Analysis: Such policies are already included in Hallandale Beach's Comprehensive Plan specific to the RACs. The existing LDRs will be revised to include specific compatibility provisions for properties within and adjacent to RACs. It bears repeating that density will be concentrated along the existing commercial corridors (Federal Highway/US 1 and Dixie Highway) and Foster Road. This, in turn, will effectively limit the density opportunities in other parts of the RAC.

Requirement 9: Municipality shall ensure that the proposal has been subject to a broad public participation process, including property owners within and surrounding the RAC amendment area.

Analysis: A series of public workshops and forums are scheduled. The City's Master Plan, which calls for a Regional Activity Center, is the result of extensive public outreach and input.

POLICY 10.02.02

Non-motorized transportation as well as mass transit shall be encouraged to serve Regional Activity Centers to reduce reliance upon automobile travel.

Analysis: This policy has already been incorporated into the City's Comprehensive Plan. Future Land Use Element Policy 1.9.2: Non-motorized transportation as well as mass transit shall be encouraged to serve a Regional Activity Center to reduce reliance upon automobile travel.

POLICY 10.02.03

To facilitate public transit access, integrated transportation systems should be encouraged to serve Regional Activity Centers.

Analysis: This policy has already been incorporated into the City's Comprehensive Plan. Future Land Use Element Policy 1.9.3: To facilitate public transit access, integrated transportation systems should be encouraged to serve a Regional Activity Center.

POLICY 10.02.04

To enhance pedestrian movement and safety, the separation of pedestrian and vehicular traffic should be encouraged within Regional Activity Centers.

Analysis: This policy has already been incorporated into the City's Comprehensive Plan. Future Land Use Element Policy 1.9.4: To enhance pedestrian movement and safety, the separation of pedestrian and vehicular traffic should be encouraged within a Regional Activity Center.

POLICY 10.02.05

Redevelopment activities should be encouraged within Regional Activity Centers.

Analysis: This policy has already been incorporated into the City's Comprehensive Plan. Future Land Use Element Policy 1.9.5: Redevelopment activities should be encouraged within a Regional Activity Center.

POLICY 10.02.06

Local land use plans should provide for substantial housing opportunities within Regional Activity Centers to allow people to both live and work within such areas.

Analysis: This policy has already been incorporated into the City's Comprehensive Plan. Future Land Use Element Policy 1.9.6: A Regional Activity Center should provide for substantial housing opportunities to allow people to both live and work within the Regional Activity Center.

POLICY 10.02.07

Local land use plans shall include policies addressing the affordable/ workforce housing needs of regional activity centers.

Analysis: This policy has already been incorporated into the City's Comprehensive Plan. Future Land Use Element Policy 1.9.7: A Regional Activity Center shall include opportunities to address the affordable/workforce housing needs to the city.

POLICY 10.02.08

Regional Activity Centers may be proposed for areawide Developments of Regional Impact, and centers of regional tourism, employment or education activity.

Analysis: Hallandale Beach is in the very heart of South Florida, acting as the gateway between Miami-Dade and Broward. The Village at Gulfstream Park, which has a Local Activity Center land use designation, serves to compliment the proposed RAC, as it is located on the east side of US 1 across from the proposed RAC. Additionally, the adjacent Downtown Hollywood RAC is to the north and Aventura's commercial district is to the south along Biscayne Boulevard. This LUPA application, along with the proposed Dania Beach RAC, would essentially make southeast Broward County and Aventura in northeast Miami-Dade one large contiguous Regional Activity Center, with the US 1 / Federal Highway corridor acting as the main north-south artery.

POLICY 10.02.09

Park land and/or open space that is open to the public must be included as a functional component within a proposed Regional Activity Center.

Analysis: This policy is incorporated in the City's Comprehensive Plan. (Policy 1.9.8) Refer to Section 14 of this application.

14. POPULATION PROJECTIONS

A. *Population projections for the 20 year planning horizon (indicate year).*

The Broward County Planning Services Division (PSD) population projections for the City of Hallandale Beach through 2035 are provided below.

Census 2000	2010	2015	2020	2025	2030	2035
34,282	34,269	37,425	41,838	46,052	49,926	53,005

Source: Bill Leonard, Senior Planner, Planning Services Division, Broward County Urban Planning & Redevelopment Dept.

While these figures may be revised after the 2010 Census, current projections suggest the city will increase its population by 45.7% between 2010 and 2030.

B. *Population projections resulting from proposed land use (if applicable).*

Not applicable. The proposed Amendment will have no impact on population projections.

C. *Using population projections for the 20 year planning horizon, demonstrate the effect of the proposed amendment on the land needed to accommodate the projected population.*

Not applicable. The proposed amendment will have no effect on the land needed to accommodate the project population.

15. ADDITIONAL SUPPORT DOCUMENTS

Other support documents or summary of support documents on which the proposed amendment is based.

A. TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT OF THE HALLANDALE BEACH COMPREHENSIVE PLAN

The City’s updated Comprehensive Plan (2008) already includes provisions for a Regional Activity Center. These include a Regional Activity Center future land use category and a specific objective with accompanying policies which are shown below. The RAC’s density and intensity specifications proposed in this application will be added via text amendment to the City’s Future Land Use Element. The text amendment also includes additional standards and mechanisms to monitor development activity and ensure compatibility between existing and planned uses. The proposed text is underlined below.

PERMITTED USES IN FUTURE LAND USE CATEGORIES

I. REGIONAL ACTIVITY CENTER (See Objective 1.9)

The purpose of the Regional Activity Center land use category is to facilitate mixed-use development, encourage mass transit, and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. This designation will only be applied to areas that are of regional significance. Consistent with the Broward County Land Use Plan, the following criteria must be met for an area to qualify as a Regional Activity Center within the City of Hallandale Beach:

- A Regional Activity Center shall be a specific geographic area consisting of at least 160 gross contiguous acres. No new Regional Activity Center shall be permitted on the barrier island (the area east of the Intracoastal Waterway).
- The type and density or intensity of land uses permitted within a proposed Regional Activity Center shall be specified for inclusion within the Permitted Uses Section of the City of Hallandale Beach Future Land Use Element.
- An inter-local agreement between the City of Hallandale Beach and Broward County must be executed no later than six months from the effective date of the adoption of any Regional Activity Center within city limits that provides for monitoring of development activity and enforcement of permitted land uses and proposed densities and intensities by the City.
- A Regional Activity Center shall include mixed land uses of regional significance, including residential uses.
- A Regional Activity Center shall integrate open spaces that are accessible to the public such as greenways, public plazas, recreational areas in order to enhance pedestrian and non-motorized activities and connectivity of the Regional Activity Center.
- A Regional Activity Center shall be guided by performance and design standards approved for the Regional Activity Center that provide for an interconnected street network, safe and attractive pedestrian environment and multi-modal transit connections.
- A Regional Activity Center shall provide design standards that ensure compatibility between existing and planned land uses within and adjacent to the Regional Activity Center.

The following areas have been designated as Regional Activity Centers within the City of Hallandale Beach Land Use Plan consistent with the Broward County Land Use Plan:

~~(None at this time)~~

Hallandale Beach Regional Activity Center

Acreage: Approximately 464.49 net acres

General Location: The site is in the central and northwestern portion of the City.

Density/Intensity of Land Uses:

<u>Land Use</u>	<u>Maximum</u>
<u>Residential*:</u>	<u>4,241 ** dwelling units comprised of the following mixture:</u>
	<ul style="list-style-type: none"><u>• 550 single family homes</u><u>• 491 duplexes</u><u>• 1,200 townhomes</u><u>• 1,000 garden apartments</u><u>• 1,000 midrise apartments</u>

<u>General Commercial:</u>	<u>120.54 net acres</u>
<u>Neighborhood Commercial:</u>	<u>16.40 net acres</u>
<u>Commercial Recreation:</u>	<u>45.95 net acres</u>
<u>Institutional:</u>	<u>17.83 net acres</u>
<u>Employment Center:</u>	<u>3.61 net acres</u>
<u>Light Industrial:</u>	<u>10.15 net acres</u>
<u>Public Parks:</u>	<u>17.04 net acres</u>

* Dwelling units from any given category (ex: single family, townhomes, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates.

** Includes 605 flex units allocated to the RAC, of which 300 will be garden apartments and 305 will be midrise.

GOALS, OBJECTIVES, AND POLICIES

OBJECTIVE 1.9: Regional Activity Center Land Use: Consider a Regional Activity Center (RAC) land use category within the city to encourage attractive and functional mixed living, working, shopping, educational and recreational activities.

POLICY 1.9.1: The City shall use the Regional Activity Center designation as a means to carry out recommended land use policies within a unified planning district based on an adopted master or redevelopment plan.

POLICY 1.9.2: Non-motorized transportation as well as mass transit shall be encouraged to serve a Regional Activity Center to reduce reliance upon automobile travel.

POLICY 1.9.3: To facilitate public transit access, integrated transportation systems should be encouraged to serve a Regional Activity Center.

POLICY 1.9.4: To enhance pedestrian movement and safety, the separation of pedestrian and vehicular traffic should be encouraged within a Regional Activity Center.

POLICY 1.9.5: Redevelopment activities should be encouraged within a Regional Activity Center.

POLICY 1.9.6: A Regional Activity Center should provide for substantial housing opportunities to allow people to both live and work within the Regional Activity Center.

POLICY 1.9.7: A Regional Activity Center shall include opportunities to address the affordable/workforce housing needs of the city.

POLICY 1.9.8: Park land and/or open space that is open to the public must be included as a functional component within a proposed Regional Activity Center.

POLICY 1.9.9: The City shall adopt design standards within the land development regulations ensuring compatibility between existing and planned land uses within and adjacent to the Regional Activity Center.

POLICY 1.9.10: Pursuant to an interlocal agreement between the City and Broward County, the City is responsible for monitoring development activity and enforcing the permitted land use densities and intensities.

POLICY 1.9.11: In order to ensure that all properties can be developed within the overall density and intensity limitations of the Regional Activity Center, the City shall establish and implement a development tracking system.

POLICY 1.9.12: Acreage for non-residential land uses will be assigned on a net-acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements, such as, but not limited to, building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc.

POLICY 1.9.13: In its implementation of development and redevelopment within the RAC area, the City shall:

1. Direct development and redevelopment proposals, as appropriate, to areas adjacent to major transportation corridors within the RAC area: US 1, Dixie Highway, Hallandale Beach Boulevard, Pembroke Road and Foster Road.
2. Within six months of the effective date of this amendment, the City shall adopt zoning regulations which shall protect existing residential areas. These zoning regulations will require City Commission approval of any development plans or rezoning proposals on lands zoned for residential use as of the effective date of this amendment located inside the RAC area which seek either:
 - a. To increase residential intensity to a level greater than permitted under the applicable property's zoned residential density as of the effective date of this amendment or,
 - b. To introduce a non-residential use onto lands residentially zoned as of the effective date of this amendment.

The purpose and intent of these zoning regulations shall be to protect established residential neighborhoods within and adjacent to the RAC area, while allowing appropriate redevelopment to take place.

B. TEXT AMENDMENTS TO THE BROWARD COUNTY LAND USE PLAN

IV. PLAN IMPLEMENTATION REQUIREMENTS

B. 1. PERMITTED USES IN FUTURE LAND USE CATEGORIES

REGIONAL ACTIVITY CENTER

Hallandale Beach Regional Activity Center

Acreage: Approximately 637.59 gross acres

General Location: The site is in the central and northwestern portion of the City of Hallandale Beach.

Density/Intensity of Land Uses:

<u>Land Use</u>	<u>Maximum</u>
<u>Residential*:</u>	<u>4,241 dwelling units comprised of the following mixture:</u>

- 550 single family homes
- 491 duplexes
- 1,200 townhomes
- 1,000 garden apartments
- 1,000 midrise apartments

<u>Commercial:</u>	<u>234.86 gross acres</u>
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<u>Commercial Recreation:</u>	<u>49.03 gross acres</u>
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Community Facilities:	22.47 gross acres
Employment Center – High:	4.42 gross acres
Industrial:	13.31 gross acres
Recreation & Open Space:	19.56 gross acres

* Dwelling units from any given category (ex: single family, townhomes, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County’s adopted student generation rates.

16. PLAN AMENDMENT COPIES

- A. 15 plan amendment copies submitted to the Broward County Planning Council.
- B. 3 plan amendment copies submitted City of Hallandale Beach.

17. PUBLIC EDUCATION ANALYSIS

Please be advised that the Planning Council staff will request from the Broward County School Board an analysis of the impacts of the amendment on public education facilities as indicated below. The applicant is encouraged to contact the School Board staff to discuss these issues.

- 1. *Identify the existing public elementary and secondary education facilities serving the area in which the amendment is located.*

School Level	School #1	School #2 (if applicable)
Elementary	Hallandale	Colbert
Middle	Gulfstream	McNicol
High	Hallandale	N/A

- 2. *Identify the existing school enrollment and permanent design capacity of the public elementary and secondary education facilities serving the area.*

School	2009 – 20 th Day Enrollment	Projection		Sept 2009 FISH	
		2009-2010	Difference	Permanent Capacity	Over (Under)
Hallandale Elementary	1,154	1,152	(2)	974	180
Colbert Elementary	593	489	(104)	826	(233)
Gulfstream Middle	370	374	4	634	(264)
McNicol Middle	749	704	(45)	1,323	(574)
Hallandale High	1,549	1,405	(144)	1,637	(88)

Source: Broward County Schools

- 3. *Identify the additional student demand resulting from this amendment – calculations must be based on applicable generation rates specified in the Broward County Land Development Code.*

The proposed RAC has intentionally been framed not to increase the approved existing overall land use densities and intensities. However, for purposes of School Board generation rates, the 605 Flexibility Units will be considered “new” units, with the following additional student demand:

Dwelling Unit Type	Number of Bedrooms	Enter Number of Units	Elementary	Total Elementary School Students Generated	Middle	Total Middle School Students Generated	High	Total High School Students Generated
Single Family Home	3 or less	0	0.175	0.000	0.077	0.000	0.096	0.000
	4 or more	0	0.240	0.000	0.124	0.000	0.140	0.000
Townhouse, Duplex, Villa	1 or less	0	0.028	0.000	0.000	0.000	0.000	0.000
	2	0	0.058	0.000	0.026	0.000	0.034	0.000
	3 or more	0	0.126	0.000	0.061	0.000	0.084	0.000
Garden Apartment	1 or less		0.055	0.000	0.023	0.000	0.029	0.000
	2	0	0.093	0.000	0.039	0.000	0.053	0.000
	3 or more	300	0.120	36.000	0.055	16.500	0.069	20.700
Mid-Rise	n/a	305	0.027	8.235	0.011	3.355	0.008	2.440
High-Rise	n/a	0	0.002	0.000	0.001	0.000	0.001	0.000
Mobile Home	1 or less							
	2	0	0.084	0.000	0.083	0.000		
	3 or more	0	0.182	0.000	0.182	0.000		
TOTAL STUDENTS				44.235		19.855		23.140

4. *Identify the planned and/or funded improvements to serve the area in which the amendment is located as included within the School Board’s five year capital plan – provide student demand projections and information regarding planned permanent design capacities and other relevant information.*

Not applicable.

5. *Identify other public elementary and secondary school sites or alternatives (such as site improvements, nominal fee lease options, shared use of public space for school purposes, etc.), not identified in Item #4 above, to serve the area in which the amendment is located.*

Not applicable.