

## Exhibit 9

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**From:** Von Stetina, Deanne <DVONSTETINA@broward.org>  
**Sent:** Tuesday, July 17, 2012 10:09 AM  
**To:** Dominguez, Christy  
**Subject:** Regional Activity Center

Christy,

Please be advised that the Broward County Planning Council cannot recertify the City's Regional Activity Center (both map and text amendments) until they are consistent with the County's Regional Activity Center as follows:

### Halfandale Beach Regional Activity Center

Acreage: Approximately 637.6 acres

General Location: The site is generally located east of Interstate 95, between Pembroke Road and Southwest 11 Street (Broward/Miami-Dade County Line).

Density and Intensity of Land Uses: 1

Residential Land Uses: 4,241 dwelling units 2

Commercial: 234.86 gross acres

Commercial Recreation: 49.03 gross acres

Community Facilities: 22.47 gross acres

Recreation & Open Space: 19.56 gross acres minimum 3, 4

Industrial: 13.31 gross acres

Employment Center-High: 4.42 gross acres

### Remarks:

1: Acreage for non-residential land uses will be assigned on a gross 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. Within mixed use projects, acreage shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross acreage of the development parcel will be assigned to A).

2: Consisting of 550 single-family units, 491 duplexes, 1,200 townhomes, 1,000 garden apartments, and 1,000 mid-rise apartments. 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. Residential development east of U.S. 1 shall be limited to the number of units currently permitted by the Broward County Land Use Plan.

3 Resolution 2009-09 (adopted May 6, 2009) of the City of Hallandale Beach dedicates Foster Park to the public for twenty-five (25) years as an outdoor recreation area because funding was provided through the Florida Recreation Development Assistance program (FDRAP). Additionally, if any other existing park acreage in the RAC is replaced, such replacement lands and facilities shall serve the same neighborhoods in an equivalent or improved capacity.

4 Park acreage includes the 0.4175 acres of the Foster Park Addition. Acquisition of the site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.

Further, it is recommended that the flexibility tables be deleted from the City's Comprehensive Plan. The flexibility tables change every time the City adopts a land use plan map amendment. Therefore, if the tables remain in the Comprehensive Plan, the City would need to do a text amendment every time they adopted a map amendment. The tables should just be separate, in-office data, that would be submitted to the County during the map recertification process.

Please contact me if you have any questions or need further information.  
Thank you.

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