

1 Regional Planning Council, South Florida Water Management District, Department of
2 Environmental Protection, Department of State, Department of Transportation, Fish and
3 Wildlife Conservation Commission, Department of Agriculture and Consumer Services,
4 and Department of Education, as applicable, were considered; and

5 WHEREAS, the Board of County Commissioners after due consideration of all
6 matters hereby finds that the following amendment to the 1989 Broward County
7 Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward
8 County Comprehensive Plan; complies with the requirements of the Local Government
9 Comprehensive Planning and Land Development Regulation Act; and is in the best
10 interests of the health, safety, and welfare of the residents of Broward County; and

11 WHEREAS, the proposed amendment constitutes an amendment as part of
12 Broward County's permitted second annual amendments to the Plan for 2010.

13 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
14 BROWARD COUNTY, FLORIDA:

15 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
16 Amendment PCT 10-7, which is an amendment to the 1989 Broward County Land Use
17 Plan text regarding the Hollywood Transit Oriented Corridor, as set forth in Exhibit A,
18 attached hereto and incorporated herein.

19 Section 2. SEVERABILITY.

20 If any portion of this Ordinance is determined by any Court to be invalid, the
21 invalid portion shall be stricken, and such striking shall not affect the validity of the
22 remainder of this Ordinance. If any Court determines that this Ordinance, or any portion
23 hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies),
24

1 or circumstance(s), such determination shall not affect the applicability hereof to any
2 other individual, group, entity, property, or circumstance.

3 Section 3. EFFECTIVE DATE.

4 1. The effective date of the plan amendment set forth in this Ordinance shall
5 be the latter of:

6 (a) Thirty-one (31) days after the Department of Community Affairs notifies
7 Broward County that the plan amendment package is complete;

8 (b) If the plan amendment is timely challenged, the date a final order is issued
9 by the Administration Commission or the Department of Community Affairs finding the
10 amendment to be in compliance in accordance with Section 163.32465(6), Florida
11 Statutes; or

12 (c) If a Declaration of Restrictive Covenants or Interlocal Agreement is
13 applicable, as per Exhibit B, the date the Declaration of Restrictive Covenants or
14 Interlocal Agreement is recorded in the Public Records of Broward County.

15 2. This Ordinance shall become effective as provided by law.

16 ENACTED

17 FILED WITH THE DEPARTMENT OF STATE

18 EFFECTIVE

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EXHIBIT A TO ORDINANCE

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 10-7
(CORRESPONDING TO PROPOSED MAP AMENDMENT PC 10-10)
(HOLLYWOOD)

RECOMMENDATIONS/ACTIONS **DATE**

I. Planning Council Staff Transmittal Recommendation *May 18, 2010*

Planning Council staff finds that the proposed amendment is generally consistent with the goals, objectives and policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment to the Broward County Land Use Plan be approved, recognizing the City's voluntary commitment regarding airport noise impacts, to prohibit residential uses north of Griffin Road within the TOC.

II. Planning Council Transmittal Recommendation *May 27, 2010*

Approval per Planning Council staff transmittal recommendation. (Vote of the board; 11-1; Yes: Bruck, Case, Castillo, Castro, S. Cooper, DuBose, Julian, Mallozzi, Reinstein, Willett and Williams. No: Boisvenue.)

III. County Commission Transmittal Recommendation *June 8, 2010*

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments *July 19, 2010*

Comment 1: The Florida Department of Transportation (FDOT) recommends providing policy direction addressing transit accessibility in terms of relating bus stop locations to adjacent land uses. Parking and other uses should be prevented from negatively impacting transit and access to non-automotive modes.

Response 1: The Transit Oriented Corridor (TOC) adopted policies within the Broward County Land Use Plan, specify that "local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to **promote connectivity to transit stations and stops** (Policy 10.04.06).

With regard to FDOT's comment that "parking and other uses should be prevented from negatively impacting transit and access to non-automotive modes," Planning Council staff notes that the TOC text specifies that,

RECOMMENDATIONS/ACTIONS (continued)

DATE

IV. Summary of State of Florida Review Agency Comments (continued) July 19, 2010

“Additional or expanded stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and should be prohibited by the local government, or limited unless designed in a manner to encourage pedestrian and transit usage” (Policy 10.04.05).

In addition, the City of Hollywood has provided a response to the above FDOT comments.

Comment 2: The Florida Department of Transportation (FDOT) recommends Broward County and the municipality involved in this proposed amendment coordinate with the MPO to identify the exact locations of mobility hubs. Specifically, the local government should work with the MPO when establishing or revising master plans for the TOC and when identifying transit facility locations and the types of vehicles that would serve those facilities.

Response 2: The Year 2035 Long Range Transportation Plan (LRTP), which was adopted by the Broward MPO on November 19, 2010, indicates the type and location of mobility hubs in the cost-feasible section. The adopted 2035 LRTP indicates a Gateway Hub at State Road 7 and Hollywood Boulevard, and Community Hubs along State Road 7 at Pembroke Road, Sheridan Street and Griffin Road. It is Planning Council staff’s understanding that the various technologies associated with the adopted mobility hubs have not been determined. As noted in the 2035 LRTP, “the specific locations of Mobility Hubs are dependent on further planning studies to select sites based on availability of land, public-private partnership opportunities, delineation of Premium Transit services, and bike/pedestrian facilities as well as local desire.”

In addition, the City of Hollywood has provided a response to the above FDOT comments.

V. Planning Council Staff Final Recommendation August 17, 2010

It is recommended that the proposed amendment to the Broward County Land Use Plan be approved, recognizing the City’s proposed additional text amendment to prohibit residential uses north of Griffin Road within the TOC.

**BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT
PCT 10-7**

BROWARD COUNTY LAND USE PLAN

The following area has been designated Transit Oriented Corridor within the Broward County Land Use Plan:

Hollywood State Road 7 / U.S. 441 Transit Oriented Corridor

Acreage: Approximately 980.3 acres

General Location: Located along both sides of State Road 7/U.S. 441 between the northern and southern City of Hollywood boundaries.

Density and Intensity
of Land Uses:

<u>Commercial:</u>	<u>15,000,000 square feet</u>
<u>Office:</u>	<u>2,000,000 square feet</u>
<u>Community Facilities:</u>	<u>1,000,000 square feet</u>
<u>Industrial:</u>	<u>1,000,000 square feet</u>
<u>Hotel:</u>	<u>2,500 rooms</u>
<u>Residential*:</u>	<u>5,309 dwelling units consisting of:</u>
	<u>2,400 single family homes</u>
	<u>2,400 townhomes</u>
	<u>509 garden apartments</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. No new residential development shall be constructed in the TOC within the 60+ Ldn contour located north of Griffin Road.

Note: Underlined words are proposed additions. Double-underlined words are proposed additions since the County Commission's transmittal action of June 8, 2010, in order to prohibit additional dwelling units from being allocated within the 60+ DNL Noise Contour.