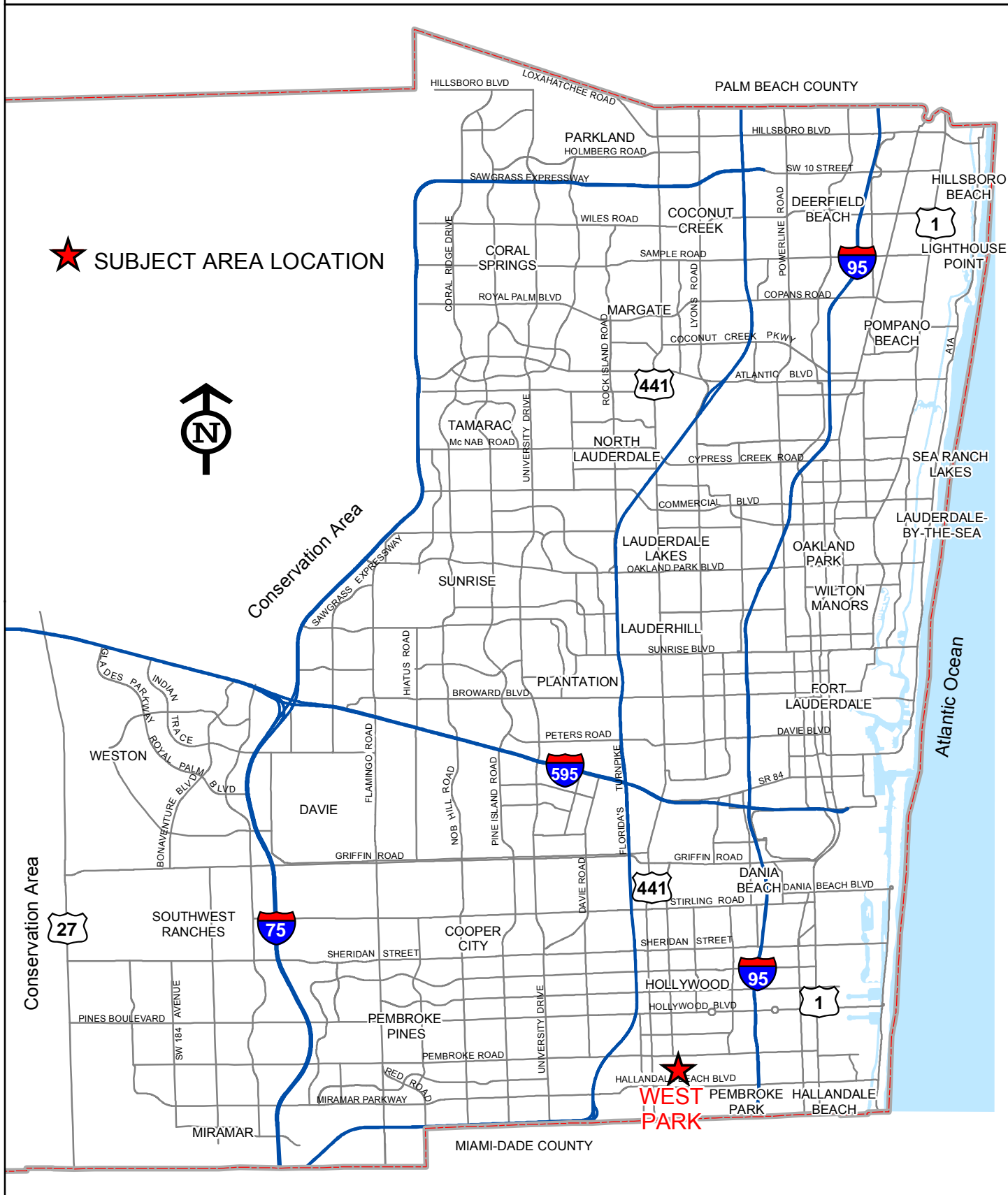


# EXHIBIT 2

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 18-3

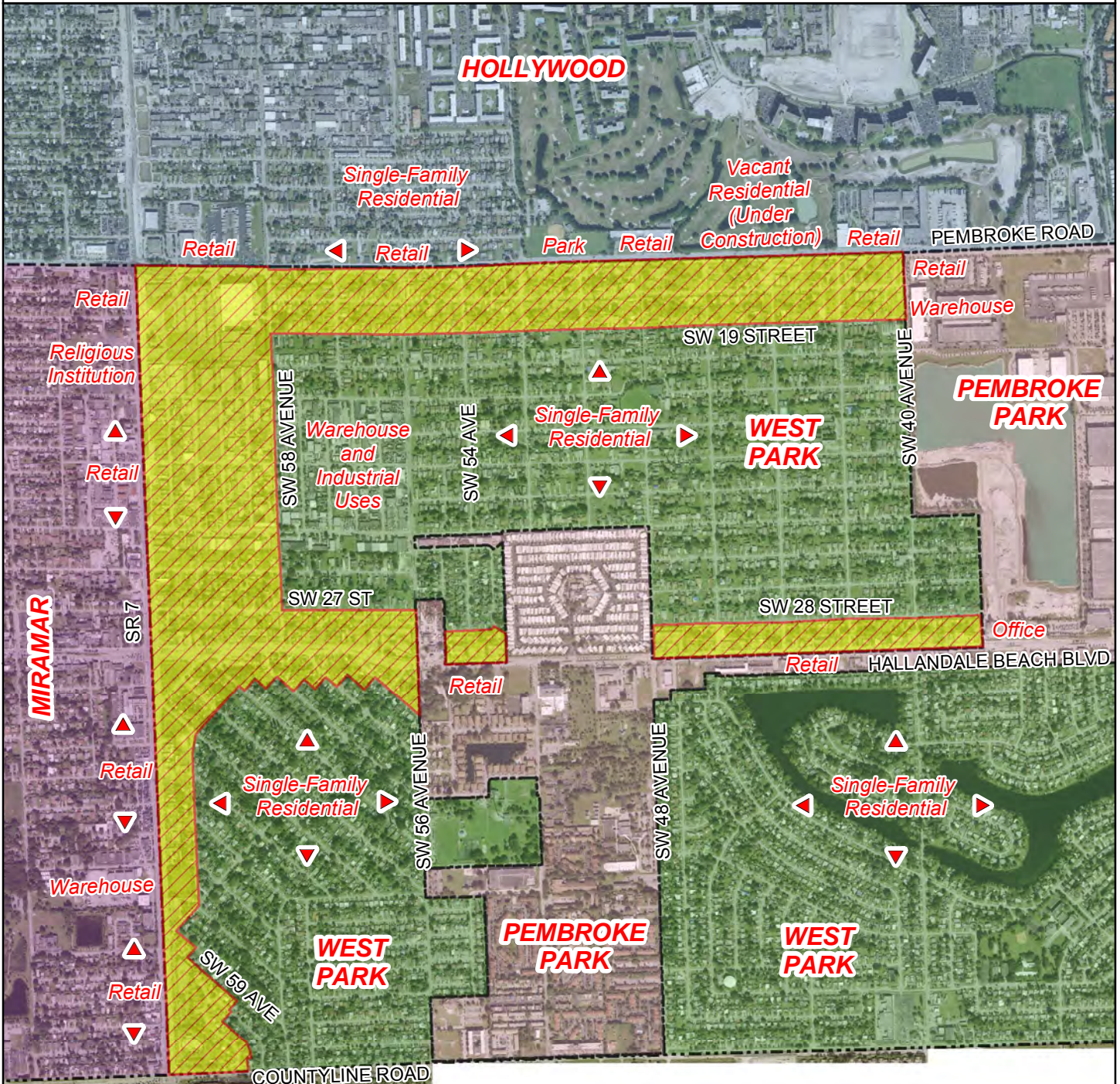



★ SUBJECT AREA LOCATION



**WEST  
PARK**

**MAP 1**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**AERIAL PHOTOGRAPH**  
**AMENDMENT PC 18-3**



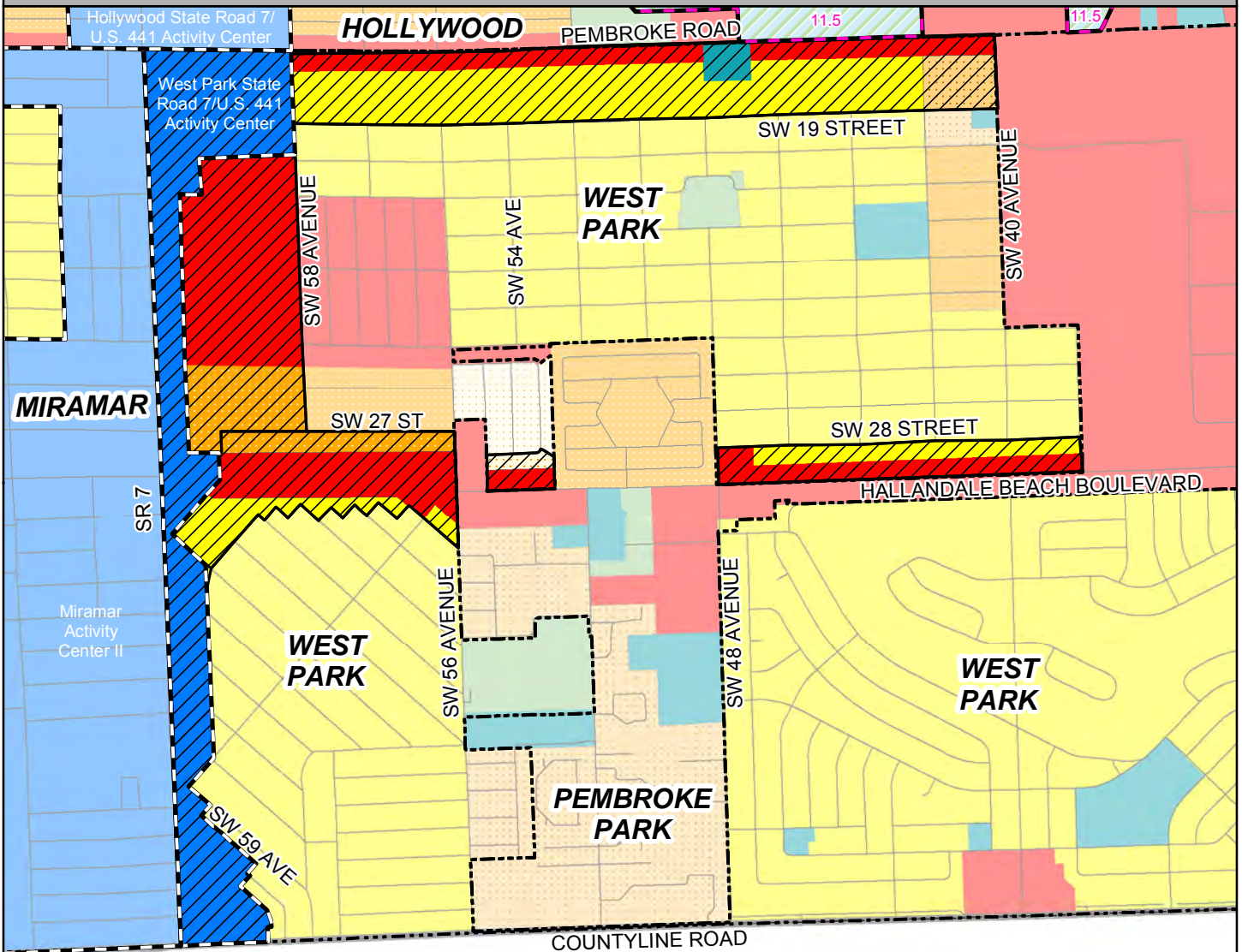
 Amendment Site



**MAP 2**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**CURRENT FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 18-3**

**Current Land Uses:** 90.6 acres of Activity Center, 106.8 acres of Commerce, 88.0 acres of Low (5) Residential, 25.3 acres of Low-Medium (10) Residential, 7.6 acres of Medium (16) Residential, 3.4 acres of Community, and 2.0 acres of Low (3) Residential

**Gross Acres:** Approximately 323.7 acres



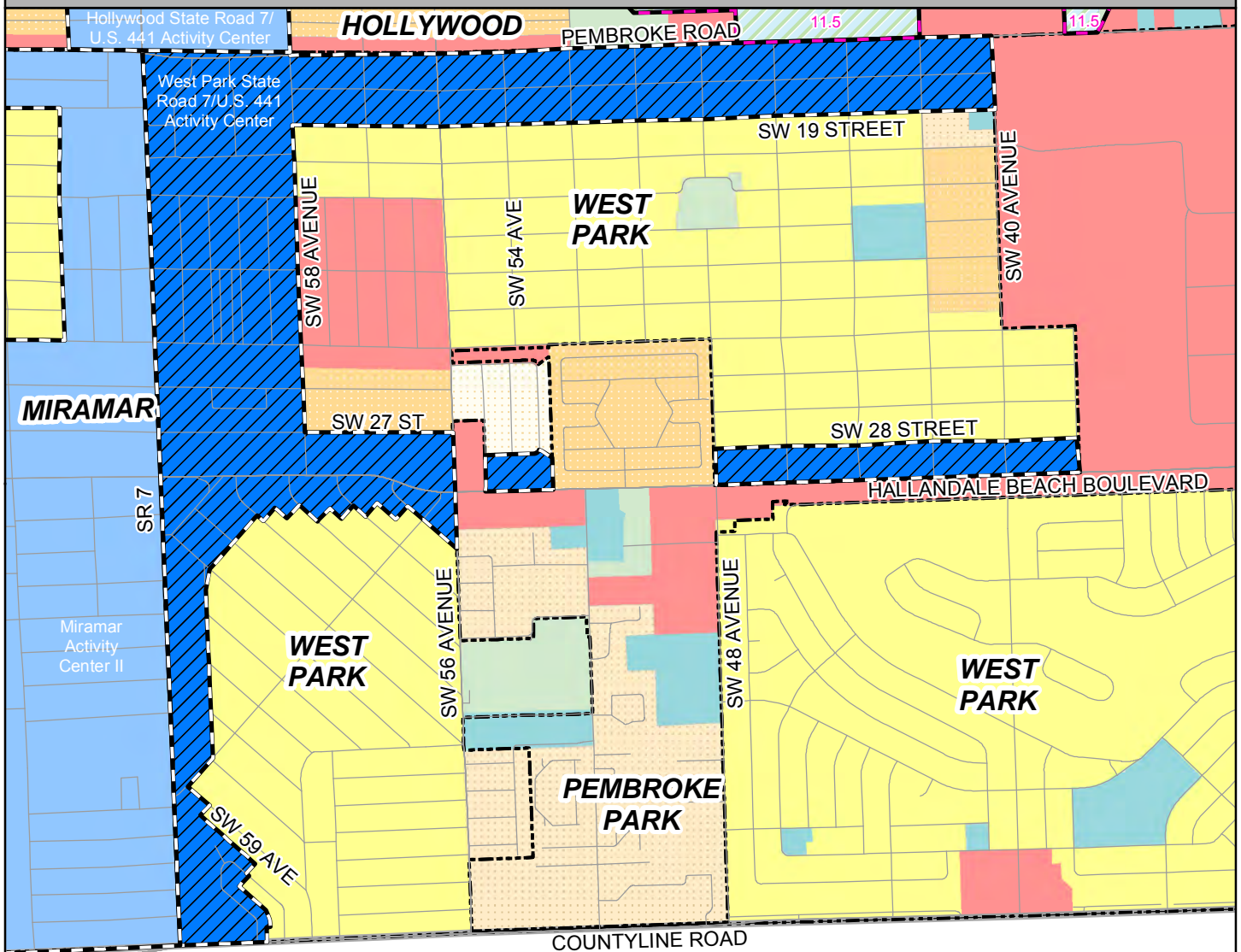
- |  |                     |  |                             |  |                           |
|--|---------------------|--|-----------------------------|--|---------------------------|
|  | Site                |  | Low (5) Residential         |  | Activity Center           |
|  | Municipal Boundary  |  | Low-Medium (10) Residential |  | Commerce                  |
|  | Dashed-Line Area    |  | Medium (16) Residential     |  | Recreation and Open Space |
|  | Low (3) Residential |  | Irregular Residential       |  | Community                 |















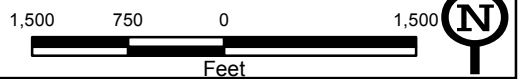
**MAP 3**  
**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN**  
**PROPOSED FUTURE LAND USE DESIGNATIONS**  
**AMENDMENT PC 18-3**

**Proposed Land Use:** Activity Center

**Gross Acres:** Approximately 323.7 acres



- |                                                                                                         |                                                                                                                 |                                                                                                                 |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|  Site                |  Low (5) Residential         |  Activity Center           |
|  Municipal Boundary  |  Low-Medium (10) Residential |  Commerce                  |
|  Dashed-Line Area    |  Medium (16) Residential     |  Recreation and Open Space |
|  Low (3) Residential |  Irregular Residential       |  Community                 |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 18-3**  
**(WEST PARK)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation November 20, 2017*

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext-Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

Further, prior to the second Planning Council public hearing, the City should provide a more detailed strategy regarding its reaffirmation to continuing to address the three (3) acres per 1,000 permanent residents community parks acreage requirement including, but not limited to updating the corresponding text amendment to include an open space component consistent with the City's Policy 1.14.3 regarding its commitment to public plazas and open space within the boundaries of the Activity Center. In addition, the City should confirm its commitment to archaeological resource preservation, per Attachment 5.

**Update: November 30, 2017:** The City of West Park has submitted correspondence acknowledging the County Archaeologist's comments and stating that it will comply with the Broward County Historic Preservation ordinance. See Attachment 12.

*II. Planning Council Transmittal Recommendation November 30, 2017*

Approval per Planning Council staff transmittal recommendation, with a further recommendation that the City of West Park conduct additional public outreach prior to the Planning Council's second public hearing. (Vote of the board; 14-1; Yes: Blackwelder, Blattner, Brunson, Castillo, Ganz, Gomez, Good, Graham, Rosenzweig, Ryan, Seiler, Udine, Williams and DiGiorgio. No: Grosso)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 18-3**

**INTRODUCTION AND APPLICANT’S RATIONALE**

- I. Municipality: West Park
- II. County Commission District: District 8
- III. Site Characteristics
- A. Size: Approximately 323.7 acres (Proposed expansion of existing 90.6-acre West Park TOC Activity Center to include 233.1 additional acres)
- B. Location: In Sections: 19, 24, 25, 29 and 30, Township 51 South, and Ranges 41 and 42 East; generally located along the east side of State Road 7, between Pembroke Road and County Line Road, along the south side of Pembroke Road, between State Road 7 and Southwest 40 Avenue, along both sides of Hallandale Beach Boulevard, between State Road 7 and Southwest 56 Avenue, and along the north side of Hallandale Beach Boulevard, between Southwest 55 Avenue and Southwest 38 Avenue.
- C. Existing Uses: Retail, office, residential, industrial, community facilities, hotel, and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 90.6 acres of Activity Center<sup>1</sup> consisting of:  
575,000 square feet of office use  
500,000 square feet of commercial use  
1,500 dwelling units consisting of:  
1,000 high-rise dwelling units<sup>2</sup>  
450 garden apartment dwelling units  
50 townhouse dwelling units  
200 hotel rooms  
106.8 acres of Commerce<sup>3</sup>  
88.0 acres of Low (5) Residential  
25.3 acres of Low-Medium (10) Residential  
7.6 acres of Medium (16) Residential  
3.4 acres of Community<sup>4</sup>  
2.0 acres of Low (3) Residential

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

**IV. Broward County Land Use Plan (BCLUP) Designations (continued)**

- B. *Proposed Designation:* Activity Center consisting of:  
1,247,800 square feet of commercial use  
575,000 square feet of office use  
384,731 square feet of industrial use  
34,800 square feet of institutional use  
200 hotel rooms  
2,323 dwelling units consisting of:  
955 mid-rise dwelling units<sup>5</sup>  
570 garden apartment dwelling units  
495 single-family dwelling units  
303 townhouse dwelling units
- C. *Estimated Net Effect:* No net impact to commercial, office, institutional and hotel room uses  
Addition of 76,931 square feet of industrial use  
Addition of three (3) dwelling units (2,320 dwelling units currently permitted by the BCLUP)

**Notes:**

- 1 The previous Broward County Land Use Plan mixed-use land use designations consisting of Regional Activity Center, Local Activity Center, Transit Oriented Corridor, Transit Oriented Development and Mixed-Use Residential were merged into a single land use designation (Activity Center) with the adoption of BrowardNext, effective June 2, 2017.
- 2 At the time of adoption of the original West Park TOC, the Broward County Land Development Code defined high-rise dwelling units as four (4) or more residential stories.
- 3 The previous Broward County Land Use Plan non-residential land use designations, consisting of Commercial, Industrial, Employment Center and Office Park uses, were merged into a single land use designation (Commerce) with the adoption of BrowardNext, effective June 2, 2017.
- 4 The previous Broward County Land Use Plan non-residential land use designations, consisting of Community Facilities and Utilities uses, were merged into a single land use designation (Community) with the adoption of BrowardNext, effective June 2, 2017.
- 5 As currently defined by the Broward County Land Development Code, mid-rise dwelling units are four (4) to eight (8) residential stories.

**INTRODUCTION AND APPLICANT’S RATIONALE (continued)**

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses:*
- North:* Retail, single-family residential, park and vacant  
*East:* Retail, warehouse, office and single-family residential  
*South:* Single-family residential and retail  
*West:* Retail, warehouse and religious institution
- B. *Planned Uses:*
- North:* Hollywood State Road 7/U.S. 441 Activity Center, Commerce, Recreation and Open Space, Irregular (11.5) Residential, Low-Medium (10) Residential, Low (3) Residential and Low (5) Residential  
*East:* Commerce, Low (5) Residential, Low-Medium (10) Residential and Medium (16) Residential  
*South:* Community, Medium (16) Residential, Low (5) Residential and Commerce  
*West:* Miramar Activity Center II

VI. Applicant/Petitioner

- A. *Applicant:* City of West Park
- B. *Agent:* Hoyt Holden, AICP, Calvin, Giordano & Associates, Inc.
- C. *Property Owners:* There are multiple property owners within the subject area.

VII. Recommendation of Local Governing Body:

The City of West Park recommends approval of the proposed amendment. The City has not determined a date for adoption of the corresponding local amendment.

VIII. Applicant’s Rationale

The applicant states: “Through the expansion of the Transit Oriented Corridor (TOC) boundaries in key locations, the City can provide opportunities for land aggregation necessary for investors and local businesses to invest in West Park in a manner that provides greater economic sustainability and return on investment, enhancing the image and brand of the City, and enhance the quality of life for residents and visitors alike.



**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

*VIII. Applicant's Rationale (continued)*

The expanded boundary will bring in a few land use categories not currently permitted within the existing boundary of the TOC. However, since these lands/uses already exist and are merely being transferred into a boundary area, there is no corresponding increase in density or intensity. However, this does require a text amendment be processed to permit these transferred uses. The amendment will be compatible with the existing TOC, and through land development regulations still provide the necessary buffering to be compatible with adjacent land use.”

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 18-3**

**REVIEW OF PUBLIC FACILITIES AND SERVICES**

*I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space*

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, solid waste services, and drainage capacity will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of West Park adopted its 10-year Water Supply Facilities Work Plan on June 17, 2015.

Although the proposed amendment will not impact the open space acreage requirement, Planning Council staff notes that the City of West Park does not currently meet and is not projected to meet the community parks acreage requirement of the Broward County Land Use Plan of three (3) acres per one thousand persons population. As part of Broward County Land Use Plan amendments PC 06-21 / PCT 06-8, which established the West Park Transit Oriented Corridor, the City committed to developing a strategy and timetable to address the issue. The City of West Park has provided correspondence reaffirming its commitment to address the current parks and open space level of service deficiency as they move forward with development activities within the City. See Attachment 2.

*II. Transportation and Mobility*

The proposed amendment from the various land use designations to expand the West Park State Road 7/U.S. 441 Activity Center is projected to decrease the net number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 601 p.m. peak hour trips. See Attachment 3. Planning Council staff notes that the Activity Center land use designation reflects a mixed-use development pattern more supportive of transit and internalized traffic patterns.

Planning Council staff notes for informational purposes the following roadway levels of service for adjacent regional roadway network segments:

- Two (2) roadway segments of State Road 7, between Pembroke Road and County Line Road, are currently operating at and projected to continue operating at level of service (LOS) "F," with or without the subject amendment.
- The roadway segment of Pembroke Road, between State Road 7 and Interstate 95, is currently operating at and projected to continue operating at LOS "D," with or without the subject amendment.

## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation and Mobility (continued)**

- The roadway segment of Hallandale Beach Boulevard, between State Road 7 and Interstate 95, is currently operating at and projected to continue operating at LOS “F,” with or without the subject amendment.

In addition, the Broward County Transit (BCT) staff report states that current and future fixed-route county bus service, as well as the West Park, Miramar and Hollywood community bus services, is provided to the proposed amendment site, and can accommodate additional transit demand. Further, BCT staff recommends the proposed development be designed in a manner to provide safe movement of pedestrians and bicycles including connectivity to the existing sidewalk and bicycle network along U.S. 441 and Pembroke Road. See Attachment 4.

The Broward County Planning and Development Management Division (PDMD) report notes that several pedestrian and bicycle amenities have been constructed within the subject site. To enhance safety and multimodal connectivity, PDMD recommends that wider and buffered bicycle lanes along all Activity Center corridors be considered. In addition, PDMD recommends that future development in the Activity Center is designed to include safe and convenient connections between the development and the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development. See Attachment 5.

### **III. Public Schools**

The School Board of Broward County staff report states that the amendment as proposed would generate 61 additional students into Broward County Public Schools, consisting of 29 elementary school students, 12 middle school students and 20 high school students. **The anticipated impact is a result of the proposed unit mix, not additional dwelling units.** The report further states that Lake Forest Elementary, Watkins Elementary, McNicol Middle and Hallandale High schools are all under-enrolled in the 2016/2017 school year, and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through the 2018/2019 school year. In addition, the School Board report indicates that there are seven (7) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 6.

In addition, the School Board report indicates there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 6. Based on the School District’s Seven Long Range Planning Areas, the proposed amendment area is located within School District Planning Area “G,” which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. See Attachment 6.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 18-3**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas*

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites do not exist within the boundaries of the proposed amendment area. See Attachment 7.

*II. Wetlands*

The EPGMD report indicates that the proposed amendment area does not contain wetlands within its boundaries. Therefore, the proposed land use designation is not expected to have a negative impact on wetland resources. See Attachment 7.

*III. Sea Level Rise*

The EPGMD report states that the proposed amendment area does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 7.

*IV. Other Natural Resources*

The EPGMD report states that the subject area contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of West Park. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any removed trees must be replaced. If the above recommendations are adhered to, the proposed amendment is not expected to have a negative impact on upland resources. See Attachment 7.

It is further noted that development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 7.

In addition, the EPGMD report indicates that 21 listed contaminated sites are located within a 0.25 mile radius of the proposed amendment area. Planning Council staff notes that 13 of the 21 sites are located outside of West Park, in the adjacent municipalities of Hollywood, Pembroke Park and Miramar. See Attachment 7.

## **REVIEW OF NATURAL RESOURCES (continued)**

### **IV. Historical/Cultural Resources**

The Broward County Planning and Development Management Division (PDMD) report states that the subject area includes five (5) previously recorded historic resources identified during a 2010 Cultural Resource Assessment survey of State Road 7 from Southwest 25 Street to Fillmore Street. However, the State Division of Historical Resources determined that these structures were not eligible for inclusion on the National Register of Historic Places. Therefore, the proposed amendment will not have any adverse effect on significant historical resources. In the event that any of the referenced structures are demolished, notice should be given to the County Historic Preservation Officer so that appropriate updates may be made to the Florida Master Site File indicating the revised status of the structure. See Attachment 5.

Further, the PDMD report also notes that the subject area includes portions of a previously identified Archaeological Zone AZ-17 (Atlantic Coastal Ridge / Large Island) and is within the jurisdiction of Broward County's historic preservation ordinance. Per the requirements of the ordinance, a Certificate to Dig (CTD) is required prior to ground disturbance activities in the area located between Hallandale Beach Boulevard and Southwest 32 Street, and between Southwest 52 Avenue and Southwest 56 Avenue. If any unmarked burials are discovered, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified, as per Florida Statutes, Chapter 872.05. See Attachment 5.

**Update: November 30, 2017:** The City of West Park has submitted correspondence acknowledging the County Archaeologist's comments and stating that it will comply with the Broward County Historic Preservation ordinance. See Attachment 12.

**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 18-3**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The subject land use plan amendment is not subject to BCLUP Policy 2.16.2. See Attachment 5.

*II. Broward County Land Use Plan Goals, Objectives and Policies*

The proposed amendment is found to be generally consistent with the policies of the BrowardNext-Broward County Land Use Plan.

It is noted that the existing West Park State Road 7/U.S. 441 Activity Center was previously evaluated and determined to be consistent and compliant with the objective, policies and implementation criteria of the Broward County Land Use Plan regarding the Transit Oriented Corridor (TOC) category, as part of the initial 2006 amendment from the various land use designations to TOC. This proposed expansion of the Activity Center maintains the City's plan for connectivity and integration of uses. Planning Council staff notes that the adoption of BrowardNext combined and streamlined all mixed-use categories into a single Activity Center category, maintaining all permitted intensities and densities. The proposed amendment to expand the West Park Activity Center is consistent with BrowardNext.

In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the Broward County Land Use Plan regarding "Activity Centers." See Attachment 8.

*III. Other Pertinent Information*

As noted, the existing West Park State Road 7/U.S. 441 Activity Center was adopted as the West Park State Road 7/U.S. 441 Transit Oriented Corridor (TOC) by the Broward County Commission in 2006. Planning Council staff notes that the adoption of BrowardNext combined and streamlined the mixed-use categories of Regional Activity Center (RAC), Local Activity Center (LAC), Transit Oriented Corridor (TOC), Transit Oriented Development (TOD), and Mixed-Use Residential (MUR) into a single Activity Center category, maintaining all permitted intensities and densities in the existing Activity Centers.

**OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)**

**III. Other Pertinent Information (continued)**

Regarding notification of the public, it is noted that the Broward County Planning Council staff sent 1,613 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries. In addition, the City of West Park held a public workshop on April 22, 2017, and public hearings on May 3, 2017, and August 2, 2017. Public hearing notices were sent to all property owners and master associations within 300 feet of the subject site.

The proposed amendment site is located adjacent to the City of Hollywood, City of Miramar and the Town of Pembroke Park. Planning Council staff solicited comments from each of these municipalities. No comments have been received from the City of Hollywood or Town of Pembroke Park as of this writing. Comments received from the City of Miramar indicate that the City has no objections to the proposed amendment. See Attachment 9.

It is noted that the proposed Activity Center Boundaries are contiguous by the City's municipal boundaries and are only separated by other pre-existing municipal boundaries.

**Update: November 30, 2017:** Correspondence has been received from interested parties. See Attachments 13 and 14.

The City of West Park has provided a timeline of all public workshops, commission meetings, local planning agency meetings, and public hearings related to the proposed amendment. See Attachment 15.

**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 18-3**

**PLANNING ANALYSIS**

The City of West Park is proposing to expand its existing West Park State Road 7/U.S. 441 Activity Center by including 233.1 acres of adjacent areas into the Activity Center. The expansion includes areas within the City of West Park along the Pembroke Road and Hallandale Beach Boulevard corridors.

The City of West Park has stated that the purpose of the Activity Center expansion is to include the key transportation corridors of Pembroke Road and Hallandale Beach Boulevard into the mixed-use category, to stimulate economic sustainability and investment, while enhancing the quality of life for its residents. The City's intent is to capture the existing densities and intensities currently permitted within the various land use categories to include within the Activity Center, with no increases proposed. Planning Council staff notes that slight variations in acreage calculations and permitted uses resulted in the net increase of 3 residential units, and further notes that existing industrial uses are being accounted for, resulting in the increase indicated.

Our review indicates that the amendment is generally in compliance with the BCLUP policies concerning the "Activity Center" land use designation, noting that the subject area will facilitate a balanced and interconnected mix of land uses, encourage mass transit and non-motorized transportation, and provide integrated housing, employment, retail, recreation and community facilities with a primary orientation toward a multi-modal transportation system.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, and solid waste capacity** will be available to serve the proposed land use. In addition, our analysis finds that the proposed amendment is not projected to impact the operating conditions of the **regional transportation network**. See Attachment 3. Further, no adverse impacts to **natural resources** were identified, and the proposed amendment is not subject to Policy 2.16.2 regarding **affordable housing**.

Regarding **park acreage**, Planning Council staff notes that BrowardNext-Broward County Land Use Plan Policy 2.5.1 establishes that local governments shall provide a minimum of three (3) acres of community level parks for every 1,000 existing and projected permanent residents. Although the proposed amendment will not impact the open space acreage requirement, Planning Council staff notes that the City of West Park does not currently meet and is not projected to meet the community parks acreage requirement of the Broward County Land Use Plan of three (3) acres per one thousand persons population. As part of Broward County Land Use Plan amendments PC 06-21 / PCT 06-8, which established the West Park Transit Oriented Corridor, the City committed to developing a strategy and timetable to address the issue. It is Planning Council staff's understanding that the City is continuing to work through its Land Development Code and comprehensive plan to preserve and protect existing open space and to identify and pursue the purchase and/or shared user agreements to provide additional open



**PLANNING ANALYSIS (continued)**

space opportunities for its residents. In consultation with the Planning Council Attorney, staff's recommendation and policy would be to not support any land use plan amendment submitted by the City which would result in an increased demand for community parks until such time the City has adequately addressed the identified local parks deficit via its certified land use plan. The City of West Park has provided correspondence reaffirming its commitment to address the current parks and open space level of service deficiency as they move forward with development activities within the City. See Attachment 2.

Regarding **cultural resources**, no adverse impacts were identified. However, the Broward County Planning and Development Management Division (PDMD) report states that the subject area includes five (5) previously recorded historic structures which were determined not to be eligible for inclusion on the National Register of Historic Places.

Further, the PDMD report notes that subject area includes portions of previously identified Archaeological Zone AZ-17 (Atlantic Coastal Ridge/Large Island) and is within the jurisdiction of Broward County's historic preservation ordinance. A Certificate to Dig (CTD) is required prior to ground disturbance activities in the area located between Hallandale Beach Boulevard and Southwest 32 Street, and between Southwest 52 Avenue and Southwest 56 Avenue. See Attachment 5.

**Update: November 30, 2017:** The City of West Park has submitted correspondence acknowledging the County Archaeologist's comments and stating that it will comply with the Broward County Historic Preservation ordinance. See Attachment 12.

Concerning impacts to **public schools**, the School Board of Broward County staff report indicates that the proposed amendment would generate 61 additional students into Broward County Public Schools, consisting of 29 elementary school students, 12 middle school students and 20 high school students. The report further states that Lake Forest Elementary, Watkins Elementary, McNicol Middle and Hallandale High schools are all under-enrolled in the 2016/2017 school year, and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through the 2018/2019 school year. See Attachment 6.

In conclusion, Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext-Broward County Land Use Plan, and recommends approval.

Further, prior to the second Planning Council public hearing, the City should provide a more detailed strategy regarding its reaffirmation to continuing to address the three (3) acres per 1,000 permanent residents community parks acreage requirement including, but not limited to updating the corresponding text amendment to include an open space component consistent with the City's Policy 1.14.3 regarding its commitment to public plazas and open space within the boundaries of the Activity Center. In addition, the City should confirm its commitment to archaeological resource preservation, per Attachment 5.

**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 18-3**

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of September 2017
2. Correspondence from W. Ajibola Balogun, City Manager, City of West Park, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated October 30, 2017
3. Broward County Planning Council Traffic Analysis of September 19, 2017
4. Broward County Transit Division Report of October 4, 2017
5. Broward County Planning and Development Management Division Report of September 29, 2017
6. School Board of Broward County Consistency Review Report of October 4, 2017
7. Broward County Environmental Protection and Growth Management Department Report of September 28, 2017
8.
  - A. BrowardNext-Broward County Land Use Plan Policies, "Activity Center," Planning Council Staff Review Comments
  - B. Map – Amendment area within ¼ mile of transit routes
  - C. City of West Park Adopted TOC Goals, Objectives and Policies
9. Correspondence from Eric B. Silva, AICP, Director, City of Miramar Community and Economic Development Department, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated September 21, 2017
10. Broward County Parks and Recreation Division Report of September 14, 2017
11. Broward County Water Management Division Report of October 4, 2017

**Update: November 30, 2017:**

12. Correspondence from W. Ajibola Balogun, City Manager, City of West Park, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated November 20, 2017

**ATTACHMENTS (continued)**

**Update: November 30, 2017 (continued):**

13. Correspondence from Mary Ellison Smith, to the Broward County Planning Council, received November 27, 2017
14. Correspondence from Dr. Katrina Touchstone, to the Broward County Planning Council, dated November 28, 2017
15. Public Outreach Summary Submitted by the City of West Park

# ATTACHMENT 1

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 18-3

Prepared: September 2017

#### **POTABLE WATER**

The proposed amendment area will be served by the Hollywood Water Treatment Plant, which has a current capacity of 59.5 million gallons per day (mgd). The current and committed demand on the treatment plants is 21.4 mgd, with 14.3 mgd available. The wellfield serving the amendment area has a permitted withdrawal of 39.4 mgd, with 18.0 mgd available for water withdrawal, which expires on April 10, 2028. The amendment will result in a net increase in demand of 0.01 mgd. Planning Council staff utilized a level of service of 0.1 gallons per day (gpd) per square foot for commerce, commercial and industrial uses, 0.2 gpd per square foot for office, community and institutional uses, 150 gpd per room for hotel uses and 100 gallons per capita (3.26 persons per household (pph)) per day for residential uses. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment area.

#### **SANITARY SEWER**

The proposed amendment area will be served by the Hollywood South Regional Wastewater Treatment Plant, which has a current capacity of 55.5 mgd. The City of West Park has an allocated capacity of 5.88 mgd. The current and committed demand on West Park's portion of the treatment plant is 2.94 mgd, with 2.94 mgd available. The amendment will result in a net increase in demand of 0.01 mgd. Planning Council staff utilized a level of service 0.1 gpd per square foot for commerce, commercial and industrial uses, 0.2 gpd per square foot for office, community and institutional uses, 150 gpd per room for hotel uses, 300 gpd per single-family dwelling unit and 250 gpd per multi-family dwelling unit. Sufficient sanitary sewer capacity will be available to serve the proposed amendment area.

#### **SOLID WASTE**

The proposed amendment area will be served by Waste Management for solid waste disposal service. Waste Management collects and transports the City's solid waste to the Monarch Hill landfill, which has a capacity of 10,000 tons per day (tpd) and a demand of 3,500 tpd, with 6,500 tpd available. The amendment will result in a net decrease in demand of 6.1 tpd. Planning Council staff utilized a level of service of 5 pounds (lbs.) per 100 square feet per day for commercial and commerce uses, 1 lb. per 100 square feet per day for office, industrial, institutional and community uses, 3 lbs. per day per room for hotel uses and 8.9 lbs. per day per dwelling unit for residential uses. Sufficient solid waste capacity will be available to serve the proposed amendment area.

#### **DRAINAGE**

The proposed amendment area is located within the jurisdiction of the Broward County Environmental Protection and Growth Management Division (EPGMD). A surface water management permit from EPGMD may be required prior to any construction.

#### **PARKS AND OPEN SPACE**

The City of West Park has 23.6 acres in its parks and open space inventory. The projected 2040 population (15,621) requires approximately 46.86 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The proposed land use amendment will have no net impact on the projected demand for local parks. The City of West Park does not currently meet and is not projected to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

## ATTACHMENT 2



Office of the City Manager

W. Ajibola Balogun  
City Manager

October 30, 2017



Ms. Barbara Blake Boy  
Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301

**Ref: Open Space Strategies – Transit Oriented Corridor Expansion**

Dear Ms. Blake Boy:

This letter serve to reaffirm our commitment to continue addressing the Open Space requirement as we move forward with development activities within the City.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

W. Ajibola Balogun  
City Manager

# ATTACHMENT 3

## TRAFFIC ANALYSIS

### PC 18-3

Prepared: September 19, 2017

#### **INTRODUCTORY INFORMATION**

Jurisdiction: West Park

Size: Approximately 323.7 acres

#### **TRIPS ANALYSIS**

##### **Potential Trips - Current Land Use Designations**

Current Designations:	90.6 acres of West Park Activity Center consisting of: 575,000 square feet of office use 500,000 square feet of commercial use 1,500 dwelling units consisting of: 1,000 high-rise dwelling units 450 garden apartment dwelling units 50 townhouse dwelling units 200 hotel rooms 106.8 acres of Commerce 88.0 acres of Low (5) Residential 25.3 acres of Low-Medium (10) Residential 7.6 acres of Medium (16) Residential 2.0 acres of Low (3) Residential 3.4 acres of Community
Potential Development:	1,068,000 square feet of commerce use 575,000 square feet of office use 500,000 square feet of commercial use 34,000 square feet of community use 1,000 high-rise dwelling units 571 garden apartment dwelling units 446 single-family dwelling units 303 townhouse dwelling units 200 hotel rooms
Trip Generation Rates:	"ITE Equation (820) Shopping Center"* "ITE Equation (710) General Office Building" "ITE Equation (820) Shopping Center" "ITE Equation (733) Government Office Complex" "ITE Equation (232) High-Rise Residential Condominium/Townhouse" "ITE Equation (220) Apartment"

\*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Ninth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

**Potential Trips - Current Land Use Designations (continued)**

“ITE Equation (210) Single-Family Detached Housing”  
“ITE Equation (230) Residential Condominium/Townhouse”  
“ITE Equation (310) Hotel”

Total P.M. Peak Hour Trips:  $3,962 + 857 + 1,855 + 97 + 380 + 383 + 455 + 158 + 122 =$   
8,269 peak hour trips

**Potential Trips - Proposed Land Use Designations**

Proposed Designation: West Park Activity Center

Potential Development: 1,247,800 square feet of commercial use  
575,000 square feet of office use  
384,731 square feet of industrial use  
34,800 square feet of institutional use  
2,323 dwelling units consisting of:  
955 mid-rise dwelling units  
570 garden apartment dwelling units  
495 single-family dwelling units  
303 townhouse dwelling units  
200 hotel rooms

Trip Generation Rates: “ITE Equation (820) Shopping Center”\*  
“ITE Equation (710) General Office Building”  
“ITE Equation (110) General Light Industrial”  
“ITE Equation (733) Government Office Complex”  
“ITE Equation (223) Mid-Rise Apartment”  
“ITE Equation (220) Apartment”  
“ITE Equation (210) Single-Family Detached Housing”  
“ITE Equation (230) Residential Condominium /  
Townhouse”  
“ITE Equation (310) Hotel”

Total P.M. Peak Hour Trips:  $4,629 + 857 + 421 + 99 + 495 + 382 + 505 + 158 + 122 =$   
7,668 peak hour trips

**Net P.M. Peak Hour Trips** - 601 p.m. peak hour trips

**PLANNING COMMENTS**

The proposed amendment is projected to decrease traffic on the regional roadway network by approximately 601 peak hour trips at the long-range planning horizon.



Transportation Department

**TRANSIT DIVISION-Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

**VIA EMAIL**



October 4, 2017

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Ave, Room 307  
Fort Lauderdale, FL 33301

RE: Proposed Amendment to Broward County Land Use Plan PC 18-3

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated September 1, 2017 regarding the proposed Land Use Plan Amendment (LUPA) for the Transit Oriented Corridor (TOC) located in the City of West Park for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site includes BCT Routes 5, 15, 18, 28, 441 Breeze, Miramar Yellow Community Bus, Hallandale Beach 3 Community Bus, and West Park Community Bus. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 5	Weekday Saturday Sunday	6:00a – 10:17p 7:00a – 9:50p 8:00a – 8:50p	40 Minutes 60 Minutes 60 Minutes
BCT 15	Weekday Peak Service Only	5:50a – 10:09a 2:50p – 7:09p	65 Minutes 65 Minutes
BCT 18	Weekday Saturday Sunday	4:31a – 12:38a 5:10a – 12:40a 6:00a – 11:40p	20 Minutes 15 Minutes 20 Minutes
BCT 28	Weekday Saturday Sunday	5:00a – 12:06a 5:35a – 12:02a 8:25a – 9:24p	30 Minutes 31 Minutes 45 Minutes
BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY





Transportation Department

**TRANSIT DIVISION-Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

BCT 441 Breeze	Weekday Saturday Sunday	5:10a – 9:01p Not In Service Not In Service	23 Minutes Not In Service Not In Service
Miramar Yellow Community Bus	Weekday Saturday Sunday	7:00a – 7:00p Not In Service Not In Service	72 Minutes Not In Service Not In Service
Hallandale Bch 3 Community Bus	Weekday Saturday Sunday	7:00a – 7:00p 7:00a – 7:00p Not In Service	65 Minutes 65 Minutes Not In Service
West Park Community Bus	Weekday Peak Service Only	7:00a – 9:00a 3:00p – 6:12p	60 Minutes 60 Minutes

Future fixed-route bus improvements including shorter headways, increased span of service, and rapid bus are specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Broward County Transit Division can accommodate additional transit demand, as described in Mass Transit Analysis #2, with existing and planned fixed-route bus service to the amendment site.

Transit Division has no objections to this LUPA, however BCT recommends that any proposed development on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing sidewalk and bicycle network along US 441 and Pembroke Road.

Please feel free to call (954) 357-8554 or email me [mmittelberg@broward.org](mailto:mmittelberg@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Mabelle Mittelberg."

Mabelle Mittelberg  
Service Planner  
Service and Capital Planning



ATTACHMENT 5

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: September 29, 2017
TO: Barbara Blake Boy, Executive Director
Broward County Planning Council
FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division
SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – West Park PC 18-3



The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 18-3. The subject site is located in West Park involving approximately 120 gross acres. The amendment proposes:

Current Designations: 90.0 acres of Activity Center consisting of:
575,000 square feet of office use
500,000 square feet of commercial use
1,500 dwelling units consisting of:
1,000 high rise units
450 garden apartments
50 townhouse dwelling units
200 hotel rooms
105.2 acres of Commerce
90.0 acres of Low (5) Residential
25.4 acres of Low-Medium (10) Residential
7.5 acres of Medium (16) Residential
2.0 acres of Low (30) Residential
3.48 acres of Community

Proposed Designation: 323.58 acres of Activity Center Use consisting of:
1,247,800 square feet of commercial use
575,000 square feet of office use
384,731 square feet of industrial use
34,800 square feet of institutional use
200 hotel rooms
2,323 dwelling units consisting of:
955 mid-rise dwelling units
570 garden apartment dwelling units
495 single-family dwelling units
303 townhouse dwelling units

Estimated Net Effect: No net change-commercial use
No net change-office use
No net change-institutional use
No net change-hotel rooms

*Addition of 76,931 square feet of industrial use  
Addition of three (3) dwelling units (2,330 dwelling units currently permitted by  
BCLUP)*

Item 7 – Analysis of Historic Resources

Based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is the determination of the County's archaeological consultant that the proposed project will impact previously identified historic resources and areas of archaeological sensitivity.

1. The proposed project will impact five (5) previously recorded historic resources identified during a 2010 Cultural Resource Assessment survey of State Road 7 from SW 25th Street to Fillmore Street. The State Division of Historical Resources determined that these structures were not eligible for inclusion on the National Register of Historic Places and so it is also my determination that the proposed project will not have any adverse effect on significant historical resources.

Previously Recorded Structures:

FMSF# Name /Address Year Built

BD4003 Oscar Motors / 2101 S. SR7 c.1955

BD4753 Burger King / 2631 S SR7 c.1961

BD4754 2515 SR7 before 1967 (50 Yrs.)

BD4758 AB Pawn & Gun / 2103 S. SR7 before 1967 (50 Yrs.)

BD3998 5933 Fillmore Rd / 2501 S. SR7 1954

2. The proposed project will impact portions of previously identified Archaeological Zone AZ-17 (Atlantic Coastal Ridge / Large Island) located south of Hallandale Beach Boulevard and east of SW 56th Avenue. These parcels consist of an elevated and undeveloped hardwood hammock. The parcels are situated on land which, prior to drainage and modern development, formed the primary upland of a large Everglades Island; this landmass is well identified in the 1949 aerial survey of Broward County. The island was likely utilized by Seminole and earlier Tequesta people as camp/habitation site. No prior archaeological study has taken place on the property.

B. Comments and recommendations pertaining to this land use plan amendment for historic and archaeological resources:

1. The subject property is located within the City of West Park and is located within the jurisdiction of Broward County's historic preservation ordinance (BC. Ord. 2014-32).
  - a. A Certificate to Dig (CTD) is required prior to ground disturbance activities south of West Hallandale Boulevard and North of SW 32nd Street between SW56th Ave and SW 52nd Ave.
  - b. In the event that any of the following structures are demolished, notice should be given to the County Historic Preservation Officer so that appropriate updates may be made to the Florida Master Site File indicating the revised status of the structure.

Previously Recorded Structures:

FMSF# Name /Address Year Built

BD4003 Oscar Motors / 2101 S. SR7 c.1955

BD4753 Burger King / 2631 S SR7 c.1961  
BD4754 2515 SR7 before 1967 (50 Yrs.)  
BD4758 AB Pawn & Gun / 2103 S. SR7 before 1967 (50 Yrs.)  
BD3998 5933 Fillmore Rd / 2501 S. SR7 1954  
Contact: Richard Ferrer, Broward County Historic Preservation Officer  
115 S. Andrews Ave, Room 329K  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-9731  
Email: rferrer@broward.org

2. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580  
Email: Med\_Exam\_Trauma@broward.org  
Website: <http://www.broward.org/MedicalExaminer>

#### Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The net effect of the amendment's residential component is the addition of three (3) residential units, therefore Policy 2.16.2 does not apply. However the proposed amendment will be expanding a designated activity center and as such, may be subject to additional review to ensure consistency with BCLUP Policies 2.4.6.

#### Item 10 - Hurricane Evacuation Analysis

The amendment site is not located in a Hurricane Evacuation Zone based on the Broward County Land Use Plan's "Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones".

#### Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

#### Item 12 – Intergovernmental Coordination

The site is adjacent to the City of Miramar, the Town of Pembroke Park, the City of Hollywood, and Miami-Dade County.

#### Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The proposed expansion of the West Park Transit Oriented Corridor (TOC) is located along existing transit, including bus routes 5, 15, 18, 28, US 441 Breeze, and City of West Park Community Bus.

The BCT Transit Development Plan includes service span and/or headway improvements for all routes in this area. Additionally, significant service and capital investments are expected along US 441 and Hallandale Beach Blvd; these corridors are identified as rapid bus routes in the Transit Development Plan and Long Range Transportation Plan. The level and connectivity of existing and future transit services is ideal for transit oriented land use.

Pedestrian and bicycle amenities have been constructed throughout the TOC. Continuous sidewalks have been constructed in both sides of US 441, Hallandale Beach Blvd, and Pembroke Road. In road bicycle facilities consist of four (4) foot wide bike lanes and three (3) foot wide urban shoulders. To enhance safety and multimodal connectivity, consider wider and buffered bicycle lanes along all TOC corridors. PDMD recommends that future development in the TOC is designed to include safe and convenient connections between the development and the surrounding transportation network. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development. For the convenience of future residents or visitors who wish to reduce their carbon footprint, consider providing electric vehicle charging stations within the TOC.

If you have any questions, please contact Maribel Feliciano, Assistant Director of the Planning and Development Management Division at 954-519-1424 or [mfeliciano@broward.org](mailto:mfeliciano@broward.org).

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department  
Suzanne Fejes, Acting Director, Housing Finance and Community Redevelopment Division  
Maribel Feliciano, Assistant Director, Planning and Development Management Division  
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division  
Nick Sofoul, AICP, Senior Planner, Planning and Development Management Division  
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division  
Susanne Carrano, AICP, Senior Planner, Planning and Development Management Division  
Richard Ferrer, Broward County Historic Preservation Officer

JS/hc

**ATTACHMENT 6**

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**

LAND USE

SBBC-2321-2017

County No: PC 18-3

City of West Park Land Use Plan Amendment

October 4, 2017



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
<b>Date:</b> October 4, 2017	Units Permitted 2,320      Units Proposed 2,323	<b>Existing Land Use:</b> Low to Med.
<b>Name:</b> City of West Park Land Use Plan Amendment	<b>NET CHANGE (UNITS):</b> 3	<b>Proposed Land Use:</b> TOC
<b>SBBC Project Number:</b> SBBC-2321-2017	<b>Students Permitted Proposed NET CHANGE</b>	<b>Current Zoning:</b> Low to Med.
<b>County Project Number:</b> PC 18-3	Elem 277 306 29	<b>Proposed Zoning:</b> TOC
<b>Municipality Project Number:</b>	Mid 142 154 12	<b>Section:</b> 24, 25
<b>Owner/Developer:</b> City of West Park	High 163 183 20	<b>Township:</b> 51
<b>Jurisdiction:</b> West Park	Total 582 643 61	<b>Range:</b> 41, 42

### SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Lake Forest Elementary	928	928	694	-234	-13	74.8%
Watkins Elementary	814	814	605	-209	-11	74.3%
Mcnicol Middle	1,303	1,303	807	-496	-22	61.9%
Hallandale High	1,821	1,821	1,403	-418	-16	77.0%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Lake Forest Elementary	694	-234	74.8%	674	662	653	639	621
Watkins Elementary	605	-209	74.3%	566	552	536	526	510
Mcnicol Middle	852	-451	65.4%	791	778	771	765	745
Hallandale High	1,469	-352	80.7%	1,422	1,434	1,448	1,462	1,476

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*The first Monday following Labor Day  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	21/22	22/23	23/24	24/25	25/26
<b>Area G - Elementary</b>	17,915	14,697	-3,218	15,194	15,349	15,505	15,660	15,816
<b>Area G - Middle</b>	7,674	4,799	-2,875	5,544	5,544	5,543	5,543	5,542
<b>Area G - High</b>	9,131	7,737	-1,394	8,052	8,092	8,133	8,173	8,214

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Championship Acad Of Distinction @ Hollywood	600	478	-122	478	478	478
Championship Acad Of Distinction Hs	875	40	-835	40	40	40
Championship Acad Of Distinction Ms	374	237	-137	237	237	237
Henry Mcneal Turner Learning Academy	250	54	-196	54	54	54
Somerset Academy East	500	245	-255	245	245	245
Somerset Academy Hollywood Elementary	230	25	-205	25	25	25
South Broward Montessori Charter School	348	146	-202	146	146	146

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*The first Monday following Labor Day  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW



**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Lake Forest Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Watkins Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Mcnicol Middle	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Hallandale High	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN  
(Years 6 - 10)**

Capacity Additions for Planning Area G	
School Level	Comments
Elementary	None
Middle	None
High	None

\*The first Monday following Labor Day  
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## Comments

Information contained in the application indicates that the approximately 231.58-acre site is generally located at the south side of Pembroke Road between State Road 7 and SW 38th Avenue in the City of West Park. The current land use designations for the site are Low Residential, Low Medium Residential, Medium Residential, Community Facilities, Commercial, Industrial, and Transit Oriented Corridor (TOC) which allow 446 single family (all four or more bedroom), 303 Townhouse (all three or more bedroom), 571 Garden Apartment (all three or more bedroom), and 1,000 high-rise residential units. The applicant proposes to change the land use designation to TOC to allow 495 single family (all four or more bedroom), 303 Townhouse (all three or more bedroom), 570 Garden Apartment (all three or more bedroom), and 955 mid-rise (all two or more bedroom) residential rise units which are anticipated to generate 61 additional students (29 elementary, 12 middle, and 20 high schools) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Please be advised that this application was reviewed utilizing 2016-17 school year data because the current school year (2017-18) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools serving the amendment site in the 2016-17 school year were Lake Forest and Watkins Elementary, McNicol Middle, and Hallandale High. Based on the District's Public School Concurrency Planning Document, all of the schools are operating below the adopted LOS of 100% of their gross capacities in the 2016-17 school year. The same schools are serving the amendment site in the 2017-18 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2016-17 – 2018-19), all the schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2018-19 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2017-18 – 2021-22. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2016-17 school year are depicted above.

Capital Improvements scheduled in the long range section of the currently Adopted DEFP Fiscal Years 2017-18 – 2021-22 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "G" and the elementary, middle, and high schools currently serving Planning Area "G" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "G" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.


Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

\*The first Monday following Labor Day  
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-2321-2017

10/04/2017  
Date

Reviewed By:

  
Signature

Mohammed Rasheduzzaman, AICP  
Name

Planner  
Title

# ATTACHMENT 7

EP&GMD COMMENTS  
PC 18-3  
Page 1

## ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

**For:** Broward County Planning Council

**Applicant:** City of West Park

**Amendment No.:** PC 18 - 3

**Jurisdiction:** West Park                      **Size:** Approximately 323.7 acres

**Existing Use:** Retail, office, residential, industrial, community facilities, and vacant

**Current Land Use Designation:** 90.6 acres of Activity Center consisting of:  
575,000 square feet of office use  
500,000 square feet of commercial use  
1,500 dwelling units consisting of:  
1,000 high-rise dwelling units  
450 garden apartment dwelling units  
50 townhouse dwelling units  
200 hotel rooms  
106.8 acres of Commerce  
88.0 acres of Low (5) Residential  
25.43 acres of Low-Medium (10) Residential  
7.6 acres of Medium (16) Residential  
2.0 acres of Low (3) Residential  
3.4 acres of Community

**Proposed Land Use Designation:** 323.7 acres of Activity Center consisting of:  
1,247,800 square feet of commercial use  
575,000 square feet of office use  
384,731 square feet of industrial use  
34,800 square feet of institutional use  
200 hotel rooms  
2,323 dwelling units consisting of:  
955 mid-rise dwelling units  
570 garden apartment dwelling units  
495 single-family dwelling units  
303 townhouse dwelling units



## EP&GMD COMMENTS

PC 18-3

Page 2

**Location:** Sections: 19,24,25,29 and 30 Township: 51 Ranges: 41 and 42; generally located along the east side of SR7, between Pembroke Road and County Line Road, along the south side of Pembroke Road, between SR7 and Southwest 40 Avenue, along both sides of Hallandale Beach Boulevard, between SR7 and Southwest 56 Avenue, and along the north side of Hallandale Beach Boulevard, between Southwest 55 Avenue and Southwest 38 Avenue

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

## ANALYSIS AND FINDINGS:

### **ENVIRONMENTAL LICENSING AND BUILDING PERMITTING DIVISION**

**Wetlands** - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.01, 2.22.2]

There are no wetlands within this project. Any work in water may require a license from this Department.

**Upland Resources (including Tree Preservation and Greenways)** - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17] Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of West Park. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

**Solid Waste** - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 3.4.2, 3.4.3, 2.11.8] There **are 9** active solid waste facilities located within one mile of the amendment site. There **is one** inactive solid waste facility located within one-quarter mile of the site. The map represents 3 facilities but upon further analysis they all share the same address, facility name and status. Please refer to attached documentation for the facility details. (SMS 9/27/17)

### **ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION**

**Air Quality** - [CP Policy 13.1.15, BCLUP Policy 2.25.1] The preliminary traffic analysis indicates that the proposed amendment would result in – **601 PM peak hour trips per day**

## EP&GMD COMMENTS

PC 18-3

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compared to trips associated with the current land use designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a minimal impact on air quality. There are 9 existing facilities near the site, however, **there are no** potential odor/noise problems in the area. (SMS 9/26/17)

**Contaminated Sites** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **There are 21** listed contaminated sites that were found on or adjacent to the proposed amendment location. Please refer to attached documentation for the facilities' details. (SMS 9/27/17)

### **ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION**

**Wellfield Protection** - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 2.26.2, 2.26.3, 2.11.5] The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. NH091817

**SARA TITLE III (Community Right to Know)** - [CP Policy 13.2.7; BCLUP Policies] Database of SARA Title III Facilities in Broward County indicates there is one (1) SARA Title III 302 facility(s) on and one (1) SARA Title III 302 facility(s) in close proximity to the proposed amendment site, NH091817

**Hazardous Material Facilities** - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] GIS Database of Hazardous Material Facilities in Broward County indicates 59 active sites with 47 active Hazardous Material facility(s), 6 Storage Tank facility(s) 3 Hazardous Materials/Storage Tank facility(s) and 3 sites pending license on, adjacent, or in close proximity (.25m miles) to the proposed amendment site. NH091817

### **ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:**

**Specially Designated Areas** - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

**Protected Natural Lands** – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been

## EP&GMD COMMENTS

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protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>.

**Marine and Riverine Resources** - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

**Priority Planning Areas for Sea Level Rise** – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1 and 2.21.5]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

**NatureScape Program** – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] –

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at:

<http://www.broward.org/NaturalResources/NatureScape/Pages/Default.aspx>

**Surface Water Management** - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

EP&GMD COMMENTS

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The property is within the jurisdiction of Broward County and the South Florida Water Management District. Successful compliance with the criteria established for the District and Broward County should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit may be required prior to any construction on the site.

Multiple tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance Zone AH with NAVD 88 elevations of 10, 8, and 7. The remaining are under Zone X-Above 500 year Flood Plain.

**Water Recharge** - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a moderate percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be major.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

See attached Water Recharge Questionnaire.



**BROWARD COUNTY PLANNING COUNCIL**  
**WETLAND RESOURCE QUESTIONNAIRE**  
**as completed by the**  
**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. *Amendment No.:*** PC 18-3
- B. *Municipality:*** West Park
- C. *Project Name:*** West Park

***II. Site Characteristics***

- A. *Size:*** Approximately 323.7 acres
- B. *Location:***

Sections: 19,24,25,29 and 30 Township: 51 Ranges: 41 and 42; generally located along the east side of SR7, between Pembroke Road and County Line Road, along the south side of Pembroke Road, between SR7 and Southwest 40 Avenue, along both sides of Hallandale Beach Boulevard, between SR7 and Southwest 56 Avenue, and along the north side of Hallandale Beach Boulevard, between Southwest 55 Avenue and Southwest 38 Avenue

- C. *Existing Use:*** Retail, office, residential, industrial, community facilities, and vacant

***III. Broward County Land Use Plan Designation***

- A. *Current Designation:***
- 90.6 acres of Activity Center consisting of:  
575,000 square feet of office use  
500,000 square feet of commercial use  
1,500 dwelling units consisting of:  
1,000 high-rise dwelling units  
450 garden apartment dwelling units  
50 townhouse dwelling units  
200 hotel rooms  
106.8 acres of Commerce  
88.0 acres of Low (5) Residential  
25.43 acres of Low-Medium (10) Residential

Wetland Resource Questionnaire  
PC 18-3

7.6 acres of Medium (16) Residential  
2.0 acres of Low (3) Residential  
3.4 acres of Community

**B. *Proposed Designation:***

323.7 acres of Activity Center consisting of:  
1,247,800 square feet of commercial use  
575,000 square feet of office use  
384,731 square feet of industrial use  
34,800 square feet of institutional use  
200 hotel rooms  
2,323 dwelling units consisting of:  
955 mid-rise dwelling units  
570 garden apartment dwelling units  
495 single-family dwelling units  
303 townhouse dwelling units

**IV. Wetland Review**

- A. *Are wetlands present on subject property?* No
- B. *Describe extent (i.e. percent) of wetlands present on subject property.*
- C. *Describe the characteristics and quality of wetlands present on subject property.*
- D. *Is the property under review for an Environmental Resource License?*
- E. *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?*

**V. Comments:**

There are no wetlands within this project. Any work in water may require a license from this Department.

Completed by: Linda Sunderland, NRS  
Natural Resources Manager

**BROWARD COUNTY PLANNING COUNCIL**

**WATER RECHARGE QUESTIONNAIRE**

as completed by

**ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT**

***I. Introductory Information***

- A. *Amendment No.:*** PC 18-3
- B. *Municipality:*** West Park
- C. *Applicant:*** West Park

***II. Site Characteristics***

- A. *Size:*** Approximately 323.7 acres
- B. *Location:*** Sections: 19,24,25,29 and 30 Township: 51 Ranges: 41 and 42; generally located along the east side of SR7, between Pembroke Road and County Line Road, along the south side of Pembroke Road, between SR7 and Southwest 40 Avenue, along both sides of Hallandale Beach Boulevard, between SR7 and Southwest 56 Avenue, and along the north side of Hallandale Beach Boulevard, between Southwest 55 Avenue and Southwest 38 Avenue
- C. *Existing Use:*** Retail, office, residential, industrial, community facilities, and vacant

***III. Broward County Land Use Plan Designation***

***Current Land Use Designation:*** 90.6 acres of Activity Center consisting of:  
575,000 square feet of office use  
500,000 square feet of commercial use  
1,500 dwelling units consisting of:  
1,000 high-rise dwelling units  
450 garden apartment dwelling units  
50 townhouse dwelling units  
200 hotel rooms  
106.8 acres of Commerce  
88.0 acres of Low (5) Residential  
25.43 acres of Low-Medium (10) Residential  
7.6 acres of Medium (16) Residential  
2.0 acres of Low (3) Residential  
3.4 acres of Community

***Proposed Land Use Designation:***

323.7 acres of Activity Center consisting of:  
1,247,800 square feet of commercial use  
575,000 square feet of office use  
384,731 square feet of industrial use  
34,800 square feet of institutional use  
200 hotel rooms  
2,323 dwelling units consisting of:  
955 mid-rise dwelling units  
570 garden apartment dwelling units  
495 single-family dwelling units  
303 townhouse dwelling units

***IV. Water Recharge Review***

***A. Describe the general impacts of the current land use designation on water recharge:***

The current land use designation is Activity Center, Commerce, Low (5) Residential, Low-Medium (10) Residential, Medium (16) Residential, Low (3) Residential and Community.

A typical value for an impervious area produced by this type of development is approximately 69%.

***B. Describe the general impacts of the proposed land use designation on water recharge:***

The proposed land use designation is Activity Center.

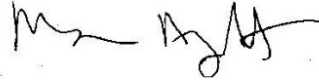
A typical value for an impervious area produced by this type of development is approximately 77 percent.

***V. Impact of Change in Land Use Designation***

The proposed land use designation would involve a moderate percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be major.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

**VI. Comments**



By: \_\_\_\_\_

Date 9/27/17

Maena Angelotti

Environmental Planning and Community Resilience Division

## Active Solid Waste Facilities

FACILITY NAME	NATURE OF BUSINESS	PURPOSE	STATUS	ADDRESS	ZIPCODE
Lamaz Trucking, Inc. - 2101-201 SW 57TH WAY	Other	New	Under Investigation	2101-201 SW 57TH WAY	33023
Meekins Lake - 3501 W HALLANDALE BEACH BLVD	Borrow Pit Reclamation Project	Renewal	Active	3501 W HALLANDALE BEACH BLVD	33023
Roll-Off Solutions, Inc. - 2402 SW 57TH TER	Other	New	New	2402 SW 57TH TER	33023
A1 Auto Care Center Corp. - 2340 S STATE ROAD 7	Other	New	Under Investigation	2340 S STATE ROAD 7	33023
City of Hollywood - Transfer Station - 1600 S PARK RD	Waste Processing Facility	Renewal	Active	1600 S PARK RD	33021
City of West Park - McTyre Park - 3501 SW 56TH AVE	Other	New	Under Investigation	3501 SW 56TH AVE	33023
Creative Waste Solutions - South - 5691 PLUNKETT ST	Waste Processing Facility	New	Active	5691 PLUNKETT ST	33023
BC Solid Waste & Recycling Services South Residential Drop-off Center - 5601 W HALLANDALE BEACH BLVD	Waste Processing Facility	New	Active	5601 W HALLANDALE BEACH BLVD	33023
Pembroke Park Recycling & Transfer - 1899 SW 31ST AVE	Waste Processing Facility	New	Active	1899 SW 31ST AVE	33009



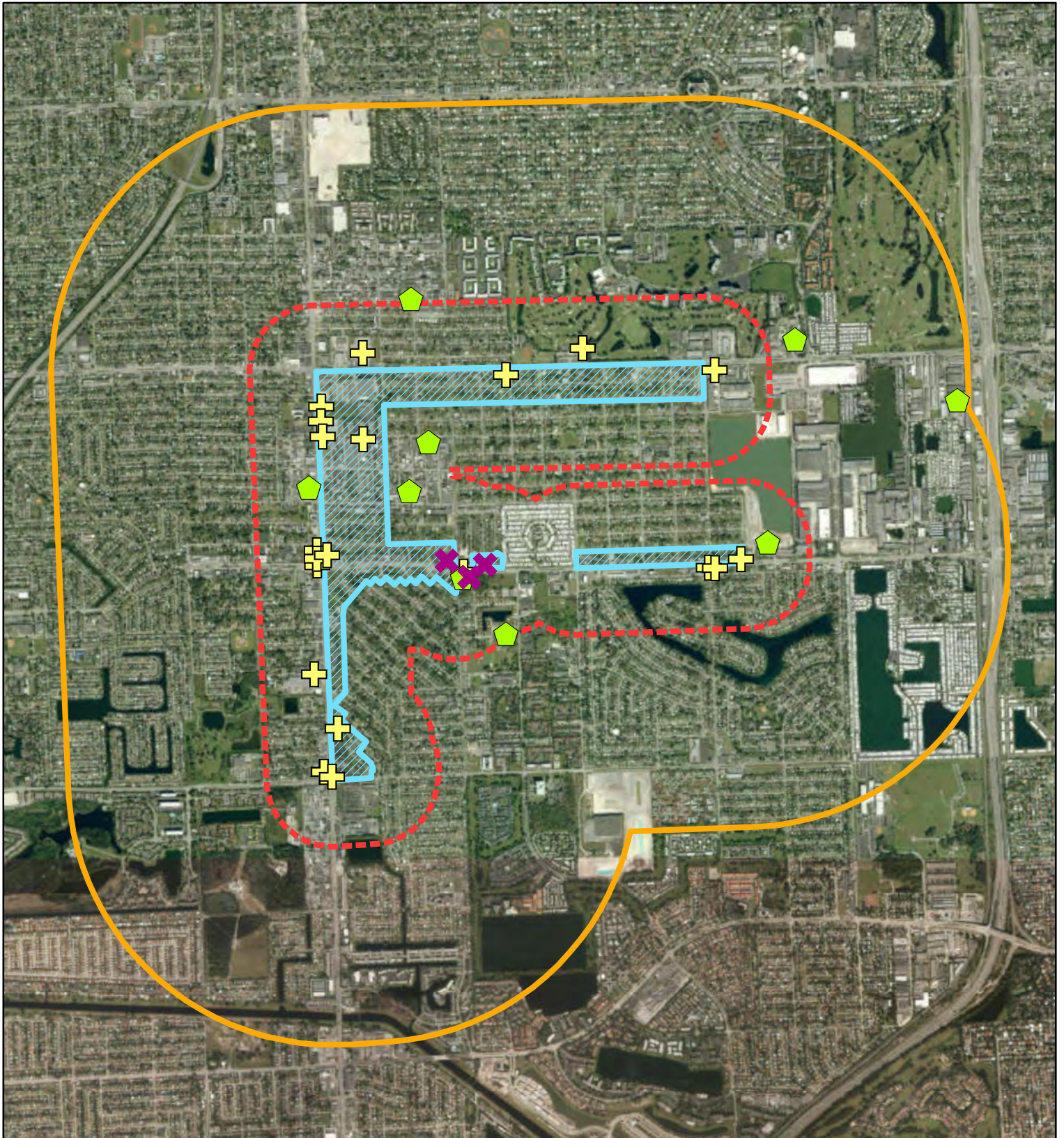
20940141	NF-2856	Racetrac - Pembroke Park #102	3996 PEMBROKE RD	Pembroke Park	33020	Petroleum	Gas Station	069809471	N
26692121	NF-1369C	MOBIL SERVICE STATION, #0	4090 S STATE ROAD 7	Miramar	33023	Petroleum	Gas Station	068502339	Y
26713608	NF-2978	Team Auto	3801 S STATE ROAD 7	West Park	33023	Solvents	Car Dealer	<null>	Y
27077806	NF-0303B	CAROLINA FREIGHT	5861 PEMBROKE RD	Hollywood	33023	Diesel	Terminal Facility	068501674	N
34521656	NF-2060A	HILLCREST COUNTRY CLUB	4600 HILLCREST DR	Hollywood	33021	Arsenic	Golf Course	<null>	Y









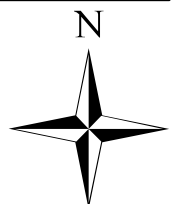
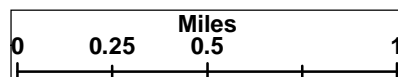
## Inactive Solid Waste Facilities

FACILITY NAME	SITE NO.	FACILITY	STATUS	ADDRESS	ZIPCODE
BC Solid Waste & Recycling Services South Residential Drop-off Center - 5601 W HALLANDALE BEACH BLVD	New	Waste Processing Facility	Inactive	5601 W HALLANDALE BEACH BLVD	33023

# Land Use Amendment Comments Site LUA\_PC 18-3



-  LUA\_PC 18-3 Perimeter
-  1 Mile Buffer
-  1/4 Mile Buffer
-  Contaminated Sites
-  Active Solid Waste Facilities
-  Inactive Solid Waste Facilities



Generated for location purposes only.  
Marker Size is a visual aid and neither represents exact location nor area of designated facility.  
Prepared by: SSAMMON - September, 2017 - Environmental Engineering and Permitting Division

# ATTACHMENT 8.A.

## BROWARDNEXT-BROWARD COUNTY LAND USE PLAN POLICIES “ACTIVITY CENTER”

### Planning Council Staff Review Comments Regarding Proposed Amendment PC 18-3/PCT 18-2 City of West Park

**STRATEGY TR-1:** Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.

Broward County must efficiently accommodate population and economic growth, while also recognizing and protecting areas which currently display characteristics, such as rural and estate communities and established single-family neighborhoods, which may not be appropriate to support additional growth and development. Broward County supports new development and redevelopment activities within established and planned “Activity Centers,” such as municipal downtowns, and established and planned “transit oriented” corridors and hubs, as long as such areas have sufficient public facilities and services to serve the area, and a mixed-use character which supports a high quality live, work and play community for residents and businesses, including viable multi-modal transportation choices, a range of housing choices (including affordable housing), green spaces and recreational amenities, community gathering spots, and a variety of services and establishments to support life and business activities.

#### Planning Council Staff Comment

The adopted City of West Park Comprehensive Plan Objectives 1.12 and 1.13 and the related policies include language to satisfy the above requirement. It is felt that the information submitted with the City’s application, as described in the following Planning Council staff comments regarding the City’s consistency with the Broward County Land Use Plan’s “Activity Center” policies, demonstrates that the proposed “Activity Center” would generally further Strategy TR-1. Further, the proposed expansion of the Activity Center is consistent with the implementation strategy, for preference to redevelopment proposals.

**POLICY 2.4.2** Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in an Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

Planning Council Staff Comment

The proposed Activity Center consists of a specific, contiguous land area containing approximately 323.7 gross acres. Planning Council staff notes that all of the proposed Activity Center is located within one-quarter mile of transit routes, including Broward County Transit (BCT) Routes 18 and SR7/U.S. 441 Breeze along SR7/U.S. 441, BCT Route 5 along Pembroke Road, BCT Route 28 along Hallandale Beach Boulevard, BCT Route 15, which circulates throughout West Park along Pembroke Road, Southwest 40 Avenue, County Line Road and Southwest 52 Avenue, as well as West Park, Miramar and Hallandale Beach Community Bus routes. See Attachment 8.B.

**POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).**

Planning Council Staff Comment

The proposed Activity Center consists of a maximum total of 2,323 dwelling units within the approximately 323.7 gross acres, consisting of 955 mid-rise, 570 garden apartment, 495 single-family and 303 townhouse dwelling units.

**POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.**

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of commercial, office, industrial and institutional uses.

**POLICY 2.4.5 Minimum and Maximum Floor Area Ratio (FAR) for non-residential uses within an Activity Center must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non-residential intensities may vary along transit corridors and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)].**

Planning Council Staff Comment

The proposed Activity Center non-residential uses consist of 1,247,800 square feet of commercial, 575,000 square feet of office, 384,731 square feet of industrial and 34,800 square feet of institutional uses. The adopted City of West Park Comprehensive Plan Transit Oriented Corridor Permitted Uses Section includes language to satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.7** Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

*Planning Council Staff Comment*

The adopted City of West Park Comprehensive Plan Objective 6.1 and the related policies include language to satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.8** Local governments shall include within their local land use element policies that promote the preservation, rehabilitation and use of historic buildings within a proposed Activity Center.

*Planning Council Staff Comment*

The adopted City of West Park Comprehensive Plan Policy Objective 1.8 and related Policies 1.8.1 through 1.8.5 include language to satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.9** Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.

*Planning Council Staff Comment*

The adopted City of West Park Comprehensive Plan Objective 1.14 and related Policies 1.14.1 through 1.14.4 include language to satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.10** To reduce reliance on automobile travel, local governments shall ensure convenient access to high use mass transit stops or multi-modal facilities within a proposed Activity Center.

*Planning Council Staff Comment*

The adopted City of West Park Comprehensive Plan Objective 1.13 and related Policy 1.13.2 includes language to satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.11** Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed

**Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.**

*Planning Council Staff Comment*

The City of West Park has Community Bus routes that service the existing and proposed Activity Center. The adopted City of West Park Comprehensive Plan Policy 1.1.10 includes language to satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.14 Park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a proposed Activity Center.**

*Planning Council Staff Comment*

The adopted City of West Park Comprehensive Plan Policy 1.14.3 includes language to satisfy the above requirement. See Attachment 8.C. Prior to the second Planning Council public hearing, the City should provide a more detailed strategy regarding its reaffirmation to continuing to address the three (3) acres per 1,000 permanent residents community parks acreage requirement including, but not limited to updating the corresponding text amendment to include an open space component consistent with the City's Policy 1.14.3 regarding its commitment to public plazas and open space within the boundaries of the Activity Center.

**POLICY 2.4.15 The municipality shall include within their land use element policies that ensure that areas designated as Activity Centers include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:**

- **Integrated transit stop with shelter, or station (within the area).**
- **Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.**
- **Buildings should front the street (zero or minimal setbacks are encouraged).**
- **Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).**
- **Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).**

*Planning Council Staff Comment*

The adopted City of West Park Comprehensive Plan Objective 1.14 and related Policies 1.14.1 through 1.14.4 include language to satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.16 Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as an Activity Center (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)**

*Planning Council Staff Comment*

The adopted City of West Park Comprehensive Plan Policy 1.14.2 includes language to satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.18 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.**

*Planning Council Staff Comment*

The adopted City of West Park Comprehensive Plan Objective 1.14 and related Policies 1.14.1 through 1.14.4 include language to satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.19 Municipalities which propose an Activity Center designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed-use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.**

*Planning Council Staff Comment*

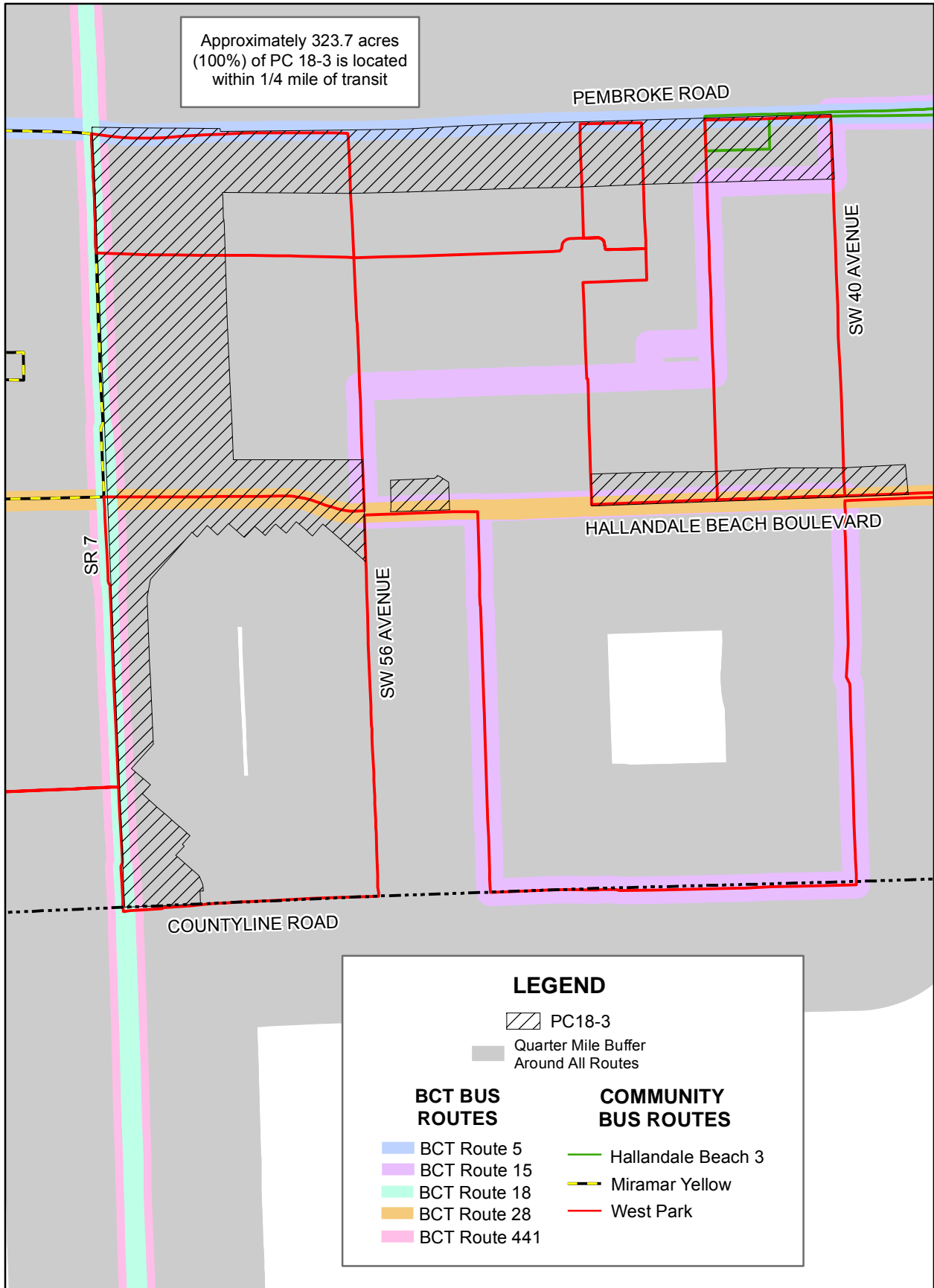
The adopted City of West Park Comprehensive Plan Objective 1.14 and related Policies 1.14.1 through 1.14.4 include language to satisfy the above requirement. See Attachment 8.C.

**POLICY 2.4.20 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.**

*Planning Council Staff Comment*

The City of West Park currently has an interlocal agreement in place that meets the requirements of BrowardNext-Broward County Land Use Plan policy 2.4.20

# ATTACHMENT 8.B. PC 18-3 Transit Routes



Approximately 323.7 acres  
(100%) of PC 18-3 is located  
within 1/4 mile of transit

**LEGEND**

PC18-3  
 Quarter Mile Buffer  
 Around All Routes

BCT BUS ROUTES	COMMUNITY BUS ROUTES
BCT Route 5	Hallandale Beach 3
BCT Route 15	Miramar Yellow
BCT Route 18	West Park
BCT Route 28	
BCT Route 441	





# ATTACHMENT 8.C.

## EXCERPTS FROM WEST PARK COMPREHENSIVE PLAN

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### LAND USE GOALS, OBJECTIVES, AND POLICIES

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- 
- 
- 

1.1.10 Policy:

Promote mass transit use and discourage automobile travel by encouraging mixed land uses in coordination with mass transit facilities.

- 
- 
- 

1.8 *Objective:*

*Provide identification, protection and awareness of historic resources in order to preserve the City's unique history.*

1.8.1 Policy:

The City of West Park shall maintain an inventory of all officially designated historic sites throughout the City.

1.8.2 Policy:

The City shall implement programs, policies and regulations which preserves and encourages the rehabilitation of historic resources by 2010.

1.8.3 Policy:

The City shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

1.8.4 Policy:

The City shall encourage the renovation and adaptive reuse of historically significant buildings and structures in lieu of demolition.

1.8.5 Policy:

Provide criteria to determine if structures meet the requirements for historic preservation.

- 
- 
-

•  
•  
•  
1.12 *Objective:*

*Discourage urban sprawl and encourage a separation of land uses by directing new development into areas where necessary regional and community facilities and services exist and through planned communities with mixed land uses.*

1.12.1 Policy:

Encourage the use of innovative land development regulations and techniques, for both residential and non-residential development in order to promote planned communities and activity centers designed for efficient use of public services and facilities.

1.12.2 Policy:

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

1.12.3 Policy:

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. They may be permitted if designed in a manner to encourage pedestrian and transit usage as dictated by the Transit Oriented Corridor design guidelines.

1.12.4 Policy:

Promote infill development through the provision of potable water and sanitary sewer service to those developed portions of West Park which are currently inadequately served.

1.13 *Objective:*

*Facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors designated in the Broward County Transit Master Plan, the Broward County Metropolitan Planning Organization’s (MPO) Long Range Transportation Plan and the Broward County Transit Development Plan, through the establishment of a Transit Oriented Corridor (TOC) land use category within the City of West Park Land Use Plan.*

1.13.1 Policy:

Residential and at least two non-residential uses shall be required in the designated area as a principal use within a Transit Oriented Corridor. Maximum residential density is indicated in the Future Land Use categories provided at the end of this element.

1.13.2 Policy:

Promote connectivity to transit stations and stops by providing design guidelines to adequately address the transition to adjacent residential development.

1.13.3 Policy:

By December 2010, consider the feasibility of extending the Transit Oriented Corridor to include Hallandale Beach Boulevard from State Road 7 to SW 56<sup>th</sup> Avenue.

1.13.4 Policy:

An interlocal agreement between West Park and Broward County must be executed after the effective date of the adoption of a Transit Oriented Corridor which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of West Park.

*1.14 Objective:*

*Implement design guidelines that provide strategies for the execution of building design techniques, and pedestrian and transit amenities within the Transit Oriented Corridor land use category.*

1.14.1 Policy:

Ensure that the Transit Oriented Corridor includes design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics: Integrated transit stop with a shelter. Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements. Buildings should front the street. Vehicle parking strategies that encourage and support transit usage, such as parking that does not front the street, shared parking and parking structures.

1.14.2 Policy:

Provide pedestrian and transit amenities to serve the residents and employees within the Transit Oriented Corridor, such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking or other amenities that could be incorporated into adjacent publicly accessible areas and plaza, such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.

1.14.3 Policy:

Public plazas, urban open space or green space/pocket park uses that are accessible to the public shall be provided as an integrated component within the Transit Oriented Corridor.

1.14.4 Policy:

The City shall periodically review the Florida Department of Transportation's guidelines for Transit Oriented design to ensure that it is capturing all the design elements needed to maximize its potential as a multi-modal, redeveloping City.

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# IMPLEMENTATION REGULATIONS AND PROCEDURES

## FUTURE LAND USES

The West Park Future Land Use Map depicts the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies. The following Future Land Use Classifications and associated definitions are used for the Future Land Use Map Series.

### **TOC – Transit Oriented Corridor:**

Areas in the West Park SR 7/US 441 Transit Oriented Corridor provide the opportunity for a mix of uses. Plazas, open spaces, and transit amenities are encouraged. At least two non-residential uses shall be required in the designated area as a principal use: e.g. retail, office, restaurants and personal services, hotel, light industrial (including “live/work” buildings), research business, civic and limited community facilities. Maximum building coverage shall not exceed 35 percent, and minimum non-residential FARs (gross) of 2 are encouraged.

Uses permitted:

1. Residential Land Uses: 1,500 dwelling units, consisting of 1,000 high-rise dwelling units (defined as four stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment), 450 garden apartment dwelling units, and 50 town house dwelling units.
2. Commercial Land Uses: 500,000 square feet.
3. Office/Flex Land Uses: 575,000 square feet.
4. 200 room hotel

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## HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

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### GOAL 6

#### TO ASSURE THE AVAILABILITY OF A SAFE, SOUND AND ATTRACTIVE RESIDENTIAL ENVIRONMENT FOR ALL RESIDENTS OF THE CITY OF WEST PARK

6.1 *Objective:*

*The City of West Park shall provide for adequate and affordable housing for existing and future residents, households with special housing needs, rural and farmworker households, and very low, low and moderate income households consistent with the needs identified in Tables 5-1 through 5-28 of the Housing Element support documents through implementation of the following policies:*

6.1.1 Policy:

The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in housing production.

6.1.2 Policy:

The utilization of federal, state and local housing subsidy programs as a means to provide housing opportunities for very-low, low and moderate income persons and families.

6.1.3 Policy:

The City shall continue to evaluate the current land development requirements to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.1.4 Policy:

The City shall continue to preserve the housing stock with infrastructure improvements to maintain affordability throughout the City.

6.1.5 Within one year of the Shimberg Center Providing data for West Park, the

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# ATTACHMENT 9



## CITY OF MIRAMAR

An Equal Opportunity Employer

### Mayor

Wayne M. Messam

### Vice Mayor

Winston F. Barnes

### City Commission

Maxwell S. Chambers

Yvette Colbourne

Darline B. Riggs

### City Manager

Kathleen Woods-Richardson

September 21, 2017

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301-4801



**Re: City of West Park's Broward County Land Use Plan Amendment  
(PC 18-3) – Adjacent City Review**

Dear Ms. Boy:

Staff has reviewed the City of West Park's proposed land use plan amendment (PC 18-3) and has no comment at this time. Please continue to keep the City of Miramar informed of all further actions regarding this proposed amendment.

Sincerely,

Eric B. Silva, AICP  
Director  
Community and Economic Development Department

**"We're at the  
Center of Everything"**

**City Manager**  
c/o City of Miramar  
2300 Civic Center Place  
Miramar, Florida 33025

Phone (954) 602-3115  
FAX (954) 602-3672

## ATTACHMENT 10



Public Works Department – Water and Wastewater Services

**WATER MANAGEMENT DIVISION**

2555 West Copans Road • Pompano Beach Florida 33069 • PHONE: 954-831-0751 • FAX: 954 831-3285

### MEMORANDUM

October 4, 2017



TO: Barbara Blake Boy  
Executive Director Broward County Planning Council

FROM: Joe Heilman  
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT  
PC 18-3

I have reviewed the information in the package for the referenced Land Use Plan Amendment. The drainage information in the package is essentially correct.

- PC 18-3

Our office has no objections or comments for this amendment.

Respectfully,

A handwritten signature in blue ink, appearing to be "J Heilman", written over a light blue horizontal line.

Joe Heilman  
Construction Project Manager  
Broward County Water Management Division  
2555 W. Copans Road, Pompano Beach, FL 33069  
Office:(954)-831-0764  
E-mail: JHeilman@Broward.org



# ATTACHMENT 11



PARKS AND RECREATION DIVISION • Administrative Offices  
950 N.W. 38<sup>th</sup> St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991


*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management  
Accredited by the Commission for Accreditation of Parks and Recreation Agencies (CAPRA)*

## MEMORANDUM

September 14, 2017

To: Barbara Blake Boy, Executive Director  
Broward County Planning Council



Thru:  Dan West, Director  
Parks and Recreation Division

From: John R. Fiore, Planner  
Parks and Recreation Division 

Re: **Land Use Plan Amendment Comments  
November/December 2017 Combined Meeting**

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council's first public hearing at their November/December 2017 combined meeting. Our comment is as follows:

**PC 18-3** No objections.

If you or your staff has any questions about our comments, please call me at 954-357-8133.

### Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine  
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

## ATTACHMENT 12



Office of the City Manager

W. Ajibola Balogun  
City Manager

November 20, 2017



Ms. Barbara Blake Boy  
Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301

**Ref: Broward County's Historic Preservation Ordinance (BC. Ord. 2014-32) – Transit Oriented Corridor Expansion**

Dear Ms. Blake Boy:

The City acknowledges the County Archaeologist's comments and recommendations, and will comply with the Broward County historic preservation ordinance.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

W. Ajibola Balogun  
City Manager

Cc: Peter M. Schwarz, Broward County Planning Council, Planning Section Supervisor  
Hoyt Holden, AICP, CGA

## ATTACHMENT 13

**RECEIVED**

NOV 27 2017

Mary Ellison Smith  
5420 SW 18 Street  
West Park Florida 33023

**BROWARD COUNTY  
PLANNING COUNCIL**

Broward County Planning Council  
Re. Public Hearing Notice  
Plan Amendment PC 18-3

Dear planning council in respect of these hearings and the plans you have developed I am absolutely for the change. I know that West Park former Carver Ranches need a change. I have been a resident since 1954 grew up on 18<sup>th</sup> street. I was there when we had dirt streets and 5 houses in my block. Pembroke Road was two lanes without divider lines, streetlights nor traffic lights. Where the city hall is located was a cow pasture and 411 were two lanes. West of 411 was vegetation and cows and a two lane highway. So to that end change is inevitable.

If things did not change most of the people who are currently residents would not be, if there weren't change some would not be property owners, if there wasn't change we would still be slaves to men, not free to make choices like God made us. I say it is time for another change we can't allow fear to paralyzed us, or unwilling spirits to see the benefit of change that will help everyone. My concern and prayer is that property owners are treated fairly.

Now unto him who is able to do exceedingly above all we can even imagine or ask according to the power that works in us I claim that power in the name of Jesus let it be done.

## ATTACHMENT 14

11/28/2017

RE: City of West Park Land Use Proposed County Plan Designation



To whom it may concern:

I am a very concerned and engaged resident of the City of West Park. I received a notice in the mail concerning the current proposal sent to the County by the City. When this process was introduced at the beginning of January of 2016; The residents were scantily informed about the proposal to change the existing TOC (Transited Orientated Corridor) residents were advised that the community would get the opportunity to voice their concerns at public workshops/meetings held to allot for community input. Majority of the residents were adamantly against the proposed changes. Residents showed up to meetings and workshops to indicate that we as the people did not feel that such drastic land use changes were necessary. Most felt like they were in the dark about what was going on, so as people begin to get the word out about what the city was proposing the interest in the discussion continued to grow. We continued that year (2016) going back and forth trying to come to a resolution between what the City Manager was trying to force through versus what the people wanted.

During the course of this process we would have business owners attend the meeting and voice how this would be a fantastic opportunity for them to monopolize off of. On January 18, 2017 the commission voted in opposition of the proposed TOC plan. It was quite ironic to me that on the very day that the commission voted on the TOC a business owner by the name of Richard Day of Day's Dry Cleaners submitted a petition that he had went around to some of the resident coercing them to sign; indicating to these property owners that if they signed the petition in favor of the TOC that they would stand to gain 3 to 5 times the value of their property. Mr. Day indicated that he had approximately 80 plus signatures out of thousands. I found this quite alarming as it was out of the norm for someone to get the privilege to present something form the public outside of the public comment portion of the meeting. Mr. Day did not present this during the public comment portion of the meeting but he was called up by the City Manager during the city's managers' report as a non-agenda item. This was totally out of the norm and has lead me to believe that there may be something unethical going on.

It was understood by me and other residents that community would have the opportunity to have a mini-Charrette to provide input on what we would have liked to see developed within the city. We did have a community workshop that was basically by invitation only and I was in attendance. Some of the ideas was on revitalization of existing businesses within the current TOC, and others were concern about the need for so much land use changes, considering we were consistently told that this was a proactive measure for 10 years down the line everyone was concerned as to why there was a need to do this at this junction when nothing was being done with the existing TOC or bringing businesses to the city.

My main concerns with this whole initiative are the lack of public effective notices to the public to engage the community in the process, the fact that many residents were lied to in order to agree to sign the petition (they were told by this certain group of individuals that only if they signed the petition they would be in line to gain 3 to 5 times the market value of their property in addition to them indicating they were working alongside the city manager and developers to secure a deal for all those that sign the

petition), lastly I live in the subdivision of Carver Ranches which most of the changes to the land use will impact my area more disproportionately as compared to the city as a whole. I would not like to see my community gentrified as so many of our black and brown communities are.

Please feel free to contact me for any follow up questions, documents etc. I can be reached at 850-294-5150 or [ktouchstone1@aol.com](mailto:ktouchstone1@aol.com).

Sincerely,

Dr. Katrina Touchstone

# ATTACHMENT 15



## **CITY OF WEST PARK** **DATES OF WORKSHOPS, COMMISSION MEETINGS,** **LOCAL PLANNING AGENCY MEETINGS AND PUBLIC HEARINGS FOR** **PROPOSED TRANSIT ORIENTED CORRIDOR (TOC) EXPANSION**

1. NOVEMBER 17, 2015 One-on-one Meeting with Commission (Dorsett)
2. NOVEMBER 17, 2015 One-on-one Meeting with Commission (Jones)
3. NOVEMBER 18, 2015 One-on-one Meeting with Commission (Johnson)
4. NOVEMBER 19, 2015 One-on-one Meeting with Commission (Mack)
5. NOVEMBER 23, 2015 One-on-one Meeting with Commission (Judeikis)
6. **MARCH 2, 2016** **Commission Meeting**  
***Presentation: Calvin Giordano & Associates, Inc.***  
***Resolution 2016-19 – Authorizing TOC Expansion Activities***
7. JUNE 13, 2016 Staff Distributed Public Meeting Notices To Residents
8. **JUNE 15, 2016** **Public Workshop Meeting**  
**City Hall, Commission Chamber**
9. **JULY 20, 2016** **Public Workshop Meeting**  
**McTyre Park, Main Hall**
10. AUGUST 4, 2016 Staff Distributed Public Meeting Notices To Residents
11. **AUGUST 16, 2016** **Public Workshop Meeting**  
**Mary Saunders Park, Carver Ranches HOA Meeting**
12. AUGUST 9, 2016 Staff Visits Door to Door With Residents

13. AUGUST 10, 2016 Staff Visits Door to Door With Residents
14. **AUGUST 17, 2016** **Commission Meeting**  
***City Manager's Report: Agenda Item 9A (iv)***
15. OCTOBER 20, 2016 One-on-one Meeting with MC Harry Associates, Inc.  
And Commission (Johnson, 2:00 p.m.)
16. DECEMBER 1, 2016 One-on-one Meeting with MC Harry Associates, Inc.  
And Commission (Dorsett, 10:00 a.m.)  
  
One-on-one Meeting with MC Harry Associates, Inc.  
And Commission (Jones, 11:30 a.m.)  
  
One-on-one Meeting with MC Harry Associates, Inc.  
And Commission (Brunson, 1:00 p.m.)  
  
One-on-one Meeting with MC Harry Associates, Inc.  
And Commission (Judeikis, 4:00 p.m.)
17. **JANUARY 18, 2017** **Commission Meeting**  
***Presentation: TOC Expansion Consideration***  
***MC Harry Associates, Inc.***
18. **FEBRUARY 1, 2017** **Commission Meeting**  
***Resolution 2017-15: Authorizing Staff to prepare all necessary documents, schedule public hearings, and coordinate with Broward County for TOC Expansion - Approval of Hybrid Option Map***
19. **MARCH 1, 2017** **Commission Meeting**  
***Resolution 2017-24: Executing Agreement with MC Harry Associates, Inc. for TOC Expansion Activities***  
  
***Resolution 2017-25: Agreement with Calvin Giordano & Associates, Inc. for TOC Land Use Plan Amendment Activities***
20. **APRIL 5, 2017** **Commission Meeting**  
***City Manager's Report: Agenda Item 11A (viii)***

- 21. APRIL 22, 2017** Charrette – Stakeholders’ Meeting  
*Presentation: MC Harry Associates, Inc.*
- 22. APRIL 26, 2017** Public Hearing Legal Notice, Sun Sentinel Newspaper
- 23. MAY 3, 2017** Local Planning Agency Meeting, 6:00 p.m.  
*Public Hearing: Ordinance 2017-02*
- Commission Meeting, 7:00 p.m.  
*Public Hearing: Ordinance 2017-02*
- 24. JUNE 21, 2017** Commission Workshop Meeting
- 25. JULY 26, 2017** Public Hearing Legal Notice, Sun Sentinel Newspaper
- 26. AUGUST 2, 2017** Local Planning Agency, 6:00 p.m.  
*Public Hearing: Ordinance 2017-02*
- Commission Meeting, 7:00 p.m.  
*Public Hearing: Ordinance 2017-02*