

**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

March 2, 2018

The Honorable Keith London  
Mayor, City of Hallandale Beach  
400 S. Federal Highway  
Hallandale Beach, FL 33009

Dear Mayor London:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the City of Hallandale Beach (Amendment No. 18-1ER), which was received on January 3, 2018 and determined complete on January 4, 2018. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. Review comments received by the Department from the appropriate reviewing agencies are also enclosed.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified four (4) objections for the City's consideration and included recommendations regarding measures that can be taken to address these objections. The Department is prepared to work with the City to assist with the objections in the enclosed report.

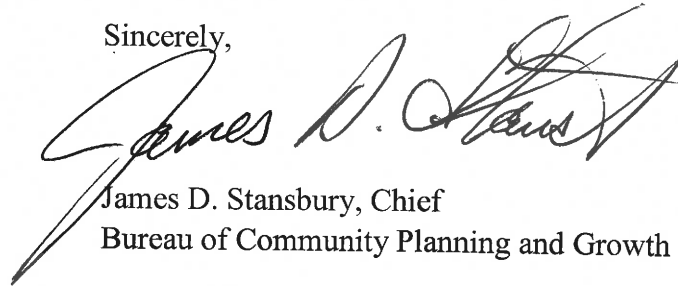
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(4)(e)1., F.S., provides that if the second public hearing is not held within 180 days of your receipt of the Department of Economic Opportunity report, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Taurean J. Lewis, at (850) 717-8470, or by email at [Taurean.Lewis@deo.myflorida.com](mailto:Taurean.Lewis@deo.myflorida.com). The Department looks forward to providing assistance and continuing to work with the City in fulfilling the requirements set out in section 163.3178(2)(f), F.S.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large initial "J" and "S".

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/tjl

Enclosure(s): Objections, Recommendations and Comments Report  
Procedures for Adoption

cc: Keven R. Klopp, Director of Development Services, City of Hallandale Beach  
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR STATE COORDINATED REVIEW**

**Section 163.3184(4), Florida Statutes**

**May 2011**

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ Department of Economic Opportunity identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

# OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

## PROPOSED COMPREHENSIVE PLAN AMENDMENT

### CITY OF HALLANDALE BEACH (18-1ER)

The Department identified four (4) objections in response to the City of Hallandale Beach's newly proposed comprehensive plan amendment. The objections are provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan without addressing the objections, the Department may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S.

The Department looks forward to continuing to work with the City to address any deficiencies in the proposed comprehensive plan.

#### **Objection 1:**

**Future Land Use Map -- Planning Horizon Not Identified** - The Future Land Use Map series does not reflect a planning horizon. A local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period.

**Authority:** Section 163.3177(5)(a), Florida Statutes

**Recommendation:** Prior to adoption, the City should consider revising the introduction to the Future Land Use Element to reflect at least a 10-year planning horizon occurring after the adoption date, (i.e., 2018 – 2028). The specific planning horizon should be included in the title of the map.

#### **Objection 2:**

**Peril of Flood** - The amendment includes some general strategies that could increase the City's resiliency to adverse environmental and climatic impacts, however, it lacks specific principles, strategies, engineering solutions, or policies that will reduce the flood risk in coastal areas, result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency. Further, the Coastal Element does not identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

**Authority:** Section 163.3178(2)(f)1.,2. and, 3., Florida Statutes

**Recommendation:** Prior to adoption, the City should revise the amendment to add specific principles, strategies, engineering solutions, or policies that would reduce the flood risk in coastal areas, result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency, and identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies. The City could use a variety of methods, models, and tools, to better identify those portions of the

community most vulnerable to the effects of future coastal flooding hazard. Future coastal flooding impacts could be considered at 10, 20, and 30 year intervals and can be projected based upon low, medium, or high sea level rise elevation scenarios. Some resources available to assist the Town in this effort include the mapping tools provided by the National Oceanic and Atmospheric Administration and the University of Florida's GeoPlan Center to identify at-risk flood areas, development and infrastructure, available on these web links:

- <https://coast.noaa.gov/digitalcoast/tools/flood-exposure>
- <http://coast.noaa.gov/digitalcoast/tools/slr>
- <https://coast.noaa.gov/slrdata/>
- <http://sls.geoplan.ufl.edu> and
- [https://ss2.climatecentral.org/#15/26.8302/-80.0504?show=satellite&projections=0-K14\\_RCP85-SLR&level=6&unit=feet&pois=hide](https://ss2.climatecentral.org/#15/26.8302/-80.0504?show=satellite&projections=0-K14_RCP85-SLR&level=6&unit=feet&pois=hide).

After identifying those areas most vulnerable to flood hazard, the City could identify any issues of concern to the community that could result in improved resiliency. This includes identifying the public facilities and infrastructure, cultural, historic and natural resources important to the community, as well as private investments, located and planned to be located within the affected areas, that could be adversely impacted by coastal flooding.

Based upon community values and capacity to act, including available and projected fiscal resources, the City could consider appropriate strategies that will allow the community to lessen the impacts of potential flooding hazards. The strategies should seek to minimize impacts to identified facilities and resources and further the community's resilience to disasters and rapid social and economic recovery post disaster. These strategies can be incorporated as appropriate within the City's comprehensive plan.

Another tool at the Town's disposal, provided as an option in sections 163.3177(6)(g)10., and 163.3164(1) F.S., is the identification of *Adaptation Action Areas*. *Adaptation Action Areas* are areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels. The designation of these areas in the Town's comprehensive plan can be used as a basis for prioritizing funding for infrastructure needs and adaptation planning.

DEO is available to provide further assistance on these planning efforts.

### **Objection 3:**

**Coastal High Hazard Area definition consistency** - The definition of *Coastal High Hazard Area* within the Introduction, Section 1.6 - Definitions, is not consistent with the definition of the term used in Policy 2.2.2 of the Coastal Element, nor with the definition for *coastal high-hazard area* as specified by section 163.3178, F.S.

**Authority:** Section 163.3178(2)(h), Florida Statutes

**Recommendation:** Prior to adoption, the City should consider revising the definition of *coastal high-hazard area* consistent with Chapter 163.3178(2)(h), F.S.: the *coastal high-hazard area* is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**Objection 4:**

**Coastal High Hazard Area Map** – The Coastal High Hazard Area map incorporated into the proposed Future Land Use Map element does not adequately identify all areas below the elevation of category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model and does not reflect the latest available flood hazard and storm surge models.

**Authority:** Sections 163.3178(2)(a) and (h), and, (8)(c), F.S.

**Recommendation:** Prior to adoption, the City should consider revising its Coastal High Hazard Area map, to depict all areas that would be below the elevation of a category 1 storm surge based on the SLOSH model. To do this, the City should use the latest 2017 Flood Hazards Storm Surge model produced by the U.S. Department of Commerce, National Oceanic and Atmospheric Administration (NOAA) and provided by the Florida Division of Emergency Management to the Broward County Emergency Management Department.

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format;

\_\_\_\_\_ In the case of future land use map amendment, an adopted future land use map, in **color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the Department of Economic Opportunity posts a notice of intent determining that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

\_\_\_\_\_ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.

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## AGENCY COMMENTS



February 02, 2018

**Subject:** City of Hallandale Beach 18-1ER - FDOT District Four Review

I am writing to advise you that the Department will not be issuing formal comments for the proposed City of Hallandale Beach EAR based comprehensive plan amendment with DEO reference number 18-1ER.

The Department has technical assistance comments for the City to consider.

Proposed Coastal Management Element Policy 2.3.1 includes identification of vulnerable infrastructure. The City may want to consider expanding the policy to allow for utilization of methodologies/tools/studies/projections in addition to the National Oceanic and Atmospheric Administration Sea Level Rise Inundation Methodology. As indicated below, there is a growing body of studies/projects and tools available addressing vulnerable/at risk transportation infrastructure in Southeast Florida that could assist the City in implementing its comprehensive plan.

### *Studies/Projects*

The FHWA-funded *South Florida Climate Change Vulnerability Assessment and Adaptation Pilot Project*, led by the Broward MPO and covering the four counties in the Southeast Florida Regional Change Compact, was completed in 2015. A brief description follows:

An approach for analyzing climate change-related risks to the regional transportation network that can be replicated and updated over time was developed, and vulnerability rating and other maps were produced. Adaptation-oriented actions that can provide a stronger linkage between climate-related concerns/risks and transportation decision-making were identified. They relate to five areas: transportation policy, planning and project prioritization; rehabilitation or reconstruction of existing facilities in high risk areas; new facilities on new right of way in high risk areas; system operations; and system maintenance.

The final report, posted at

<http://www.browardmpo.org/images/WhatWeDo/SouthFloridaClimatePilotFinalRpt.pdf>, includes future flooding hotspot, adaptive capacity rating, vulnerability rating (road and rail track), current FEMA 100-year flood road segment inundation, and sea level rise (SLR) road segment inundation maps for Broward and the other counties in the Compact. The Broward MPO completed a follow up project in 2016 focused on extreme weather and climate change risk to the transportation system in Broward County. The final report is posted at [http://www.browardmpo.org/images/Final\\_Report\\_-\\_FINAL\\_Submittal\\_to\\_BMPO\\_161103.pdf](http://www.browardmpo.org/images/Final_Report_-_FINAL_Submittal_to_BMPO_161103.pdf). A contact at the Broward MPO for more information is Buffy Sanders at 954-876-0046, [sandersb@browardmpo.org](mailto:sandersb@browardmpo.org).

At the Broward MPO's request, FDOT sponsored work on storm surge, SLR, and transportation network disruption (using the region's regional travel demand model) to supplement the regional pilot project. This work involved running six scenarios, surge and surge + SLR for three storms



including one that made landfall in Fort Lauderdale. The inches of SLR used for the 2040 modeling horizon are from the Compact's 2015 Unified Sea Level Rise Projection. The final report includes maps showing inundated areas and disrupted links. A contact at FDOT for more information on this work and the availability of GIS data layers for maps in the three final reports is Lois Bush at 954-777-4654, [lois.bush@dot.state.fl.us](mailto:lois.bush@dot.state.fl.us).

### ***Tool***

The Sea Level Scenario Sketch Planning Tool, developed by the UF GeoPlan Center for FDOT, can be used to help identify vulnerable/at risk transportation infrastructure in the City. The functionality of the tool was recently enhanced to integrate current and future flood risks. The enhanced tool evaluates the vulnerability of current and future transportation infrastructure relative to the 100- and 500-year FEMA flood zones and five hurricane storm surge categories as well as potential impacts of sea level rise in seven future years (every decade from 2040 - 2100). It is being used by local governments in their community planning and resiliency efforts (e.g., Monroe County and Satellite Beach) and can be accessed at <http://sls.geoplan.ufl.edu>. A contact at FDOT for more information is Jennifer Carver at 850-414-4820, [jennifer.carver@dot.state.fl.us](mailto:jennifer.carver@dot.state.fl.us).

FDOT recommends expanding proposed Coastal Management Element Policy 2.3.2 on designation of Adaptation Action Areas (AAAs) to provide for coordination with Broward County, adjacent municipalities as applicable, and FDOT and other agencies that plan for or own, operate, and maintain public facilities/infrastructure within or crossing proposed AAAs.

Coastal Management Element Policy 3.1.1 limits infrastructure improvements in high-hazard areas to public safety and maintenance needs. In line with the proposed addition of Coastal Management Element Policy 2.3.2, the City may want to expand this policy to include adaptation needs. Another consideration is the assessment of the following projects within the City that are contained in the Broward Metropolitan Planning Organization's 2040 Long Range Transportation Plan in terms of consistency with Policy 3.1.1:

- Cost Affordable Plan: State Road A1A - Reconstruct roadway to include multimodal alternatives between State Road 858/Hallandale Beach Boulevard and State Road 820/Hollywood/Pines Boulevard (2026-2030 time band)
- High Priority Unfunded Needs: State Road 858/Hallandale Beach Boulevard - Corridor upgrades to support enhanced bus service from I-75 to State Road A1A.

The Department requests from the City, an electronic copy of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.

Larry Hymowitz  
Planning Specialist – Policy Planning & Growth Management  
Planning & Environmental Management - FDOT District Four  
3400 West Commercial Boulevard  
Fort Lauderdale, Florida 33309-3421  
Phone: (954) 777-4663; Fax: (954) 677-7892  
[larry.hymowitz@dot.state.fl.us](mailto:larry.hymowitz@dot.state.fl.us)



January 26, 2018

**Subject:** Hallandale Beach, DEO #18-1ER Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Eubanks:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Hallandale Beach (City). The package includes the City's Evaluation and Appraisal Review amendments. There appear to be no regionally significant water resource issues; however, the District offers the following technical guidance regarding Regional Water Supply Planning:

- The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on September 12, 2013. Therefore, the City's Work Plan was to be adopted by March 12, 2015; however, the District has not received the updated Work Plan for review to date. The City will need to include updated water demand projections for the identified planning period, identify alternative and traditional water supply projects, and conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: <https://www.sfwmd.gov/our-work/water-supply/work-plans>.

The District offers its technical assistance to the City and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the City's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Terry Manning, Policy and Planning Analyst  
South Florida Water Management District  
Water Supply Implementation Unit  
3301 Gun Club Road  
West Palm Beach, FL 33406  
Phone: 561-682-6779  
Fax: 561-681-6264  
E-Mail: [tmanning@sfwmd.gov](mailto:tmanning@sfwmd.gov)



January 29, 2018

To: Ray Eubanks, DEO Plan Review Administrator

Re: Hallandale Beach 18-1ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to [plan.review@dep.state.fl.us](mailto:plan.review@dep.state.fl.us). If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.

A handwritten signature in cursive script that reads "Suzanne E. Ray".