

HALLANDALE BEACH REGIONAL ACTIVITY CENTER (RAC)

Application for Amendment to the
City of Hallandale Beach and
Broward County Land Use Plans

Text Amendment

April 10, 2024

Prepared By:

City of Hallandale Beach Sustainable Development Department



and

Inspire Placemaking Collective



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Exhibits

Exhibit A	Letter of Transmittal
Exhibit B	Meeting Minutes
Exhibit C	Advertisements
Exhibit D	RAC Future Land Use Map
Exhibit E	Existing RAC Land Use and Zoning District Regulations
Exhibit F	Correspondence Potable Water
Exhibit G	Correspondence Sanitary Sewer
Exhibit H	Correspondence Solid Waste
Exhibit I	Correspondence Drainage
Exhibit J	Traffic Study
Exhibit K	Correspondence Mass Transit
Exhibit L	Public School Impact Application
Exhibit M	Public School Fee
Exhibit N	City of Hallandale Beach Emergency Operations Plan

1. TRANSMITTAL INFORMATION

- A. Letter of transmittal from municipal mayor or manager documenting that the local government took action by motion, resolution or ordinance to transmit a proposed amendment to the Broward County Land Use Plan, including the date that the local governing body held the transmittal public hearing. Please attach a copy of the referenced motion, resolution or ordinance. The local government's action to transmit must include a recommendation of approval, denial or modification regarding the proposed amendment to the Broward County Land Use Plan.**

A transmittal letter from the Hallandale Beach Development Services Director is provided (Exhibit A).

- B. Name, title, address, telephone number and e-mail address of the local government contact person.**

Vanessa Leroy
Sustainable Development Department Director
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 3009
Phone: 954-457-1376
Email: vleroy@cohb.org
Please cc: cdominguez@hallandalebeachfl.gov

- C. Summary minutes from both the local planning agency and the local government public hearings of the transmittal of the Broward County Land Use Plan amendment.**

The Local Planning Agency (Planning and Zoning Board) held a public hearing on March 27, 2024. The City Commission is expected to hold a public hearing on April 10, 2024, for transmittal to Broward County Planning Council. Minutes to be provided upon receipt (Exhibit B).

- D. Description of public notification procedures followed for the amendment by the local government, including notices to surrounding property owners, advertisements in local publications, signage at proposed site, etc.**

Advertisements provided (Exhibit C)

- E. Whether the amendment is one of the following:**
*Development of Regional Impact
*Small-scale development (Per Chapter 163.3187 Florida Statutes)
*Emergency (Please describe on separate page)

None of the above.

2. APPLICANT INFORMATION

A. Name, title, address, telephone number and e-mail address of the applicant.

City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 3009
Phone: 954-457-1376
Email: vleroy@cohb.org
Please cc: cdominguez@hallandalebeachfl.gov

B. Name, title, address, telephone number and e-mail address of the agent.

Leslie A Del Monte
Inspire Placemaking Collective
777 Brickell Ave, Suite 500
Miami FL, 33131
Phone: 305-450-5307
Email: ldelmonte@inspireplacemaking.com

C. Name, title, address, telephone number and e-mail address of the property owner(s).

Multiple. The text amendment applies to the entire RAC land use category which consists of +/- 464.49 net acres (637.6 gross acres).

D. Applicant's rationale for the amendment. The Planning Council requests a condensed version for inclusion in the staff report (about two paragraphs). Planning Council staff may accept greater than two paragraphs, if submitted in an electronic format.

The text amendment applies to the City of Hallandale Beach Regional Activity Center (RAC), generally located east of Interstate 95, between Pembroke Road and Southwest 11th Street (Broward/Miami/Dade County Line). The RAC land use designation was created to allow for redevelopment consistent with the recommendations advanced in the Citywide Master Plan and the City's Comprehensive Plan. The purpose of creating the RAC is to enable the City to have greater flexibility in allocating land uses within the geographic area without the need for individual land use plan amendments on a parcel by parcel basis.

The purpose of the text amendment is to request an increase of 4,000 dwelling units within the Regional Activity Center (RAC). The increase allows for various types of units to address current and anticipated development needs.

The City's adopted RAC did not increase the density or intensity of the amended area over what was permitted by the Broward County Future Land Use Map (FLUM). Instead, the focus was on channeling permitted densities towards major transportation corridors,

aiming to better facilitate mass transit and fulfill the community's redevelopment goals. However, with the ongoing economic improvement, the City is witnessing a surge in interest in new developments within the RAC. Projects currently undergoing review have nearly depleted the available supply of dwelling units allocated for the RAC. Consequently, it has become imperative for the City to amend the Future Land Use Element, increasing the allowable number of units within the RAC to accommodate this heightened demand.

The City of Hallandale Beach has nearly depleted its residential allowance within the RAC and redevelopment opportunities within the adjacent areas are limited. The additional units would allow the City to provide an opportunity for residential development where it is needed.

3. AMENDMENT SITE DESCRIPTION

A. Concise written description of the general boundaries and gross acreage (as defined by BCLUP) of the proposed amendment.

The Regional Activity Center (RAC) is generally in the central and northwestern portion of the City, located east of Interstate 95, between Pembroke Road and Southwest 11th Street (Broward/Miami/Dade County Line). The total gross (includes the area to the center line to the adjacent right-of-way) land area, as determined through GIS, is approximately 637.59 acres. Unlike the County, the City of Hallandale uses net acreage in its land use calculations. In that context, the parcels area affected by the text amendment total 464.49 net acres.

B. Sealed survey, including legal description of the area proposed to be amended.

Not applicable. The amendment is only to text. The boundaries and descriptions of the RAC remain the same.

C. Map at a scale clearly indicating the amendment's location, boundaries and proposed land uses.

RAC FLU Map provided (Exhibit D)

4. EXISTING AND PROPOSED USES

A. Current and proposed local and Broward County Land Use Plan designation(s) for the amendment site. If multiple land use designations, describe gross acreage within each designation. For Activity Center amendments, the proposed text indicating the maximum residential and non-residential uses must be included.

The site is designated Regional Activity Center (RAC) on the City land use plan and Activity Center on the County land use plan. The current and proposed amendments are outlined below. The land use designation remains unchanged.

Hallandale Beach Comprehensive Plan, Future Land Use Element

* * *

Hallandale Beach Regional Activity Center

Acreage: Approximately 464.49 net acres

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

Density/Intensity of Land Uses:¹

<i>Land Use</i>	<i>Maximum</i>
<i>Residential:</i>	<i>4741 dwelling units² <u>8,741 dwelling units²</u></i>
<i>Commercial:</i>	<i>136.94 net acres</i>
<i>Commercial Recreation:</i>	<i>45.95 net acres</i>
<i>Community Facilities:</i>	<i>17.83 net acres</i>
<i>Employment Center:</i>	<i>3.61 net acres</i>
<i>Light Industrial:</i>	<i>10.15 net acres</i>
<i>Public Parks:</i>	<i>17.04 net acres^{3, 4}</i>

Remarks:

1 Acreage for non-residential land uses will be assigned on a net acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements. such as. but not limited to. building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the net acreage of the development parcel will be assigned to A).

2 Consisting of ~~550~~ 750 single-family units, ~~991~~ 4,391 duplexes, ~~1,200~~ townhouses, ~~1,000~~ and garden units ~~apartments~~, and ~~1,000~~ 2,000 mid-rise ~~units~~ apartments, and ~~1,600~~ high-rise units ~~apartment~~. Dwelling units from any given category (ex: single-family, townhouses, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates. ~~Residential development east of U.S. 1 shall be limited to the number of units currently permitted by the Broward County Land Use Plan. At least 15 percent of the residential units constructed in excess the Base Densities, pursuant to the City's land development code, must be affordable as defined in Article 5 of the Administrative Rules Document: BrowardNext, and the affordability of the units shall be maintained for the period of time required in such article. No development plan for such projects shall be approved unless a declaration of restrictive covenants, a plat note or other form of enforceable restriction acceptable to the City is included therein which provides assurance that this affordable housing requirement will be met.~~

3. ~~Resolution 2009-09 (adopted May 6, 2009) of the City of Hallandale Beach dedicates Foster Park to the public for twenty-five (25) years as an outdoor recreation area because funding was provided through the Florida Recreation Development Assistance Program (FORAP). Additionally, if any other existing park acreage in the RAC is~~

~~replaced, such replacement lands and facilities shall serve the same neighborhoods in an equivalent or improved capacity.~~

~~4 Park acreage includes the 0.4175 acres of the Foster Park Addition.~~

~~Acquisition of the site was accommodated through the Broward County Safe Land Preservation Bond Program.~~

* * *

B. Indicate if the flexibility provisions of the Broward County Land Use Plan have been used for the amendment site or adjacent areas.

Flexibility provision of the Broward County Land Use Plan have not been used for the amendment site of adjacent site.

C. Existing use of amendment site and adjacent areas.

The subject area consists of multiple uses, as provided for in the RAC, including single and multi-family residential, mobile home parks, general commercial, retail, office, and government facilities. The existing RAC Land Use and Zoning District Regulations have been provided (Exhibit E).

Uses within adjacent areas are indicated below:

- North: North side of Pembroke Road in Hollywood: McNicol Middle School, single and multi-family residential, general commercial, auto sales/repair/storage, mixed use, mortuary, financial institution.
- South: Hallandale High School, industrial and utilities (along NW 3rd Street), single family residential in Miami-Dade County
- East: Single and multi-family residential, general commercial, and the Gulfstream LAC.
- West: Single and multi-family residential (along 2nd Avenue), multi-family residential (along NW 8th Avenue)

D. Proposed use of the amendment site including proposed square footage (for analytical purposes only) for each non-residential use and/or dwelling unit count. For Activity Center amendments, also provide the existing square footage for each non-residential use and existing dwelling unit count within the amendment area.

The Regional Activity Center (RAC) contains a mix of uses, including residential and non-residential.

Table 1: RAC Existing and Proposed Uses

Category	Existing	Proposed
Residential Allowed	4,741 dwelling units 550 single-family units, 991 duplexes 1,200 townhouses	8,741 dwelling units 750 single-family units 4,391 duplexes, townhouses, and garden units

	1,000 garden apartments 1,000 mid-rise apartments	2,000 mid-rise units 1,600 high-rise units
Residential Existing	4,116 existing dwelling units; 625 dwelling units remaining in the RAC; 240 dwelling units projected to be used by prospective projects	
Commercial	136.94	No change
Commercial Recreation	45.95	No change
Community Facilities	17.83	No change
Employment Center	3.61	No change
Light Industrial	10.15	No change
Public Parks	17.04	No change

E. Maximum allowable development per adopted and certified municipal land use plans under existing designation for the site, including square footage/floor area ratio/lot coverage/height limitations for each non-residential use and/or dwelling unit count.

Table 2: RAC Maximum Allowable Development

Category	Existing	Proposed
Residential	4,741 dwelling units 550 single-family units, 991 duplexes 1,200 townhouses 1,000 garden apartments 1,000 mid-rise apartments	8,741 dwelling units 750 single-family units 4,391 duplexes, townhouses, and garden units 2,000 mid-rise units 1,600 high-rise units
Commercial	136.94	No change
Commercial Recreation	45.95	No change
Community Facilities	17.83	No change
Employment Center	3.61	No change
Light Industrial	10.15	No change

Public Parks	17.04	No change
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5. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

The items below must be addressed to determine the impact of an amendment on existing and planned public facilities and services. Provide calculations for each public facility and/or service. If more than one amendment is submitted, calculations must be prepared on an individual and cumulative basis.

A. Potable Water Analysis

1. **Provide the potable water level of service per the adopted and certified local land use plan, including the adoption date of the 10 Year Water Supply Facilities Plan.**

Water consumption rate: 148 gallons per capita per day (gpcd). The 10 Year Water Supply Facilities Plan was adopted on February 17, 2021.

2. **Identify the potable water facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources. Identify the wellfield serving the area in which the amendment is located including the South Florida Water Management District (SFWMD) permitted withdrawal and expiration date of the SFWMD permit.**

The area is served by the City of Hallandale Beach Water Treatment Plant, located at 630 NW 2nd Street.

The Hallandale Beach Water Treatment Plant is comprised of a lime softening facility and a nanofiltration membrane softening facility. The original plant was built in 1951 as a lime softening facility with a finished water capacity of 3 MGD and was expanded to a 10 MGD facility in 1968. Raw water from the City's wells is treated at the lime softening facility, which has a current finished water capacity of 10 MGD. Raw water from the Broward County South Regional Wellfield (SRW) is treated at the membrane softening facility, which was constructed in 2008. The membrane facility has 6 MGD of finished water capacity, with the ability to add up to an additional 9 MGD of finished water capacity.

The treatment loss for lime softening technology is roughly 3 to 5 percent of the raw water pumped. The treatment loss for the membrane softening technology, is roughly 15 percent of the raw water pumped. As a blend of lime softened and membrane treated water, the City's overall treatment loss is consistently around 10 percent. The treated water from both facilities is mixed prior to distribution. The finished water is stored in two 1-million gallon and one 2-million-gallon ground level storage tanks prior to distribution.

The City of Hallandale Beach obtains its raw water supply from the Biscayne Aquifer. The City's water use permit from the SFWMD provides for an allocation of 3.5 MGD from its wellfield. The City's Water Use Permit (WUP), No. 06-00138-W, was issued on January 23, 2019, with an expiration date of January 23, 2039. The City's potable water demand is partially met with groundwater from production wells at the City's wellfield. Upon the construction of PW-9, which is scheduled to be completed in July 2022, the City will be permitted to withdraw up to 4.03 MGD from the City wells (PW-8 and PW-9).

The remaining water demand is supplied by raw water purchased from Broward County from the County's South Regional Wellfield (SRW), WUP No. 06-01474-W. This raw water is transmitted to the City's WTP via a 24-inch raw water main. The City may purchase up to 3.5 MGD of raw water from the County until 2023 when it will be reduced to 3.26 MGD. The 3.5 MGD was approved by the SFWMD during a five-year temporary allocation period from 2017 to 2022 to allow time for the City to develop an alternative water supply. That alternative became the purchase of 1.0 MGD of raw water from the C-51 Reservoir, which is anticipated to begin operation in June 2023. After the commencement of the C-51 Reservoir operations, the City's Biscayne Aquifer base allocation from the SRW will be reduced to 3.26 MGD and the offset allocation from the C-51 Reservoir will be 1.0 MGD. Thus, the City will be able to obtain a total of 4.26 MGD of raw water from Broward County.

Consequently, the total Biscayne Aquifer allocation to the WTP will be 8.29 MGD and will consist of 4.03 MGD from the City wells and 4.26 MGD from Broward County.

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

Finished water production is measured by the flow meter on the discharge of the high service pump station. The data from the flow meter are recorded in the City's monthly operating report (MOR). The table below summarize the historical finished water pumped from the WTP into the distribution system in the recent past:

Table 3: Historical Finished Water Distribution

Year	Month	Finished Water (MGD)
2021	June	6.85
2021	July	5.91
2021	August	6.78
2021	September	6.53
2021	October	6.51
2021	November	6.48

2021	December	6.72
2022	January	6.68
2022	February	6.83
2022	March	6.92
2022	April	7.08
2022	May	6.43
Average		6.64 MGD

The 12-month average finished water pumped through the water distribution system, from June 2021 to May 2022 was 6.64 MGD.

As previously stated, after the water supply from the C-51 Reservoir becomes available, the total Biscayne Aquifer allocation to the WTP will be 8.29 MGD. With this allocation, and the overall treatment loss being around 10 percent, the amount of finished water production would be approximately $.90 \times 8.29 \text{ MGD} = 7.46 \text{ MGD}$.

From the 10-year Water Supply Facilities Work Plan (2019 Update), the 2020 population forecast for the City is 41,021. The amount of finished water demand to support this population is $41,021 \times 148 \text{ gpcd} = 6.07 \text{ MGD}$. From this, the amount of finished water left in reserve is approximately $7.46 \text{ MGD} - 6.07 \text{ MGD} = 1.39 \text{ MGD}$.

Redevelopment within the City is expected within the Regional Activity Center (RAC), where the City anticipates that most of the future population and residential units will be established. The City anticipates an additional 4,000 residential units to be constructed within the RAC during the next 5 years.

The table below demonstrates that finished water can be supplied to these additional 4,000 residential units within the 1.39 MGD reserve:

Table 4: Water Supply

Hallandale Beach RAC Land Use	*Persons Per Household	# of D.U.	Gallons Per Capita Per Day (gpcd)	Proposed GPD
Single Family Residential	2.21	200	148	65,416
Multi-Family Residential	2.21	3,800	148	1,242,904
TOTAL		4,000		1,308,320

* Source: US. Census Quickfacts Persons per Household 2016-2020.

The City is cognizant of the need to plan for the potential of saltwater intrusion into the City's coastal wellfield and recognizes that in the future all water supplied by the City may need to be treated using membrane softening. The raw water sources could potentially be the existing wellfield (as a brackish wellfield), a new

Floridan aquifer wellfield, and/or additional water from the County's South Regional Wellfield permitted using offset water from the C-51 Reservoir. Alternatively, the City has the capability to purchase finished water from another utility. Hence, the City anticipates the following actions relative to water supply planning over the next 10-years:

1. Develop a conceptual plan that identifies future water sources to meet increasing demand and to treat or replace water from the City's wellfield as it is impacted by saltwater intrusion. Continue to implement the City's ongoing conservation programs as outlined in the 10-year Water Supply Facilities Work Plan (2019 Update).
 2. Continue to participate in the C-51 reservoir regional stormwater capture project in collaboration with the Broward County Water Resources Task Force Technical Team.
 3. Continue to develop infrastructure to reduce the risk of saltwater intrusion at the City's existing wellfield.
 4. Install one or two reverse osmosis skids (R.O. Skid No. 3 and R.O. Skid No. 4) at the WTP when needed.
 5. Purchase finished water from the City of North Miami Beach through an existing interconnect.
 6. Construct a new water distribution system interconnect with the City of Hollywood.
4. **Correspondence from potable water provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Correspondence with potable water provider below provided (Exhibit F).

Jeff Odoms, M.A., FAEM
Director of Public Works
Public Works Department
630 NW 2nd Street
Hallandale Beach, FL 33009
Phone: 954-457-1611

B. Sanitary Sewer Analysis

1. **Provide the sanitary sewer level of service per the adopted and certified local land use plan.**

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

- 2. Identify the sanitary sewer facility serving the area in which the amendment is located including the current plant capacity, current and committed demand on the plant and planned plant capacity expansions, including year and funding sources.**

The City of Hallandale Beach has a “Large User Agreement” with the City of Hollywood as the Regional Agency. The Large User Agreement provides for certain standards of sewage quality and quantity pumped to Hollywood from Hallandale Beach. The site is served by the City of Hollywood Regional Wastewater Treatment plant located at 1621 North 14th Avenue in Hollywood. According to the Large User Capacity Report dated September 8, 2021, this plant has a design capacity of 55.5 MGD and a current and committed demand totaling 44,106,284 million gallons per day (44.1 MGD). The amount of wastewater left in reserve at the Hollywood Regional Facility is approximately 55.5 MGD – 44.1 MGD = 11.4 MGD. No increase in plant capacity is planned.

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

The table below summarize the historical sanitary sewer flows pumped to the Hollywood Regional Facility during the recent past:

Table 5: Historical Sanitary Sewer Flows

Year	Month	Wastewater (MGD)
2021	June	-
2021	July	7.68
2021	August	7.33
2021	September	7.10
2021	October	7.54
2021	November	8.18
2021	December	7.60
2022	January	7.83
2022	February	7.27
2022	March	6.75
2022	April	6.44
2022	May	6.43
Average	Month	7.29 MGD

The 12-month average sanitary sewer flows pumped to the Hollywood Regional Facility, from June 2021 to May 2022, was 7.29 MGD.

From the 10-year Water Supply Facilities Work Plan (2019 Update), the 2020 population forecast for the City is 41,021. The amount of wastewater demand to support this population is 41,021 x 190 gpcd = 7.79 MGD. As previously stated, the amount of wastewater left in reserve at the Hollywood Regional Facility is approximately 55.5 MGD – 44.1 MGD = 11.4 MGD.

Redevelopment within the City is expected within the Regional Activity Center (RAC), where the City anticipates that most of the future population and residential units will be established. The City anticipates an additional 4,000 residential units to be constructed within the RAC during the next 5 years.

The table below demonstrates that wastewater treatment can be provided to these additional 4,000 residential units within the 11.4 MGD reserve:

Table 6: Waste Water Treatment

Hallandale Beach RAC Land Use	*Persons Per Household	# of D.U.	Gallons Per Capita Per Day (gpcd)	Proposed GPD
Single Family Residential	2.21	200	190	83,980
Multi-Family Residential	2.21	3,800	190	1,595,620
TOTAL		4,000		1,679,600

* Source: US. Census Quickfacts Persons per Household 2016-2020.

4. **Correspondence from sanitary sewer provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Correspondence with sanitary sewer provider below provided (Exhibit G).

Jeff Odoms, M.A., FAEM
 Director of Public Works
 Public Works Department
 630 NW 2nd Street
 Hallandale Beach, FL 33009
 Phone: 954-457-1611

C. Solid Waste Analysis

1. **Provide the solid waste level of service per the adopted and certified local land use plan.**

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

- 2. identify the solid waste facility serving the service area in which the amendment is located including the landfill/plant capacity, current and committed demand on the landfill/plant capacity and planned landfill/plant capacity.**

Solid waste generated in the City of Hallandale Beach is collected from most of the City's residents (primarily single-family homes) by the City Sanitation Department and via a contract, is disposed at facilities outside the City. In addition, six (6) private companies service private, commercial, nonresidential, and multi-family accounts. The City collected approximately 41,595 tons of garbage in 2021, with the private companies collecting another 7,400 tons of garbage in 2021. In addition to garbage another 7,000 tons of trash or bulky waste was collected in 2021. The total for 2021 was 48,995 tons of garbage and 7,000 tons of trash or bulky waste. The City projects 51,395 tons to be collected in 2024 (6.14 pounds per capita per day) and 59,395 tons to be collected in 2034 (7.25 tons per capita per day).

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

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

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

Table 6: Solid Waste Demand

Hallandale Beach RAC Land Use	*Persons Per Household	# of D.U. or Sq. Ft.	Gallons Per Capita Per Day (gpcpd)	Proposed GPD
Single Family Residential	2.21	200	4.75	2,099.5
Multi-Family Residential	2.21	3,800	4.75	39,890.5
Total		4,000		41,990

4. **Correspondence from the solid waste provider verifying the information submitted in items 1-3 above. Correspondence must contain name, position and contact information of party providing verification.**

Correspondence with solid waste provider below provided (Exhibit H).

Jeff Odoms, M.A., FAEM
 Director of Public Works
 Public Works Department
 630 NW 2nd Street

D. Drainage Analysis

1. **Provide the drainage level of service per the adopted and certified local land use plan.**

New Development

Design Storm for onsite retention: 5 year frequency:
 1 hour duration; 3.3. total inches

Existing Development

To meet Florida Building Code drainage standards.

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

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

In the central and western portions of the City, where the amendment site is

located, periodic flooding continues to occur. Beginning in 2000, FDOT, together with the City of Hallandale Beach and the Town of Pembroke Park west of I-95, jointly participated in the design, building, and operation of a major pumping facility. FDOT utilized the railroad corridor adjacent to I-95 to construct a force main to pump stormwater.

The pumping station is in the Town of Pembroke Park between Hallandale Beach Boulevard and Pembroke Park to the existing outfall canal at Hollywood Boulevard.

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

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

The following is a list of stormwater projects currently under design or during construction:

- a. **CDBG 47:** The project scope focuses on construction of new storm drainage facilities to improve flooding issues. In addition, it will include asphalt pavement restoration and markings, regrading and sodding of swales as necessary, sidewalk replacement, and new ADA compliant ramps.
- b. **Schaffer Canal Restoration:** This is part of the SW drainage improvement. The scope of work is primarily dredging of the Schaffer Canal to improve flow capacity of the canal, regulate canal bank erosion and restoration of stability of the banks.
- c. **CDBG 48:** Community Development Block Grant (CDBG) - The project scope includes but not limited to retrofitting/upgrading of drainage systems, milling and asphalt paving, pavement markings/stripping, regrading and sodding swale areas and concrete sidewalk replacement including ADA compliant ramps. This is a federally funded project through the Department of Housing and Urban Development (HUD)
- d. **NE 3rd Street Drainage Mitigation:** The project scope includes construction of new storm drainage facilities to improve flooding issues. In addition, it includes pavement restoration and pavement markings, regrading and sodding of swales, sidewalk replacement and new ADA ramps.
- e. **DPW Stormwater System Modification:** Reconfiguration of current stormwater retention pond to be filled and used as a parking area for the City's Sanitation fleet vehicles. The new parking lot design will include drainage, water and sewer piping and connections, lighting, truck wash station, asphalt pavement, signing and markings, curbs, sod and other misc. improvements.

- f. **City-wide Watershed Master Plan:** Develop a Five-Year Watershed Master Plan that provides the ability to clearly identify, prioritize and address issues related to the City's water resources. The approach will provide a method to evaluate the capacity of a watershed to protect, enhance and restore water quality and floodplain (natural systems) while achieving sea-level rise protection.
- g. **72" Stormwater Line at Gulfstream:** Rehabilitation / Replacement of 72" Stormwater Line at Gulfstream
- h. **CDBG 49:** Community Development Block Grant (CDBG) - The project scope includes but not limited to retrofitting/upgrading of drainage systems, milling and asphalt paving, pavement markings/stripping, regrading and sodding swale areas and concrete sidewalk replacement including ADA compliant ramps. This is a federally funded project through the Department of Housing and Urban Development (HUD)

4. **Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.**

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

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and years, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.**

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

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

Correspondence with drainage provider below provided (Exhibit I).

Jeff Odoms, M.A., FAEM
 Director of Public Works
 Public Works Department
 630 NW 2nd Street

E. Recreation and Open Space Analysis

1. Provide the recreation and open space level of service per the adopted and certified local land use plan.

The City of Hallandale Beach level of service standard is 3.0 acres per 1,000 population for park and open space. The Broward County level of service standard is 3.0 acres per 1,000 population. Hallandale Beach’s required park and open space acreage is approximately 133 acres as per the level of service standard of 3.0 acres per 1,000 permanent persons. Currently the City has 120 acres of public parks and open space and 68.24 acres of public waterways, therefore, providing for a total of 188.24 acres of recreational land for City residents, a surplus of 68.64 acres based upon the Broward County Planning and Development Management Division, PFAM 2017 population total for the City of 39,866 in 2020.

2. For amendments which will result in an increased demand for “community parks” acreage, as required by the Broward County Land Use Plan, an up-to-date inventory of the municipal community parks inventory must be submitted.

Hallandale Beach has 141.68 total acres of public, dedicated waterways. These waterways were included in the 1978 and 1997 certified Recreation and Open Space Plan and provide access to aquatic leisure opportunities for City residents. Subsequently, the criteria for qualifying open space in the Broward County Land Use Plan (BCLUP) changed, thus reducing the credit that the City receives for these waterways. Additionally, the 2018 Evaluation and Appraisal based amendments reduced the acreage of the Golden Isles Waterways counted toward the City’s LOS.

The effect of these reductions are shown below.

Dedicated Waterway Toward LOS	Actual Acreage	Acres Credited
• Rolen Acres Canal	1.51 acres	0.32 acres
• Schaffer Park Canal	1.23 acres	0.15 acres
• Sunset Lake Park	5.05 acres	0.24 acres
• Golden Isles Waterways (except Parcel K)	94.80 acres	28.44 acres

• Diplomat Golf Estates (DeSoto Waterway)	4.09 acres	4.09 acres
• Chaves Lake	35.00 acres	35.00 acres
• Total	141.68 acres	68.24 acres

Currently, the City has 120 acres of existing public parks and qualifying upland open space pursuant to the BCLUP minimum criteria for open space credit and 68.24 acres of public waterways pursuant to said criteria, therefore, providing a total of 188.24 acres of recreational land for City residents. The City will continue to look at opportunities to acquire additional land.

Additionally, the Diplomat Country Club and Golf Course is located at 501 Diplomat Parkway and is approximately 104.85 acres, although not deed restricted at this time, and is one of the major open space areas in the City. The golf course is semi-public. According to the Broward County Implementation Requirements, 15% of a municipality's total open space and parks acreage requirement can come from golf course acreage. Therefore, 21.66 acres of the Diplomat Golf Course should be added to the City Parks Inventory, as reflected above.

Table 7: City Facilities

Park Name	Qualifying Acreage
Parks	
B.F. James Park	2.35
Bluesten Park and Municipal Pool	16.96
Chaves Lake Park	1.92
Curci House/ Moffit House	0.70
Hallandale Beach City Marina	1.39
Foster Park	1.82
Foster Park Plaza	0.70
Golden Isles Park	1.99
Golden Isles Tennis Center	6.02
Hallandale Beach Cultural Community Center	1.95
Ingalls Park	4.65
Joseph Scavo Park	7.00
North Beach	1.68
O.B. Johnson Park	6.28
PBA Hall/ Old Schoolhouse	0.33
South Beach	3.52
Sunrise Park	2.43
Sunset Park	0.47

Hallandale Beach Cemetery	9.16
Diplomat Golf Course	21.66
Sub-Total	92.98 acres City Parks
Broward County School Board Property	
Lanier-James Education Center	2.28
Hallandale Adult Center/Elementary School	6.50
Hallandale High School	18.24
Sub-Total	27.02 acres School Board Properties
Public waterways	
Chaves Lake (Half of waterway)	35.00
DeSoto Waterway (Half of waterway)	4.09
Golden Isles Waterways (Half of waterway)	28.44
Rolen Acres Canal (As adopted in previous Comprehensive Plan approval)	0.32
Schaffer Park Canal (As adopted in previous Comprehensive Plan approval)	0.15
Sunset Lake Park (As adopted in previous Comprehensive Plan approval)	0.24
Sub-Total	68.24 acres Dedicated Waterways
Total	188.24 acres Total Open Space Inventory

By 2040 133 acres will be needed to maintain a LOS of 3 acres per 1000 people.

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

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

- West Lake – 1,390 acres
- Markham Park – 542 acres
- Tradewinds Park – 540 acres
- Quiet Waters Park – 430 acres
- C.B. Smith Park – 299 acres

- Tree Tops Park – 256 acres
- Fern Forest – 254 acres

Broward County has also classified the following parks as regional even though they are less than 250 acres each. These parks are within an hour's drive for Hallandale Beach residents.

- Brian Piccolo Park - 180 acres
- Topeekeeggee Yugnee Park - 130 acres
- Miramar Park - 110 acres
- North Beach Park - 56 acres

The State of Florida has regional parks which provide open space and recreational opportunities for residents.

- Oleta River State Recreation Area - 850 acres
- Cape Florida State Recreation Area - 400 acres
- John U. Lloyd State Park - 243.6 acres
- Hugh Taylor Birch State Park - 180 acres

Miami-Dade County has two (2) regional parks within an hour's driving distance of Hallandale Beach residents and a minimum of 250 acres each.

- Crandon Park - 900 acres
- Amelia Earhart Park - 515 acres

Miami-Dade County has also classified the following parks as regional, even though they are less than 250 acres. These parks are within an hour's drive for Hallandale Beach residents.

- Greynolds Park - 220 acres
- Haulover Park - 177 acres

Even though the state and county park acreage does not satisfy any of the requirements for Hallandale Beach recreation and open space, these sites are in close proximity of Hallandale Beach and are utilized by Hallandale Beach residents. Hallandale Beach is a member of the South Broward Parks District. These facilities serve City residents and the City is taxed for them.

Within the City there are approximately 292 acres of privately owned commercial recreation land which provides additional open space and recreation opportunities to the residents of the city. These include the Diplomat Country Club and Golf Course as well as the Racetrack and Casino Facilities. This type of recreational land accounts for approximately 10.3% of the City's total land area.

The City will continue to meet the park and recreation needs of the City residents by continuing to implement the Recreation and Open Space Element of the City's Comprehensive Plan. In addition, the City implemented a City-wide Strategic Plan and a City-wide Master Plan as well as a Citywide Parks Master Plan. These planning processes have helped the City formulate a park and recreation program for the City which offers a wide variety of facilities and programs for its current and future populations.

The City of Hallandale Beach embarked on the preparation of a comprehensive City Wide Parks Master Plan in order to provide a community driven and professionally prepared roadmap to improve public recreation and leisure facilities throughout the community. In March, 2012, the Citywide Parks Master Plan was adopted. Master Plan whole park improvements were completed on four parks within the first two years of adoption through general fund and community redevelopment agency funds.

In November, 2014, a parks general obligation bond referendum was approved by voters. The approved GO Bond is currently funding park improvements at seven of the City's Master Planned parks. Five projects are done, and the final three are in various stages of completion.

The City is also included in the Segment III Beach Renourishment scheduled to start in November, 2023.

Important park and recreation ideas and needs previously identified include: increasing the number of athletic facilities and fields; increasing the opportunity for neighborhood pocket parks; incorporating special features and trends into parks such as dog parks; teen facilities and programs; health and safety needs of park patrons; parking issues; beach re-nourishment; and green/environmental practices at parks.

The following opportunities for adding to the City's parks and open space are listed:

- F.E.C. Greenway – Creating a greenbelt running the entire length of the Florida East Coast Railroad Right-Of-Way in Hallandale Beach from north to south.
- Greenway on Atlantic Shores Blvd. – Designing and reconstructing this wide Right-Of-Way to include an active greenway from Federal Highway to the Desoto Waterway.
- SE 5th Street Greenway - This greenway would connect Bluesten Park to Federal Highway.
- Community Gardens and other Publicly Accessible Water Retention Areas.
- Transformation of the 10-acre parcel on the east side of Gulfstream Park's Track into an amenity accessible to the Public.
- The addition of other Greenways, Pedestrian Trails, and Bike Paths as envisioned by the Mobility Plan.
- Creation of mangrove area with a walking path along the De Soto waterway.

- 3. Identify the net impact on demand for "community parks" acreage, as defined by the Broward County Land Use Plan, resulting from this amendment.**

Table 8: Summary Of Recreation And Open Space Needs Citywide (LOS 3.0 Acres Per 1,000

Population)

	2010	2020	2030	2040	Buildout Population
Population	37,113	39,866	42,629	44,430	55,074
Required Acreage	111.34	119.60	127.89	133.29	165.22
Surplus (Deficit) Acreage	76.90	68.64	60.35	54.95	23.02

(based on 188.24 available acres and LOS 3.0)

Population Source: Broward County Planning and Development Management Division, PFAM 2017

Based on LOS of 3.0, 133 acres will be needed by 2040.

4. Identify the projected “community parks” acreage needs based on the local government’s projected build-out population.

See 3 above for net impact on demand for “community parks” acreage. The City has adequate existing park space to accommodate the additional population in the RAC up until 2040. Based on 2.21 Size household and 8741 units proposed maximum density within RAC, the buildout population of RAC is 19,318 people. The City’s build-out population including the addition of the 4,000 units is 55,074.

5. As applicable, describe how the local government and/or applicant are addressing Broward County Land Use Plan Policies 2.5.4 and 2.5.5 (a. through e.), regarding the provision of open space.

No designated open space is being lost as a result of this land use plan text amendment. The following opportunities for adding to the City’s parks and open space are listed: • F.E.C. Greenway – Creating a greenbelt running the entire length of the Florida East Coast Railroad Right-Of-Way in Hallandale Beach from north to south. • Greenway on Atlantic Shores Blvd. – Designing and reconstructing this wide Right- Of-Way to include an active greenway from Federal Highway to the Desoto Waterway. • SE 5th Street Greenway - This greenway would connect Bluesten Park to Federal Highway. • Community Gardens and other Publicly Accessible Water Retention Areas. • Transformation of the 10-acre parcel on the east side of Gulfstream Park’s Track into an amenity accessible to the Public. • The addition of other Greenways, Pedestrian Trails, and Bike Paths as envisioned by the Mobility Plan. • Creation of mangrove area with a walking path along the De Soto waterway.

F. Traffic Circulation Analysis

Please be advised, if required, that the Planning Council staff will request from the

Broward Metropolitan Planning Organization (MPO), as per Policy 2.14.6 of the BCLUP, an analysis of the impacts of the amendment to the regional transportation network. The MPO will charge a separate cost-recovery fee directly to applicants for technical assistance requested by the Planning Council for the preparation and review of the land use plan amendment transportation analysis. Please contact the MPO for additional information regarding this fee.

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

The roadway network that will be most impacted by the proposed land use plan amendment includes two (2) east-west roadways and four (4) north-south roadways. These six (6) roadways include Pembroke Road, Hallandale Beach Boulevard, US-1, Dixie Highway/21st Avenue One-Way Pair, NW/SW 8th Avenue and State Road A1A.

The number of lanes, roadway capacity, current traffic volumes, adopted levels of service (LOS), and current operating conditions (LOS) of the roadway segments located within the study area are documented in Tables 10 and 11. Table 10 documents the existing conditions on all study roadway segments for daily conditions while Table 11 presents the current conditions during the critical PM peak hour. As shown in these two tables, all study roadway segments are currently operating at acceptable levels of service (LOS) except the following three roadway segments which are operating at a LOS of F:

- i. Pembroke Road- East of I-95
- ii. US-1- North of the Dade County Line
- iii. US-1- North of Hallandale Beach Boulevard

Table 9: City of Hallandale Beach Regional Activity Center LUPA Existing Conditions (Daily Volumes)

Existing Traffic Conditions (Daily Volumes)								
ID	Roadway	Segment	Number of Lanes	Year 2019			Level of Service	
				AADT	Capacity	v/c	Adopted	Current
78	Pembroke Rd	E of I-95	4	37000	32400	1.14	D	F
42	Hallandale Beach Blvd	E of I-95	6	53980	59900	0.9	D	C
44	Hallandale Beach Blvd	E of US-1	6	38000	59900	0.63	D	C
879	US-1	N of Hallandale Beach Blvd	4	38000	32400	1.17	D	F
877	US-1	N of Dade County Line	6	50500	50000	1.01	D	E
813	Dixie Highway/21 Avenue (One-Way SB)	N of Hallandale Beach Blvd	4	10300	34992	0.29	D	C
811	Dixie Highway/21 Avenue (One-Way SB)	N of Dade County Line	4	12800	34992	0.37	D	C

747	NW 8th Avenue	N of Hallandale Beach Blvd	2	9600	13320	0.72	D	D
745	SW 8th Avenue	N of Dade County Line	2	11000	13320	0.83	D	D
967	SR A1A	N of Hallandale Beach Blvd	6	29000	50000	0.58	D	D
965	SR A1A	N of Dade County Line	6	39500	50000	0.79	D	D

Source: Broward County Metropolitan Planning Organization

Table 10: City of Hallandale Beach Regional Activity Center LUPA Existing Conditions (PM Peak Hour)

Existing Traffic Conditions (PM Peak Hour Volumes)								
ID	Roadway	Segment	Number of Lanes	Year 2019			Level of Service	
				PH Volume	Capacity	v/c	Adopted	Current
78	Pembroke Rd	E of I-95	4	3515	2920	1.2	D	F
42	Hallandale Beach Blvd	E of I-95	6	5128	5390	0.95	D	C
44	Hallandale Beach Blvd	E of US-1	6	3610	5390	0.67	D	C
879	US-1	N of Hallandale Beach Blvd	4	3610	2920	1.24	D	F
877	US-1	N of Dade County Line	6	4798	4500	1.07	D	F
813	Dixie Highway/21 Avenue (One-Way SB)	N of Hallandale Beach Blvd	4	979	3154	0.31	D	C
811	Dixie Highway/21 Avenue (One-Way SB)	N of Dade County Line	4	1216	3154	0.39	D	C
747	NW 8th Avenue	N of Hallandale Beach Blvd	2	912	1197	0.76	D	D
745	SW 8th Avenue	N of Dade County Line	2	1045	1197	0.87	D	D
967	SR A1A	N of Hallandale Beach Blvd	6	2755	4500	0.61	D	D
965	SR A1A	N of Dade County Line	6	3753	4500	0.83	D	D

Source: Broward County Metropolitan Planning Organization

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

Tables 12 and 13 document the projected levels of service (LOS) for the roadways located near the proposed amendment. The short-term horizon was assumed to be the year 2025. The 2040 projected daily traffic volumes (AADT) and PM peak hour volumes were obtained from the Broward MPO and their most recent Level of Service Spreadsheet (Broward County Roadway Capacity and Level of Service Analysis for 2019 and 2040).

Table 11: City of Hallandale Beach Regional Activity Center LUPA Future Conditions (Daily Volumes)

Future Traffic Conditions (Daily Volumes)												
ID	Roadway	Segment	Number of Lanes	New Daily Trips	Short Term (2025)				Long Term (2040)			
					AADT*	Capacity	v/c*	LOS*	AADT	Capacity	v/c	LOS
78	Pembroke Rd	E of I-95	4	3147	38912	32400	1.20	F	45860	32400	1.42	F
42	Hallandale Beach Blvd	E of I-95	6	3397	56470	59900	0.94	C	75848	59900	1.27	F
44	Hallandale Beach Blvd	E of US-1	6	2385	39751	59900	0.66	C	44689	59900	0.75	C
879	US-1	N of Hallandale Beach Blvd	4	2842	39866	32400	1.23	F	45232	32400	1.40	F
877	US-1	N of Dade County Line	6	3332	52868	50000	1.06	F	66599	50000	1.33	F
813	Dixie Highway/21 Avenue (One-Way SB)	N of Hallandale Beach Blvd	4	506	10626	34992	0.30	C	16780	34992	0.48	C
811	Dixie Highway/21 Avenue (One-Way SB)	N of Dade County Line	4	523	13320	34992	0.38	C	23492	34992	0.67	C
747	NW 8th Avenue	N of Hallandale Beach Blvd	2	126	9923	13320	0.74	D	10395	13320	0.78	D
745	SW 8th Avenue	N of Dade County Line	2	457	11449	13320	0.86	D	14143	13320	1.06	F
967	SR A1A	N of Hallandale Beach Blvd	6	2842	30592	50000	0.61	D	37100	50000	0.74	D
965	SR A1A	N of Dade County Line	6	2221	41256	50000	0.83	D	45500	50000	0.91	D

Source: Broward County Metropolitan Planning Organization

* Estimated values using % annual growth of 0.5%

Table 12: City of Hallandale Beach Regional Activity Center LUPA Future Conditions (PM Peak Hour)

Future Traffic Conditions (Daily Volumes)												
ID	Roadway	Segment	Number of Lanes	New Peak Hour Trips	Short Term (2025)				Long Term (2040)			
					PM Volume	Capacity	v/c*	LOS*	AADT	Capacity	v/c	LOS
78	Pembroke Rd	E of I-95	4	246	3683	2920	1.26	F	4318	2920	1.48	F
42	Hallandale Beach Blvd	E of I-95	6	266	5350	5390	0.99	D	7164	5390	1.33	F
44	Hallandale Beach Blvd	E of US-1	6	186	3766	5390	0.70	C	4216	5390	0.78	C
879	US-1	N of Hallandale Beach Blvd	4	222	3775	2920	1.29	F	4262	2920	1.46	F
877	US-1	N of Dade County Line	6	261	5009	4500	1.11	F	6286	4500	1.40	F
813	Dixie Highway/21 Avenue (One-Way SB)	N of Hallandale Beach Blvd	4	40	1019	3154	0.32	C	1588	3154	0.50	C
811	Dixie Highway/21 Avenue (One-Way SB)	N of Dade County Line	4	41	1263	3154	0.40	C	2226	3154	0.71	C
747	NW 8th Avenue	N of Hallandale Beach Blvd	2	10	942	1197	0.79	D	987	1197	0.82	D
745	SW 8th Avenue	N of Dade County Line	2	36	1086	1197	0.91	D	1338	1197	1.12	F
967	SR A1A	N of Hallandale Beach Blvd	6	222	2894	4500	0.64	D	3692	4500	0.82	D
965	SR A1A	N of Dade County Line	6	174	3911	4500	0.87	D	4454	4500	0.99	D

Source: Broward County Metropolitan Planning Organization

* Estimated values using % annual growth of 0.5%

As shown in these two tables, all study roadway segments are currently operating at acceptable levels of service (LOS) except the following five roadway segments which are operating at a LOS of F:

- i. Pembroke Road- East of I-95
- ii. Hallandale Beach Boulevard- East of I-95
- iii. US-1- North of the Dade County Line
- iv. US-1- North of Hallandale Beach Boulevard

v. SW 8th Avenue- North of the Dade County Line

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

A trip generation comparison analysis was undertaken between the existing (approved) land use and intensity and the proposed land use and intensity. The trip generation comparison analysis was based on the following assumptions:

Existing Land Use And Intensity

- i. Single Family Attached (LUC 215) 491 dwelling units
- ii. Single Family Detached (LUC 210) 550 dwelling units
- iii. Low Rise Multifamily Townhomes (LUC 220) 2,200 dwelling units
- iv. Mid Rise Multifamily (LUC 221) 1,000 dwelling units

The site generated trips for the existing land use intensity based on the Institute of Transportation Engineers (ITE) Trip Generation Handbook 11th Edition can be seen in Table 14.

Table 13: City of Hallandale Beach Regional Activity Center LUPA Existing Intensity Trip Generation

Trip Generation Summary (Existing Allowable Development) Existing Hallandale Beach Regional Activity Center (RAC)								
Land Use	# Dwelling Units	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Mid Rise Multifamily (LUC 221)	1,000	4,540	370	85	285	390	238	152
Low Rise Multifamily Townhome/Condo (LUC 220)	2,200	14,828	880	211	669	1,122	707	415
Single Family Detached (LUC 210)	550	5,187	385	100	285	517	326	191
Single Family Attached (LUC 215)	491	12,175	812	252	560	964	549	415
Total Trips	4,241	36,730	2,447	648	1,799	2,993	1,820	1,173

Proposed Land Use And Intensity

- i. Single Family Attached (LUC 215) 491 dwelling units
- ii. Single Family Detached (LUC 210) 750 dwelling units
- iii. Low Rise Multifamily Townhomes (LUC 220)- 3,400 dwelling units
- iv. Mid Rise Multifamily (LUC 221)- 2,000 dwelling units
- v. High Rise Multifamily (LUC 222)- 1,600 dwelling units

The site generated trips for the proposed future land use intensity are based on the Institute of Transportation Engineers (ITE) Trip Generation Handbook 11th Edition can be seen in Table 15.

Table 14: City of Hallandale Beach Regional Activity Center LUPA Proposed Intensity Trip Generation

Trip Generation Summary (Future Allowable Development) Future Hallandale Beach Regional Activity Center (RAC)								
Land Use	# Dwelling Units	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
High Rise Multifamily (LUC 222)	1,600	7,264	432	147	285	512	287	225
Mid Rise Multifamily (LUC 221)	2,000	9,080	740	170	570	780	476	304
Low Rise Multifamily Townhome/Condo (LUC 220)	3,400	22,916	1,360	326	1,034	1,734	1,092	642
Single Family Detached (LUC 210)	750	7,073	525	136	389	705	444	261
Single Family Attached (LUC 215)	491	12,175	812	252	560	964	549	415
Total Trips	8,241	58,508	3,869	1,031	2,838	4,695	2,848	1,847

Table 16 below presents the results of the trip generation comparison analysis between the existing and the proposed intensity being proposed as part of this land use application.

Table 15: City of Hallandale Beach Regional Activity Center LUPA Trip Generation Comparison

Trip Generation Summary (Net Difference) Existing vs. Future Hallandale Beach Regional Activity Center (RAC)								
Land Use	# Dwelling Units	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Existing Maximum Allowable Development	4,241	36,730	2,447	648	1,799	2,993	1,820	1,173
Future Maximum Allowable Development	8,241	58,508	3,869	1,031	2,838	4,695	2,848	1,847
Net Increase in Site Generated Trips	4,000	21,778	1,422	383	1,039	1,702	1,028	674

The new net site generated trips were distributed and assigned to the road network based on the existing travel patterns and trip assignment from the area wide permanent count stations developed and maintained by the Florida Department of Transportation. The trip distribution percentages used in the short-term and long-term horizon are shown below:

- i. North- 29%
- ii. South- 30%
- iii. East- 15%
- iv. West- 26%

The new daily and peak hour trips used in the road segment link analysis for the short-term and long-term horizons are depicted in Tables 2a and 2b. The results of the trip generation comparison analysis indicate that the proposed land use plan amendment will result in 21,778 additional daily vehicle trips, 1,422 additional AM peak hour vehicle trips and 1,702 additional PM peak hour vehicle trips. The LOS for most of the roadways analyzed will not degrade because of this amendment except the following two road segments:

- i. Hallandale Beach Boulevard- East of I-95

ii. SW 8th Avenue- North of the Dade County Line

4. Provide any relevant transportation studies relating to this amendment, as applicable.

Transportation Study also provided herein (Exhibit J).

G. Mass Transit Analysis

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

2.

The City of Hallandale Beach is served by fixed route scheduled bus service operated by Broward County Mass Transit and Miami-Dade Transit. Additionally, the City also has its own mini-route system. The transit service provided within a quarter mile of the amendment site is limited to BCT Routes: 1, 4, 5, 6, 28, 101 and Hallandale Beach Community Shuttle Routes:

1, 2 3, 4. Please refer to the following table for detailed information.

Table 16: Bus Service

Bus Route	Days Of Service	Service Span A.M. – P.M	Service Frequency
1	Weekday Saturday Sunday	5:00a-12:21x 5:20a-12:16x 6:00a-10:21p	26 minutes 23 minutes 29 minutes
4	Weekday Saturday Sunday	5:15a-10:57p 6:00a-11:03p 7:45a-10:46p	40 minutes 50 minutes 50 minutes
5	Weekday Saturday Sunday	5:52a-10:27p 6:39a-10:09p 8:00a-8:48p	54 minutes 49 minutes 60 minutes
6	Weekday Saturday Sunday	5:17a-11:35p 5:20a-10:59p 8:20a-9:11p	47 minutes 60 minutes 60 minutes
28	Weekday Saturday Sunday	5:00a-12:21x 5:40a-12:18x 8:25a-9:22p	32 minutes 32 minutes 42 minutes
101	Weekday	5:05a-9:01p	

Table 17: Shuttle Service

Shuttle	Days Of Service	Service Span A.M. – P.M	Service Frequency

Hallandale Community Shuttle Route 1	Weekday Saturday	7:00a-745p	85 minutes
Hallandale Community Shuttle Route 2	Weekday Saturday Sunday	7:00a-7:00p	63 minutes
Hallandale Community Shuttle Route 3	Weekday Saturday	7:00a-7:00p	62 minutes
Hallandale Community Shuttle Route 4	Weekday Saturday Sunday	7:00a-7:00p	57 minutes

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site. As part of the 30 year, one-cent surtax for transportation, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends.

The development of subject property will support the utilization of mass transit by increasing the employment opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project’s development review process.

Miami-Dade County bus route 3 also provide service to the City, within the RAC:

Route 3 (Three Islands Boulevard to Downtown Miami Bus Terminal)
Runs along Federal Highway (US 1) and Hallandale Beach Boulevard in amendment site.

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

All three (4) routes of the Hallandale Beach Community Bus System service the RAC:

Route #1 Red (Hallandale Beach Municipal Center to A1A at the Broward – Miami-Dade line)
Runs along Federal Highway (US 1), NE 9th Street, and Hallandale Beach Boulevard in amendment site.

Headways are approximately every 30 minutes, Monday through Saturday.

Route #2 Blue (Aventura Hospital to Three Islands Boulevard)

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

Headways are approximately every 60 minutes, Monday through Saturday.

Route #3 Green (South Broward Community Health Services to City Hall)

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

Headways are approximately every 60 minutes, Monday through Saturday.

Route #4 Orange (Hallandale Adult Community Center to City Hall)

Runs along Federal Highway (US 1), NE 3rd Street, Hallandale Beach Boulevard in amendment site.

Headways are approximately every 60 minutes, Monday through Saturday.

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

The area is already well served by mass transit. Increasing residential density in the area will also encourage the use of mass transit. The addition of residential units will allow for a mix of uses and the permitting of densities and intensities in parts of the site that better support mass transit. Increasing residential density in the area will also encourage the use of mass transit. In addition to providing service to the area, the City of Hallandale Beach's Community shuttle routes includes services to the TriRail Station in Hollywood. The City routes are planned to be expanded to provide access to the mass transit Brightline Station in Aventura, and to the planned FEC Commuter Rail Station in Hollywood. The City will also improve transit services reducing shuttle buses headways by adding one additional shuttle bus to each of the City routes. The addition of residential units will allow for a mix of uses and the permitting of densities and intensities in parts of the site that will better support mass transit.

4. Correspondence from transit provider verifying the information submitted in items 1-2 above. Correspondence must contain name, position and contact information of party providing verification.

Correspondence with sanitary sewer provider below provided (Exhibit K).

Daniel A. Manichello
Service Planner
Broward County Transit Division
1 N. University Dr.

Plantation FL 33324
Phone: 954-357-7713

H. Public Education Analysis

Please be advised that the Planning Council staff will request from The School Board of Broward County (SBBC), as per Policy 2.15.2 of the BCLUP, an analysis of the impacts of the amendment on public education facilities. Per SBBC Policy 1161, the applicant will be subject to a fee for the analysis and review of the land use plan application. The applicant should contact the Growth Management Section of the SBBC to facilitate this review and determine the associated fees.

1. Public School Impact Application.

Public School Impact Application provided (Exhibit L)

2. The associated fee in the form of a check made payable to the SBBC.

Public School Application fee (Exhibit M).

6. ANALYSIS OF NATURAL AND HISTORIC RESOURCES

Indicate if the site contains, is located adjacent to or has the potential to impact any of the natural and historic resource(s) listed below, and if so, how they will be protected or mitigated. Planning Council staff will request additional information from Broward County regarding the amendment's impact on natural and historic resources.

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

According to a report prepared by the Historic Property Association, the City of Hallandale Beach has two sites which have National Register potential. One is within the subject area, the Trembicki House at 34 SW 8th Street. The Curci House on the National register abuts the western boundary of the subject area at 324 SW Second Avenue.

Objectives and policies in the City's Comprehensive Plan include provisions that protect historic resources. Specifically, Objective 1.10 of the Future Land Use Element: "Historic and Natural Resources: Ensure that no development adversely impacts historic resources..." and Policy 4-1.3.4 of the Housing Element: "Preservation of Historically Significant Housing.

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

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

C. Wetlands.

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

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

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

E. Priority Planning Area map and Broward County Land Use Plan Policy 2.21.1 regarding sea level rise.

The City of Hallandale Beach Vulnerability and Adaptation Plan address Sea level rise/flood protection mitigation strategies and requirements which would mitigate or enhance flood protection and adaptation from rising sea levels. Additionally, the City has implemented policies into the Coastal Management

Element among other elements of its Comprehensive Plan to further Broward County Land Use Plan Policy 2.21.1.

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

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

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

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

H. Wellfields – indicate whether the amendment is located within a wellfield protection zone of influence as defined by Broward County Code, Chapter 27, Article 13 "Wellfield Protection." If so, specify the affected zone and any provisions which will be made to protect the wellfield.

The northwest portion of the amendment site in the vicinity of Foster Road is within a

wellfield cone of influence. The wellfield influence area and wells are regularly monitored by the Broward County Water Resources Management Division which is charged with the responsibility of regulating such pollution under the Broward County wellfield protection ordinance requirements.

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

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

- J. Beach Access – Indicate if the amendment site fronts the ocean or would impact access to public beaches. If so, describe how public beach access will be addressed.**

The Amendment site is not on the oceanfront.

7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this Document.

As part of this application the City is committing 15% of the 4,000 proposed units to be affordable units restricted for 30 years. The City of Hallandale Beach has undertaken several initiatives to provide for the provision of affordable housing. Specifically, the Hallandale Beach CRA (HBCRA) utilizes Tax Increment dollars to assist first time homebuyers and homeowners. Hallandale Beach is one of six target areas established by Broward County which, due to its state of decline, concentration of low and moderate income persons and deteriorating housing conditions, makes it eligible for concentrated attention through various Community Development grant programs. The area is centered on Foster Road which is part of the proposed Amendment site. The HBCRA is acquiring vacant property strategically located along the Foster Road corridor for redevelopment purposes. In 1996, the HBCRA was established. Since its inception, the HBCRA Board of Directors have developed and implemented several community based programs geared toward providing financial assistance to potential homeowners and existing homeowners, either through down payment assistance and/or Neighborhood Improvement Program (NIP) and other grants to assist seniors.

Thus far the HBCRA has assisted thirty-six (56) low and moderate income individuals, by conveying CRA owned lots for the construction of new single family homes. Overall, the HBCRA has assisted two hundred seventy-eight (278) first time homebuyers through lot conveyance, down payment assistance and/or closing cost to ensure they achieve their dreams of homeownership, which resulted in an investment of \$6,688,735. The CRA has also assisted one thousand one hundred forty-nine (1,149) single and multifamily properties with exterior repairs, which ultimately increases the value of their community, which resulted in an investment of \$9,929,826. As a home preservation activity, the HBCRA has assisted over one thousand seven hundred (1,700) residents through the Storm Shutter program.

Furthermore, in an effort to increase the affordable housing stock within the CRA area, the

City/CRA has partnered with a developer, on a 53-unit condominium/townhouse development named Highland Park Village. The target market for this development is individuals who are at or below 120% Area Median Income (AMI). As part of the partnership, the HBCRA shall provide down payment and closing cost assistance up to \$50,000 to qualified purchasers.

The HBCRA has provided 3.97 acres of land for Hallandale City Center to develop approximately eighty- nine (89) affordable residential units. In addition, the HBCRA provided 0.37 acres of land for Hallandale Commons to develop eight workforce and two affordable housing units.

The HBCRA has also committed \$2million dollars towards the development of Solaris. Solaris is a \$30,279,648, affordable housing mixed income, 84-unit, 8 story, Green multi-family residential building on 1.86 acres located at 118 SE 7th Street, adjacent to Bluesten Park.

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

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

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

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

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

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

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

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

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

Policy 4-1.4.1: Affordable Infill Development. The City will continue to make City owned vacant

properties available to eligible very low and low and moderate income households.

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

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

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

8. LAND USE COMPATIBILITY

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

The Hollywood Regional Activity Center lies just north of the Amendment site. Because it too is a RAC, the proposed land uses are compatible with the amendment site. Similarly, the Gulfstream Local Activity Center has uses compatible with the proposed RAC. Zoning provisions and land development regulations will help to ensure existing single-family neighborhoods within and just outside of the amendment site will be sufficiently protected from incompatible uses. Further, with higher density development proposed along Federal Highway, Dixie Highway, and Foster Road, the majority of remaining allowable development is expected to be built along these corridors. As shown in Section 5 (B) of this application, adjacent land uses to the south in Miami- Dade County include Low Density LDR (2.5-6 DU/AC), Low-Medium Density LMDR (6-13 DU/AC), and Business and Office. All of these adjacent land uses are compatible with associated land uses in the Hallandale Beach RAC.

9. HURRICANE EVACUATION ANALYSIS

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

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

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

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

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

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

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

Hallandale Beach Emergency Operations Plan (Exhibit N)

10. REDEVELOPMENT ANALYSIS

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

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

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

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

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

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

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

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

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

11. INTERGOVERNMENTAL COORDINATION

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

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

12. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

Advertisements provided (Exhibit C)

13. HIGHLIGHTED REGIONAL ISSUES

Describe consistency with highlighted regional issues and policies of the Broward County Land Use Plan

STRATEGY CCR-1: Mitigate the effects of climate change by reducing greenhouse gas emissions by 2% per year.

Implementation Strategies:

- *Integrating transportation and land use decisions with emphasis on multi-modal transportation.*
- *Decreasing fuel consumption by 10% by 2020 by improving and integrating multi-modal transportation and land uses that encourage a reduction in single occupancy vehicle trips and GHG emissions, encourage an increase in walking, bicycling and transit trips and provide affordable housing proximate to urban work centers and transit*

ANALYSIS: Increasing the residential dwelling units within the RAC reduces sprawl and encourages higher density development along the transit corridor.

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

Implementation Strategies:

- *Broward County Land Use Plan amendments for appropriately located “activity center,” such as downtowns and transit corridors and hubs shall be given preference when considering new or redevelopment proposals.*
- *Within established and planned “activity centers,” Broward County shall utilize multi-modal levels of service standards and take all committed and funded modes of transportation fully into account when considering development proposals.*
- *To facilitate the availability of affordable housing in proximity to public facilities, services, amenities, and economic opportunities, the County’s “Affordable Housing Density Bonus Program” shall be structured to target established and planned “activity centers,” such as downtowns and transit corridors and hubs.*

STRATEGY TR-2: Support incentives to remove blight within Community Redevelopment Areas (CRA’s) and similar areas.

Implementation Strategies:

- *Broward County is committed to continuing and expanding its current “Broward Redevelopment Program” (BRP) program to offer resources to CRA’s, or similar blighted areas, with a focus on high quality, viable, projects which will provide jobs, enhance support infrastructure to attract redevelopment and/or result in affordable housing stock.*
- *Priority for BRP program funding will be given to projects which demonstrate furtherance of one or more of the County’s “Highlighted Regional Issues and Strategies,” including targeted redevelopment, multi-modal transportation, affordable housing, climate*

resiliency, natural resource protection and enhancement, and disaster prevention.

ANALYSIS: The City of Hallandale Beach land development regulations encourage and require the development of mixed-use communities within the RAC. Emphasis is placed on higher density development along the major corridors. Additional residential dwelling units within the RAC support the County's effort to promote development and redevelopment activities within established "activity centers". The increase of residential dwelling units within the RAC will also increase the availability of affordable housing within the transit corridor. Also, the City of Hallandale Beach CRA is located within the RAC, furthering the County's vision to attract redevelopment in blighted areas along with the furtherance of targeting regional issues such as targeted redevelopment, multi-modal transportation, and affordable housing.

STRATEGY MM-2: Recognize and address the transportation and housing connection.

Implementation Strategies:

- *Promote and support redevelopment and mixed use opportunities within and along major transportation hubs and corridors;*
- *Support residential affordable housing bonus densities within and along major transportation corridors, stations, and redevelopment areas.*

ANALYSIS: Increasing residential dwelling units within the RAC supports the reduction of the Center for Neighborhood Technology Housing and Transportation (H+T) affordability index of 54% in Hallandale Beach. Creating affordable residential development near public transportation will help reduce the percentage of housing (32%) and transportation (23%) costs of residents within the City.

STRATEGY AH-3: The Broward County Land Use Plan shall include an Affordable Housing Density Bonus Program, including promoting a supply of smaller, traditionally affordable units, such as efficiency/studio occupancy units.

Implementation Strategies:

- *The affordable housing bonus for market rate units may be higher if the developer commits to including "very-low" or "low" income housing units, in comparison to constructing "moderate" income units.*
- *Bonuses may also be higher if the affordable units are located in areas preferred for (re)development near transit and rail stations, or are part of projects which will further additional land use plan priorities.*
- *Bonus affordable housing units will be restricted to remain such for a defined period in exchange for the bonus market rate units.*
- *Smaller "efficiency" or "studio" units, which have often served a demand for affordable units, will be addressed as part of a "bonus density" program.*

STRATEGY AH-4: Municipalities should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing to help meet the needs of our population and economy.

Implementation Strategies:

- *Amendments to the Broward County Land Use Plan which propose new residential units should not be adopted unless the municipality has an affordable housing strategy that has been approved by the municipality and the Broward County Planning Council.*
- *A municipal affordable housing strategy shall be based on existing housing supply,*

- considering very-low-, low-, and moderate-income households.*

To receive Planning Council approval, a municipal affordable housing strategy must demonstrate that the municipality has enacted policies and cost feasible programs which will reasonably address needed affordable housing supply in consideration of the municipality’s population and future land uses.

ANALYSIS: The City of Hallandale Beach Land Development Regulations require allocation of maximum density units to require a development to provide at least 15 percent of the project's residential units as affordable housing or contribution to the city's affordable housing fund. Increasing the residential units within the RAC help to provide additional affordable units.

14. ADDITIONAL SUPPORT DOCUMENTS

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

1. Population Projections. Source: Broward County PFAM



Table 16

Broward County Population								
Total Population by Jurisdiction: 2010 - 2045								
Jurisdiction	2010	2015	2020	2025	2030	2035	2040	2045
COCONUT CREEK	53,014	55,226	58,513	59,112	61,447	62,917	63,959	64,885
COOPER CITY	28,543	32,877	33,629	33,251	32,968	33,230	33,844	34,449
CORAL SPRINGS	121,713	125,102	128,844	128,271	130,019	135,647	139,447	142,885
DANIA BEACH	30,063	33,013	35,156	38,087	40,344	41,881	43,129	44,329
DAVIE	91,698	97,500	105,105	108,481	111,388	115,712	119,681	123,564
DEERFIELD BEACH	75,039	78,062	78,912	85,966	89,381	91,164	92,230	93,188
FORT LAUDERDALE	165,558	175,228	179,997	208,747	222,915	232,419	240,134	247,613
HALLANDALE BEACH	36,733	39,702	40,015	40,789	42,579	43,620	44,351	45,052
HILLSBORO BEACH	1,875	2,240	2,256	2,204	2,168	2,153	2,129	2,113
HOLLYWOOD	140,802	148,085	152,726	158,608	166,373	172,150	176,331	180,453
LAUDERDALE LAKES	32,613	33,644	34,433	35,275	37,402	38,723	39,610	40,445
LAUDERDALE-BY-THE-SEA	6,039	6,680	6,821	6,668	6,648	6,607	6,572	6,521
LAUDERHILL	67,253	69,590	72,391	74,035	76,690	78,827	80,334	81,628
LAZY LAKE VILLAGE	25	26	25	27	29	30	31	32
LIGHTHOUSE POINT	10,229	10,374	10,257	10,109	10,261	10,312	10,316	10,281
MARGATE	52,945	55,205	56,447	59,654	62,187	64,663	66,641	68,660
MIRAMAR	122,315	127,659	133,501	142,874	146,188	148,950	151,017	153,145
NORTH LAUDERDALE	40,558	40,703	40,091	46,544	46,991	48,193	48,691	49,084
OAKLAND PARK	41,453	43,120	45,841	46,778	49,287	50,957	52,129	53,138
PARKLAND	23,889	27,351	33,238	32,828	32,604	32,772	32,829	32,848
PEMBROKE PARK	6,110	6,411	6,396	6,280	6,593	6,750	6,812	6,866
PEMBROKE PINES	154,982	155,736	157,877	158,950	158,099	160,399	163,668	166,758
PLANTATION	85,068	86,992	89,634	92,384	94,157	98,533	101,731	104,456
POMPANO BEACH	100,089	105,720	109,020	124,466	131,192	134,912	137,449	139,760
SEA RANCH LAKES	663	703	695	681	714	730	741	735
SOUTHWEST RANCHES	7,352	8,132	9,056	8,961	8,882	8,837	8,800	8,764

2. Proposed Comprehensive Plan Amendments Related to Regional Activity Center (RAC) City of Hallandale Beach Local Land Use Plan Text Amendment.

Not currently applicable.

B. Any proposed voluntary mitigation or draft agreements.

Not currently applicable.N/A

15. PLAN AMENDMENT COPIES

A. 3 hard copies and 10 digital copies (13 total) for the BCPC (Please include additional copies if amendment site is adjacent to other municipalities and/or county jurisdictions). Additional copies may be requested by the Planning Council Executive Director after the initial application submittal.

To be provided with transmittal.

B. If requesting concurrent transmittal to DEO, 1 hard and 10 digital (11 total) copies, as required by DEO, of corresponding local land use plan amendment application, include transmittal letter from municipality to DEO.

To be provided with transmittal.