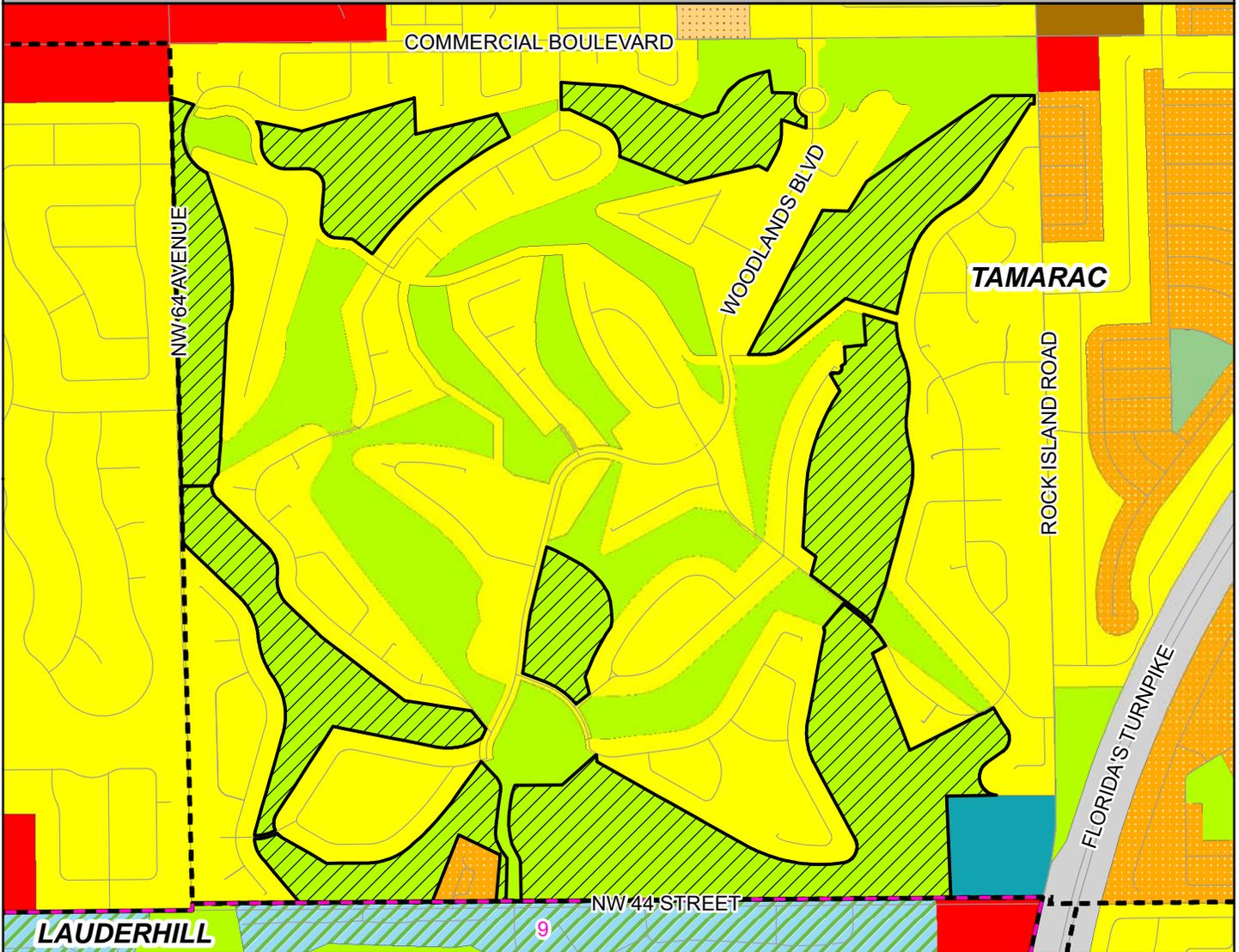


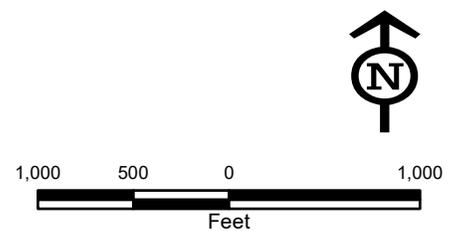
MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 20-2

Current Land Use: Commercial Recreation

Gross Acres: Approximately 168.7 acres



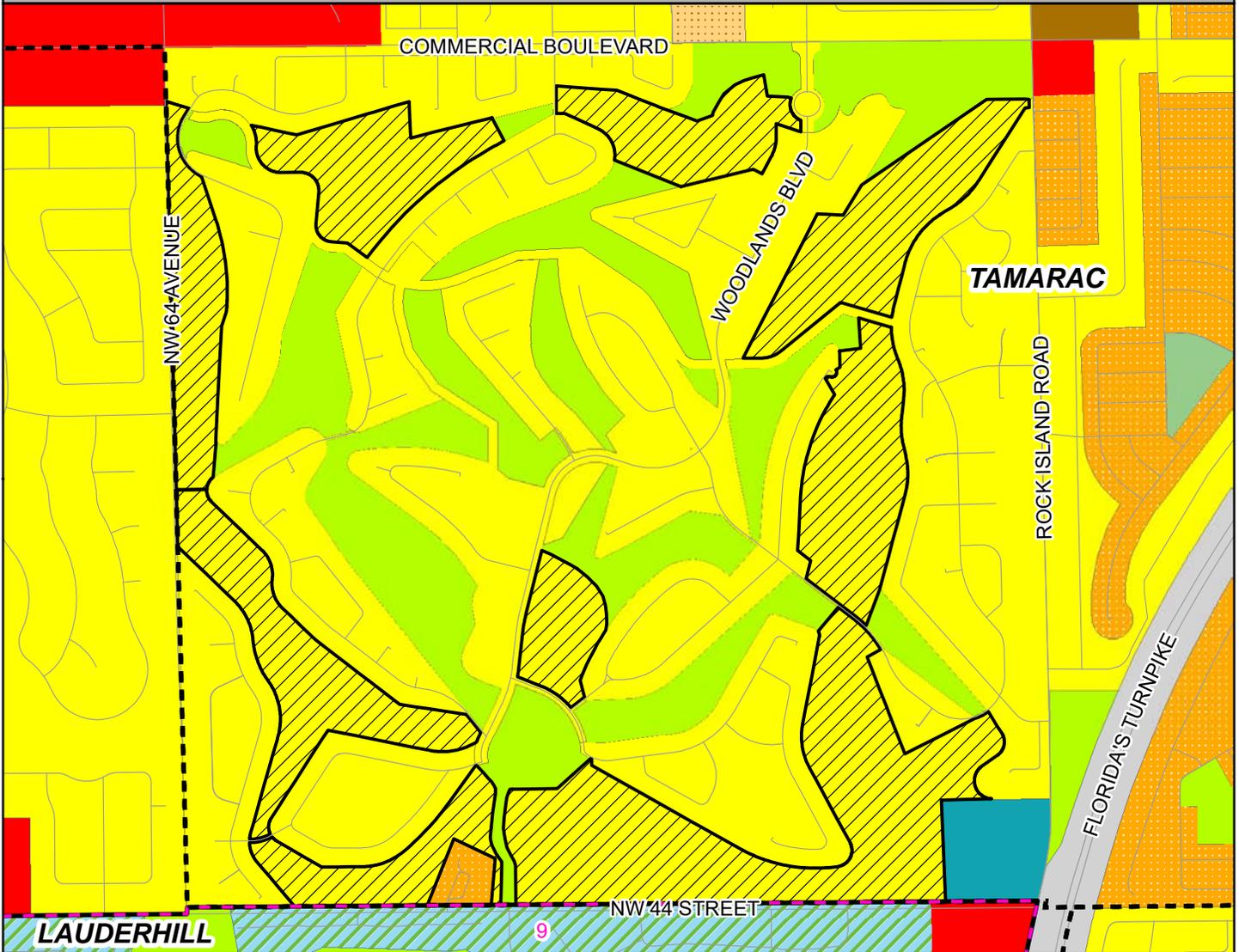
- | | | |
|---|--|--|
|  Site |  Medium-High (25) Residential |  Transportation |
|  Municipal Boundary |  Irregular Residential | |
|  Dashed-Line Area |  Commerce | |
|  Low (5) Residential |  Recreation and Open Space | |
|  Low-Medium (10) Residential |  Commercial Recreation | |
|  Medium (16) Residential |  Community | |



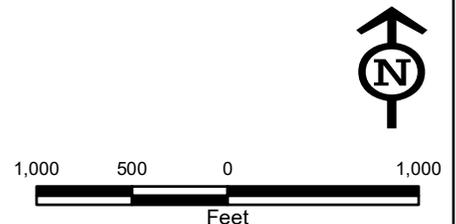
MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 20-2

Proposed Land Use: Low (5) Residential

Gross Acres: Approximately 168.7 acres



- | | | |
|-----------------------------|------------------------------|----------------|
| Site | Medium-High (25) Residential | Transportation |
| Municipal Boundary | Irregular Residential | |
| Dashed-Line Area 0.0 | Commerce | |
| Low (5) Residential | Recreation and Open Space | |
| Low-Medium (10) Residential | Commercial Recreation | |
| Medium (16) Residential | Community | |



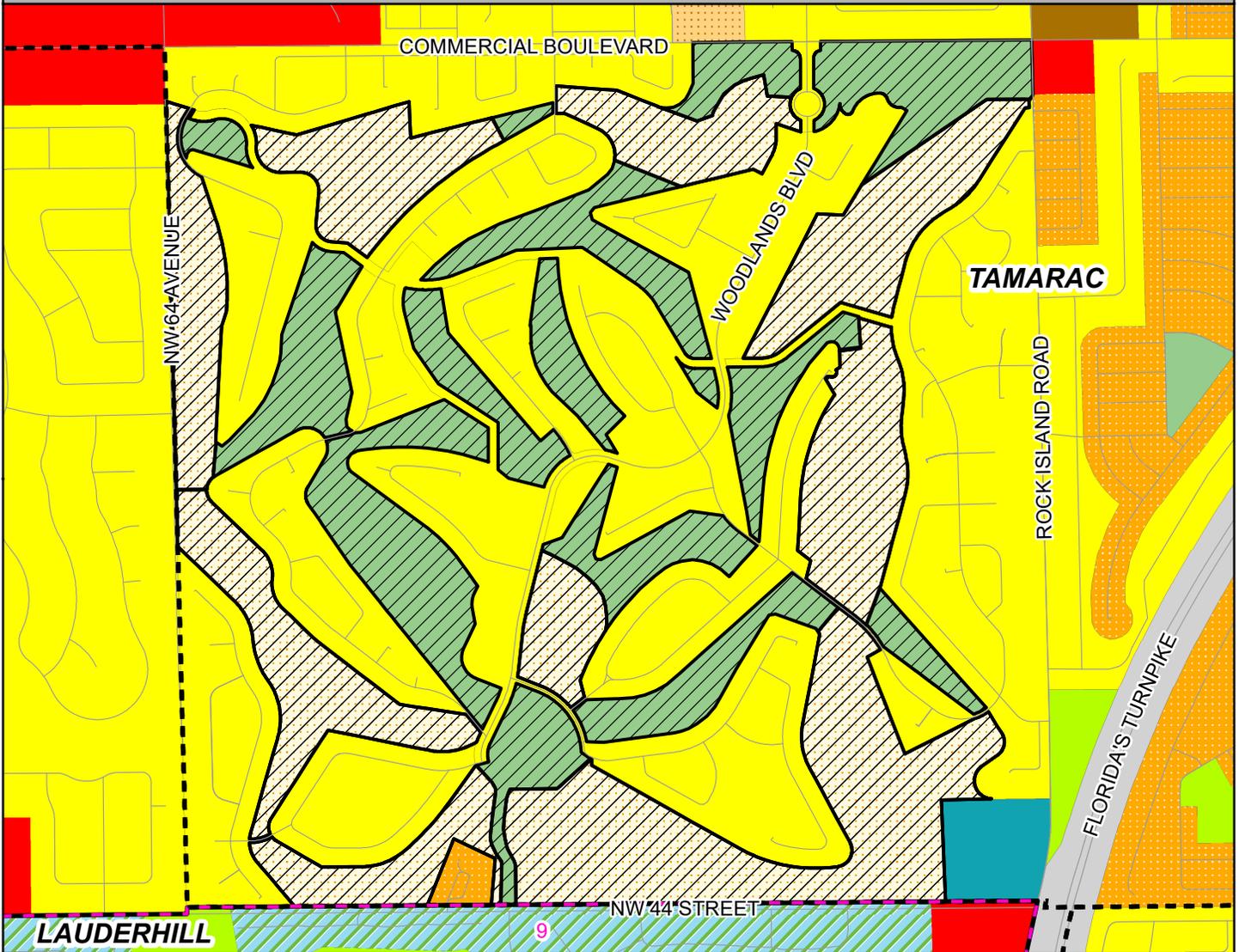
MAP 4

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN

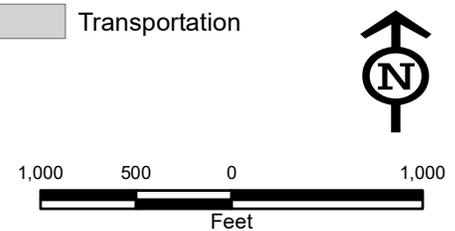
PLANNING COUNCIL JANUARY 23, 2020 AND FEBRUARY 25, 2021 RECOMMENDATIONS AND
 BROWARD COUNTY COMMISSION OCTOBER 20, 2020 TRANSMITTAL RECOMMENDATION
 FUTURE LAND USE DESIGNATIONS
 AMENDMENT PC 20-2

Proposed Land Uses: 168.7 acres of Low (3) Residential and 110.0 acres of Recreation and Open Space

Gross Acres: Approximately 278.7 acres



- | | | |
|-----------------------------|------------------------------|----------------|
| Site | Medium (16) Residential | Community |
| Municipal Boundary | Medium-High (25) Residential | Transportation |
| Dashed-Line Area | Irregular Residential | |
| Low (3) Residential | Commerce | |
| Low (5) Residential | Recreation and Open Space | |
| Low-Medium (10) Residential | Commercial Recreation | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 20-2
(TAMARAC)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

January 14, 2020

It is recommended that the proposed amendment be approved, recognizing the applicant's voluntary commitments to 1) restrict development to a maximum of 398 single-family dwelling units, 2) contribute \$1,000 per dwelling unit towards the City's affordable housing programs, 3) reserve approximately 160 acres of the overall Woodlands property for community recreation and open space (approximately 110 acres of remaining Commercial Recreation and 50 acres within the proposed Low (5) Residential designation with the location(s) determined at time of site plan) and 4) restrict the development's non-emergency vehicular ingress and egress access to and from Northwest 44 Street. See Attachment 3.

In addition to the applicant's voluntary commitments listed above, Planning Council staff recommends the following:

- A) The approximately 110 acres currently designated as Commercial Recreation of the 160 acres that will be reserved for community recreation and open space be amended to the Recreation and Open Space land use designation to further enhance the voluntary commitment. See Attachment 13.C.
- B) As an alternative to the proposed Low (5) Residential designation, Planning Council staff finds that a designation of Low (3) Residential, which permits a maximum of 506 dwelling units, may be more appropriate, as the applicant has proffered a voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units, which is less than half of the density permitted by a Low (5) Residential designation. The Low (3) Residential designation would further protect the lower density by more accurately reflecting the voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units and require a more stringent County and City land use plan amendment process be engaged if an increase in residential density is ever sought, as opposed to the release of a Declaration of Restrictive Covenants. This action would require that the City of Tamarac also adopt the same or more restrictive density designation for its future land use plan to be recertified and effective.

Should the Planning Council support staff's additional recommendations of A) and/or B) above, Maps 2 and 3 and the amendment report will be updated prior to the County Commission public hearing to consider transmittal of the proposed amendment to the State of Florida review agencies for review under the Florida Statutes, Chapter 163 process.

(Planning Council staff recommendation continued on next page)

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Transmittal Recommendation (continued) January 14, 2020

Effectiveness of the approval of the land use plan amendment shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, the applicant's confirmation to 1) comply with the environmental licensing and permitting requirements to redevelop the property with a residential use, 2) comply with the City's historic preservation regulations throughout the redevelopment process and 3) continue to coordinate with applicable governmental agencies to discuss potential off-site improvements to the traffic network surrounding the proposed amendment site is recognized. See Attachment 6.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

(Planning Council staff recommendation continued on next page)

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Transmittal Recommendation (continued) **January 14, 2020**

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced BCLUP amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Transmittal Recommendation **January 23, 2020**

Approval per Planning Council staff transmittal recommendation. See Map 4. (Vote of the board; 10-4; Yes: Blattner, Breslau, Castillo, DiGiorgio, Gomez, Hardin, Maxey, Rosenof, Williams and Stermer. No: Blackwelder, Fernandez, Graham and Rich.)

(The Planning Council also voted not to hold a second Planning Council public hearing: Vote of the board; 10-4; Yes: Blattner, Breslau, Castillo, DiGiorgio, Gomez, Hardin, Rich, Rosenof, Williams and Stermer. No: Blackwelder, Fernandez, Graham and Maxey.)

III. County Commission Transmittal Recommendation **October 20, 2020**

Approval per Planning Council transmittal recommendation. (Please see the January 14, 2020, Planning Council staff transmittal recommendation for the voluntary commitments and conditions, as well as Map 4.)

IV. Summary of State of Florida Review Agency Comments **November 25, 2020**

The Florida Department of Transportation (FDOT) has issued a comment on the proposed amendment (See Attachment 30):

Comment: The FDOT issued the following comment for the proposed Broward County comprehensive plan amendment with DEO reference number 20-6ESR. This comment will not form the basis of a challenge.

(Summary continued on next page)

IV. Summary of State of Florida Review Agency Comments (continued) November 25, 2020

In accordance with ss. 163.3161(3) and 163.3184(3)(b), Florida Statutes, the focus of our review was on major transportation issues, including adverse impacts to transportation facilities of state importance. These facilities include the Strategic Intermodal System (SIS) and significant regional resources and facilities identified in the Strategic Regional Policy Plan by the South Florida Regional Planning Council. These facilities are vital to the economic vitality, growth and quality of life of the county, region and state.

Through the Department's review of the long term adequacy of transportation facilities to meet established acceptable levels of service, as required by ss. 163.3177(3)(a)3., and 163.3177(6)(a)8a., Florida Statutes, adverse impacts to SIS and significant regional facilities were identified, including the Florida's Turnpike Interchange and Commercial Boulevard. There are no projects contained in the Broward Metropolitan Planning Organization's Long Range Transportation Plan that would correct the adverse impacts. More specifically, typical daily volumes that can be processed by a 6-lane arterial at an acceptable Level of Service (LOS) would be approximately 60,000 vehicles per day. The segment of Commercial Boulevard between Rock Island Road and the Turnpike carried 74,500 Annual Average Daily Traffic (AADT) in 2019.

Recent analysis of intersection operating conditions along Commercial Boulevard by the Florida's Turnpike Enterprise showed the intersections of Commercial Boulevard with Rock Island Road and with State Road 7/US 441 are operating at LOS F in both AM and PM peak hours. The Turnpike Commercial Boulevard ramp terminal intersection operates at LOS E in both AM and PM peak hours. The land use change being considered will further degrade operating conditions along Commercial Boulevard and within the functional footprint of the Turnpike interchange. FDOT strives to maintain a level of service standard of D on facilities operated by the Department.

Recommendation for Comment

The County should coordinate with the Department and the City of Tamarac prior to adoption of the amendment to determine strategies for reducing, mitigating or eliminating adverse impacts resulting from this amendment, as required by ss.163.3177(6)(b)1.e., Florida Statutes. The Department is participating in a joint funded project with Broward County to design and construct Advance Transportation Management System (ATMS) improvements along Commercial Boulevard. This project is programmed in the FDOT Adopted Five Year Work Program in FY 2024. One potential strategy to consider is for the County to work with the City and the Developer regarding a proportionate share contribution to the Department towards this opportunistic project. The proposed development will directly benefit from potential traffic congestion reduction that is typically associated with ATMS projects.

(Summary continued on next page)

RECOMMENDATIONS/ACTIONS (continued)

DATE

IV. Summary of State of Florida Review Agency Comments (continued) November 25, 2020

Response: Planning Council staff notes that the Broward County Land Use Plan (BCLUP) considers impacts to the regional roadway network based on land use designations and the Broward Metropolitan Planning Organization (MPO) long-range roadway capacity and volumes table. In addition, per BCLUP Policy 2.14.9, if the Planning Council staff transportation impact analysis identifies that the net p.m. peak hour trips resulting from the proposed amendment will be significant (i.e. 3% or greater of the capacity of a regional roadway segment, at the long-range planning horizon), a Broward MPO model analysis is requested for the distribution of the projected additional p.m. peak hour trips. Based on the MPO model distribution, Commercial Boulevard was not significantly or adversely impacted by the proposed amendment as restricted. See Attachment 4.B. Planning Council staff notes that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which is assessed at the plat/site planning stage, as well as the local government site specific analyses occurring during the municipal development process (i.e. site plan/plat).

The applicant has provided correspondence indicating that the City and applicant are engaged in ongoing discussions to address the site plan specific traffic impacts. As a part of the City site plan review process, the applicant has submitted a Traffic Impact Analysis (TIA) that includes detailed evaluations for a total of 18 intersections immediately adjacent to or in the vicinity of the amendment site. The applicant has stated that the appropriate physical improvements to the impacted roadways, such as turn lanes and signalization improvements, and the final conditions of approval will be determined upon site plan consideration by the Tamarac City Commission, noting that the proportionate share contribution to the ATMS project identified in the FDOT comment is one of several options being contemplated. See Attachment 31.

V. Planning Council Staff Final Recommendation February 16, 2021

Planning Council staff continues to support its initial recommendation that the proposed amendment be approved, recognizing the applicant's voluntary commitments to 1) restrict development to a maximum of 398 single-family dwelling units, 2) contribute \$1,000 per dwelling unit towards the City's affordable housing programs, 3) reserve approximately 160 acres of the overall Woodlands property for community recreation and open space (approximately 110 acres of remaining Commercial Recreation and 50 acres within the proposed Low (5) Residential designation with the location(s) determined at time of site plan) and 4) restrict the development's non-emergency vehicular ingress and egress access to and from Northwest 44 Street. See Attachment 3.

(Planning Council staff recommendation continued on next page)

V. Planning Council Staff Final Recommendation (continued)

February 16, 2021

In addition to the applicant's voluntary commitments listed above, Planning Council staff recommends the following:

- A) The approximately 110 acres currently designated as Commercial Recreation of the 160 acres that will be reserved for community recreation and open space be amended to the Recreation and Open Space land use designation to further enhance the voluntary commitment. See Attachment 13.C.
- B) As an alternative to the proposed Low (5) Residential designation, Planning Council staff finds that a designation of Low (3) Residential, which permits a maximum of 506 dwelling units, may be more appropriate, as the applicant has proffered a voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units, which is less than half of the density permitted by a Low (5) Residential designation. The Low (3) Residential designation would further protect the lower density by more accurately reflecting the voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units and require a more stringent County and City land use plan amendment process be engaged if an increase in residential density is ever sought, as opposed to the release of a Declaration of Restrictive Covenants. This action would require that the City of Tamarac also adopt the same or more restrictive density designation for its future land use plan to be recertified and effective.

Further, at its January 23, 2020 meeting, the Planning Council supported the applicant's voluntary commitments and staff's additional recommendations of A) and B) above, resulting in the addition of Map 4 to reflect said recommendations. It is noted that Map 4 and the updated amendment report were provided to the County Commission prior to its public hearing to consider transmittal of the proposed amendment to the State of Florida review agencies for review under the Florida Statutes, Chapter 163 process. At its October 20, 2020 meeting, the County Commission recommended approval per the Planning Council transmittal recommendation.

Effectiveness of the approval of the land use plan amendment shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, the applicant's confirmation to 1) comply with the environmental licensing and permitting requirements to redevelop the property with a residential use, 2) comply with the City's historic preservation regulations throughout the redevelopment process and 3) continue to coordinate with applicable governmental agencies to discuss potential off-site improvements to the transportation network, such as turn lanes and signalization improvements, is recognized. See Attachments 6 and 31.

(Planning Council staff recommendation continued on next page)

RECOMMENDATIONS/ACTIONS (continued)

DATE

V. Planning Council Staff Final Recommendation (continued)

February 16, 2021

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

VI. Planning Council Final Recommendation

February 25, 2021

Approval per Planning Council staff final recommendation, including the conditional recertification, recognizing the applicant’s voluntary commitments to 1) restrict development to a maximum of 398 single-family dwelling units, 2) contribute \$1,000 per dwelling unit towards the City’s affordable housing programs, 3) reserve approximately 160 acres of the overall Woodlands property for community recreation and open space (approximately 110 acres of remaining Commercial Recreation and 50 acres within the proposed Low (5) Residential designation with the location(s) determined at time of site plan) and 4) restrict the development’s non-emergency vehicular ingress and egress access to and from Northwest 44 Street. See Attachment 3.

In addition to the applicant’s voluntary commitments listed above, the Planning Council recommended the following (see Map 4):

- A) The approximately 110 acres currently designated as Commercial Recreation of the 160 acres that will be reserved for community recreation and open space be amended to the Recreation and Open Space land use designation.
- B) The designation of Low (3) Residential as an alternative to the proposed Low (5) Residential designation. The Low (3) Residential permits a maximum of 506 dwelling units, and the applicant has proffered a voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units.

Effectiveness of the approval of the land use plan amendment shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

In addition, the applicant’s confirmation to 1) comply with the environmental licensing and permitting requirements to redevelop the property with a residential use, 2) comply with the City’s historic preservation regulations throughout the redevelopment process

(Planning Council final recommendation continued on next page)

VI. Planning Council Final Recommendation (continued)

February 25, 2021

and 3) continue to coordinate with applicable governmental agencies to discuss potential off-site improvements to the transportation network, such as turn lanes and signalization improvements, is recognized. See Attachments 6 and 31. (Vote of the board; 12-4; Yes: Breslau, Brunson, Castillo, Fernandez, Good, Hardin, Maxey, Parness, Railey, Rosenof, Ryan and DiGiorgio. No: Graham, Grosso, Rich and Williams.)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Tamarac
- II. County Commission District: District 1
- III. Site Characteristics
 - A. Size: Approximately 168.7 acres
 - B. Location: In Section 14, Township 49 South, Range 41 East; located between Commercial Boulevard and Northwest 44 Street, and between Northwest 64 Avenue and Rock Island Road.
 - C. Existing Use: Golf course
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Commercial Recreation
 - B. Proposed Designation: Low (5) Residential
 - C. Estimated Net Effect: Addition of 843 dwelling units
Zero (0) dwelling units currently permitted by the Broward County Land Use Plan
Reduction of 168.7 acres of commercial recreation
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
 - A. Existing Uses:
 - North: Single-family residential, golf course and country club
 - East: Single-family residential, golf course, retail, utility and multi-family residential
 - South: Single-family residential, golf course, utility, multi-family residential, maintenance facility and vacant
 - West: Single-family residential, golf course and multi-family residential

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

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

B. Planned Uses:	North:	Commercial Recreation and Low (5) Residential
	East:	Commercial Recreation, Low (5) Residential, Commerce, Low-Medium (10) Residential and Community
	South:	Commercial Recreation, Low (5) Residential, Community, Commerce and Irregular (9) Residential within a Dashed Line Area and Low-Medium (10) Residential
	West:	Commercial Recreation, Low (5) Residential, Low-Medium (10) Residential and Commerce

VI. Applicant/Petitioner

A. Applicant:	13th Floor Woodlands HB GP
B. Agents:	Dunay, Miskel & Backman, LLP and Urban Design Kilday Studios
C. Property Owner:	Clublink US Corporation

VII. Recommendation of Local Governing Body:

The City of Tamarac recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

The applicant states: “The applicant is requesting a land use map amendment to allow for the conversion of 165.53 acres of Commercial Recreation (CR) to Low (5) Residential. This conversion will allow for up to 827 units (or 843 units when using the gross acreage of 168.7); however, the applicant intends to restrict the amendment site to development of no more than 398 single-family residential units. The proposed amendment reflects the reality that the Woodlands golf course operation has become economically non-viable. This situation is not unique to Broward County. This trend is occurring across South Florida and the United States as golf courses have become too numerous and golf play continues to decline.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

The Woodlands Country Club began operation in the early 1970s with a clubhouse, two 18-hole golf courses, known as the East and West Courses, and a community of approximately 890 single-family homes surrounding the fairways. After years of operation, the Club experienced a decline in golf play coupled with an uptick in operating costs and competition from new golf course communities, making it difficult to keep the operation economically viable. In an attempt to preserve golf play at the Woodlands, the golf course was sold, by its members, to Clublink in 2011.

Clublink is a membership-based operation where members have access to all golf courses within the Clublink network. At its height, Clublink had 198 operating holes in Florida but has since closed 41.7% of those operating holes. For years, Clublink attempted to revitalize the Woodlands golf courses by making capital investments, none of which proved successful.

As evidenced by frequent course closures throughout Florida, and over 200 course closures across the country in 2017, the experience at the Woodlands is not unique. The current owner and the applicant strongly believe it is only a matter of time before the Woodlands golf course will have to close due to financial pressures affecting most golf course owners today. The closure of the courses and associated uncertainty will likely negatively affect the appearance and property values of the surrounding area.

The Woodlands Country Club is approximately 275.46 acres including the East and West Course, the Clubhouse and the integrated waterways. To update and enhance the Woodlands community, the applicant proposes to redevelop select portions of the East and West courses with 398 fee-simple single-family homes that match the architectural style and context of the existing community with no apartments and no attached homes, while preserving 109.93 acres as maintained open space, including over 20 acres of new lakes. Those 109.93 acres will be maintained in the Commercial Recreation land use designation and a deed restriction will be placed over the property to protect it as open space. Additionally, the remaining 165.53 acres designated as residential land use will include at least 50 acres used for open space surrounding the residential homesites and associated infrastructure, bringing the total open space proposed to a minimum of approximately 160 acres.

The applicant proposes a phased exit of the golf operation where one 18-hole golf course will be left undeveloped until such time that redevelopment of the other 18-hole golf course is substantially complete.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VIII. Applicant's Rationale (continued)

The partial redevelopment of the property will allow the applicant to make much needed improvements to the infrastructure and appearance of the community. Some of the proposed improvements include: fencing the perimeter of the property, gating the community's ingress/egress points, constructing a new clubhouse (which will be open to the Woodlands residents), providing 109.93 acres of permanently preserved and maintained open space with a 3+ mile walking trail, improving the physical infrastructure with over 20 acres of new lakes, and the provision of numerous off-site transportation improvements. The applicant believes that these improvements will result in appreciating home values, putting an end to the value stagnation present in the Woodlands today. In addition to protecting the Woodlands from future decline and increasing home values, the proposal will create new housing stock for the City of Tamarac thus creating new tax base. Additionally, the enhanced walking trails and transportation-related improvements will improve the vehicular and pedestrian linkages within the community and City. As such, the proposal will benefit the entire Woodlands community as well as the City of Tamarac and Broward County."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

REVIEW OF PUBLIC FACILITIES AND SERVICES

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

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

The City of Tamarac currently has approximately 336.84 acres of parks and open space to serve its residents, and it is estimated that the proposed land use plan amendment will result in an increase of 5.36 acres on the projected demand for local parks. Planning Council staff notes that the Broward County Land Use Plan allows up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use and semi-public golf courses that are either zoned and deed restricted for open space use or zoned and restricted by other development orders, such as site plan or subdivision approval, for open space use. However, golf course acreage may satisfy no more than 15% of the total Community and Regional Park requirement. The City's 2045 projected population (70,712) requires approximately 212.14 acres of parks; therefore, up to 31.82 acres of golf courses can be used to meet the City's parks and open space requirement. It is noted that the 15% maximum amount of golf course acreage of 31.82 acres will continue to be available to be counted by the City, as approximately 498.53 acres of golf course will remain in the City and available to meet the parks requirement. Although the proposed land use plan amendment decreases golf course acreage by 168.7 acres, the City's park inventory in this regard will remain unchanged. See Attachments 1 and 13.A.

In addition, the applicant has submitted a draft Declaration of Restrictive Covenants, which reserves a minimum of 160 acres of the property for community recreation and open space. The 160 acres is comprised of approximately 50 acres that is included in the proposed amendment site, the location of which will be determined in coordination with the City at the time of site plan review, and the remaining approximate 110 acres of golf course, currently designated as Commercial Recreation, will be preserved as community recreation and open space in perpetuity. See Attachments 3 and 13.B. Planning Council staff recommends that the approximate 110 acres currently designated as Commercial Recreation and proposed for community recreation and open space be designated as Recreation and Open Space on the Broward County Land Use Plan to enhance the voluntary commitment. See Attachment 13.C.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Tamarac adopted its 10-year Water Supply Facilities Work Plan on December 14, 2016.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility

The proposed amendment from the Commercial Recreation to the Low (5) Residential land use category is projected to increase the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 777 p.m. peak hour trips. See Attachment 2.

The Broward Metropolitan Planning Organization (MPO) Year 2040 Transportation Plan model analysis distributed the projected 777 additional p.m. peak hour trips to the regional roadway network on the following roadways:

- **Northwest 64 Avenue**
- **Northwest 44 Street**
- **Rock Island Road**
- **Commercial Boulevard**

Said Broward MPO Year 2040 Transportation Plan model analysis for the distribution of the projected additional p.m. peak hour trips indicates that the proposed amendment is projected to **adversely** impact two (2) affected roadway segments:

1. An additional **216** projected p.m. peak hour trips on **Commercial Boulevard**, between Rock Island Road and Florida's Turnpike; and
2. An additional **200** projected p.m. peak hour trips on **Rock Island Road**, between Northwest 44 Street and Commercial Boulevard.

The above referenced roadway segments are projected to operate at an unacceptable level of service (LOS) "F," with or without the addition of the trips generated by the proposed amendment.

Further, the MPO model analysis indicates that the proposed amendment is projected to **significantly** impact three (3) affected roadway segments:

1. An additional **137** projected p.m. peak hour trips on **Northwest 44 Street**, between Pine Island Road and West Inverrary Boulevard, which is projected to operate at an acceptable LOS "D," with or without the addition of the trips generated by the proposed amendment;
2. An additional **145** projected p.m. peak hour trips on **Northwest 44 Street**, between West Inverrary Boulevard and Rock Island Road, which is projected to operate at an acceptable LOS "D," with or without the addition of the trips generated by the proposed amendment; and
3. An additional **121** projected p.m. peak hour trips on **Rock Island Road**, between Oakland Park Boulevard and Northwest 44 Street, which is projected to operate at an acceptable LOS "C," with or without the addition of the trips generated by the proposed amendment.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Planning Council staff utilizes a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three percent (3%) of such capacity of a regional roadway link at the long-range planning horizon. Planning Council staff utilizes this significance threshold for several reasons, including a) per Policy 2.14.9 of the BrowardNext – Broward County Land Use Plan, a “significance” threshold corresponding to additional p.m. peak hour trips in excess of three-percent (3%) of such capacity of a regional roadway link at the long-range planning horizon, b) the threshold is also considered a margin of error to recognize that there is a range of potential permitted uses and development scenarios for any given land use plan designation and c) recognition that all new development, independent of any land use plan amendment traffic analysis, is required to comply with Broward County traffic concurrency mitigation provisions, which is assessed at the plat/site planning stage.

The applicant has submitted a draft Declaration of Restrictive Covenants restricting the proposed amendment site to 398 single-family dwelling units. See Attachment 3. Based on the restriction and alternative traffic analysis, the proposed amendment is projected to increase the net number of p.m. peak hour vehicle trips on the regional transportation network by approximately 332 p.m. peak hour trips. See Attachment 4.A.

The MPO Year 2040 Transportation Plan model analysis for the distribution of the projected additional p.m. peak hour trips as voluntarily restricted indicates a significant impact to one (1) roadway segment, as follows:

1. An additional **62** projected p.m. peak hour trips on **Northwest 44 Street**, between West Inverrary Boulevard and Rock Island Road, which is projected to operate at an acceptable LOS “D,” with or without the addition of the trips generated by the proposed amendment.

Planning Council staff notes that the Northwest 44 Street right-of-way adjacent to the amendment site is entirely within the City of Lauderhill’s municipal boundary and that the existing Woodlands community (in the City of Tamarac) does not currently have ingress/egress access to Northwest 44 Street. As the maintaining agency for this portion of Northwest 44 Street, the City of Lauderhill opposes creating ingress/egress access along Northwest 44 Street. See Attachment 5. In this regard, the applicant has submitted a draft Declaration of Restrictive Covenants restricting the proposed amendment site to 398 single-family dwelling units, including no non-emergency vehicular access to Northwest 44 Street. See Attachment 3. Based on the dwelling unit and vehicular access voluntary restrictions and alternative traffic analysis, the MPO model analysis indicates that the proposed amendment as restricted, including no non-emergency vehicular access to Northwest 44 Street, is **not projected to significantly or adversely impact** the operating conditions of the regional transportation network. See Attachment 4.B.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Further, the City of Lauderhill has stated its objection to ingress/egress access being granted to the Northwest 64 Avenue right-of-way adjacent to the amendment site. It is Planning Council staff's understanding that this right-of-way shares a municipal boundary with both the cities of Lauderhill and Tamarac; therefore, Northwest 64 Avenue was included as an access point when considering the distribution of the net p.m. peak hour trips to the Year 2040 regional transportation network.

In addition, the applicant has provided correspondence indicating that coordination efforts will continue with the Florida Department of Transportation, Broward County and the City of Tamarac to identify potential off-site transportation network improvements at key intersections and along nearby roadways of the existing Woodlands community. Potential improvements include:

- Construction of additional turn lanes at various intersections and access points;
- Modifications to signalization and signal timing enhancements; and/or
- Multi-modal infrastructure improvements.

See Attachment 6.

For informational purposes only, the following roadway levels of service for adjacent regional roadway network segments are as follows:

- Three (3) segments of **Commercial Boulevard**, between University Drive and Florida's Turnpike, are projected to operate at an unacceptable level of service (LOS) "F," with or without the addition of the trips generated by the proposed amendment as restricted;
- One (1) segment of **Rock Island Road**, between Oakland Park Boulevard and Northwest 44 Street, is projected to operate at an acceptable LOS "C," with or without the addition of the trips generated by the proposed amendment as restricted; and
- Two (2) segments of **Rock Island Road**, between Northwest 44 Street and McNab Road, are projected to operate at an unacceptable LOS "F," with or without the addition of the trips generated by the proposed amendment as restricted.

Update: February 16, 2021: During its review of the proposed amendment, the Florida Department of Transportation (FDOT) issued a comment that identified adverse impacts to the Strategic Intermodal System (SIS) and significant regional facilities, including the Florida's Turnpike Interchange and Commercial Boulevard. It is noted that FDOT indicated the comment will not form the basis of a challenge.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

Update: February 16, 2021 (continued): The FDOT comment identified that the 2019 Annual Average Daily Traffic (AADT) for Commercial Boulevard, between Rock Island Road and the Turnpike, was higher than the typical daily volume that can be processed by a 6-lane arterial at an acceptable Level of Service (LOS), approximately 74,500 and 60,000 vehicles per day, respectively. The FDOT comment also cites a recent Florida's Turnpike Enterprise analysis of intersection operating conditions along Commercial Boulevard that shows Commercial Boulevard at Rock Island Road and at State Road 7/US 441 are operating at LOS F in both the a.m. and p.m. peak hours, and that the Turnpike Commercial Boulevard ramp terminal intersection operates at LOS E in both the a.m. and p.m. peak hours. On facilities operated by the FDOT, the Department strives to maintain a LOS standard D.

To address these impacts, the FDOT recommends coordination between the Department, Broward County, the City of Tamarac and the developer to determine strategies for reducing, mitigating or eliminating adverse impacts resulting from the proposed amendment, including consideration of establishing a proportionate share contribution towards Advance Transportation Management System (ATMS) improvements along Commercial Boulevard, which is programmed in the FDOT Adopted Five Year Work Program for FY 2024. See Attachment 30.

The applicant has provided correspondence indicating that the City and applicant are engaged in ongoing discussions to address the site plan specific traffic impacts. As a part of the City site plan review process, the applicant has submitted a Traffic Impact Analysis (TIA) that includes detailed evaluations for a total of 18 intersections immediately adjacent to or in the vicinity of the amendment site. The applicant has stated that the appropriate physical improvements to the impacted roadways, such as turn lanes and signalization improvements, and the final conditions of approval will be determined upon site plan consideration by the Tamarac City Commission, noting that the proportionate share contribution to the ATMS project identified in the FDOT comment is one of several options being contemplated. See Attachment 31.

In addition, the Broward County Transit Division (BCT) staff report states that current and planned county transit service, as well as community shuttle service, is provided within one-quarter mile of the proposed amendment site. The BCT Mobility Advancement Program (MAP) also identifies planned transit improvements to the county routes serving the amendment area. Further, the BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including transit connectivity to the existing sidewalk/bicycle network and bus stops. See Attachment 7.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Broward County Planning and Development Management Division (PDMD) report identifies that the amendment site is bounded by Commercial Boulevard, Rock Island Road, Northwest 44 Street and Northwest 64 Avenue, and that the existing sidewalk and bicycle infrastructure needs improvement, as there are not sidewalks adjacent to the amendment site and bicycle lanes are inconsistent. The PDMD staff recommends that dedicated sidewalk and bicycle facilities be provided concurrent with development. Further, it is recommended that the site be designed to include safe and convenient connections between the development and the surrounding transportation network. Amenities, such as pedestrian-scale lighting, bicycle racks/lockers and repair stations, as well as shade trees, should be incorporated into the site design. The installation of electric vehicle charging stations should also be considered. See Attachment 8.

III. Public Schools

(Note: The following School Board analyses were completed prior to the final acreage and dwelling unit calculations for both the amendment as originally proposed and as voluntarily restricted by the applicant. Therefore, the number of dwelling units analyzed in the School Board reports slightly vary from those reflected in the amendment report.)

The School Board of Broward County staff report states that the proposed amendment based on a maximum of 837 single-family dwelling units would generate a maximum of 389 additional students into Broward County Public Schools, consisting of 194 elementary school students, 93 middle school students and 102 high school students. The report further states that Pinewood Elementary, Silver Lakes Middle and Boyd Anderson High schools are all under-enrolled in the 2018-2019 school year, and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2020-2021 school year. In addition, there are eight (8) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 9.A.

The School Board report indicates that there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "C," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 9.A.

The applicant has submitted a draft Declaration of Restrictive Covenants limiting the development to a maximum of 398 single-family dwelling units. See Attachment 3.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

III. Public Schools (continued)

The School Board of Broward County staff report states that the proposed amendment based on a maximum of 423 single-family dwelling units would generate a maximum of 197 additional students into Broward County Public Schools, consisting of 98 elementary school students, 47 middle school students and 52 high school students. The report further states that Planning Area "C" continues to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area, and that the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 9.B.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 10.

II. Wetlands

The EPGMD report indicates that any work in, on or under waters or wetlands of Broward County will require a license. See Attachment 10. The applicant has provided correspondence indicating adherence to any applicable regulations and licensing requirements should there be any work in, on or under waters or wetlands of Broward County. See Attachment 6.

III. Sea Level Rise

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 10.

IV. Other Natural Resources

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Broward County Tree Preservation and Abuse Ordinance. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 10.

REVIEW OF NATURAL RESOURCES (continued)

IV. Other Natural Resources (continued)

The EPGMD report indicates that the proposed amendment would involve a moderate percentage of impervious area and that the development resulting from the proposed amendment would result in a **net increase** in the volume of water available for recharge. The change in recharge capacity resulting from the proposed amendment would be major. See Attachment 10.

Planning Council staff notes that the proposed amendment site includes lands currently or historically used as a golf course, which have a high potential for arsenic contamination. As such, the proposed amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.5.5(d), and requires that the level of environmental contamination be determined by conducting a Phase I environmental assessment, as well as a Phase II environmental assessment if necessary. The policy also requires that any environmental contamination found during these assessments must be mitigated. In this regard, the applicant has provided Phase I and Phase II environmental assessments. See Attachment 11 for the summaries. The full reports are on file at the Planning Council office and available for review.

The Broward County Environmental Engineering and Permitting Division (EPPD) staff has confirmed that the environmental assessments are consistent with the requirements of BCLUP Policy 2.5.5(d). In addition, the environmental assessments indicate that the amendment site is contaminated with arsenic, which will require the applicant to obtain an Environmental Assessment and Remediation (EAR) license from EPPD. Further, the EPPD will require a Remedial Action Plan (RAP) detailing how the site will be cleaned up to a level commensurate with the proposed residential land use prior to development. See Attachment 12. The applicant has provided correspondence indicating that an EAR license has been obtained and that all applicable licensing regulations will be abided by for redevelopment of the property. See Attachment 6.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that, based on a preliminary review, the amendment site and surrounding community should be evaluated for historical significance, as several structures within the community meet the minimum age threshold for historic review. Further, the golf course was designed by architect Robert Von Hagge and PGA player Bruce Devlin, and the Woodlands community was the distinctive work of Tamarac's founder and pioneer developer Ken Behring. See Attachment 8. The applicant has provided correspondence stating that redevelopment of the site will be under the guidance of the City of Tamarac's historic preservation regulations. See Attachment 6.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 843 additional residential units to be permitted by the BCLUP. The Planning and Development Management Division (PDMD) report notes that the applicant submitted an affordable housing analysis dated January 4, 2019, which PDMD staff supplemented with current data, and found it to be generally consistent with Policy 2.16.2. See Attachment 8. It is noted that the affordable housing study is valid for a period of 18 months (i.e. through March 2021) based on Article 5.4(E) of the *Administrative Rules Document: BrowardNext*.

The study and supplemental data indicate an overall surplus of 3,820 affordable housing units within the City of Tamarac; however, there is a deficit of 1,868 very low-income rental units. The PDMD staff also recognizes that the future demand/supply forecast for the City's affordable housing identifies a continued deficit of 1,566 very low-income rental units and a projected shortage of 839 moderate-income owner units. See Attachment 8.

The applicant has made a voluntary commitment to restrict the development to 398 single-family dwelling units and contribute \$1,000.00 per dwelling unit to be paid to the City of Tamarac to be used at the City's discretion toward its affordable housing programs. See Attachment 3.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment has been reviewed for consistency with all policies of the BrowardNext - Broward County Land Use Plan (BCLUP) and has been found to be generally consistent with the same, recognizing the applicant's voluntary commitments to 1) restrict development to a maximum of 398 single-family dwelling units, 2) contribute \$1,000 per dwelling unit towards the City's affordable housing programs, 3) reserve approximately 160 acres of the overall Woodlands property for community recreation and open space (approximately 110 acres of remaining Commercial Recreation and 50 acres within the proposed Low (5) Residential designation with the location(s) determined at time of site plan) and 4) restrict the development's non-emergency vehicular ingress and egress access to and from Northwest 44 Street.

In addition, the proposed amendment has been evaluated for consistency and compliance with BCLUP Policies 2.5.4 and 2.5.5 regarding "Parks/Conservation," as the amendment site is a golf course. See Attachment 13.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information

Adjacent Local Governments

The proposed amendment site is located adjacent to the municipalities of Lauderdale Lakes and Lauderhill. Planning Council staff solicited comments from each of the adjacent local governments, and both municipalities have provided comments identifying transportation impact concerns resulting from the proposed amendment.

The City of Lauderdale Lakes has indicated that the impacts may necessitate improvements to the intersection of Northwest 31 Avenue and Northwest 44 Street, as well as pedestrian connections along Northwest 44 Street. See Attachment 14.

The City of Lauderhill has indicated it opposes any proposed ingress/egress connections from the development to two (2) adjacent public roadways, Northwest 44 Street and Northwest 64 Avenue. The City approved a resolution stating the same, and further cites that in 1995, the City of Tamarac de-annexed its interest in Northwest 44 Street. See Attachment 5.

Planning Council staff notes that the Northwest 44 Street public right-of-way adjacent to the amendment site is entirely within the City of Lauderhill's municipal boundary and that the existing Woodlands community does not currently have ingress/egress access to Northwest 44 Street. The applicant has indicated that non-emergency vehicular ingress/egress access to Northwest 44 Street will not be included in the development plan and has provided a draft Declaration of Restrictive Covenants limiting access to the amendment site. See Attachment 3.

Further, the City of Lauderhill has stated its objection to ingress/egress access being granted to the Northwest 64 Avenue right-of-way adjacent to the amendment site. It is Planning Council staff's understanding that this right-of-way shares a municipal boundary with both the cities of Lauderhill and Tamarac; therefore, Northwest 64 Avenue was included as an access point when considering the distribution of the net p.m. peak hour trips to the Year 2040 regional transportation network.

Public Participation

The applicant conducted several community outreach meetings to present the proposed development plan to the neighboring residential owners and municipalities. The applicant has provided a summary of the public outreach efforts. See Attachment 15.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information (continued)

Public Participation (continued)

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent 1,890 courtesy notices to all property owners within the land use plan amendment boundaries and within the entire Woodlands community, as well as within 300 feet of the boundaries of the overall Woodlands community.

Planning Council staff has received correspondence from interested parties opposing the proposed amendment. See Attachments 16 and 18.

Planning Council staff has received correspondence from residents in support of the proposed (re)development of the golf course, as submitted by the applicant. See Attachment 17.

Update: January 23, 2020: Planning Council staff has received multiple additional correspondence and materials from residents and interested parties regarding the proposed amendment. See Attachments 21 through 23.

Update: October 20, 2020: Planning Council staff has received multiple additional correspondence and materials from residents and interested parties regarding the proposed amendment. See Attachments 24 through 28.

Update: February 16, 2021: Planning Council staff has received multiple additional correspondence and materials from residents and interested parties regarding the proposed amendment. See Attachment 29.

Update: February 25, 2021: Planning Council staff has received correspondence and materials from residents and interested parties regarding the proposed amendment. See Attachment 32.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

PLANNING ANALYSIS

Our analysis finds that the proposed land use designation of Low (5) Residential would be generally compatible with the surrounding existing single-family and multi-family residential land uses, as well as the non-residential land uses, including golf course, retail and utility. Planning Council staff notes that the applicant has voluntarily committed to 1) limit development to a maximum of 398 single-family dwelling units, 2) provide an affordable housing contribution of \$1,000 per dwelling unit towards the City's affordable housing programs, 3) exclude non-emergency vehicular ingress/egress access to Northwest 44 Street and 4) reserve 160 acres of the Woodlands area for community recreation and open space. See Attachment 3.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, and sanitary sewer, solid waste and drainage capacity and park acreage** will be available to serve the proposed land use. The City of Tamarac has 336.84 acres in its certified parks and open space inventory to serve its residents. It is estimated that the proposed land use plan amendment will result in an increase of 5.36 acres on the projected demand for local parks. The City continues to meet both its adopted level of service and the BrowardNext – Broward County Land Use Plan (BCLUP) community parks acreage requirement of 3 acres per one thousand existing and projected population. See Attachment 1. Planning Council staff notes that although the proposed land use plan amendment decreases golf course acreage by 168.7 acres, the City's park inventory in this regard will remain unchanged. It is also noted that the proposed amendment is subject to BCLUP Policies 2.5.4 and 2.5.5, as the amendment site is an existing golf course designated Commercial Recreation. See Attachment 13.A. In addition, the applicant has submitted a draft Declaration of Restrictive Covenants which reserves a minimum of 160 acres of the surrounding area for community recreation and open space. The 160 acres is comprised of approximately 50 acres that is included in the amendment site, and the remaining approximate 110 acres is existing within the Woodlands community and designated with a Commercial Recreation land use. See Attachments 3 and 13.B. Planning Council staff recommends that the approximate 110 acres currently designated as Commercial Recreation and proposed for community recreation and open space be designated as Recreation and Open Space on the Broward County Land Use Plan. See Attachment 13.C.

Regarding anticipated adverse impacts to the **regional transportation network** resulting from the proposed amendment, the applicant has submitted a draft Declaration of Restrictive Covenants to restrict the development to a maximum of 398 single-family dwelling units and exclude non-emergency vehicular ingress/egress to Northwest 44 Street. See Attachment 3.

PLANNING ANALYSIS (continued)

Based on the dwelling unit and ingress/egress restrictions and alternative traffic analyses, the proposed amendment is projected to increase the net number of p.m. peak hour vehicle trips on the regional transportation network by approximately 332 p.m. peak hour trips. The MPO model analysis distribution of the projected additional p.m. peak hour trips as restricted indicates that the proposed amendment is **not projected to significantly or adversely impact** the operating conditions of the regional transportation network. See Attachment 4.B.

In addition, the applicant has provided correspondence indicating that coordination efforts will continue with the Florida Department of Transportation, Broward County and the City of Tamarac to identify potential off-site transportation network improvements, including 1) construction of additional turn lanes at various intersections and access points, 2) modifications to signalization and signal timing enhancements and/or 3) multi-modal infrastructure improvements. See Attachment 6.

Update: February 16, 2021: The Florida Department of Transportation (FDOT) issued comments that identified adverse impacts to the Strategic Intermodal System (SIS) and significant regional facilities, including the Florida's Turnpike Interchange and Commercial Boulevard. It is noted that FDOT indicated the comments will not form the basis of a challenge. The FDOT comments identified that Commercial Boulevard, in proximity to the amendment site, and the Turnpike Commercial Boulevard ramp terminal intersection are operating below the Department's preferred LOS standard D and that the proposed amendment will further degrade the operating conditions for both facilities. To address these impacts, the FDOT recommends coordination between the Department, Broward County, the City of Tamarac and the developer to determine strategies for reducing, mitigating or eliminating adverse impacts resulting from the proposed amendment, including consideration of establishing a proportionate share contribution towards Advance Transportation Management System (ATMS) improvements along Commercial Boulevard, as programmed in the FDOT Adopted Five Year Work Program for FY 2024. See Attachment 30.

The applicant has provided correspondence indicating that the City and applicant are engaged in ongoing discussions to address the site plan specific traffic impacts, noting that the proportionate share contribution to the ATMS project identified in the FDOT comment is one of several options being contemplated, as well as turn lanes and signalization improvements. See Attachment 31.

Concerning impacts to **public schools**, the School Board of Broward County staff report indicates that the proposed amendment, based on a maximum of 423 single-family dwelling units, would generate up to 197 additional students into Broward County Public Schools, consisting of 98 elementary school students, 47 middle school students and 52 high school students. The report states that Planning Area "C" is anticipated to have sufficient excess capacity to support the students generated by the proposed amendment. See Attachment 9.B. Planning Council staff notes that the applicant has submitted a draft Declaration of Restrictive Covenants limiting the maximum development to 398 single-family dwelling units. See Attachment 3.

PLANNING ANALYSIS (continued)

Regarding impacts to **natural resources**, the proposed amendment site includes lands currently or historically used as a golf course, which have a high potential for arsenic contamination. In this regard, the applicant has provided Phase I and Phase II environmental assessments. See Attachment 11 for the summaries. The Broward County Environmental Engineering and Permitting Division (EPPD) staff has confirmed that the environmental assessments provided are consistent with the requirements of BCLUP Policy 2.5.5(d). Further, the EPPD will require an Environmental Assessment and Remediation (EAR) license and a Remedial Action Plan (RAP) detailing how the site will be cleaned up prior to development. See Attachment 12. The applicant has provided correspondence indicating that an EAR license has been obtained and that all applicable licensing regulations will be abided by for redevelopment of the property. See Attachment 6.

Further, the EPGMD report indicates that the proposed amendment would result in a net increase in the volume of water available for recharge and the change in recharge capacity resulting from the proposed amendment would be major. See Attachment 10.

Concerning impacts to **cultural resources**, the Planning and Development Management Division report states that based on a preliminary review, the amendment site and surrounding community should be evaluated for historical significance, as several structures within the community meet the minimum age threshold for historic review, and the golf course and community center were designed by historically significant individuals. See Attachment 8. The applicant has provided correspondence stating that the redevelopment of the site will be under the guidance of the City of Tamarac's historic preservation regulations. See Attachment 6.

Regarding **affordable housing**, the proposed land use plan amendment is subject to BCLUP Policy 2.16.2, as it proposes 843 additional residential units to be permitted by the BCLUP. The Planning and Development Management Division (PDMD) report notes that the applicant submitted an affordable housing analysis, dated January 2019, which PDMD staff supplemented with current data, and found it to be generally consistent with Policy 2.16.2. See Attachment 8. In addition, the applicant submitted a draft Declaration of Restrictive Covenants to contribute \$1,000 per dwelling unit (398 dwelling units) to be paid to the City of Tamarac to be used at the City's discretion towards its affordable housing programs. See Attachment 3.

RECOMMENDATION

In conclusion, Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP) and it is recommended that the proposed amendment be approved, recognizing the applicant's voluntary commitments to 1) restrict development to a maximum of 398 single-family dwelling units, 2) contribute \$1,000 per dwelling unit towards the City's affordable housing programs, 3) reserve approximately 160 acres of the overall Woodlands property for community recreation and open space and 4) restrict the development's non-emergency vehicular ingress and egress access from Northwest 44 Street. See Attachment 3.

PLANNING ANALYSIS (continued)

RECOMMENDATION (continued)

Further, the applicant's confirmation to 1) comply with the environmental licensing and permitting requirements to redevelop the property with a residential use, 2) comply with the City's historic preservation regulations throughout the redevelopment process and 3) continue to coordinate with applicable governmental agencies to discuss potential off-site improvements to the traffic network surrounding the proposed amendment site is recognized. See Attachment 6.

In addition to the applicant's voluntary commitments and confirmations listed above, Planning Council staff recommends the following:

- A) The approximately 110 acres currently designated as Commercial Recreation of the 160 acres that will be reserved for community recreation and open space be amended to the Recreation and Open Space land use designation to further enhance the voluntary commitment. See Attachment 13.C.
- B) As an alternative to the proposed Low (5) Residential designation, Planning Council staff finds that a designation of Low (3) Residential, which permits a maximum of 506 dwelling units, may be more appropriate, as the applicant has proffered a voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units, which is less than half of the density permitted by a Low (5) Residential designation. The Low (3) Residential designation would further protect the lower density by more accurately reflecting the voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units and require a more stringent County and City land use plan amendment process be engaged if an increase in residential density is ever sought, as opposed to the release of a Declaration of Restrictive Covenants. This action would require that the City of Tamarac also adopt the same or more restrictive density designation for its future land use plan to be recertified and effective.

Update: February 16, 2021: Planning Council staff continues to recommend approval, recognizing the applicant's various voluntary commitments and confirmations, including continuing to coordinate with the City of Tamarac to address the site plan specific traffic impacts identified for the short and long range planning horizons. See Attachment 31. In addition, Planning Council staff continues to offer the alternative land use designations as detailed in the original recommendation above.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-2

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of December 2019
2. Broward County Planning Council Traffic Analysis of November 2019
3. Draft Declaration of Restrictive Covenants regarding open space dedication, dwelling unit restriction, affordable housing contribution and ingress/egress access to Northwest 44 Street
4.
 - A. Broward County Planning Council Alternate Traffic Analysis of December 2019, as voluntarily restricted to 398 single-family dwelling units with connection to Northwest 44 Street
 - B. Broward County Planning Council Alternate Traffic Analysis of December 2019, as voluntarily restricted to 398 single-family dwelling units and no non-emergency connection to Northwest 44 Street
5. City of Lauderhill Correspondence and Comments from Stephen Tawes, ASLA, CLARB, City Planner, City of Lauderhill, to Dawn Teetsel, Director of Planning, Broward County Planning Council, dated August 26, 2019
6. Correspondence from Christina Bilenki, Esquire, Dunay, Miskel & Backman, LLP, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated December 20, 2019
7. Broward County Transit Division Report of October 8, 2019
8. Broward County Planning and Development Management Division Report of October 17, 2019
9.
 - A. School Board of Broward County Consistency Review Report of December 14, 2018, Revised June 20, 2019 (no voluntary restriction)
 - B. School Board of Broward County Consistency Review Report of September 10, 2019 (reflecting voluntarily restriction)
10. Broward County Environmental Protection and Growth Management Department Report of December 13, 2019

ATTACHMENTS (continued)

11. Summaries of the Phase I and Phase II Environmental Site Assessments dated December 7, 2018 and August 28, 2019, respectively
12. Broward County Environmental Engineering and Permitting Division Report of September 13, 2019
13. A. BrowardNext - Broward County Land Use Plan Policies, "Parks/Conservation," Planning Council Staff Review Comment

B. Proposed Woodlands Conceptual Plan

C. Proposed Map Depicting Planning Council Staff's Recommendation to Designate Acreage from Commercial Recreation to Recreation and Open Space on the Broward County Land Use Plan
14. City of Lauderdale Lakes Correspondence and Comments from Fernando Leiva, AICP, Assoc. AIA, Development Services Manager/Principal Planner, City of Lauderdale Lakes, to Dawn Teetsel, Director of Planning, Broward County Planning Council, dated October 14, 2019
15. Community Outreach Meeting Summary provided by Applicant
16. Correspondence from Elaine M. Gatsos on behalf of The Inverrary Association, Inc., to multiple Broward County Commissioners, dated November 25, 2019
17. Correspondence from Interested Parties in Support of the Proposed Redevelopment of the Woodlands Golf Course, submitted by the Applicant
18. Correspondence from Judith Fain to Members of the Planning Council, dated January 7, 2020
19. Broward County Parks and Recreation Division Report of October 7, 2019
20. Broward County Water Management Division Report of October 23, 2019

Update: January 23, 2020:

21. Correspondence from Interested Parties Received between 12 p.m., January 9, 2020 and 10 a.m., January 22, 2020
22. Correspondence from Interested Parties Received between 10:01 a.m., January 22, 2020 and 8:30 a.m., January 23, 2020

ATTACHMENTS (continued)

23. Correspondence and Materials from Interested Parties Received at the January 23, 2020 Broward County Planning Council Meeting

Update: October 20, 2020:

24. Correspondence and Materials from Interested Parties Received by Planning Council Members and Forwarded to Planning Council Staff Subsequent to the January 23, 2020 Planning Council Meeting
25. Correspondence and Materials from Interested Parties Received Directly by Planning Council Staff Subsequent to the January 23, 2020 Planning Council Meeting
26. Correspondence from Interested Parties Received Directly by Planning Council Staff Requesting Deferral of the County Commission Public Hearing to Consider Transmitting the Woodlands Amendment (PC 20-2) to State Review Agencies
27. Correspondence from Interested Parties Received between 12:01 p.m., September 29, 2020 and 4:00 p.m., October 16, 2020
28. Correspondence from Interested Parties Received between 4:01 p.m., October 16, 2020 and 8:00 a.m., October 20, 2020

Update: February 16, 2021:

29. Correspondence from Interested Parties Received between 8:01 a.m., October 20, 2020 and 12:00 p.m. February 16, 2021
30. Email correspondence from Larry Hymowitz, Planning Specialist, Policy and Mobility Planning Section, Planning and Environmental Management, District Four, Florida Department of Transportation, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated November 25, 2020
31. Correspondence from Christopher W. Heggen, P.E., Transportation Engineer, Kimley-Horn & Associates, Inc., to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated February 4, 2021

Update: February 25, 2021:

32. Correspondence from Interested Parties Received between 12:01 p.m., February 16, 2021 and 8:30 a.m. February 25, 2021