



Broward County

Legislation Text

File #: 21-654, Version: 1

Broward County Commission Regular Meeting

Director's Name: Barbara Blake Boy

Department: Planning Council

Information

Requested Action

MOTION TO ENACT Ordinance amending the Broward County Comprehensive Plan to adopt Broward County Land Use Plan map amendment PC 20-2, in the City of Tamarac, pursuant to Section 163.3184, Florida Statutes, as amended (**Commission District 1**), the substance of which is as follows:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF TAMARAC; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Why Action is Necessary

Pursuant to Section 163.3184, Florida Statutes, as amended, Broward County Comprehensive Plan amendments shall be adopted by Ordinance by the Broward County Board of County Commissioners, serving as the local governing body.

What Action Accomplishes

The Ordinance adopts Broward County Land Use Plan map amendment PC 20-2 in accordance with Section 163.3184, Florida Statutes, as amended.

Is this Action Goal Related

No

Previous Action Taken

March 10, 2020 - Set transmittal Public Hearing for March 31, 2020.

March 31, 2020 - Transmittal Public Hearing - This agenda item was opened and continued for a future date.

September 10, 2020 - Set transmittal Public Hearing for October 6, 2020 - It was determined that this agenda item was not required, because the Board previously took this action at its March 10, 2020 meeting, therefore it was withdrawn. It was noted that the transmittal Public Hearing will be advertised and scheduled for October 20, 2020.

October 20, 2020 - The County Commission approved transmittal of proposed Broward County Land Use Plan amendment PC 20-2 to designated State review agencies.

April 20, 2021 - Set adoption Public Hearing for May 4, 2021.

Summary Explanation/Background

The Planning Council, as the Local Planning Agency (LPA) responsible for the Broward County Land Use Plan, considered the following proposed map amendment, PC 20-2, at its January 23, 2020 public hearing and **recommended approval of a Low (3) Residential designation on 168.7 acres of land (rather than Low (5) Residential) and a Recreation and Open Space designation for the 110.0 acres of remaining golf course land. Further, 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 for community recreation and open space and 4) restrict non-emergency vehicular access to and from Northwest 44 Street were recognized.** (Vote of the Planning Council; 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 to not require a second Planning Council public hearing. (Vote of the Planning Council; 10-4; Yes: Blattner, Breslau, Castillo, DiGiorgio, Gomez, Hardin, Rich, Rosenof, Williams and Stermer. No: Blackwelder, Fernandez, Graham and Maxey).

As a result of a comment issued by the Florida Department of Transportation, the Planning Council was required to have a second public hearing. At its February 25, 2021 public hearing, the Planning Council **recommended approval of a Low (3) Residential designation on 168.7 acres of land (rather than Low (5) Residential) and a Recreation and Open Space designation for the 110.0 acres of remaining golf course land. Further, the applicant's four (4) voluntary commitments as outlined above were recognized. In addition, the applicant's confirmation to continue to coordinate with applicable governmental agencies to discuss potential off-site improvements to the transportation network, such as turn lanes and signalization improvements, was recognized.** (Vote of the Planning Council; 12-4; Yes: Breslau, Brunson, Castillo, Fernandez, Good, Hardin, Maxey, Parness, Railey, Rosenof, Ryan and DiGiorgio. No: Graham, Grosso, Rich and Williams.)

AMENDMENT PC 20-2

Amendment to the Broward County Land Use Plan - City of Tamarac

From Commercial Recreation to Low (5) Residential

Approximately 168.7 acres; generally located between Commercial Boulevard and Northwest 44 Street, and between Northwest 64 Avenue and Rock Island Road.

Planning Council Recommendation:

From Commercial Recreation to 168.7 acres of ~~Low (5) Residential~~ Low (3) Residential and 110.0 acres of Recreation and Open Space

Approximately ~~168.7~~ 278.7 acres; generally located between Commercial Boulevard and Northwest 44 Street, and between Northwest 64 Avenue and Rock Island Road.

The full amendment report and associated attachments are provided in Exhibits 2 through 5 of this Public Hearing item.

Source of Additional Information

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Fiscal Impact

Fiscal Impact/Cost Summary

No fiscal impact for this item.