




**CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

DATE September 28, 2010

TO: Robert Baldwin, City Manager

FROM: Robert Daniels, Director 
Corinne Lajoie, AICP, Principal Planner

SUBJECT LU-12-10: The applicant, The Mellgren Group, on behalf of the City of Dania Beach's Community Redevelopment Agency, is requesting an amendment to the previously approved Regional Activity Center (RAC) (SECOND READING).

REGIONAL ACTIVITY CENTER AMENDMENT

The amendment request is to amend the Future Land Use Map by changing the maximum acreage for commercial use from 264 acres to 294 and increasing the acreage for employment center use from 54.5 to 74.5. This amendment does not change the boundaries of the approved RAC.

The existing RAC represents a mix of the land uses and land use intensities that existed prior to adoption of the RAC. The RAC did not originally increase the overall density or intensity of land uses within its boundaries. The City wished to increase density, but could not because the City was unable to demonstrate sufficient potable water supply for increased demand that would be generated. Subsequent to the adoption of the RAC, the City received its consumptive use permit renewals. The City also received confirmation from Broward County that raw water will be provided through the existing City-County contract in amounts adequate to meet the City's short-term and long-term needs, including those generated by the proposed increase in intensity in the current RAC amendment. The City's 10-Year Water Supply Plan has been updated and staff and consultants have coordinated its revisions with the Florida Department of Community Affairs and the South Florida Water Management District. Official submittal of the remedial amendments to the Water Supply Plan will be considered by the City Commission in October.

The proposed RAC amendment would provide the planning and policy groundwork for redevelopment that is transit supportive. Nevertheless, the increase in commercial and employment center acreage is projected to result in a potential increase in vehicle trips on the regional roadway system. The City has submitted a proposed traffic mitigation plan to address the impacts to the regional transportation network that includes, among other things, a fair-share contribution of up to \$1.8 million towards nearby transit infrastructure improvements, programmed roadway improvements and/or pedestrian/greenway improvements consistent with Broward County's 2035 Long Range Transportation Plan. The Broward County Metropolitan Planning Organization (MPO) has accepted the proposed mitigation plan and the Broward County Planning Council has recommended approval of the RAC amendment based, in part on the MPO's acceptance.

The Local Activity Center (LAC) that existed prior to the RAC was limited to 500,000 s.f of commercial use. The new downtown parking structure, office and retail development at City Hall has nearly depleted the City's commercial allowance within the downtown. While the existing RAC provides flexibility for re-allocating uses within its boundaries, commercial use re-

allocation within the RAC on the scale that is required for downtown redevelopment, redevelopment of the Jai-Alai property, and other redevelopment opportunities within the area adjacent to downtown are not sustainable beyond the short-term given the fact that the RAC has no additional commercial use allowance other than what existed before its adoption.

There is also a need for more employment center use to implement marine-oriented economic development in Dania Beach, which is also a major economic contributor to Broward County. Dania Beach is the best and last remaining opportunity for expansion of the marine industry in Broward County.

This amendment is necessary in order to implement the CRA Redevelopment Plan, which is premised upon much needed redevelopment of dysfunctional and problematic land use patterns, reinvestment in the City's core, transit-oriented corridor redevelopment and expansion of the marine sector.

On August 26, 2010 the Broward County Planning Council approved the request for a complimentary amendment to the *Broward County Land Use Plan* and forwarded it to the Broward County Commission with a recommendation for approval. The County Commission will consider the amendment for adoption on September 28, 2010.

CITY COMMISSION PREVIOUS ACTION

On March 11, 2009 the City Commission adopted the CRA Redevelopment Plan.

On December 8, 2009 the City Commission approved the establishment of the RAC.

On April 27, 2010 the City Commission passed the RAC modification on first reading.

STAFF RECOMMENDATION

Approve.