




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

DATE February 22, 2011

TO Robert Baldwin, City Manager 

FROM: Robert Daniels, Community Development Director

SUBJECT Westside Master Plan Implementation – Griffin Road Land Use Plan Amendments

Background

In 2010 the City proposed a change to its comprehensive plan future land use map and to the *Broward County Land Use Plan (BCLUP)* to create a Local Activity Center (LAC) designation along the Griffin Road corridor. The purpose of this proposed amendment was to implement goals and implementing policies of the *Westside Master Plan*. Specifically, Goal 3 of the *Westside Master Plan* states, "encourage and promote logical development and redevelopment that meets a high standard of quality", and Implementing Policy 3.1 calls for the City to, "immediately undertake a land use plan amendment to increase corridor parcel depth along Griffin Road to sufficient parcel sizes that will accommodate development of a high standard of quality". The City's purpose in proposing the LAC designation was to provide for future development that would:

1. promote transit supportive development and redevelopment through a mixing of residential and non-residential uses;
2. provide for parcel aggregation and ensure consistent development design along the corridor; and
3. provide alternative residential opportunities for those current residents who would wish to relocate because of future airport impacts.

The Broward County Commission did not adopt the proposed LAC amendment at its September 28, 2010 meeting, citing concerns about locating more residential development within the 60 +DNL sound contours associated with Fort Lauderdale International Airport.

Current Approach to Implementation of the *Westside Master Plan*

City staff has coordinated with The Mellgren Planning Group (TMPG), which prepared the LAC amendment to develop an approach to implementation of the *Westside Master Plan* that would result in the achievement of the above noted purpose without adding new residential land use designations in the 60+ DNL sound contours. A proposal has been received that would modify existing land use designations along the corridor through two land use plan amendments in conjunction with zoning actions that would use the BCLUP's Rules of Flexibility to accomplish the desired mixing of residential and non-residential uses in specified areas. A summary of the two proposed amendments is included below.

- Amendment 1 (part one) - Increase residential density in the area located immediately south of Griffin Road and west of SW 40th Avenue and bound on the south by the rear property line of the properties fronting the south side of SW 50th Street. The designation would be changed FROM Low (5) TO Low-Medium (10). This area is approximately 49.85 acres in size. The net result would be the addition of 249 potential dwelling units.

- Amendment 1 (part two) - Increase residential density in the area located immediately south of part one and bound on the south by the rear property line of the properties fronting the south side of SW 52nd Street. The designation would be changed FROM Low-Medium (10) TO Medium (16). This area is approximately 39.05 acres in size. The net result would be the addition of 234 potential dwelling units.
- Amendment 2 - Deepen the existing commercial frontage along the north side of Griffin Road between SW 31st Avenue and the FLP power line easement (SW 36th Avenue extended) and change the designations of various parcels from SW 31st Avenue eastward along both sides of Griffin Road to Anglers Avenue to provide for a deeper commercial corridor and some large sites for office development. Specific land uses and exact acreages have not yet been determined for this amendment. Some of the commercial portions of this area would be specifically identified for mixed use, transit oriented development and residential Flexibility and Reserve units would be set aside by the City to achieve that end.

Consultant Proposals

Proposals have been received from TMPG for the preparation and processing of these two amendments in the amount of \$16,750 for each amendment, or a total of \$33,500. Application fees and mailing costs for notification are not included. This proposal is consistent with previous estimates by staff during budget preparation and funds are available. Because of the amount of data collected and work invested in the reshaping of the currently proposed amendments to achieve the ends originally sought through the LAC amendment, staff requests that the City Manager be authorized to award the contract without bid.

STAFF RECOMMENDATION

Authorize the City Manager to award a contract in the amount of \$33,500 to The Mellgren Planning Group without bid.