



December 6, 2018

Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Florida Department of Economic Opportunity
Caldwell Building
107 East Madison, MSC 160
Tallahassee, FL 32399

Dear Mr. Eubanks:

On December 4, 2018, the Broward County Board of County Commissioners held a public hearing in accordance with Chapter 163, Florida Statutes, and voted to transmit one (1) amendment to the Broward County Comprehensive Plan (BCCP). The amendment is to the Broward County Land Use Plan Text (PCT 19-3). The transmittal resolution for the proposed amendment is included with the staff report. The amendment is proposed for adoption by the County Commission no later than June 2019.

In accordance with the Florida Administrative Code, three copies of the support documentation for the BCCP amendment are enclosed (one hard copy and two digital copies). By copy of this letter, the proposed amendment, including applicable support documents, was also sent to the South Florida Regional Planning Council, the Florida Department of Transportation - District Four, the South Florida Water Management District, the Florida Department of Environmental Protection, the Florida Department of State, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Agriculture and Consumer Services and the Florida Department of Education.

The proposed amendment is not located within an Area of Critical State Concern and is not proposed for adoption under a joint planning agreement pursuant to Chapter 163, Florida Statutes.

Consistent with the Broward County Planning Council procedures, the City of Miramar has requested that the Broward County Board of County Commissioners concurrently transmit the corresponding amendment to its municipal future land use element, which is included in digital format. Questions regarding the amendment to the municipal future land use element should be directed to the municipality.

Ray Eubanks
December 6, 2018
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We appreciate the continued assistance and cooperation of the Division of Community Planning & Development in the development and refinement of the Broward County Comprehensive Plan. Please contact me or Deanne Von Stetina, AICP, Assistant Executive Director for the Planning Council, if you have any questions or require additional information.

Respectfully,



for
Barbara Blake Boy
Executive Director

BBB:DDV

Enclosures

cc/enc: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council
Stacy L. Miller-Novello, PE, Director, Transportation Development, Florida Department of Transportation, District IV
Terry Manning, AICP, Planning & Policy Analyst, South Florida Water Management District
Plan Review, Office of Intergovernmental Programs, Florida Department of Environmental Protection
Deena Woodward, Historic Preservation Planner, Florida Department of State
Scott Sanders, Conservation Planning Services, Florida Fish & Wildlife Conservation Commission
Comprehensive Plan Review, Office of Policy & Budget, Florida Department of Agriculture and Consumer Services
Tracy D. Suber, Educational Consultant-Growth Management Liaison, Florida Department of Education

cc: Bertha Henry, Broward County Administrator
Maite Azcoitia, Broward County Deputy County Attorney
Eric B. Silva, AICP, Director, Miramar Community & Economic Development Department



PUBLIC HEARING BROWARD COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE OF LAND USE

Broward County proposes amendments to the Broward County Comprehensive Plan, which includes the Broward County Land Use Plan. The amendment proposes a change to the use of land within the area as described below and shown on the map in this advertisement. The Broward County Board of County Commissioners will hold a public hearing on the proposed amendment on Tuesday, December 4, 2018, at 10:00 A.M. in Room 422, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, to consider transmittal of the item to designated State agencies for review, per Chapter 163, Florida Statutes, as amended.

At the public hearing, any citizen, property owner, public official or local government representative shall be entitled to be heard for or against the subject of the public hearing, in person or by letter addressed to the County Commission. Time allotted to speakers, other than staff, members of the Commission and applicants for amendments, may be limited by the Mayor for each public hearing agenda item to allow maximum participation by the public at large. Potential speakers shall be prohibited from assigning allotted time, unless specifically authorized to do so by the Commission. All potential speakers, excluding staff, members of the Commission and applicants for amendments, shall be required to sign in on the requisite sign in sheet as to each public hearing agenda item. Strict order and decorum shall be preserved. The Mayor shall limit repetitive debate. If due to a disability, you require auxiliary aids, accommodations, or alternative formats of materials to participate in a public hearing or meeting, please contact the Public Communications Office at 954.357.6990 (V), or 954.357.6158 (TTY). Please make accommodation requests at least three (3) days in advance.

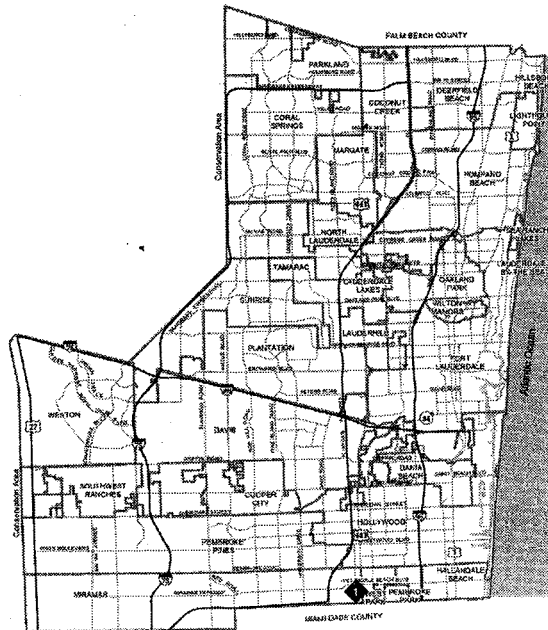
Information on the amendment is presented below. For additional information contact the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, Florida 33301, Phone: 954-357-6695.

PUBLIC HEARING AGENDA BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY COMPREHENSIVE PLAN DECEMBER 4, 2018 - 10:00 A.M.

ITEM 1

AMENDMENT PCT 19-3

Amendment to the Broward County Land Use Plan text to reduce 500,000 square feet of office use and revise the dwelling unit types within the "Miramar Activity Center II;" generally located east of Southwest 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road.



◆ AMENDMENT LOCATION

PLEASE BE ADVISED that if a person decides to appeal any decision made by the Broward County Board of County Commissioners a record of the proceedings shall be necessary and the appealing party will need to ensure that a verbatim transcript of the proceeding be made. This notice is given pursuant to Section 286.0105, Florida Statutes.

PUBLIC HEARING BROWARD COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE OF LAND USE

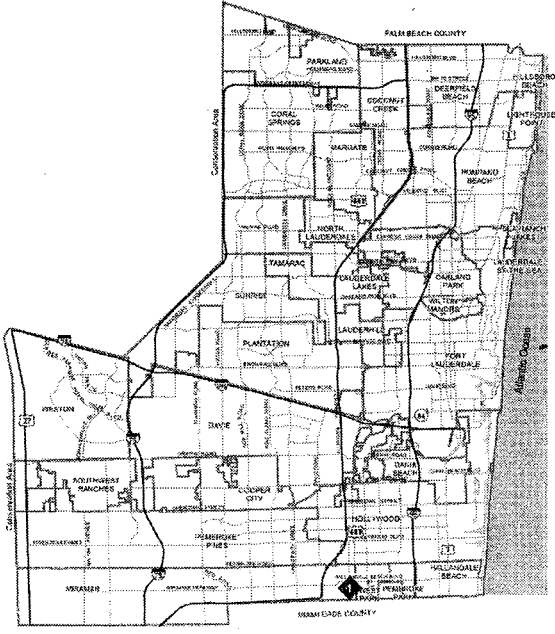
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ITEM 1 AMENDMENT PCT 19-3
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SUN SENTINEL
Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

STATE OF FLORIDA

COUNTY OF BROWARD/PALM BEACH/MIAMI-DADE

Before the undersigned authority personally appeared MARK KUZNITZ who on oath says that he/she is a duly authorized representative of the Classified Department of the Sun-Sentinel, daily newspaper published in Broward/Palm Beach/Miami-Dade County, Florida, that the attached copy of advertisement, being, a NOTICE OF PUBLIC HEARING in the Matter of THE BROWARD PLANNING COUNCIL - NOTICE OF CHANGE OF LAND USE appeared in the paper on NOVEMBER 26, 2018 AD# 5996157 Affiant further says that the said Sun-Sentinel Said newspaper has heretofore been continuously published in said Broward/Palm Beach/Miami-Dade County, Florida, each day, and has entered as second class matter at the post office in Fort Lauderdale, in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of she has neither paid, nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

Mark Kuznitz

Mark Kuznitz, Affiant

Sworn to and subscribe before me on
NOVEMBER 26, 2018, A.D

[Signature]

(Signature of Notary Public)

(Name of Notary typed, printed or stamped)
Personally Known X or Produced
Identification _____

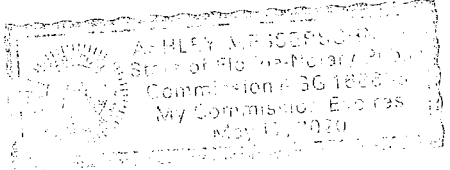


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**AMENDMENT TO THE
BROWARD COUNTY COMPREHENSIVE PLAN
PCT 19-3
TRANSMITTAL
“Expedited State Review Process”**

DECEMBER 4, 2018

ITEM 1 AMENDMENT PCT 19-3

Amendment to the Broward County Land Use Plan text to reduce 500,000 square feet of office use and revise the dwelling unit types within the “Miramar Activity Center II;” generally located east of Southwest 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road.

EXPLANATION OF TRANSPORTATION TERMINOLOGY

Year 2040:	Long Range Regional Transportation Network
I.T.E.:	Institute of Transportation Engineers Trip Generation Manual
Capacity:	Capacity at Level of Service D in thousands of vehicles at p.m. peak hour
P.M. Peak Hour:	Traffic in thousands of vehicles per peak hour (i.e. one hour measured between 4:00 and 6:00 p.m.)
Annual Average Daily Traffic (A.A.D.T.):	The volume passing a point or segment of a roadway in both directions for one year divided by the number of days in the year. ¹
Significance Threshold:	Corresponding to additional p.m. peak hour trips at three-percent (3%) or more of such capacity of a regional transportation link at the long-range planning horizon per BrowardNext - Broward County Land Use Plan Policy 2.14.9.
LOS:	Level of Service ² (LOS D is a policy of the Broward County Board of County Commissioners)
A	LOS A describes primarily free-flow operations at average travel speeds, usually about 90 percent of the free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal.
B	LOS B describes reasonable unimpeded operations at average travel speeds, usually about 70 percent of the free-flow speed for the street class. The ability to maneuver within the traffic stream is only slightly restricted, and control delays at signalized intersections are not significant.
C	LOS C describes stable operations; however, ability to maneuver and change lanes in midblock locations may be more restricted than at LOS B, and longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the free-flow speed for the street class.
D	LOS D borders on a range in which small increases in flow may cause substantial increases in delay and decreases in travel speed. LOS D may be due to adverse signal progression, inappropriate signal timing, high volumes, or a combination of these factors. Average travel speeds are about 40 percent of free-flow speed.
E	LOS E is characterized by significant delays and average travel speeds of 33 percent or less of the free-flow speed. Such operations are caused by a combination of adverse progression, high signal density, high volumes, extensive delays at critical intersections, and inappropriate signal timing.
F	LOS F is characterized by urban street flow at extremely low speeds, typically one-third to one-fourth of the free-flow speed. Intersection congestion is likely at critical signalized locations, with high delays, high volumes, and extensive queuing.

¹ Definition provided by the Broward Metropolitan Planning Organization.

² Highway Capacity Manual. Transportation Research Board: National Research Council, Washington, D.C. 2000, page 10-5.

RESOLUTION NO. 2018-550

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TRANSMITTING A PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN TEXT OF THE BROWARD COUNTY COMPREHENSIVE PLAN REGARDING THE CITY OF MIRAMAR ACTIVITY CENTER II; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Broward County adopted the Broward County Comprehensive Plan on April 25, 2017 (the Plan);

WHEREAS, the Department of Economic Opportunity has found the Plan in compliance with the Community Planning Act;

WHEREAS, Broward County now wishes to propose an amendment to the Broward County Land Use Plan text;

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearing on October 25, 2018, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on December 4, 2018, at 10:00 a.m., having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY:

Section 1. The Board of County Commissioners hereby transmits to the Department of Economic Opportunity, South Florida Regional Planning Council, South Florida Water Management District, Department of Environmental Protection, Department of State, Department of Transportation, Fish and Wildlife Conservation Commission, Department of Agriculture and Consumer Services, and Department of Education, as applicable, for review and comment pursuant to Section 163.3184, Florida

1 Statutes, Amendment PCT 19-3, which is an amendment to the Broward County Land
2 Use Plan text regarding the City of Miramar Activity Center II.

3 Section 2. The proposed amendment to the Broward County Comprehensive
4 Plan is attached as Exhibit "A" to this Resolution.

5 Section 3. EFFECTIVE DATE.

6 This Resolution shall become effective upon adoption.

7
8 ADOPTED this 4th day of December, 2018.

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10
11 Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

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13 By /s/ Maite Azcoitia 10/09/18
14 Maite Azcoitia (date)
15 Deputy County Attorney

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PCT 19-3 City of Miramar Activity Center II.TransReso.doc
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