



NW 14TH ST & NW 27TH AVE TRAFFICWAY AMENDMENT APPLICATION

Broward County Board of County Commissioners

Prepared by: Planning and Development Management Division
March 1, 2018

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Local Government Recommendation

A. Resolution from the Local Government

*On February 27th 2018, the Broward County Board of County Commissioners unanimously passed a “Motion to Direct” Planning and Development Management Division (PDMD) staff to complete and submit this Trafficways Application. The record of this motion can be found in **Exhibit A**.*

B. Minutes from Commission Meeting

The motion to direct staff to submit the Trafficways Amendment Application was approved without discussion on the consent agenda at the February 27th 2018 Broward County Board of County Commissioners meeting. Minutes from this meeting are available online at https://library.municode.com/fl/broward_county/munidocs/electronic_minutes

C. Local Government Staff Report

*A copy of the agenda item report and context map from the February 27, 2018 Board of County Commissioners meeting is attached in **Exhibit B**.*

D. The local government’s rationale for the amendment.

The Broward County Trafficways Plan is the roadway right-of-way preservation plan for Broward County. The plan requires new development and redevelopment along regionally significant roadways to offset impacts by requiring dedication of right-of-way to ensure an adequate transportation network. NW 27th Avenue and NE 14th Street in the Broward Municipal Services District (BMSD) were planned and built with 50 feet of right-of-way, which allows for the existing two-lane local streets and sidewalks. However, the Broward County Trafficways Plan continues to envision an 80-foot collector roadway along both segments through the residential community. As a result, new single family infill developments are required to dedicate 15 feet of frontage for right-of-way. Additionally, properties must comply with setbacks (18-25 feet) as required by the Broward County Zoning Code. Currently, several small lots are in the permitting process to be developed with affordable single-family housing units. The dedication requirement significantly burdens these sites. Staff believes that the 80-foot collector roadways, as envisioned by the Trafficways Plan, are not necessary to ensure an adequate transportation network in this area. Removal of the following segments from the Trafficways Plan would aid redevelopment in this neighborhood:

Trafficway: NW 14th Street

Limits: NW 27th Avenue east to the boundary of the Broward Municipal Services District*
Length: 0.25 miles

Trafficway: NW 27th Avenue

Limits: NW 14th Street south to Sunrise Boulevard
Length: 0.45 miles

* Broward County reached out the City of Fort Lauderdale regarding this amendment. County staff are supportive of extending the removal of the NW 14th Street segment eastward to the NW 23rd Avenue Trafficway but have not received a formal position from the City of Fort Lauderdale. Since the proposed amendments pertain to trafficways along the municipal boundary, Broward County will continue to exchange information and coordinate with the City of Fort Lauderdale through the amendment process.

E. Contact information for the local government contact.

Josie P. Sesodia, AICP, Director, Planning and Development Management Division
Phone: (954)357-6602 Email: JSESODIA@Broward.org

Nicholas Sofoul, AICP, Senior Transportation Planner, Planning and Development Management Division
Phone: (954)357-6644 Email: NSOFOUL@Broward.org

Application Fee

Not applicable. This amendment has been made by Broward County Board of County Commissioners

Amendment Support Information

- A. If a specific right-of-way plan or (re)alignment is proposed for a corridor, engineering drawings and/or other supporting documentation to establish the precise (re)alignment must be provided.**

Not applicable. This amendment does not propose a corridor realignment.

- B. Amendments to specific Trafficways which are also identified as “State Principal Arterial” or “State Minor Arterial” on the current Broward County State Highway Functional Classification Map must be accompanied by a position statement from the District IV Secretary of the Florida Department of Transportation.**

Not applicable. NW 14th Street and NW 27th Avenue are not State of Florida arterial roadways.

C. Describe the existing and planned future land uses, per the effective municipal land use plan, in the amendment area.

*Please refer to the table below. In addition, a copy of the unincorporated area zoning and future land use maps are available in **Exhibit C and Exhibit D.***

| Trafficway Segment | Future Land Use Designation(s) | Zoning District(s) | Description of Existing Uses |
|---|--|---|---|
| NW 14th Street: East of NW 27th Ave | Low (5) Residential | Mostly RS-6, One Family Detached. Parcels close to NW 27 th Ave are RD-10, Duplex/Attached One-Family | Single Family Residential with a few duplexes and 1 story apartment buildings. |
| NW 27th Ave: South of NW 14th Street to Sunrise Blvd | Low-Medium (10) Residential, Recreation and Open Space, Commercial, and Community Facility | Mostly RD-10 Duplex/Attached One-Family with RS-5 One Family Detached, B-2 General Commercial Business, and Institutional/Educational | East side of NW 27 th Ave is primarily Educational (Dillard HS), vacant lots, and Recreation & Open Space (Dillard Green Space). West side of NW 27 th Ave is primarily single family and duplex residential with vacant lots, churches, and businesses located at NW 14 th ST and Sunrise Blvd. |

D. Describe the current availability of public right-of-way along the amendment corridor and the extent of the existing uses and structure within the current and/or proposed Trafficways corridor.

*Please refer to table below and **Exhibit E***

| Trafficway Segment | Dedicated ROW | Structures in Existing ROW | Structures in Designated 80 ft. ROW |
|---|---|--|--|
| NW 14th Street: East of NW 27th Ave | 50 Feet | Sidewalks, driveways, mailboxes, fire hydrants | Sidewalks, driveways, parking lots, fences, trees, mailboxes, fire hydrants, at least one building |
| NW 27th Ave: South of NW 14th Street to Sunrise Blvd | 50 feet north of NW 12 th CT 65 feet between NW 12 CT and NW 11 th ST 80-100 feet between NW 11 th ST and Sunrise BLVD | Sidewalks, driveways, bus shelters, mailboxes, fire hydrants | Sidewalks, driveways, bus shelters, parking lots, fences, trees, mailboxes, fire hydrants |

E. Describe the feasibility of acquiring additional rights-of-way along the amendment corridor as per the current and/or proposed Trafficways Plan width through the development and/or redevelopment of adjacent parcels.

*The feasibility of acquiring consistent right-of-way along residential parcels is challenging. Right-of-way dedication is required for plat, rezoning, major site plans or the building of a new principal structure. Although there are vacant parcels proposed for redevelopment of affordable housing, much of the community is an established single family neighborhood. It is unlikely that established single-family homes will be subject to conditions that require dedication. Furthermore, most lots are 50 feet in width where right-of-way dedication would result in a patchwork typology. Second, as demonstrated in **Exhibit F**, the 80 foot right-of-way designation would end at the “doorstep” of most existing single-family dwellings units and it would run through at least one existing building. Once zoning setbacks are applied to the Trafficways dedication, buildable area on the parcels in the neighborhood would be reduced by at least 33%. This reduction in useable land creates a burden in an area prime for affordable single family housing opportunities.*

The majority of the non-residential portions of the Trafficway, are currently located in portions of the corridor where there is 80+ feet of right-of-way. Along parcels that do not have 80 feet of right-of-way, acquiring additional right-of-way is feasible through the redevelopment of such parcels.

F. Describe impacts the amendment may have on ingress and egress relative to adjacent properties.

No impacts – Ingress and egress would remain as it is currently.

G. Describe anticipated impacts on transit, bicycle, or pedestrian travel along the subject Trafficways segment and on the surrounding regional roadway network.

No impacts – The speed limits along both Trafficways corridors is 30 mph. Sidewalks on both sides of NW 27th Ave and NW 14th Street have already been constructed within the in existing right-of-way. Transit shelters have been recently constructed along NW 27th Avenue within the existing right-of-way. There is space within the existing right-of-way to accommodate bicycle lanes or sharrows markings. Broward County is in design for a major complete streets project on NW 27th Ave south of Sunrise Blvd. This project is expected to slow speeds, add center landscaped medians, and enhance pedestrian and bicycle amenities.

Exhibit A – Local Government Approval

3/1/2018

Agenda



Meeting Agendas

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AI- 26180

34.

Broward County Commission Regular Meeting

Meeting Date: 02/27/2018

Director's Name: Henry A. Sniezek

Department: Environmental Protection

Division: Planning & Development Management

Information

Requested Action

MOTION TO DIRECT Planning and Development Management Division to submit an application to amend the Broward County Trafficways Plan to remove NW 14th Street Trafficway between NW 27th Avenue and the jurisdictional boundary of the Broward Municipal Services District, and a segment of the NW 27th Avenue Trafficway between NW 14th Street and Sunrise Boulevard. **(Commission District 9)**

ACTION: (T-10:50 AM) Approved.

VOTE: 7-0. Commissioner Holness appeared telephonically and voted in the affirmative. Commissioners Geller and LaMarca appeared telephonically but were inaudible during the vote.

Why Action is Necessary

Board support is required to initiate an amendment to the County Trafficways Plan.

What Action Accomplishes

Directs the Planning and Development Management Division to complete and submit an application to amend the Broward Trafficways Plan.

Is this Action Goal Related

Previous Action Taken

None.

Summary Explanation/Background

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND THE PLANNING AND DEVELOPMENT MANAGEMENT DIVISION (PDMD) RECOMMEND APPROVAL OF THE ABOVE MOTION.

The Broward County Trafficways Plan is the roadway right-of-way preservation plan for Broward County. The plan requires new development and redevelopment along regionally significant roadways to offset impacts by requiring dedication of right-of-way to ensure an adequate transportation network. NW 27th Avenue and NE 14th Street in the Broward Municipal Services District (BMSD) were planned and built with 50 feet of right-of-way, which allows for the existing two-lane local streets and sidewalks. However, the Broward County Trafficways Plan continues to envision an 80-foot collector roadway along both segments through the residential community. As a result, new single family infill developments are required to dedicate 15 feet of frontage for right-of-way. Additionally, properties must comply with setbacks (18-25 feet) as required by the Broward County Zoning Code. Currently, several small lots are in the permitting process to be developed with affordable single-family housing units. The dedication requirement significantly burdens these sites. Staff believes that the 80-foot collector roadways, as envisioned by the Trafficways Plan, are not necessary to ensure an adequate transportation network in this area. Removal of the following segments from the Trafficways Plan, shown in Exhibit 1, would aid redevelopment in this neighborhood:

http://cragenda.broward.org/agenda_publish.cfm?id=&mt=ALL&get_month=2&get_year=2018&dsp=agm&seq=26180&rev=0&ag=558&ln=100535&ns... 1/2

3/1/2018

Agenda

Roadway: NW 14th Street

Limits: NW 27th Avenue east to the boundary of the Broward Municipal Services District

Length: 0.25 miles

Roadway: NW 27th Avenue

Limits: NW 14th Street south to Sunrise Boulevard

Length: 0.45 miles

Source of Additional Information

Jo Sesodia, AICP, Director, Planning and Development Management Division, (954) 357-6602

Fiscal Impact

Fiscal Impact/Cost Summary:

None.

Attachments

[Exhibit 1 - Trafficways Proposal](#)

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Broward County Commission Regular Meeting
Meeting Date: 02/27/2018
Department: Finance & Administrative Services

Information
Requested Action

CONSENT AGENDA

A motion was made by Commissioner Sharief, seconded by Vice-Mayor Bogen and unanimously carried, to approve the Consent Agenda consisting of Items 1 through 47. At the request of the Mayor, Regular Items 50, 51, 52, 53, 54, 55, 56, 57, 58 and Supplemental Item 65 were transferred to the Consent Agenda.

Each item voted on the Consent Agenda was passed by unanimous vote of the Commission unless otherwise indicated by record vote.

The following item was withdrawn/deferred: 49.

The following items were pulled by the Board and considered separately: 10, 12, 14, and 15.

What Action Accomplishes

Is this Action Goal Related

Previous Action Taken

Source of Additional Information

Fiscal Impact

Attachments
No file(s) attached.

Exhibit B – Staff Report

BMSD Trafficways Amendment Proposal

Location

Roadway: NW 14th Street

Limits: NW 27th Avenue east to the boundary of the Broward Municipal Services District

Length: 0.25 miles

Roadway: NW 27th Avenue

Limits: NW 14th Street south to Sunrise Boulevard

Length: 0.45 miles

Action

Remove segments from the Broward County Trafficways Plan

Staff Recommendation

The Environmental Protection and Growth Management Department and the Planning and Development Management Division recommend approval.

Summary Explanation/Background

The Broward County Trafficways Plan is the roadway right-of-way preservation plan for Broward County. The plan requires new development and redevelopment along regionally significant roadways to offset impacts by requiring dedication of right-of-way to ensure an adequate transportation network. NW 27th Avenue and NE 14th Street in the Broward Municipal Services District (BMSD) were planned and built with 50 feet of right-of-way, which allows for the existing two-lane local streets and sidewalks. However, the Broward County Trafficways Plan continues to envision an 80-foot collector roadway along both segments through the residential community. As a result, new single family infill developments are required to dedicate 15 feet of frontage for right-of-way. Additionally, properties must comply with setbacks (18-25 feet) as required by the Broward County Zoning Code. Currently, several small lots are in the permitting process to be developed with affordable single-family housing units. The dedication requirement significantly burdens these sites. Staff believes that the 80-foot collector roadways, as envisioned by the Trafficways Plan, are not necessary to ensure an adequate transportation network in this area. Removal of the following segments from the Trafficways Plan, shown in Exhibit 1, would aid redevelopment in this neighborhood.

Exhibit 1 – Trafficways Amendment Map



Exhibit C – Zoning Map

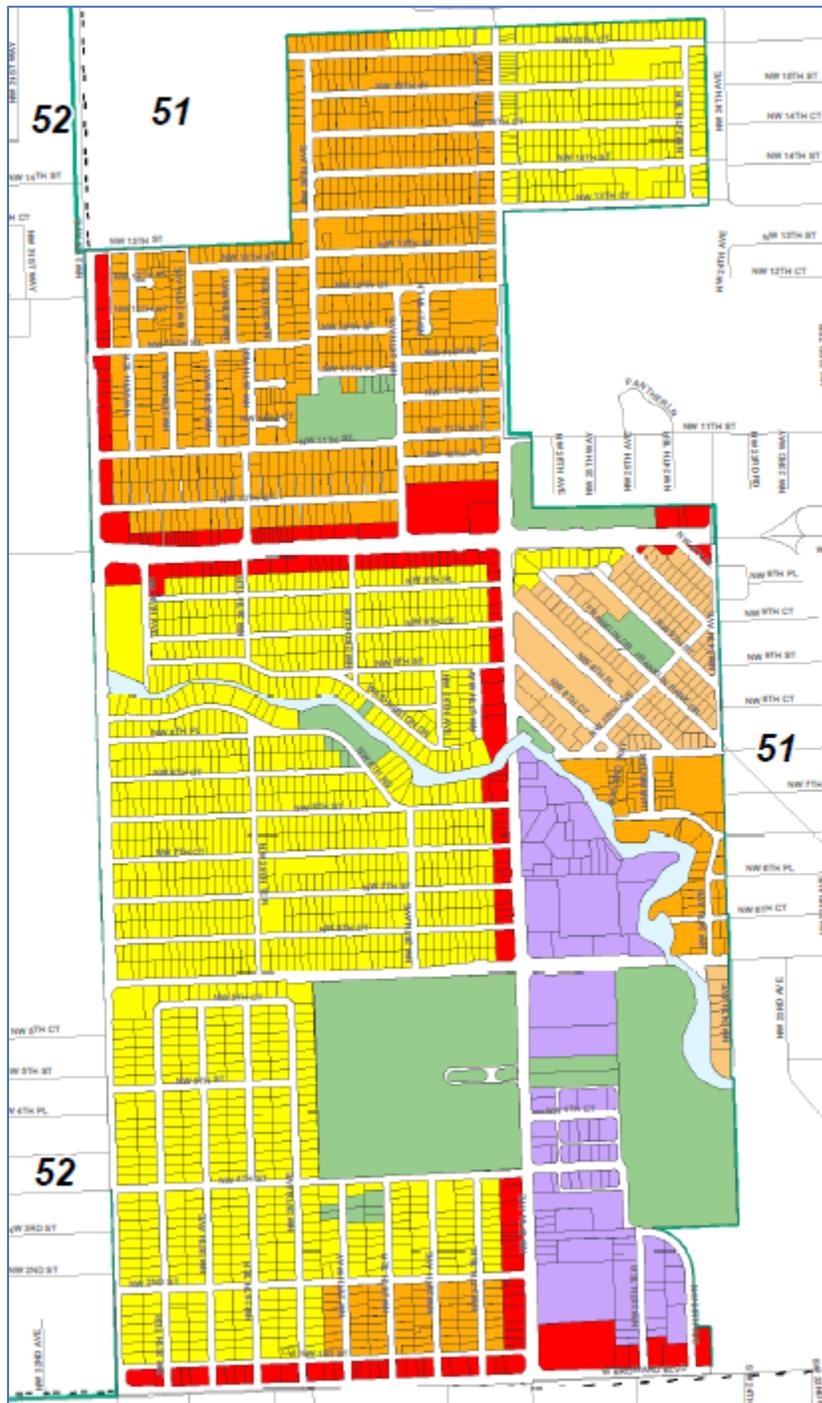


Zoning District

| | |
|---|--|
|  | A-1, Agricultural Estate |
|  | A-3, Agricultural and Utilities |
|  | A-6, Agricultural-Disposal |
|  | A-7, Agricultural-Restricted Disposal |
|  | A-9, Cemetery |
|  | AR-PBC, Agricultural Residential |
|  | AT, Airport |
|  | B-1, Limited Commercial Business |
|  | B-2, General Commercial Business |
|  | B-3, Intense Commercial Business |
|  | C-1, Commercial Warehouse |
|  | CF, Community Facilities |
|  | CON-1, Conservation Water Supply Areas |
|  | E-1, 1-Acre Estate |
|  | I-1, Institutional and Educational |
|  | IG-PBC, Industrial General |
|  | M-1, Limited Manufacturing and Industrial |
|  | M-2, General Manufacturing and Industrial |
|  | M-3, Intense Manufacturing and Industrial |
|  | M-4, Limited Heavy Industrial |
|  | PUD, Planned Unit Development |
|  | RD-10, Duplex/Attached One-Family, 10 units per acre |
|  | RD-5, Duplex/Attached One-Family, 5 units per acre |
|  | RM-10, Multiple Family 10 max units per acre |
|  | RM-15, Multiple Family 15 max units per acre |
|  | RM-16, Multiple Family 16 max units per acre |
|  | RM-20, Multiple Family 20 max units per acre |
|  | RM-5, Multiple Family 5 max units per acre |
|  | ROW, No Zoning, ROW-related |
|  | RS-2, One Family Detached 2 max units per acre |
|  | RS-3, One Family Detached 3 max units per acre |
|  | RS-4, One Family Detached 4 max units per acre |
|  | RS-5, One Family Detached 5 max units per acre |
|  | RS-6, One Family Detached 6 max units per acre |
|  | S-1, Open Space and Recreation |
|  | S-2, Open Space and Public Recreation |
|  | T-1, Mobile Home Unsubdivided Lots |
|  | B-4 Commercial Redevelopment Overlay |
|  | Central County Community Overlay |

Map can be accessed at: <https://bcgis.broward.org/maps/webPDFs/Zoning/ZoningMap.pdf>

Exhibit D – Future Land Use Map



| Legend | | | | | |
|--------|-----------------------------|--|----------------|--|--------------------|
| | Recreation and Open Space | | Industrial | | Flex Zone Boundary |
| | Low (5) Residential | | Transportation | | City Boundary |
| | Low-Medium (10) Residential | | Commercial | | Streets |
| | Medium (16) Residential | | Water | | Parcel Boundary |

Map can be accessed at: <https://bcgis.broward.org/maps/webPDFs/FLU-PDFs/flu5.pdf>

Exhibit E – Current Conditions within ROW

NW 14th Street at BMSD Boundary – Westbound



NW 14th Street west of NW 24th Terrace – Westbound



NW 14th Street midblock between NW 24th Terrace and NW 27th Avenue – Westbound



NW 14th Street east of NW 27th Avenue – Westbound



NW 27th Avenue at NW 14th Street – Southbound



NW 27th Ave south of NW 13th Court – Southbound



NW 27th Avenue south of NW 12th Court – Southbound



NW 27th Avenue north of NW 11th Place – Southbound



NW 27th Avenue at NW 11th Street – Southbound

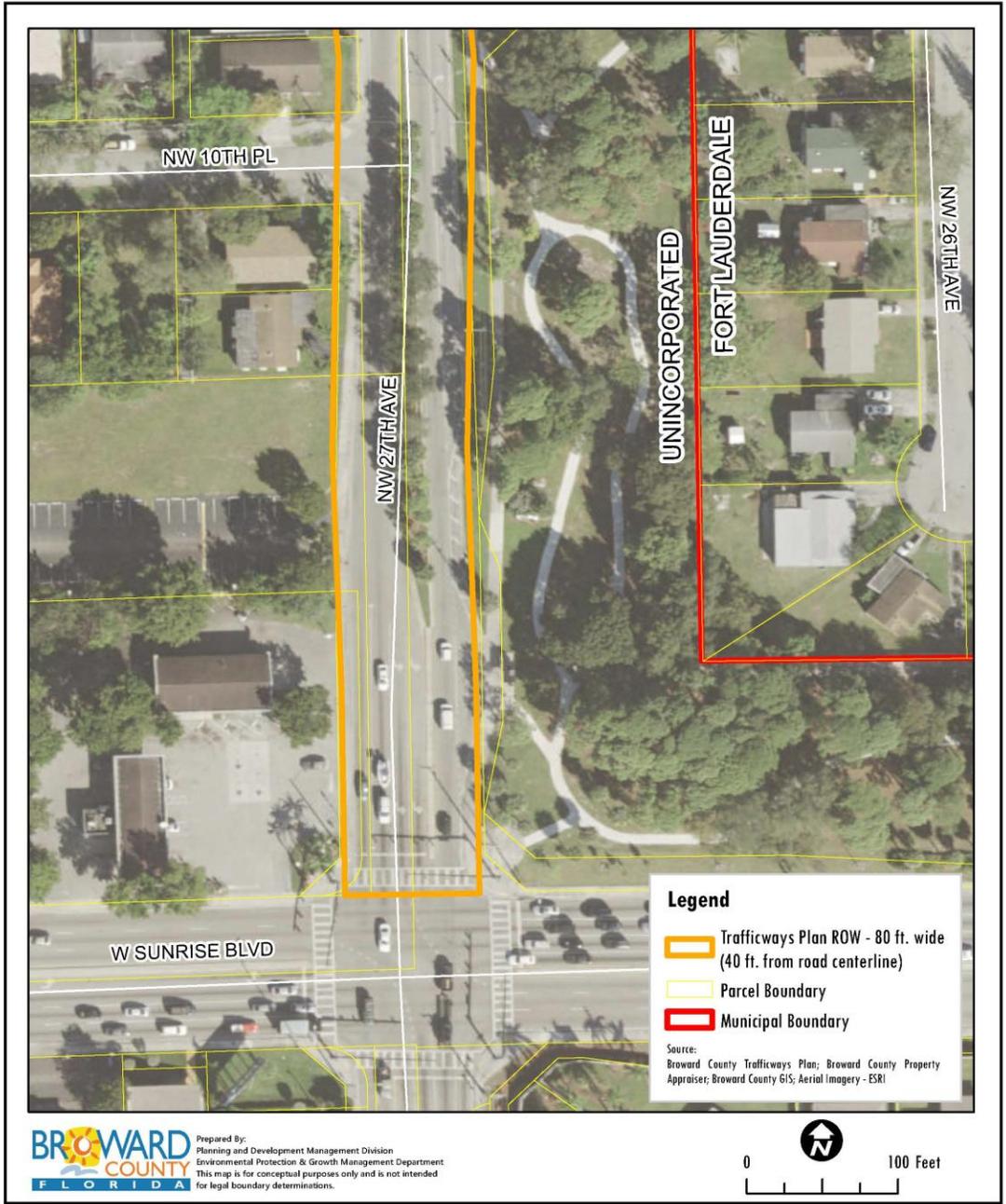


NW 27th Avenue north of Sunrise Blvd – Southbound

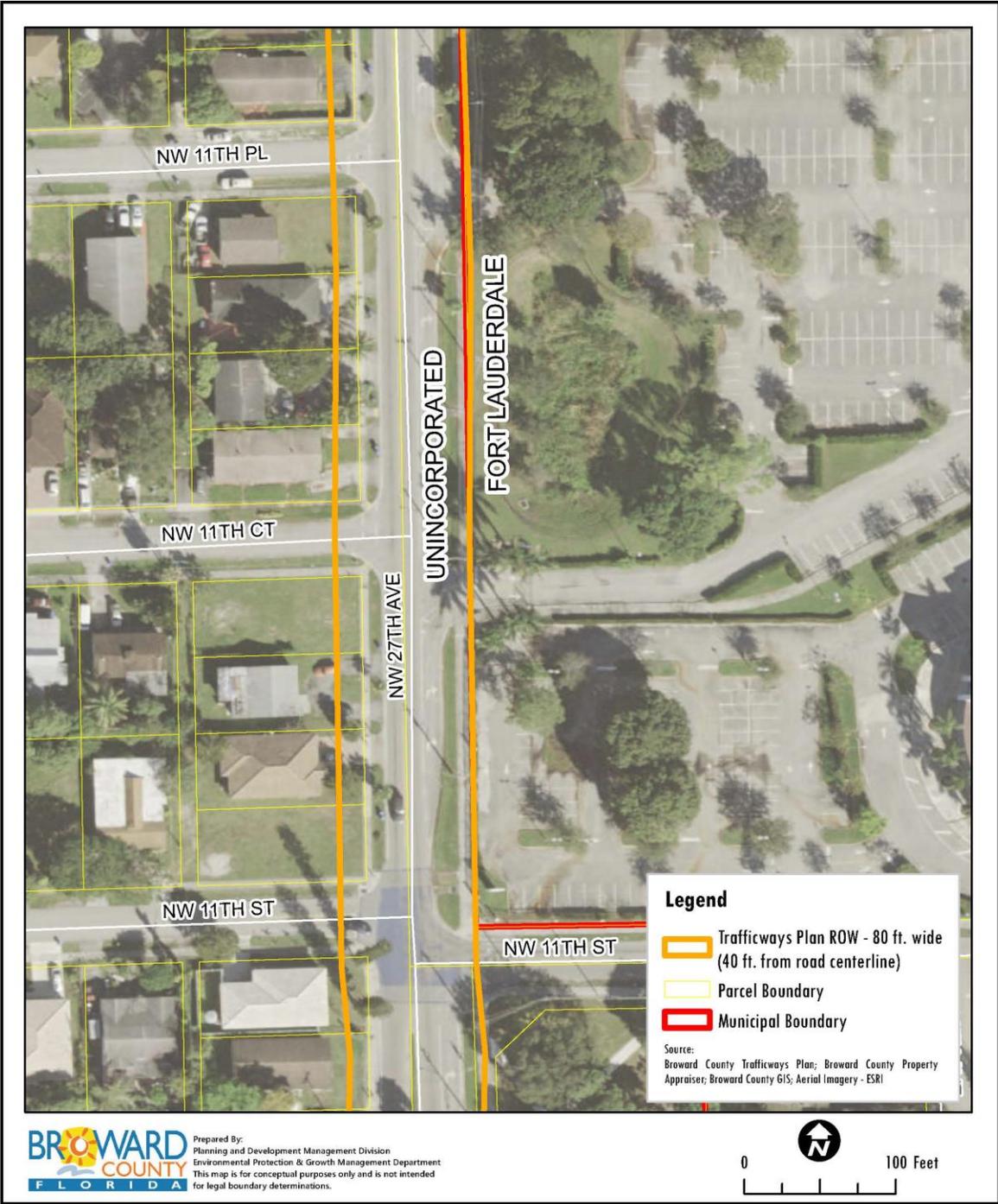


Exhibit F – Trafficways ROW Impact Maps

TRAFFICWAYS PLAN 80 FT ROW - NW 27TH AVE



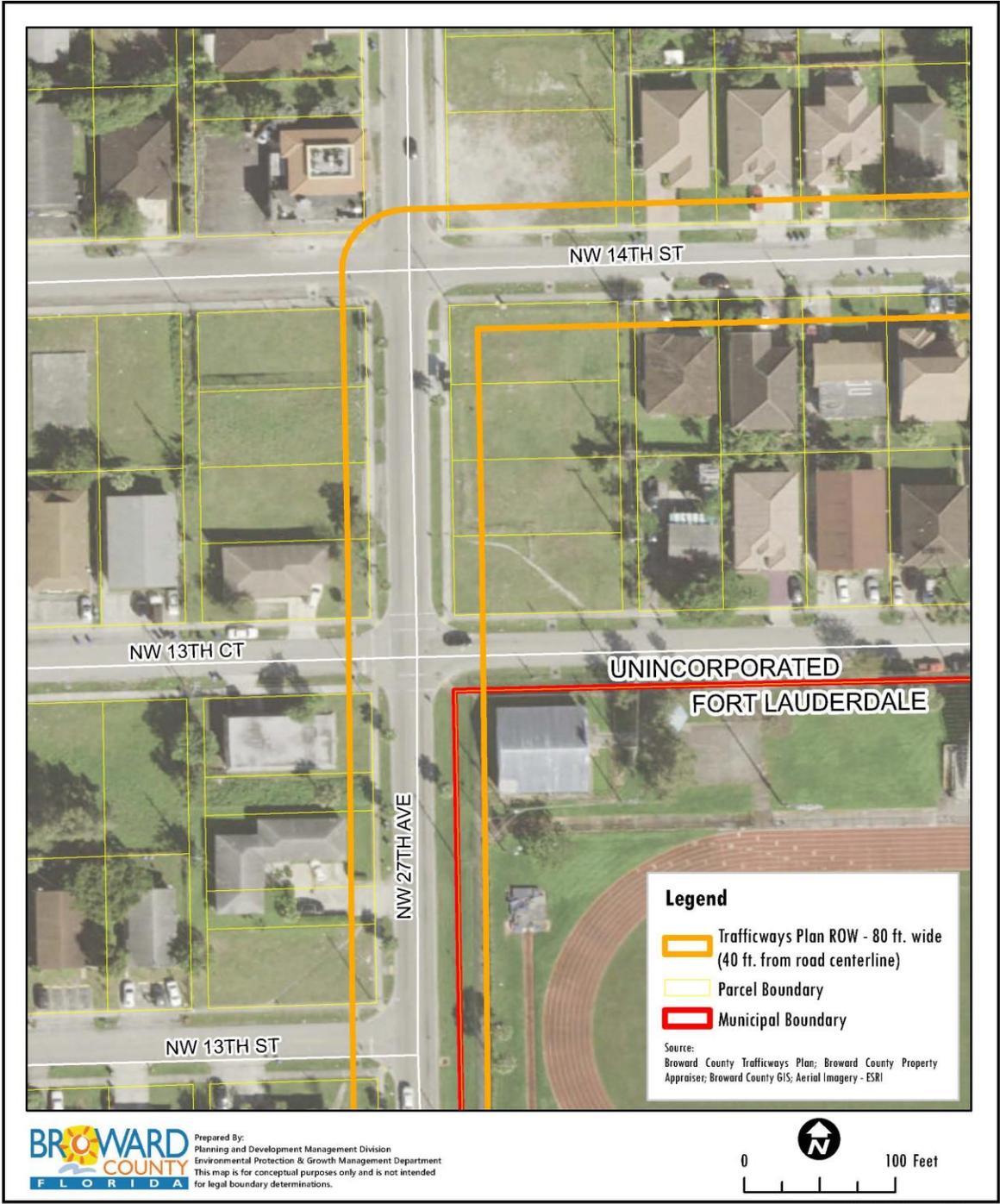
TRAFFICWAYS PLAN 80 FT ROW - NW 27TH AVE



TRAFFICWAYS PLAN 80 FT ROW - NW 27TH AVE



TRAFFICWAYS PLAN 80 FT ROW - NW 27TH AVE



TRAFFICWAYS PLAN 80 FT ROW - NW 14TH ST



TRAFFICWAYS PLAN 80 FT ROW - NW 14TH ST

