

ADMINISTRATIVE MEMORANDUM NO. 18 - 225

DATE: June 6, 2018

TO: Planning and Zoning Board

VIA: David L. Recor, Director of Development Services
Jennifer Gomez, AICP, Assistant Director of Development Services *jes*

FROM: Jean E. Dolan, AICP, Principal Planner *ged*
Max Wemyss, Planner *mw*

RE: Amendment to Broward County Trafficways Plan for Atlantic Boulevard
Right-of-Way width between Cypress Road and the Intracoastal within the
East Transit Oriented Corridor

The Broward County Trafficways Plan (see Exhibit 1) is the ultimate roadway right-of-way preservation plan for Broward County. Dedication of right-of-way is required from developing parcels to provide for an adequate regional roadway network, implemented through the County and local government development review processes. At the County level, parcels which are required to plat must dedicate right-of-way consistent with the requirements of the Trafficways Plan. At the City level, right-of-way dedications are required at time of site plan approval if those dedications were not previously accomplished at time of platting. The Broward County Planning Council makes decisions on all proposed amendments and waivers to the Trafficways Plan.

The area subject to this Trafficways Amendment is the East Transit Oriented Corridor (See Exhibit 2). During the preparation of the East Transit Oriented Corridor (ETOC) land use plan amendment application, it was noted that the Trafficways Plan calls for 120 feet of right-of-way for Atlantic Boulevard between Cypress Road and Federal Highway and 110 feet of right-of-way from Federal Highway to the Intracoastal (see Exhibit 3). Currently, the dedicated right-of-way of Atlantic Boulevard is a minimum of 100 feet and that width is adequate to accommodate the desired road sections for Atlantic within the ETOC as illustrated and adopted within the TO/EOD zoning regulations (see Exhibit 4).

The intent of the ETOC land use and zoning district is to encourage transit oriented development which generally includes structured parking lined with ground floor commercial land uses fronting Atlantic Boulevard with residential apartments above. The lots fronting on Atlantic Boulevard, particularly between Cypress Road and US 1, may not be deep enough to allow for a reasonably efficient parking structure design. If 10

additional feet of ROW is taken from the lots between Cypress Road and Federal Highway (Trafficways calls for 120' ROW for that link), the lot depths will be even more challenging in regard to building structured parking and for redevelopment in general in those blocks where lot depths are already constrained to the point where structured parking is infeasible (see example of lot depths in Exhibit 5).

The request to amend the Trafficways Plan, therefore, is to reduce the right-of-way width from 120 feet between Cypress and Federal and from 110 feet from Federal to the Intracoastal to 100 feet for the entire segment. This reduction will allow maintenance of the desired, transit oriented street sections while not further limiting the existing frontage lot depths.

RECOMMENDATION: Staff recommends approval of the request to amend the Broward County Trafficways Plan for the link of Atlantic Boulevard between Cypress Road and the Intracoastal Waterway to reduce the right-of-way requirement to 100 feet within the ETOC land use designation.

EXHIBIT 1 BROWARD COUNTY TRAFFICWAYS PLAN

BROWARD COUNTY TRAFFICWAYS PLAN

LEGEND		
Classification	Symbol	R/W
Limited Access/Controlled		325'
Arterial		200'
		144'
		120'
		110'
		106'
		100'
Collector		94'
		80'
		70'
One-Way-Pair		54'
		42'
Irregular Designation		0.0'
Context Sensitive Corridor		Subject to Specific Plans

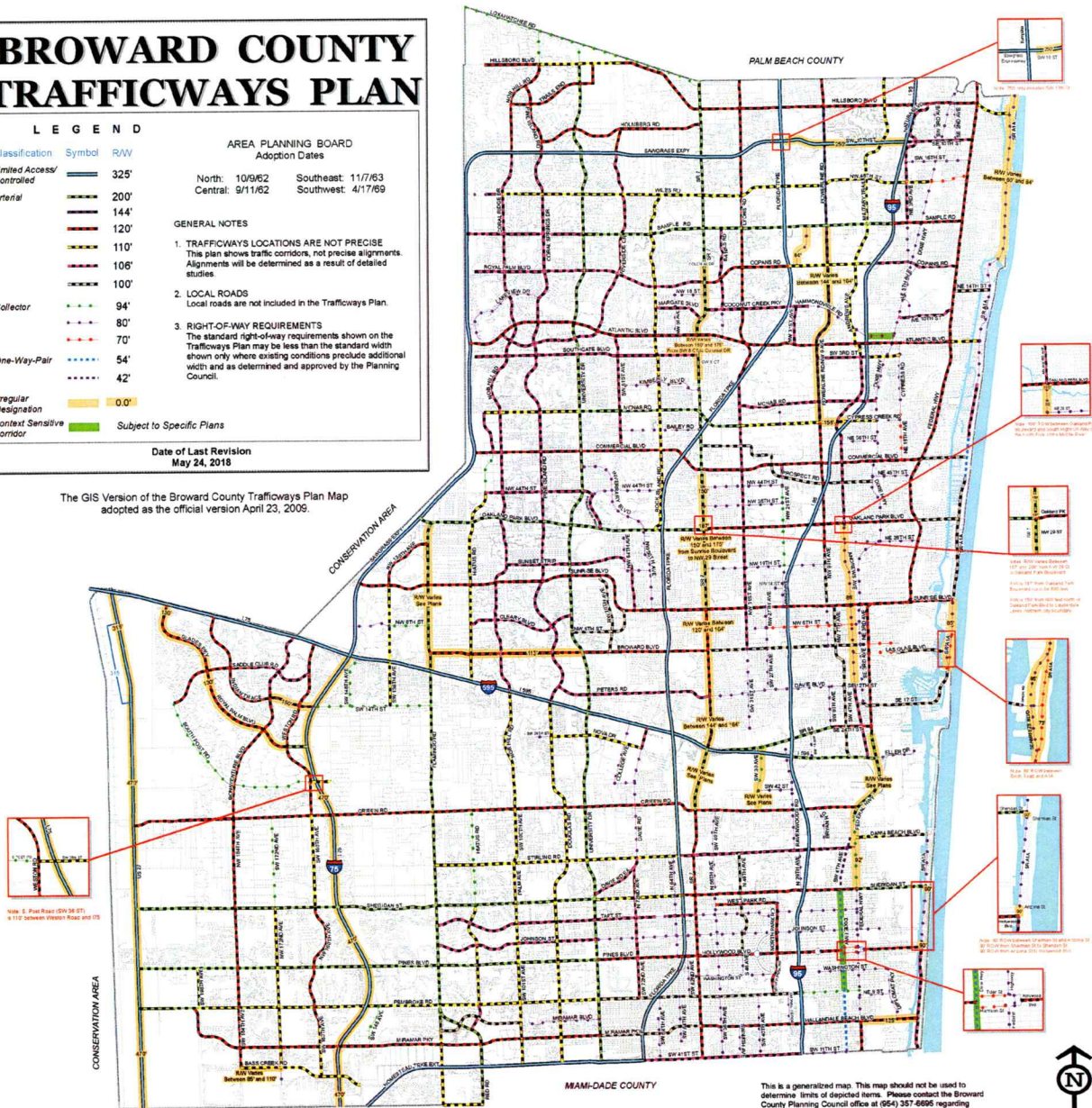
AREA PLANNING BOARD
Adoption Dates
North: 10/9/62 Southeast: 11/7/63
Central: 9/11/62 Southwest: 4/17/69

GENERAL NOTES

1. TRAFFICWAYS LOCATIONS ARE NOT PRECISE
This plan shows traffic corridors, not precise alignments.
Alignments will be determined as a result of detailed studies.
2. LOCAL ROADS
Local roads are not included in the Trafficways Plan.
3. RIGHT-OF-WAY REQUIREMENTS
The standard right-of-way requirements shown on the Trafficways Plan may be less than the standard width shown only where existing conditions preclude additional width and as determined and approved by the Planning Council.

Date of Last Revision
May 24, 2018

The GIS Version of the Broward County Trafficways Plan Map
adopted as the official version April 23, 2009.



This is a generalized map. This map should not be used to determine limits of depicted items. Please contact the Broward County Planning Council office at (954) 357-6696 regarding questions pertaining to alignments or limits.



Not to Scale
For Informational
Purposes Only

Exhibit 2 EAST TRANSIT ORIENTED CORRIDOR (Subareas/Building Height Regulating Plan from EOD Zoning Code)

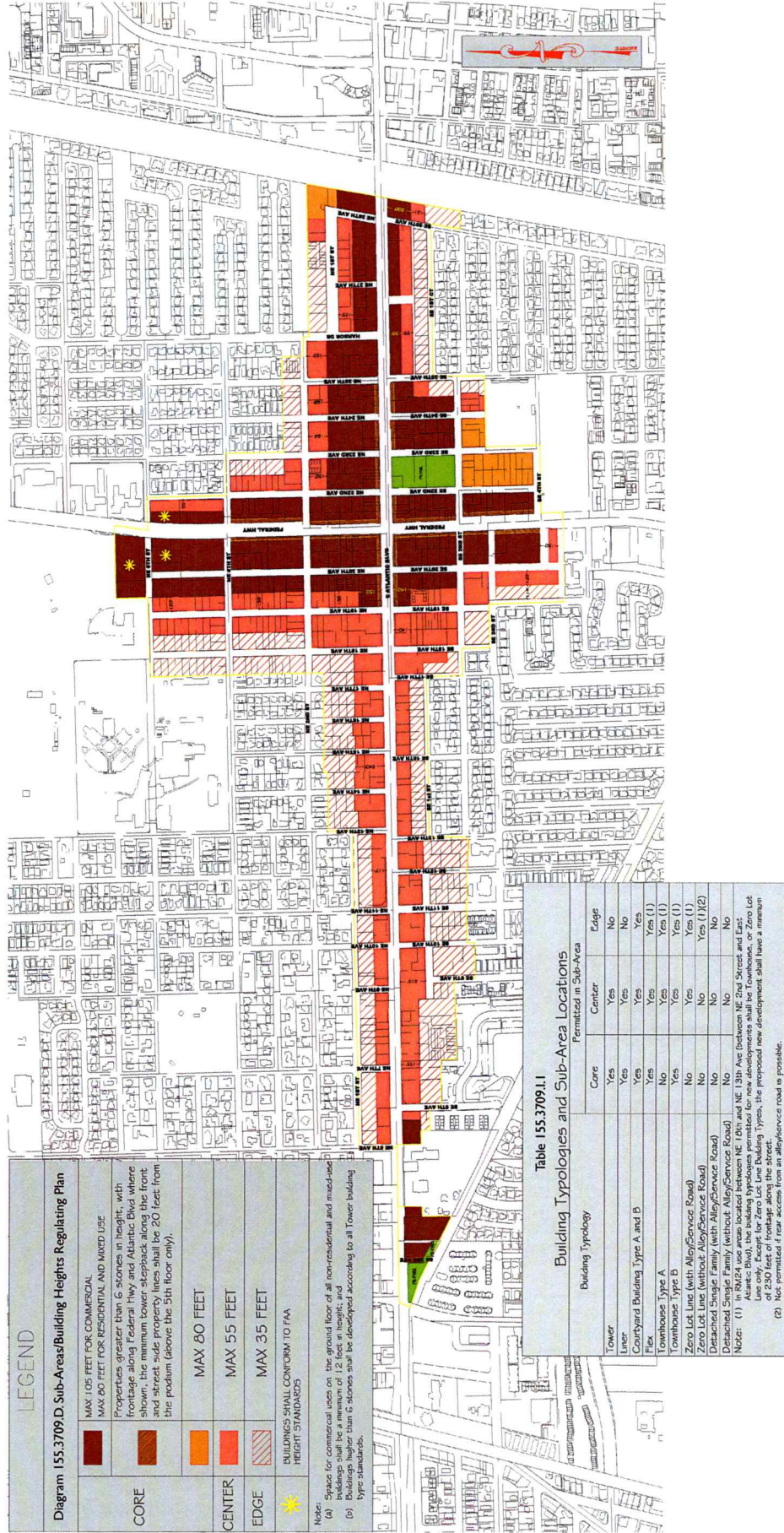


EXHIBIT 3
ATLANTIC BOULEVARD RIGHT-OF-WAY REQUIREMENTS WITHIN THE ETOC
BROWARD COUNTY TRAFFICWAYS PLAN

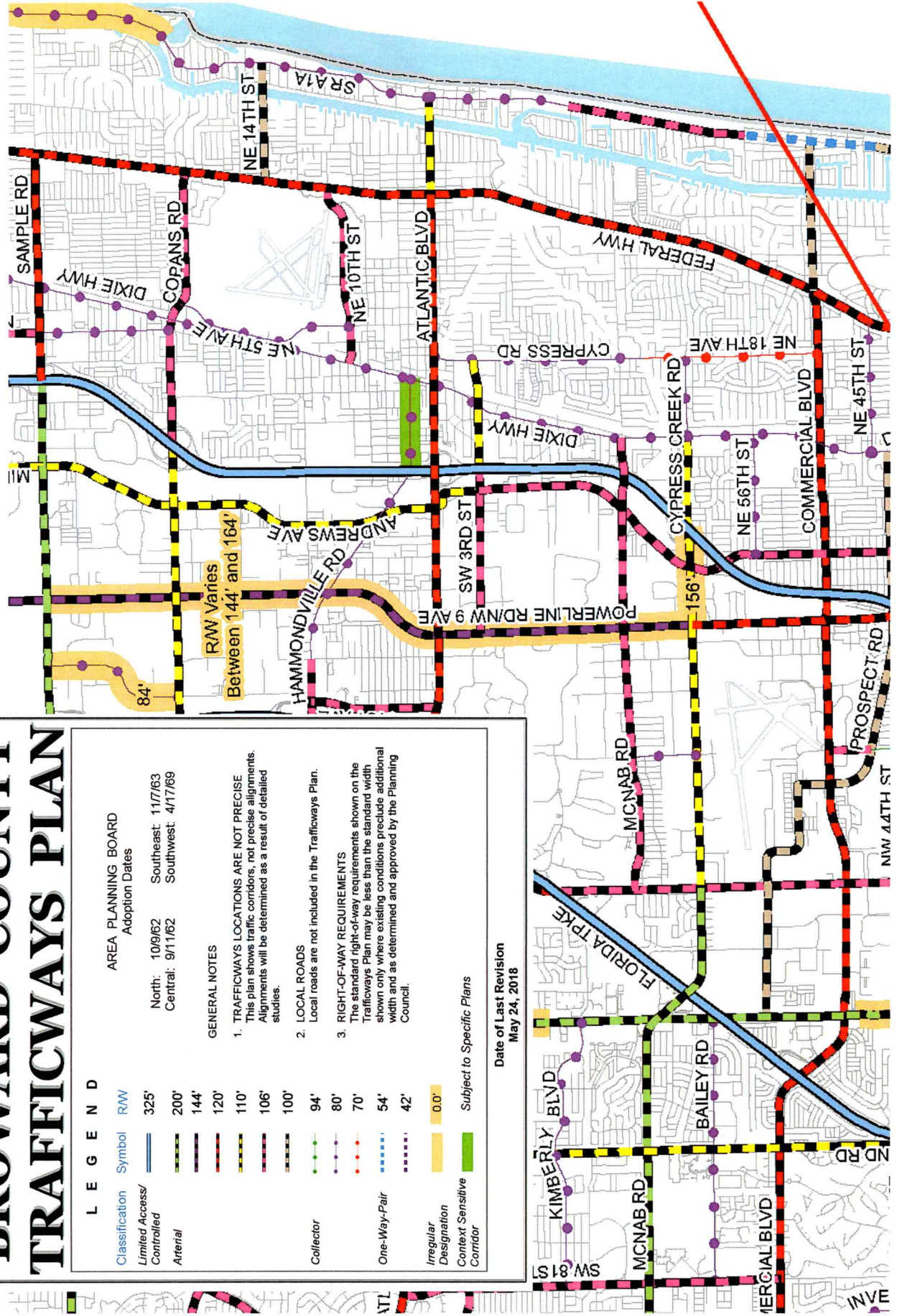
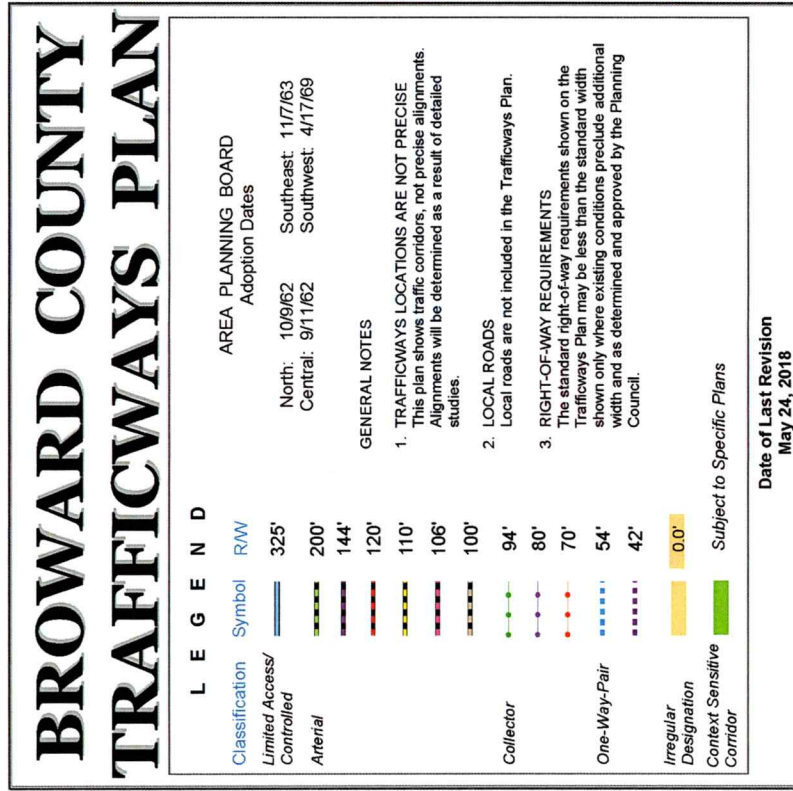


EXHIBIT 4 ATLANTIC BOULEVARD STREET SECTIONS EOD ZONING DISTRICT

DIAGRAM 155.3709.F2. STREET DEVELOPMENT REGULATING DIAGRAM

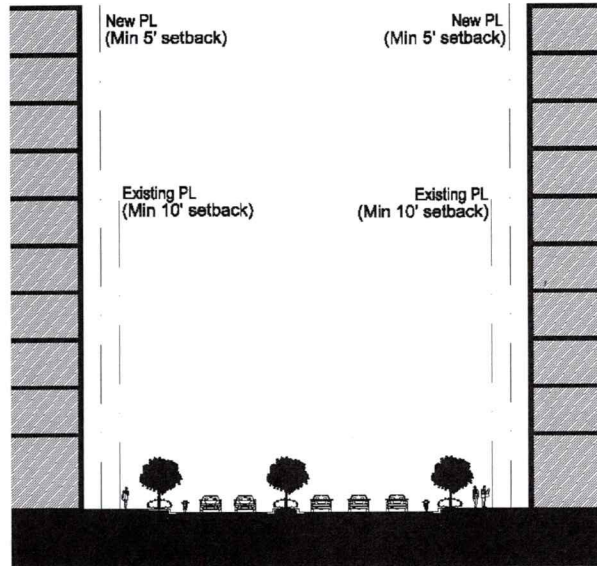
A. Atlantic Blvd. (East of 25th Ave)

KEY:

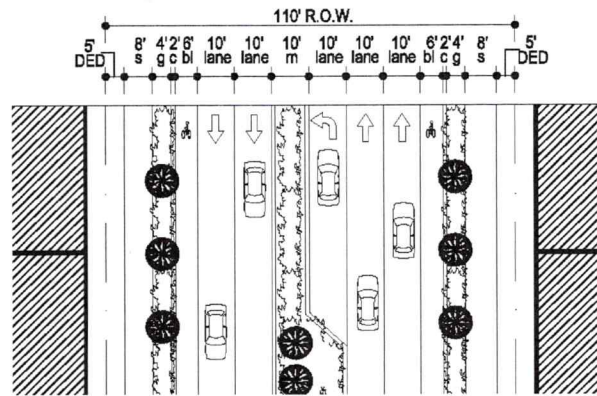
tg: tree grate
m: median
bl: bike lane
g: landscape strip
lane(s): lane(s)
s: sidewalk
st: shared trail
c: curb and gutter
p: parking
sb: setback

DED: Dedication
EAS: Easement
O.C.: On center
R.O.W.: Right-Of-Way

SECTION



PLAN



Street Type	Primary Street, Greenway
Sub-District	Core
Traffic Lanes	4
Parking Lanes	0
Bike Lanes	6' in each direction
Walkway Type	8' concrete sidewalk on both sides of the street
Landscape Type	6' continuous landscape strip
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
Median	20' Minimum. 10' with turning lane

Notes

1. A 5' dedication shall only be required if the roadway remains in the County's Traffic Ways Plan and the minimum right-of-way is required to be 110' by the County.
2. If a 5' dedication is not required the minimum setback shall be 10' from the existing right-of-way line.

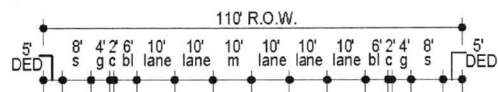
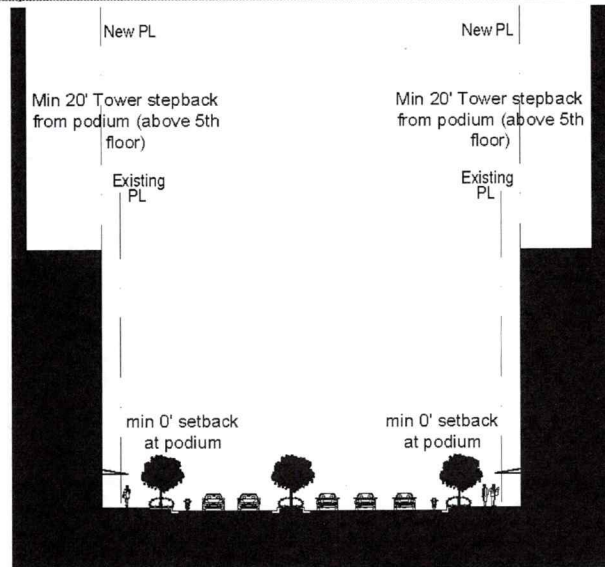
DIAGRAM 155.3709.F2. STREET DEVELOPMENT REGULATING DIAGRAM
B. Atlantic Blvd. (Federal Hwy to 25th Ave)

KEY:

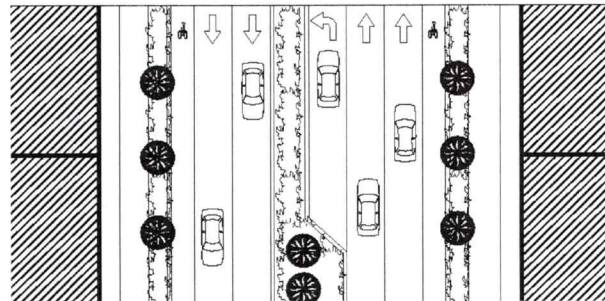
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 bl: bike lane
 g: grass
 lane: lane
 s: sidewalk
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SECTION



PLAN



Street Type
Sub-District
Traffic Lanes
Parking Lanes
Bike Lanes
Walkway Type
Landscape Type
Curb Type
Street Trees
Median
Notes

Primary Street, Greenway
Core
4
0 ⁽³⁾
6' in each direction
8'-6" concrete sidewalk on north side / 7'-6" concrete sidewalk on south side
6' continuous landscape strip
Raised Curb
Placed between 15' and 25' O.C.; Provided 1 per 30 feet of frontage
20' Minimum, 10' with turning lane

1. A 5' dedication shall only be required if the roadway remains in the County's Traffic Ways Plan and the minimum right-of-way is required to be 110' by the County.
2. If a 5' dedication is not required the minimum setback shall be 0' from the existing right-of-way line.
3. Full block redevelopment shall be required to provide on street parking along Atlantic Blvd.

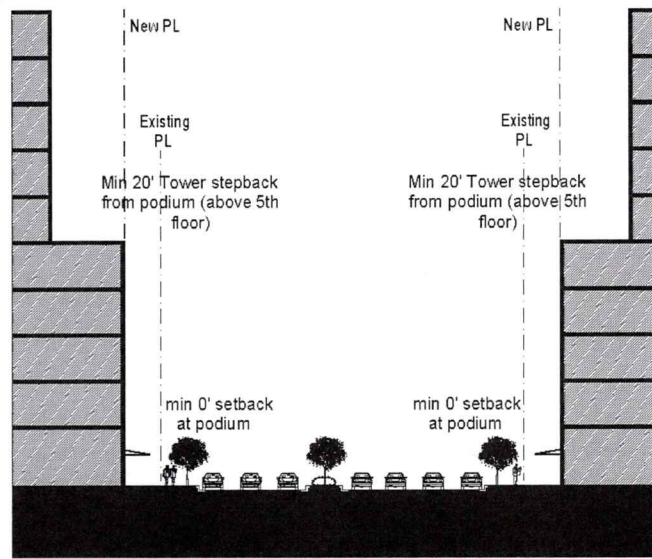
DIAGRAM 155.3709.F2. STREET DEVELOPMENT REGULATING DIAGRAM
C. Atlantic Blvd. (Federal Hwy to S. Cypress Rd)

KEY:

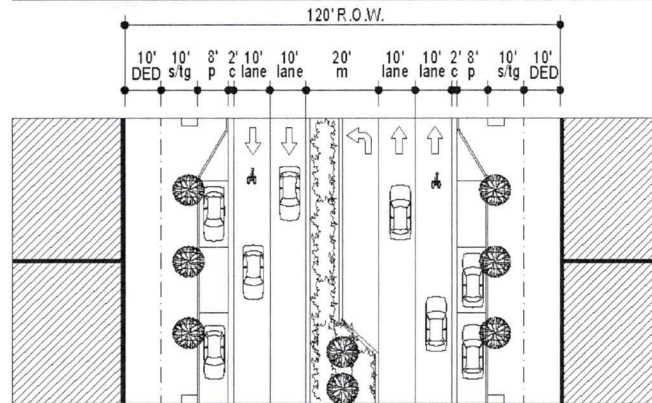
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SECTION



PLAN



Street Type	Primary Street, Greenway
Sub-District	Core / Center
Traffic Lanes	4
Parking Lanes	2
Bike Lanes	Sharrow in outside lane in each direction
Walkway Type	15' ⁽¹⁾ or 5' ⁽²⁾ minimum concrete sidewalk
Landscape Type	5' x 5' tree grates
Curb Type	Raised Curb
Street Trees	Placed between 15' and 25' O.C.; Provided 1 per 25 feet of frontage
Median	20' Minimum, 10' with turning lane

1. A 10' dedication shall only be required if the roadway remains in the County's Traffic Ways Plan and the minimum right-of-way is required to be 120' by the County.
2. If a 10' dedication is not required the minimum setback shall be 0' from the existing right-of-way line.

