

**EXHIBIT "A"**  
**Broward Boulevard Corridor Study and Plan**  
**I-95 to State Road 7**  
**Scope of Services**

**INTRODUCTION**

The Urban Planning and Redevelopment Department’s (UPRD) Planning Services Division (PSD) is the County agency responsible for the overall scope of Broward Boulevard Corridor Study and Plan (Plan). The purpose of this Plan is to develop a vision for transit- and housing-oriented redevelopment for the area, and a planning strategy for implementing the vision. The Study Area is a two-mile multi-jurisdictional corridor along Broward Boulevard extending from I-95 to State Road 7, anchored by the Fort Lauderdale Tri-Rail Station on the east (2100 block of West Broward Boulevard) and the City of Plantation’s Community Redevelopment Area (CRA) to the west (3800 block of West Broward Boulevard). The Study Area abuts Fort Lauderdale’s Northwest Regional Activity Center, which includes the Riverbend Corporate Park, and Plantation’s Local Activity Center, which includes the Grove East development. The Study Area also abuts three CRA’s, namely the Fort Lauderdale NW-Progresso-Flagler Heights CRA, the Central County CRA and Plantation Gateway CRA. The Plan requires participation from Florida Department of Transportation (FDOT), South Florida Regional Transit Authority (SFRTA), Broward County, three municipalities (Fort Lauderdale, Lauderhill, Plantation), and various local stakeholders.

It is anticipated the Plan will be completed in five overlapping phases:

1. Signed Memorandum of Agreement (MOA) between the parties to commit to work together on this Plan.
2. Data collection and analysis.
3. A series of public meeting and workshops to gather input from key stakeholders.
4. Development of a planning strategy to implement a future vision for the corridor.
5. Implementation of the Plan.

PHASES	MONTHS	YEAR 1				YEAR 2				YEAR 3			
		1-3	4-6	7-9	9-12	1-3	4-6	7-9	9-12	1-3	4-6	7-9	9-12
1	Signed MOA	■	■										
2	Data Collection/Analysis		■	■									
3	Public Participation		■	■	■	■	■	■	■	■	■	■	■
4	Planning Strategy				■	■							
5	Implementation					■	■	■	■	■	■	■	■

**PHASE ONE – SIGNED MEMORANDUM OF AGREEMENT (MOA) (180 days)**

**1.1 Develop Project Framework with Broward County Jurisdictions** - PSD and the Broward County Office of Economic Development (OED) (as appropriate) will meet with municipal staff as well as with city managers and city commissioners in the

Municipalities to discuss the project, solicit their participation, and develop the project framework for the Broward Boulevard Corridor Study and Plan.

**1.2 Coordinate with City of Plantation Redevelopment Programs**—Representatives from Broward County, Fort Lauderdale and Lauderhill will meet with representatives from the City of Plantation to discuss Plantation’s Local Activity Center (LAC) and CRA, which are already in place, and to identify opportunities for coordination with the Broward Boulevard Corridor Study and Plan.

**1.3 Identify Participants in the Process** – The list of participants includes but is not limited to a Working Group of government and agency staff, and stakeholders from the Broward Boulevard communities.

A. Broward Boulevard Corridor Plan Working Group

1. Core Team - The COUNTY shall designate staff and request participation from governments and public agencies at various levels to form the Core Team of the Working Group and provide a regional perspective on the Transit Corridor Studies and Plans.

a. Broward County

- i. Office of Transportation - Broward County Transit (BCT)
- ii. Office of Economic Development (OED)
- iii. Public Works and Transportation Department
  - a) Highway Construction and Engineering Division
  - b) Transportation Engineering Division
  - c) Real Property Section
- iv. Urban Planning and Redevelopment Department
  - a) Housing and Community Development Division (Housing Division)
  - b) Planning Services Division
  - c) Metropolitan Planning Organization (MPO) Division
- v. Planning Council

b. Florida Department of Transportation (FDOT)

c. South Florida Regional Transportation Authority (SFRTA)

2. Municipal staff - The MUNICIPALITIES adjacent to the Transit Corridor shall designate staff to participate in the Broward Boulevard Corridor Plan Working Group and provide a local perspective on the Transit Corridor Plan and Study.

a. City of Fort Lauderdale

- i. Community and Economic Development Department
- ii. Planning and Zoning Department
- iii. Engineering Department

b. City of Lauderhill

- i. Business/Neighborhood Enrichment
- ii. Planning and Zoning Department

c. City of Plantation

- i. Planning, Zoning and Economic Development Department

B. Key Stakeholders - The COUNTY and MUNICIPALITIES will identify individuals and groups to participate during the entire Corridor Planning process, particularly through Phase Three – Public Participation.

1. Local Business Organizations
2. Local Business Owners
3. Property Owners
4. Neighborhood Associations

**1.4 Signed Memorandum of Agreement (MOA)** - The parties will execute a MOA and identify participants in the Broward Boulevard Corridor Planning process.

**PHASE TWO DATA COLLECTION AND ANALYSIS (150 Days)**

**2.1 Data Collection** – The Working Group members from each jurisdiction will be responsible for providing the available data for their area. PSD and Planning staff from each jurisdiction will determine whether additional information is necessary and how to generate new data. The following items will be collected as part of this task:

Task	BROWARD COUNTY					MUNICIP.		OTHER GOVT.	
	PSD	MPO	OED	BCT	RPS	PLN	ED	FDOT	RTA
<b>a</b> Existing land use and zoning	X					X			
<b>b</b> Existing development patterns			X				X		
i. Property ownership patterns	X		X		X		X		
ii. Existing infrastructure	X	X				X			
<b>c</b> Market study – data collection			X				X		
<b>d</b> Existing and planned transit routes	X	X		X		X		X	X
i. Transit stop locations	X	X		X		X		X	X
<b>e</b> Interviews with key property owners	X		X			X	X		

Abbreviations: PSD: Planning Services Division; MPO: Metropolitan Planning Organization Division; OED: Office of Economic Development Commercial & Industrial Section; BCT: Office of Transportation – Broward County Transit; RPS: Real Property Section; PLN: municipal planning departments; ED: municipal economic development departments; FDOT: Florida Department of Transportation; RTA: South Florida Regional Transportation Authority.

**2.2 Planning and Data Analysis** – PSD will lead this task, and coordinate the planning and data analysis with the Working Group to identify the location, extent and density of the corridor redevelopment, and begin to analyze where future land use amendments would be appropriate. The planning and data analysis for each area will include:

Task	BROWARD COUNTY					MUNICIP.		OTHER GOVT.	
	PSD	MPO	OED	BCT	RPS	PLN	ED	FDOT	RTA
<b>a</b> Determination of boundary, if Transit Oriented Corridor (TOC)	X			X		X		X	
i. Depth of boundaries at nodes	X		X			X	X		
<b>b</b> Development approach and appropriate density along corridor	X		X			X	X		
i. Underutilized properties and opportunities for revitalization or redevelopment or both	X		X			X	X		
<b>c</b> Market analysis			X				X		
<b>d</b> Potential improvements to transit service (routes, paratransit, shuttles, infrastructure and shelters)	X	X		X		X		X	
i. Tri-Rail connections	X	X		X		X		X	X
ii. Broward County Transit		X		X					
<b>e</b> Potential redevelopment areas			X		X		X		
<b>f</b> Determination of boundary, if Transit Oriented Development (TOD)	X	X		X		X			X

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**Work Products** - PSD will compile the results of the data collection and analysis into a single report. The Working Group will present the findings at a public meeting with County and Municipal staff in attendance.

### PHASE THREE - PUBLIC PARTICIPATION

All of the key stakeholders, particularly business and property owners along Broward Boulevard and residents who live in close proximity, should participate throughout the entire corridor planning process. There will be several opportunities for public review and comment on all aspects of the process, and additional public hearings specifically during the land use amendment and rezoning process for the County and each municipality.

PSD anticipates contracting with an Urban Design consultant to perform specific tasks during several phases of the Corridor Study and Plan, with particular emphasis on the Phase Three - Public Participation tasks.

**3.1 Public Meetings** – There will be several public meetings at key points in the process (as described in the Scope of Work for the Urban Design consultant):

A. Concurrent with Task 2.1 – Data Collection;

B. Concurrent with Task 3.2 – Creation of a Vision for the Corridor, with presentation of the work products of Planning and Data Analysis (Task 2.2); and

C. Concurrent with Task 4.1 – Identify Planning Strategy, to confirm community consensus around recommended strategies and solutions

The meetings will take place at public locations in close proximity to the corridor and include all key stakeholders. Representatives from Broward County and the Municipalities will be present at the public meetings to answer questions and provide assistance when necessary. OED's Commercial and Industrial Section will work closely with the local business community.

**3.2 Creation of a Vision for the Corridor** – The public workshop process will provide a forum for community stakeholders to create a Vision for the future of the Broward Boulevard corridor:

- to redevelop and revitalize the transit corridor;

- to protect the existing neighborhoods (as envisioned by the community); and

- to provide transitions to the transit corridors.

The Working Group together with the urban design consultant will integrate the Vision for the corridor into an Urban Design Concept Plan, with design scenarios for the corridor and design guidelines to achieve the Vision.

**Work Products** - PSD and the Urban Design consultant will compile the results of the Public Participation process into a single report, containing the Vision for the corridor and the Urban Design Concept Plan. The Working Group will also finalize the recommended boundaries of the TOC and TOD Future Land Use designations on the Broward County Land Use Plan.

## **PHASE FOUR – DEVELOP A PLANNING STRATEGY (120 Days)**

**4.1 Identify Planning Strategy** – Based on the Data Collection and Analysis (Phase Two) and the Vision for the corridor (Phase Three), the Working Group will develop a Planning Strategy to achieve the transit- and housing-oriented redevelopment of this portion of the Broward Boulevard Corridor. The Working Group will gather input from municipal leaders, municipal planners and key stakeholders to improve the Planning Strategy and effectively move the recommendations toward implementation. There will be at least one public meeting for residents, business owners and other stakeholders to participate in forming the Planning Strategy.

**4.2 Develop Timeline and Process Chart** – The Working Group will develop a timeline for implementation of the Planning Strategy, and outline the required tasks

to complete each step. The Process Chart will include maps and supporting graphics to illustrate the recommendations.

**4.3 Identify Funding Sources** – Several funding sources will be necessary to implement this planning strategy, including funds to develop transit, to provide for redevelopment, to construct affordable housing and to upgrade antiquated infrastructure. PSD will work with the Working Group, the HCDD, MPO, and OED to identify sources of funding, including, but not limited to:

- a. Redevelopment Capital Program;
- b. Community Development Block Grant (CDBG) Funds;
- c. Other Housing and Urban Development (HUD) Funds;
- d. State Housing Initiative Program (SHIP) Funds;
- e. Federal New Starts Program;
- f. Federal Transit Agency (FTA) Funds;
- g. CRA Funding Sources;
- h. Brownfields Redevelopment Program (EPA and State Program);
- i. Economic Development Administration (EDA) Funds;
- j. Housing Finance Authority (HFA) Funds;
- k. Safe Routes to School; and
- l. Broward Beautiful.

**Work Products** - PSD and the Urban Design consultant will compile the Planning Strategy and the work products from previous tasks into one cohesive document for review by the Working Group, city commissioners, key stakeholders, and the public. The Planning Strategy will include an explanation of all recommendations, with supporting maps and graphics, and the Phase Five - Implementation process for each. The document will also contain information for submittal of a land use amendment package to the Broward County Planning Council, including the work products of the Data Collection and Analysis from Phase Two.

After review from the other participants in the planning process, PSD will submit the Planning Strategy and supporting documents to the Board of County Commissioners for their authorization to proceed with the Phase Five - Implementation.

## **PHASE FIVE – IMPLEMENTATION (24 Months)**

The Planning Strategy outlines the actions to promote the long-term revitalization and rehabilitation of this section of the Broward Boulevard corridor as a transit- and housing-oriented redevelopment. The initial implementation phase will take approximately two years to complete, requiring multi-disciplinary participation.

**5.1 Land Use Amendments** – If the Working Group recommends changes to the Broward County Land Use Plan (BCLUP), Broward County will complete the TOC and/or TOD land use amendment. The Municipalities will be responsible for the corresponding local land use plan amendment. This process requires public hearings and takes approximately 18 months to complete. Currently, it is

anticipated the amendments will be part of Group II 2008 amendments which must be submitted to the Broward County Planning Council on February 1, 2008 with final approval in February or March of 2009.

**5.2 Rezoning** – The Working Group will review the design scenarios for the corridor and recommend rezoning as necessary to promote pedestrian-scale development and transit-oriented development. PSD has developed a model mixed-use zoning district that is appropriate for the redevelopment and revitalization of the corridors, in combination with the amendments to the LUP. In addition, the Working Group will review the design guidelines and make recommendations to protect the existing neighborhoods and provide transitions to the transit corridors. The County or municipality shall be responsible for the rezoning process for the areas within their jurisdiction.

**5.3 Business Retention, Expansion and Attraction** - The Planning Strategy will contain a series of recommendations to promote or enhance economic development. OED and the municipal Economic Development staffs will be the responsible agencies for this strategy and will look at opportunities to increase the viability of the area. OED and municipal Economic Development staff will identify parcels with potential for redevelopment, rehabilitation or revitalization; meet with business owners to expand and attract new capital along Broward Boulevard; and identify incentives for economic development and redevelopment including Enterprise Zone and SBA funds.

**5.4 Affordable and Attainable Housing** - Housing for all incomes will be developed along this corridor. Housing shall be made available for the very low- to moderate-income households, but there shall also be market rate housing for those who wish to live along this transit corridor. Bonus densities similar to those identified in Broward County's new mixed-use zoning district can be implemented in this corridor to increase affordable housing, provide additional transit ridership, and create a mix of income types along the corridor. PSD and the municipalities shall work with the HCDD to promote affordable housing.

**5.5 Transportation Improvements** – The transit improvements along Broward Boulevard are integral to redevelopment along this corridor. UPRD and more specifically the MPO shall work with the SFRTA, state and federal officials to outline steps to improve the level-of-service for transit along this corridor.

**Work Products:** PSD shall regularly update these recommendations in a working document.