



MEMORANDUM

AGENDA ITEM #III.C.4

DATE: AUGUST 1, 2011

TO: EXECUTIVE COMMITTEE

FROM: STAFF

SUBJECT: CITY OF FORT LAUDERDALE PROPOSED COMPREHENSIVE PLAN AMENDMENT
#11-1ESR

Community Profile

The City of Fort Lauderdale is the seventh largest municipality in the state and the primary urban center for Broward County. The U.S. Census 2010 population was estimated as 165,521, an 8.6 percent increase from the City's 2000 population. The City was incorporated in 1911 and is the county seat of Broward County. The City's economic base is in tourism, the marine industry, and as a major employment center for the Region. Fort Lauderdale is a mature urban place. While the City is considered to be built-out, it, nevertheless, has approximately 750 acres (just over one square mile) of vacant land scattered throughout the City on small parcels. Much of the developed land is designated for land use densities greater than the existing development. With its location at the heart of the metropolitan area and its access to mass transit, Fort Lauderdale is an ideal location for infill and redevelopment. The State Road 7/U.S. 441 Corridor runs through a small portion of western Fort Lauderdale, and the City is a member of the State Road 7/U.S. 441 Collaborative.

Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed comprehensive plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of the affected local government (§163.3184(5), Florida Statutes). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

Summary of Staff Analysis

Proposed amendment package #11-1ESR consists of one Land Use Plan map amendment to the City of Fort Lauderdale Comprehensive Plan.

The proposed amendment is being processed and reviewed under the Expedited State Review Process. Comments must be submitted to the City no later than August 5, 2011. The amendment is being concurrently reviewed with the Broward County proposed amendment #11-2ESR (see Council Agenda #III.C.3).

The map amendment would change the land use designation of approximately 72.6 acres from Park/Open Space to Transportation. The site is located north of Commercial Boulevard, between Northwest 12 Avenue and Northwest 15 Avenue, and south of the Fort Lauderdale Executive Airport's north runway (see Attachment 2).

The subject site contains stadiums and practice fields, with vacant land to the south. In 1958, the Federal Aviation Administration (FAA) permitted the City of Fort Lauderdale to develop stadiums on airport property. The FAA recently advised the City that the existing land use designations and zoning are not acceptable to the deed restrictions on the site. The proposed amendment would conform to the deed restriction and maintain the maximum allowable development as multipurpose recreational facilities.

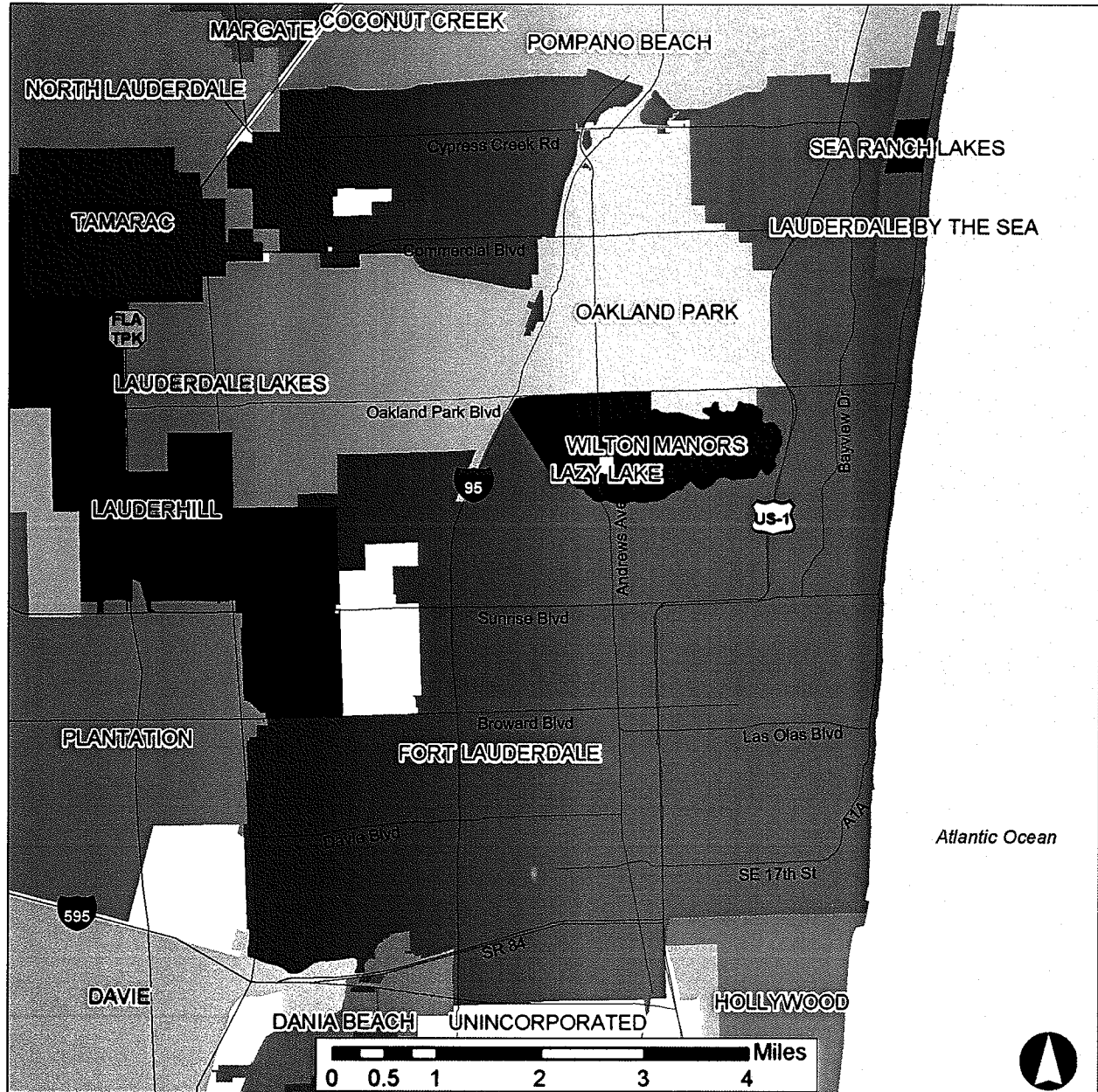
The City of Fort Lauderdale Commission approved (5-0) the transmittal of the proposed map amendment at its September 9, 2010 meeting.

Staff analysis confirms that the proposed map amendment is generally consistent with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation of Consistency with the Strategic Regional Policy Plan (SRPP)

Find City of Fort Lauderdale proposed amendment package #11-1ESR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the City, with copies to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

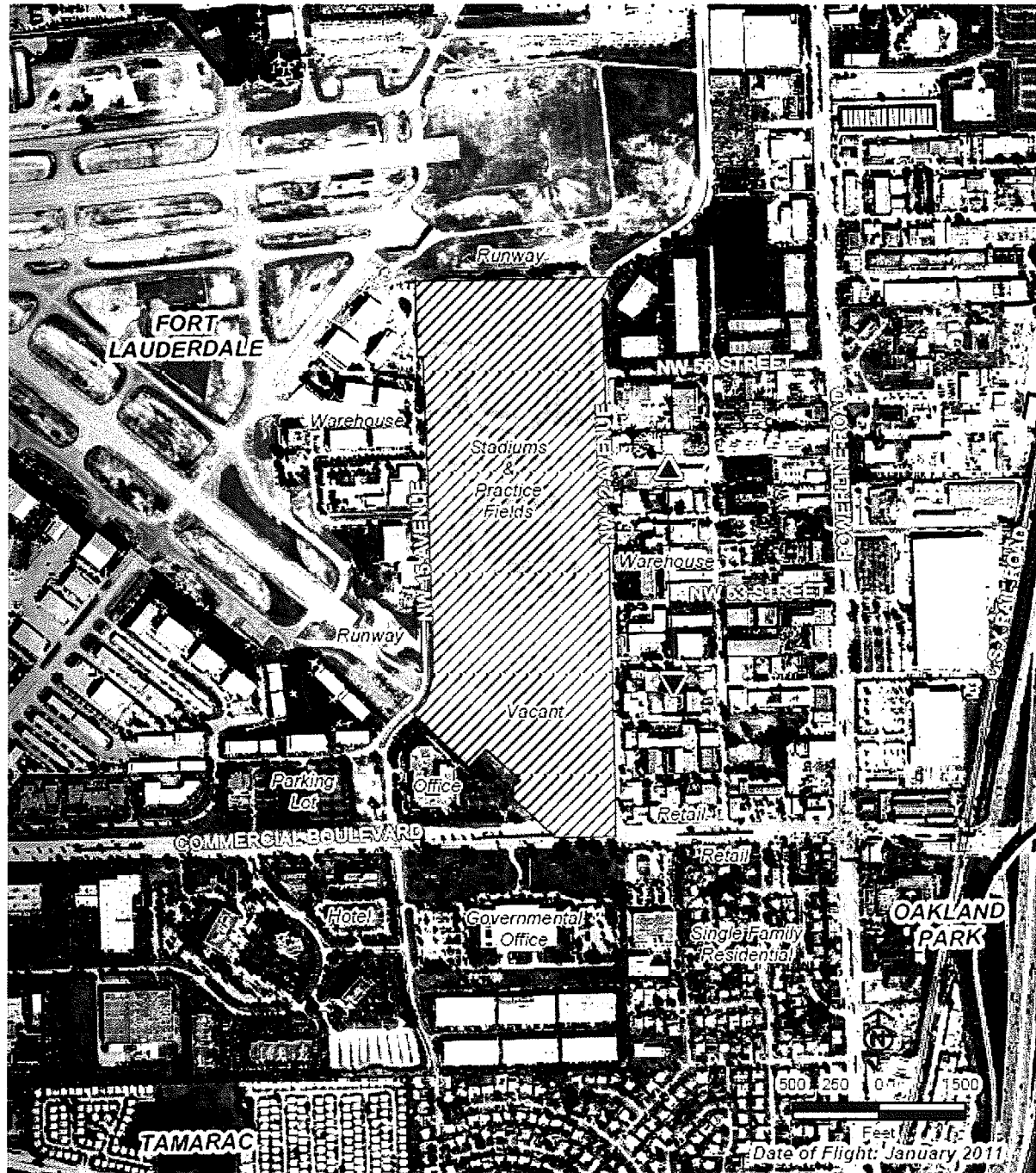
General Location Map

City of Fort Lauderdale
Proposed Amendment Package #11-IESR

Sources: FDEP, SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map
City of Fort Lauderdale #11-1ESR
From: Park/Open Space
To: Transportation
72.6 acres

Sources: Broward County proposed amendment package #11-2ESR (existing uses map).
Note: For planning purposes only. All distances are approximate.