



MEMORANDUM

AGENDA ITEM #6j

DATE: JULY 12, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF WILTON MANORS PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA# 10-1AR (ALTERNATIVE REVIEW)

Community Profile

The City of Wilton Manors is located in Broward County, Florida, just north of downtown Fort Lauderdale and is approximately two square miles in area. The City was incorporated in 1947 and has been referred to as the "Island City" because its boundaries primarily follow the North and South Forks of the Middle River. It is bordered on the north by the North Fork of the Middle River and the City of Oakland Park; to the south, the boundaries include the South Fork of the Middle River and the City of Fort Lauderdale; the eastern terminus of the City extends to near Federal Highway (US1); and the western most boundary reaches Interstate 95. The Village of Lazy Lake is contained within the borders of Wilton Manors. The City is primarily residential in nature with some commercial, industrial, governmental, and recreational/water uses. The City of Wilton Manors is substantially built-out. The City's population was 12,895 in 2009, a 1.6 percent increase in population from the year 2000. A general location of the City is shown in Attachment 1.

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), Fla. Stat.). 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, Fla. 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.

The SFRPC did not prepare the amendment package and, therefore, is not precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5), Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C.); or commenting on the adopted amendment pursuant to Section 163.32465(4)(b), F.S.

The Florida Department of Community Affairs (DCA) notified SFRPC that the amendment package was complete on: The report will be modified to include the date once DCA assigns it.

The amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than July 17, 2010.

The amendment review will be transmitted to the City and DCA on July 16, 2010.

Staff Analysis

Proposed amendment #10-1AR contains a Future Land Use Map (FLUM) amendment and a Future Land Use Element (FLUE) text amendment to the City of Wilton Manors Comprehensive Plan. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Council Agenda #6d; County No. PCT 10-10 and PC 10-13).

Wilton Manors Transit Oriented Corridor (TOC) Text and Map Amendment

The proposed amendment would designate an approximately 114.2 gross acre site generally located between NE 11th Avenue and NE 15/16th Avenue between the South Fork and the North Fork of Middle River to a Transit Oriented Corridor (TOC) land use [see Attachment 2]. The intent of the amendment is to improve the economic and aesthetic conditions along the North Dixie Highway corridor, including increased mobility through transportation and land use planning.

The existing land use designations include 34.40 acres of Commercial, 26.68 acres of Industrial, 6.85 acres of Recreation and Open Space, 29.57 acres of Residential Low Medium (up to 10 dwelling units per acre), 8.98 acres of Residential Medium High (up to 25 dwelling units per acre), and 7.81 acres of Transportation. Adjacent land uses include Commercial, Industrial, and vacant to the north; Residential, and Recreation and Open Space to the east, Residential to the south, and Residential and Commercial to the west.

The proposed amendment would decrease the amount of currently permitted dwelling units by 71 and Industrial use by 245,400 square feet; increase Commercial use by 195,000 square feet; and increase the number of hotel rooms by 172. Table 1 provides the proposed intensity and density of land uses under the TOC.

Table 1: Proposed TOC Intensity and Density

Land Use	Intensity and Density
<i>Commercial</i>	538,200 SQ
<i>Industrial</i>	71,600 SQ
<i>Transportation</i>	7.81 acres
<i>Recreation and Open Space</i>	6.85 acres (minimum)
<i>Hotel</i>	172 rooms
<i>Residential</i>	519 dwelling units consisting of: 279 High-rise 30 Single-family 44 Town homes 72 Garden apartments 84 Duplexes 10 Studios

SQ = Square Feet

The proposed amendment would include new Objective 12, "Transit Oriented Corridor," and related Policies to the City's Future Land Use Element and outline the requirements governing the TOC.

Capacity analysis for the proposed changes indicates adequate infrastructure and resources to serve the short and long-term planning horizons.

The City of Wilton Manors Commission unanimously approved the proposed map and text amendments at its April 27, 2010 meeting.

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

Impact Analysis

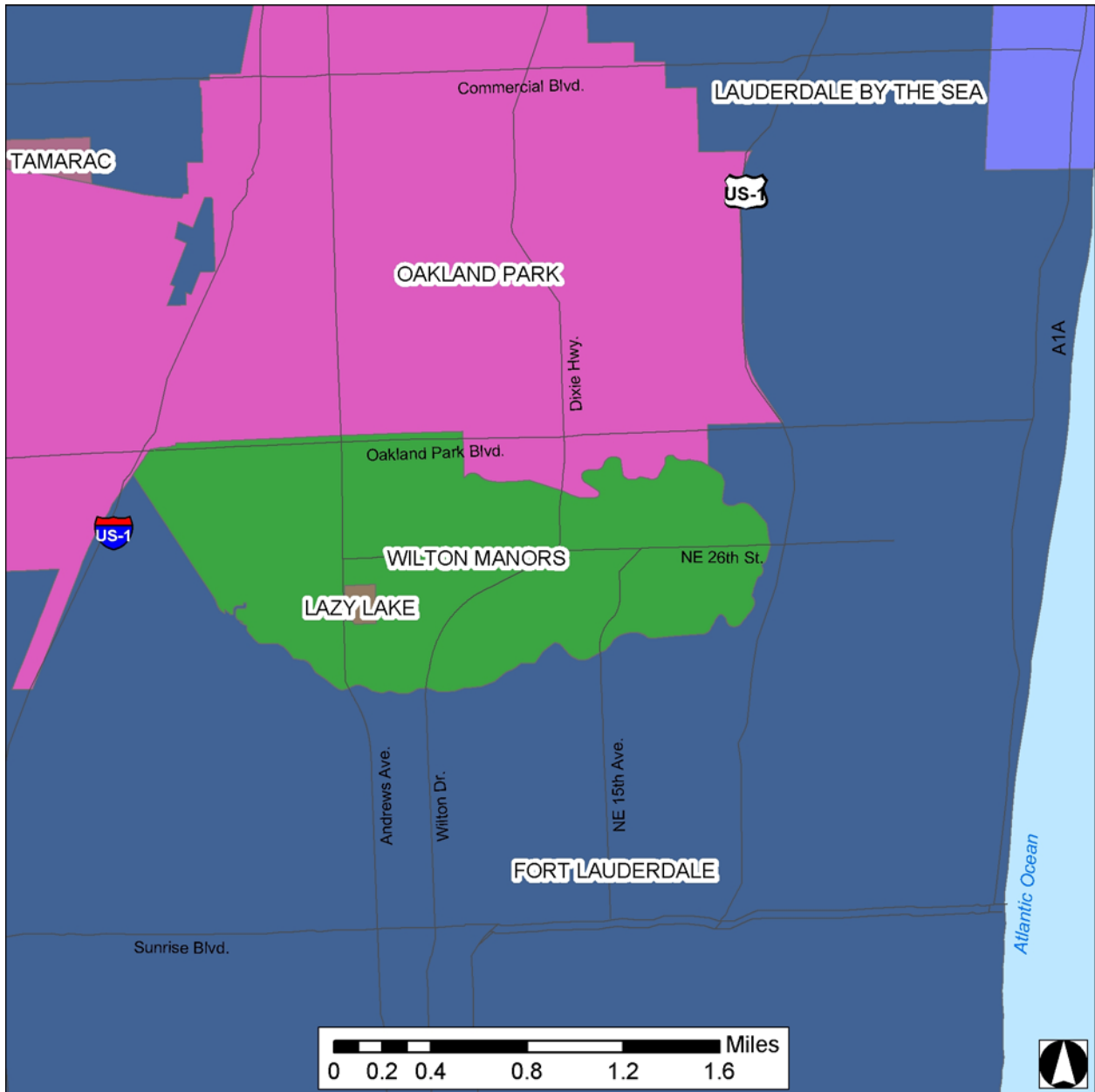
Staff analysis confirms the text and map amendment in the City of Wilton Manors proposed amendment package #10-1AR would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plan and local mitigation strategies.

Since a further detailed impact analysis is not applicable to the review of the proposed amendments, the related analysis sections found in the Department of Community Affairs (DCA) Amendment Review Form C-7 (Sections 9 through 18) have not been included in this staff report.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of Wilton Manors proposed amendment package #10-1AR 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

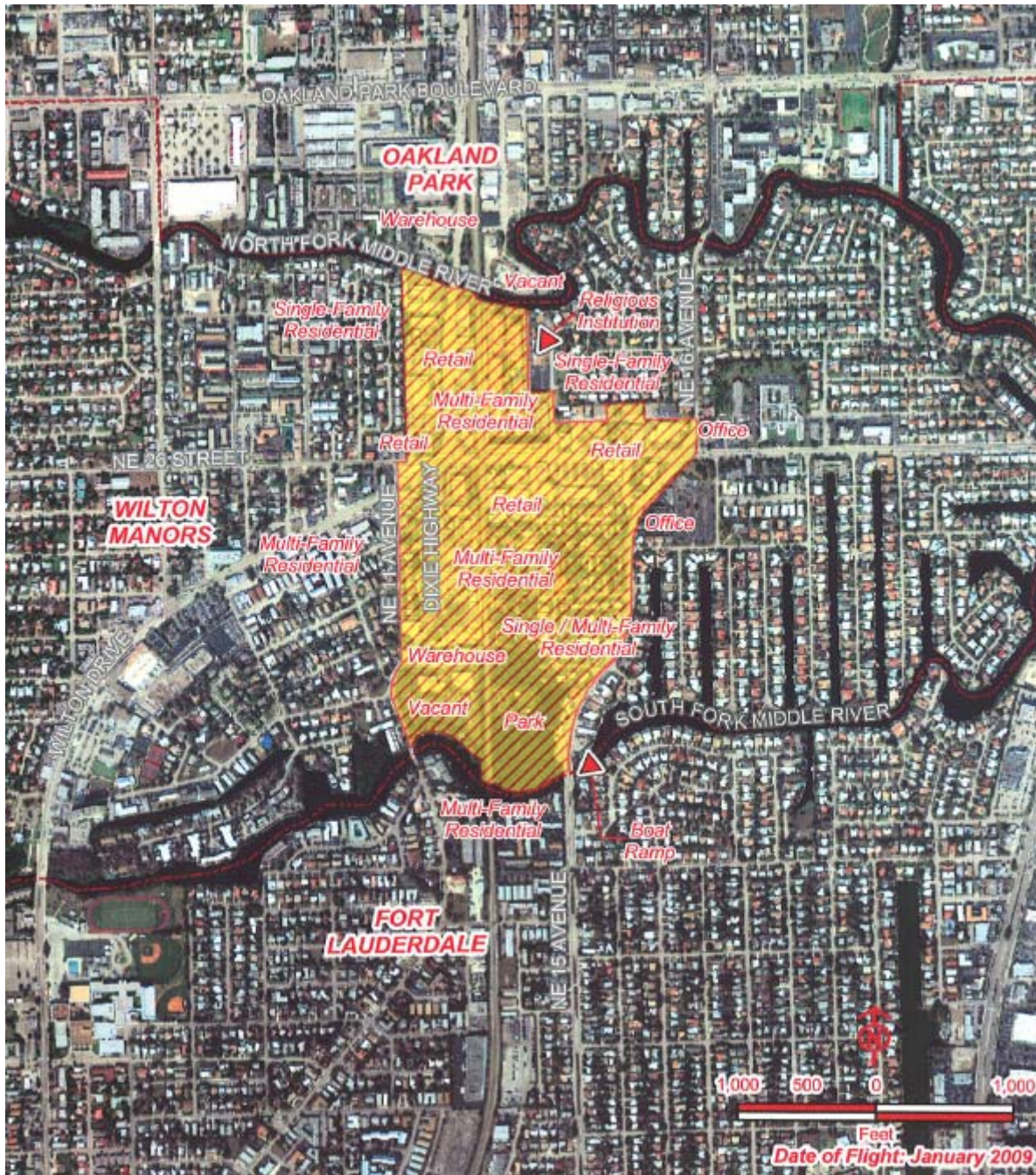
Location Map

City of Wilton Manors
Proposed Amendment #10-1AR

Sources: Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Local Activity Center (LAC) Amendment

City of Wilton Manors

Proposed Amendment #10-1AR

From: Various Land Uses

To: TOC

114.2 acres

Sources: Broward County proposed amendment package #10-2AR (County amendment No. PC 10-13; existing uses map).

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

