



MEMORANDUM

AGENDA ITEM #7b

DATE: JULY 12, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF FORT LAUDERDALE ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA #10-1AR (ALTERNATIVE REVIEW)

Community Profile

The City of Fort Lauderdale is the seventh largest municipality in the state and the primary urban center for Broward County. The City's 2009 population was estimated as 180,706, an 18.6 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), 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 June 3, 2010.

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 3, 2010.

The amendment review will be transmitted to the City on July 2, 2010.

Staff Analysis

Adopted amendment #10-1AR includes two groups of map amendments to the City's Future Land Use Map (FLUM) with related text amendments. The proposed amendment was reviewed at the March 2, 2009 Council meeting and found to be generally consistent with the *SRPP*. Aerial maps of the amendment sites are included as Attachment 2 and 3.

Amendment #14-T-08, Park and Open Space Land Use Plan Amendments

The adopted amendment changes the FLUM by designating Park and Open Space land use for the nine (9) sites listed below [See Attachment 2]. These amendments were required to comply with an interlocal agreement with Broward County and correct inconsistencies with the City's FLUM.

Site	Net Acres
Riverland Woods Park	4.90
Harbordale Park	1.00
Palm Aire Village Park	5.00
Bill Keith Preserve	3.40
Flamingo Park	2.02
Coral Ridge Park	0.29
Dolphin Isles Park	0.22
Coontie Hatchee	2.60
Ann Herman Park	0.95
Total	20.38

The amendment also included a text revision to the permitted uses for the Downtown Regional Activity Center (DRAC). The Flagler Heights Park, Florence Hardy Park, and Southside School sites are now restricted to Park and Open Space use and a minimum of 8.5 acres is to be required within the DRAC.

Amendment #15-T-08, Conservation Land Use Plan Amendments

The adopted amendment changes the FLUM by designating Conservation land use for the five (5) sites listed below [See Attachment 3]. These amendments were required to comply with an interlocal agreement with Broward County that stipulate these sites to be designated Conservation.

Site	Net Acres
Cypress Creek Sand Pine Preserve	8.27
Warbler Environmental Sensitive Lands (ESL)	6.10
Mills Pond Conservation Area	22.98
Tarpon River Park	1.25
Sailboat Bend Preserve	1.27
Total	39.87

The amendment also included a text revision to the permitted uses for the Northwest Regional Activity Center (NWRAC). The North Fork Riverwalk Park site is now restricted to Conservation use and a minimum of 1.97 acres is to be required in the NWRAC.

The amendment package was adopted as proposed with a minor correction on the FLUM to depict the Cypress Creek Sand Pine Preserve as Conservation and a supplemental Ordinance (City #C-10-17) to reflect the text amendment for the Downtown Regional Activity Center.

On January 20, 2010 and May 4, 2010 the City of Fort Lauderdale Commission unanimously (5-0) approved the adopted Amendment #15-T-08 and Amendment #14-T-08 for transmittal, respectively.

Impact Analysis

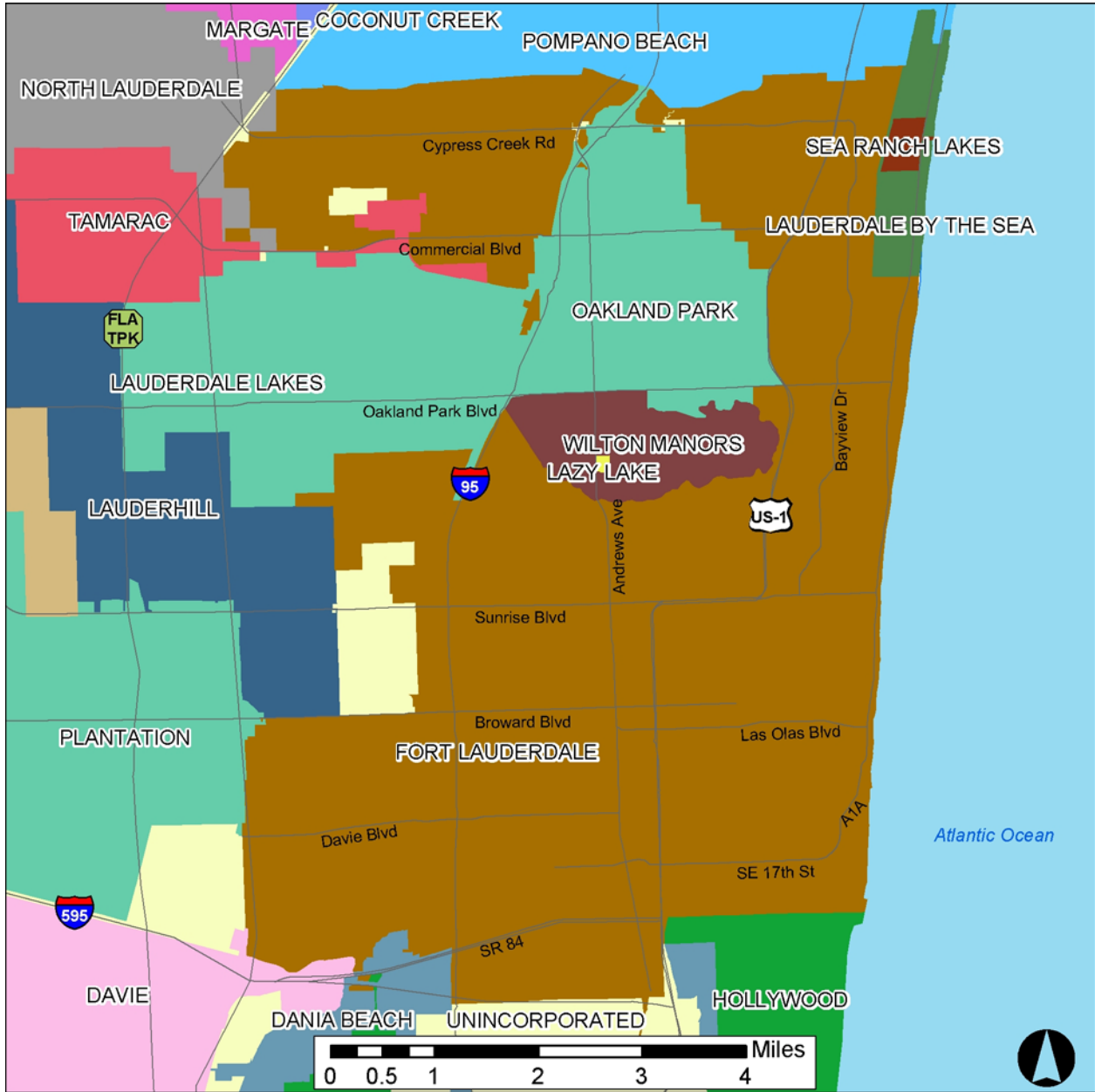
Staff analysis confirms the City of Fort Lauderdale adopted amendment package #10-1AR would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plans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

Since a detailed impact analysis is not applicable to the review of the adopted amendment, 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 Fort Lauderdale adopted amendment package #10-1AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the City with a copy to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

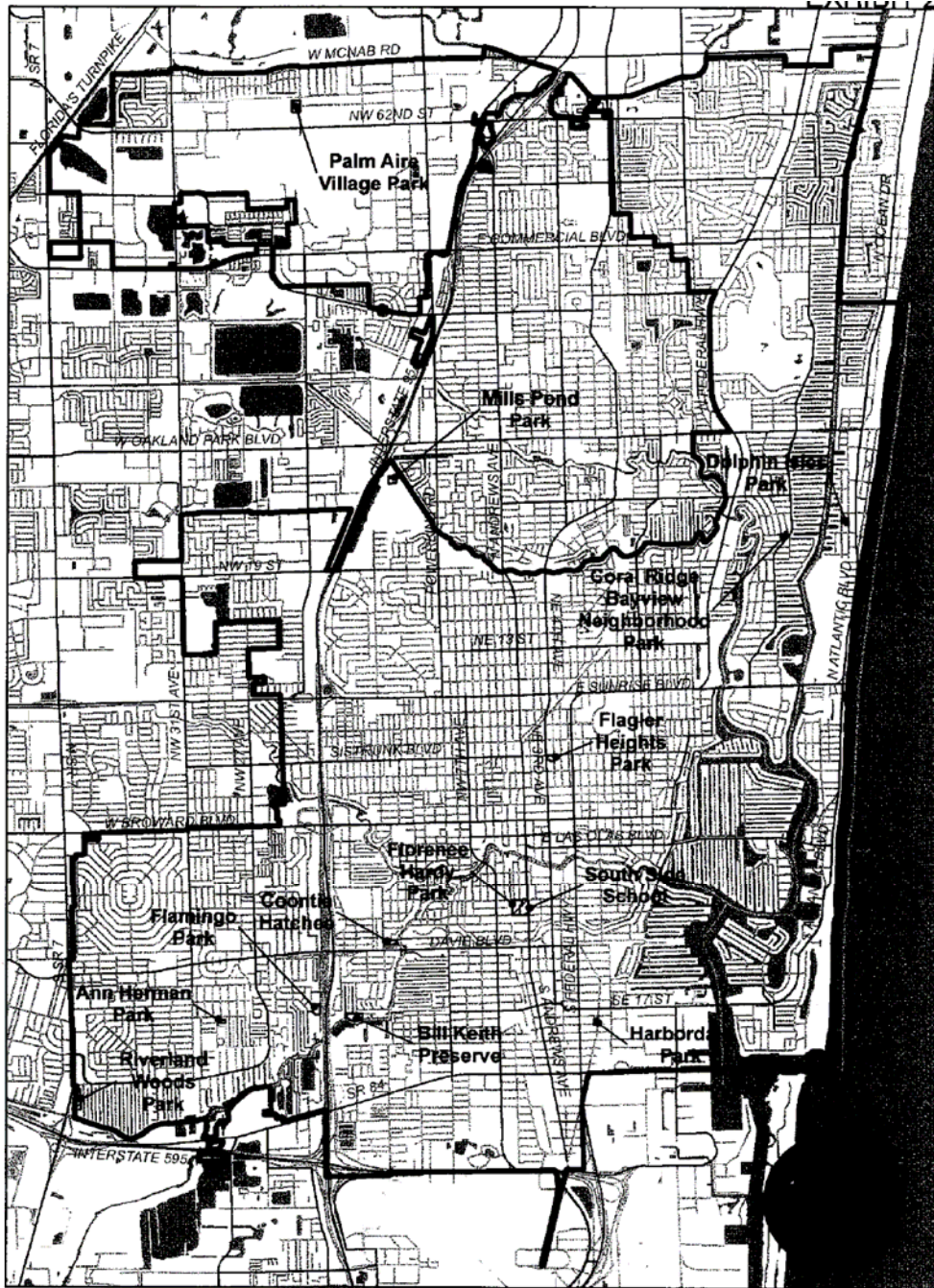
Location Map

City of Fort Lauderdale
Adopted Amendment #10-1AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



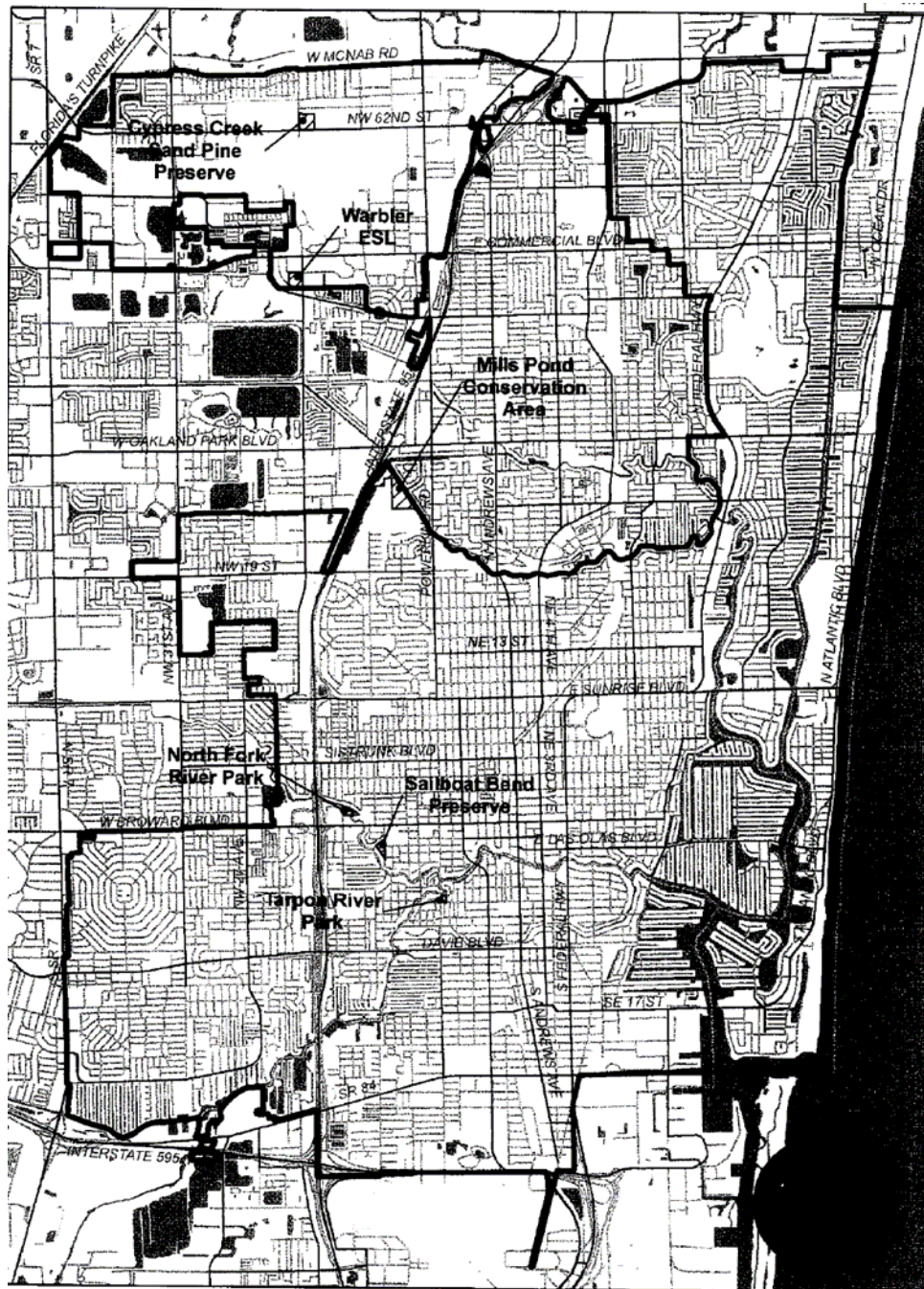
COMPREHENSIVE PLAN AMENDMENTS

Park and Open Space Land Use Designation Group, Aerial Map
City of Fort Lauderdale
Adopted Amendment #10-1AR (#14-T-08)

From: Commercial, Employment Center, Industrial, Residential
To: Park and Open Space
20.38 acres

Sources: Fort Lauderdale adopted amendment package #10-1AR.
Note: For planning purposes only. All distances are approximate.

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Conservation Land Use Designation Group, Aerial Map
City of Fort Lauderdale
Adopted Amendment #09-1AR (#15-T-08)

From: Employment Center, Park and Open Space, Residential, and Northwest Regional Activity Center
To: Conservation
39.87 acres

Sources: Fort Lauderdale adopted amendment package #10-1AR.
Note: For planning purposes only. All distances are approximate.