



MEMORANDUM

AGENDA ITEM #6i

DATE: JUNE 7, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF POMPANO BEACH COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)
DCA #10-2AR

Community Profile

The City of Pompano Beach was estimated to have 99,031 residents in 2009, a 27 percent increase since the year 2000. During the winter months, the tourist and "snowbird" visitors add another 50,000 people to the City. The City was incorporated on June 6, 1908, by the resolution of thirty-one voters. Originally, an agricultural settlement, today the City's economic base is diversified with services, retail, manufacturing, and distribution activities. Tourism activities are centered around the beaches, sport fishing, golfing, and the Pompano Harness Track. The City is a mature, urban place that has a relatively small amount of vacant land available for new development. Infill and redevelopment activities are evident in several areas of the City. 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 May 18, 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 June 17, 2010.

The amendment review will be transmitted to the City and DCA on June 7, 2010.

Staff Analysis

Proposed Amendment #10-2AR contains one (1) Future Land Use Map (FLUM) amendment to the City of Pompano Beach Comprehensive Plan. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Council Agenda #6c; County No. PC 10-6).

Palm Aire North Dashed-Line Area FLUM Amendment

The proposed amendment would change the land use designation of an approximately 90-acre site (Palm Air North) from Recreation and Open Space to Residential Medium Density (10.03 dwelling units per acre). The site is located north of Atlantic Boulevard, between NW 31st Avenue to the east and the Florida Turnpike to the west (See Attachment 2). The subject site is currently part of the existing Dashed-Line Area for Palm Aire, a residential and golf course development totaling approximately 1,535.0 acres and was formerly part of the Sabal Golf Course of Palm Aire. The subject site encompasses the Island Club Apartments, which is located on 14 acres and has a density of 15.7 dwelling units per acre, or 220 units. The Sabal Golf Course began closure in 2004.

The proposed development plan for the Palm Aire North Dashed-Line Area would be for a multi-residential development with a maximum of 907 dwelling units.

The existing use of the subject site is a vacant golf course. The surrounding uses and land uses include mobile home parks or Residential Low-Medium (5 to 10 dwelling units per acre) to the north; Commercial to the east, Atlantic Boulevard, a canal, and Palm Aire development, or Open Space and Recreation and Residential Low (1 to 5 dwelling units per acre) to the south; and the Florida Turnpike or Transportation to the west.

Staff analysis confirms that the proposed FLUM amendment is generally consistent with the *Strategic Regional Policy Plan for South Florida*.

The City of Pompano Beach Commission unanimously approved (6-0) the proposed map amendment at its May 26, 2009 meeting.

Impact Analysis

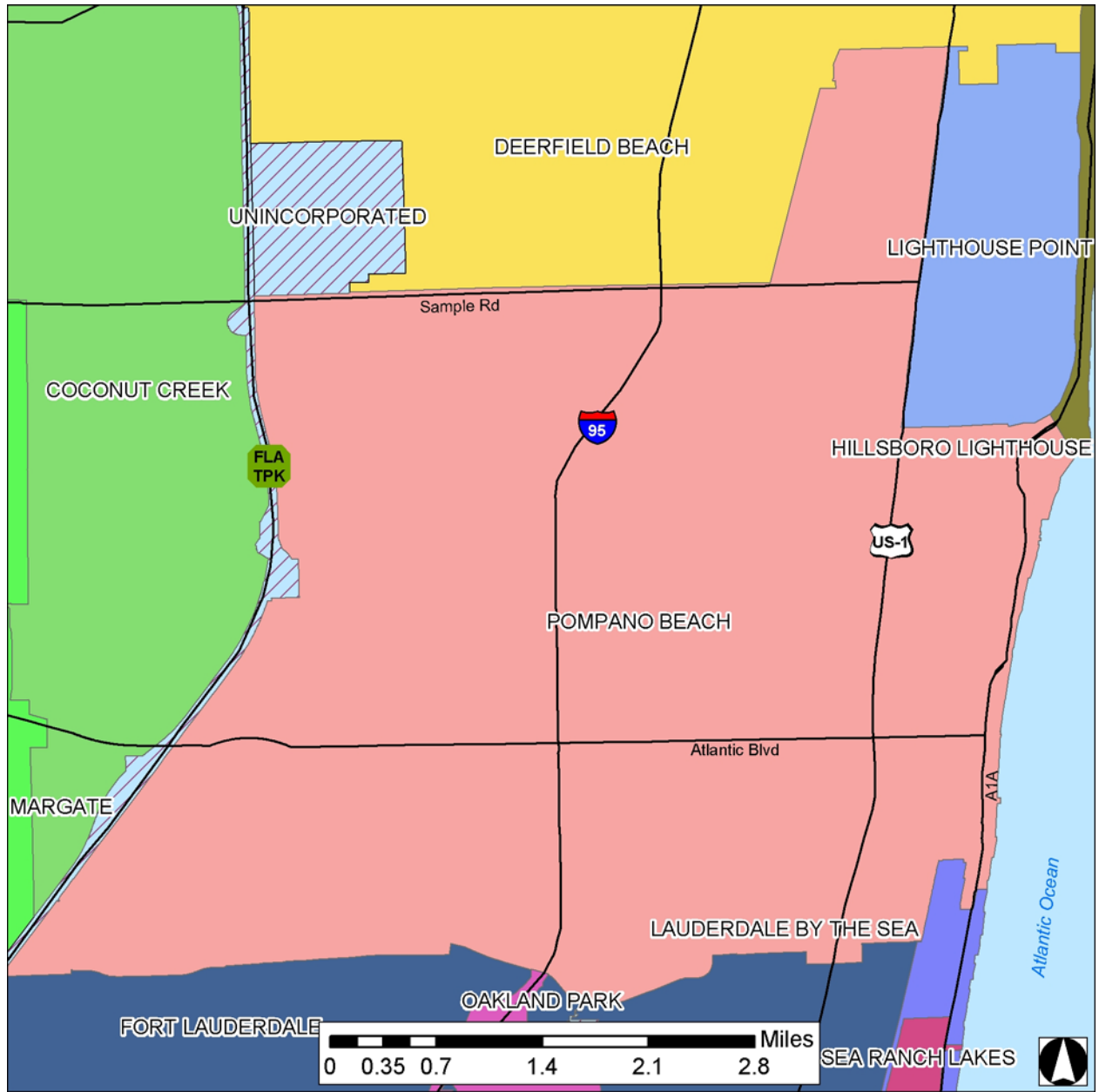
Staff analysis confirms the City of Pompano Beach proposed amendment package #10-2AR would not result in compatibility, extra-jurisdictional, or affordable housing issues; or impact significant regional resources and facilities, natural resources, transportation systems, emergency preparedness plans, and local mitigation strategies.

Since a 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 the City of Pompano Beach proposed amendment package #10-2AR generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the City, with copies to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map with

City of Pompano Beach
Proposed Amendment #10-2AR

Sources: Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map | Future Land Use Plan Amendment

City of Pompano Beach #10-2AR

From: Recreation and Open Space

To: Residential Medium Density

90.4 acres

Sources: Broward County proposed amendment package #10-1AR (existing uses map).

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