



MEMORANDUM

AGENDA ITEM #7j

DATE: NOVEMBER 8, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF WILTON MANORS ADOPTED COMPREHENSIVE PLAN AMENDMENT
DCA #10-2AR (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 (US 1); 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 the effects on regional resources or facilities identified in the *SRPP* and extrajurisdictional 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.

Staff Analysis

The City of Wilton Manors adopted amendment package #10-2AR includes Future Land Use Element text and Future Land Use Map amendments, related to the designation of a Transit Oriented Corridor (TOC) within the City (view http://www.sfrpc.com/council/Agenda%20Jul10_6j.pdf for a map depiction).

The proposed amendment was reviewed at the July 12, 2010 Council meeting and found to be generally consistent with the *SRPP*. The amendment was transmitted for concurrent review with an amendment to the Broward County Land Use Plan (see Agenda Item #7c; County No. PCT 10-10 and PC 10-13).

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 November 24, 2010, with copies to the Florida Department of Community Affairs.

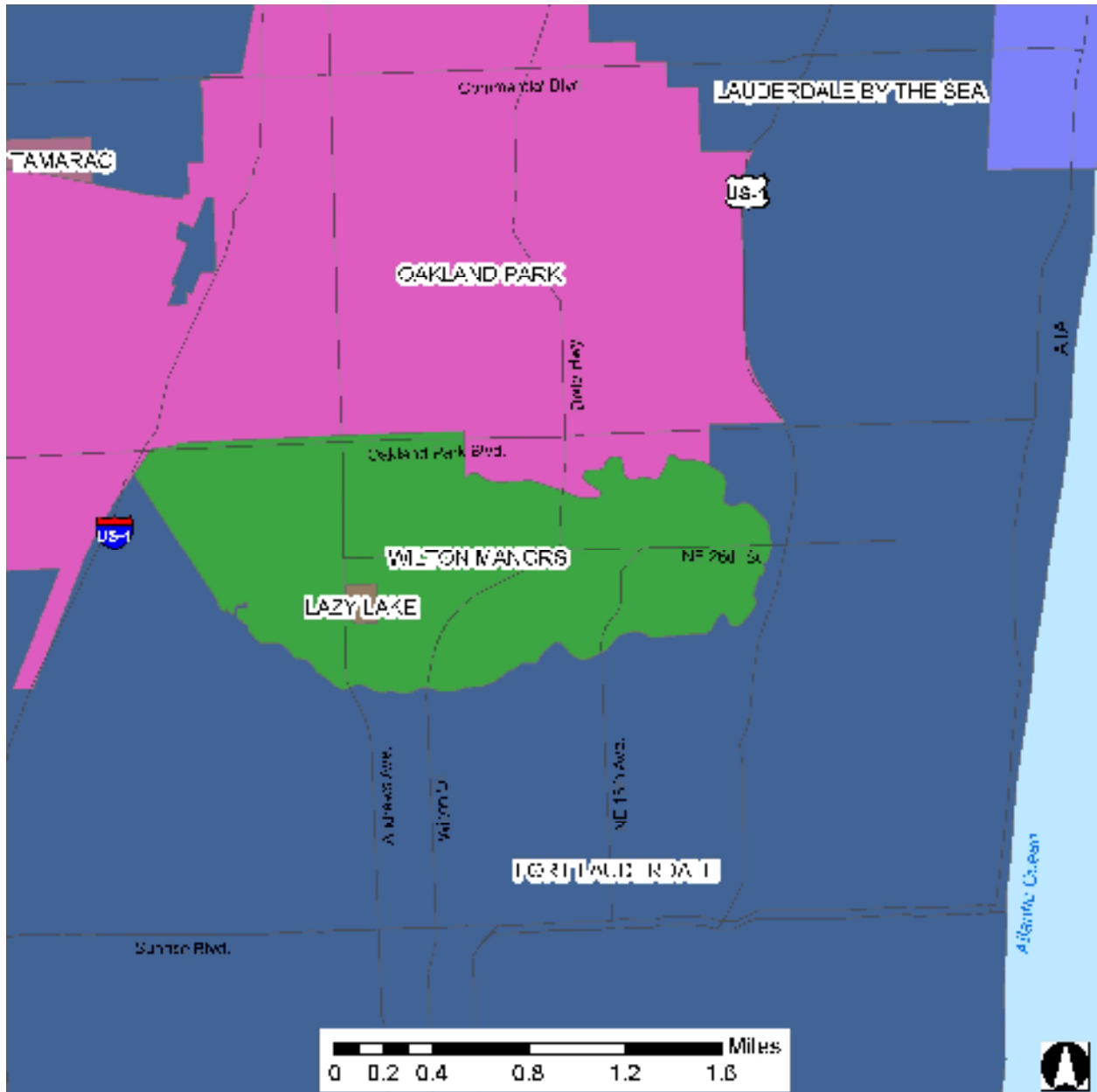
The amendment package was adopted as proposed with revisions. New Future Land Use Policies 12.17 through 12.19 direct the TOC's accessibility and internal access to be addressed through the City land development regulation. They also direct the City to coordinate with ongoing Florida East Coast Corridor (FECC) studies to help identify transit stops and infrastructure within the TOC. Staff analysis confirms the text and map amendments are generally consistent with the *SRPP*.

The City of Wilton Manors Commission unanimously (5-0) approved the adopted amendments at its October 12, 2010 meeting.

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

Find the City of Wilton Manors adopted amendment package #10-2AR 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 Wilton Manors
Adopted Amendment #10-2AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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