



MEMORANDUM

AGENDA ITEM #6b

DATE: OCTOBER 4, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF PLANTATION PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #10-1

Community Profile

The City of Plantation incorporated on April 30, 1953. The 22.8 square mile city is located in the center of Broward County, bounded by the City of Sunrise to the north and west, City of Lauderhill to the north and east, Town of Davie to the south, and City of Fort Lauderdale to the east. Originally developed as a master planned suburban community, the City of Plantation is now an integral part of the larger urbanized area of Broward County. In 2009, the estimated population was 84,725, representing a 2.2% increase from Census 2000. The City of Plantation is home to Broward Mall and Westside Regional Medical Center. There are few undeveloped sites remaining within the City, but there are opportunities for redevelopment. A map depicting the general location of the City is included 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 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, 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 #10-1 consists of a text amendment to the Future Land Use Element.

Impact Analysis

Staff analysis confirms the proposed amendment is generally consistent with the SRPP.

The City of Plantation Council approved the proposed amendment by a unanimous vote (6-0) on July 28, 2010.

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)

Find City of Plantation proposed amendment package #10-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL
AMENDMENT REVIEW FORM
FY 2010-2011

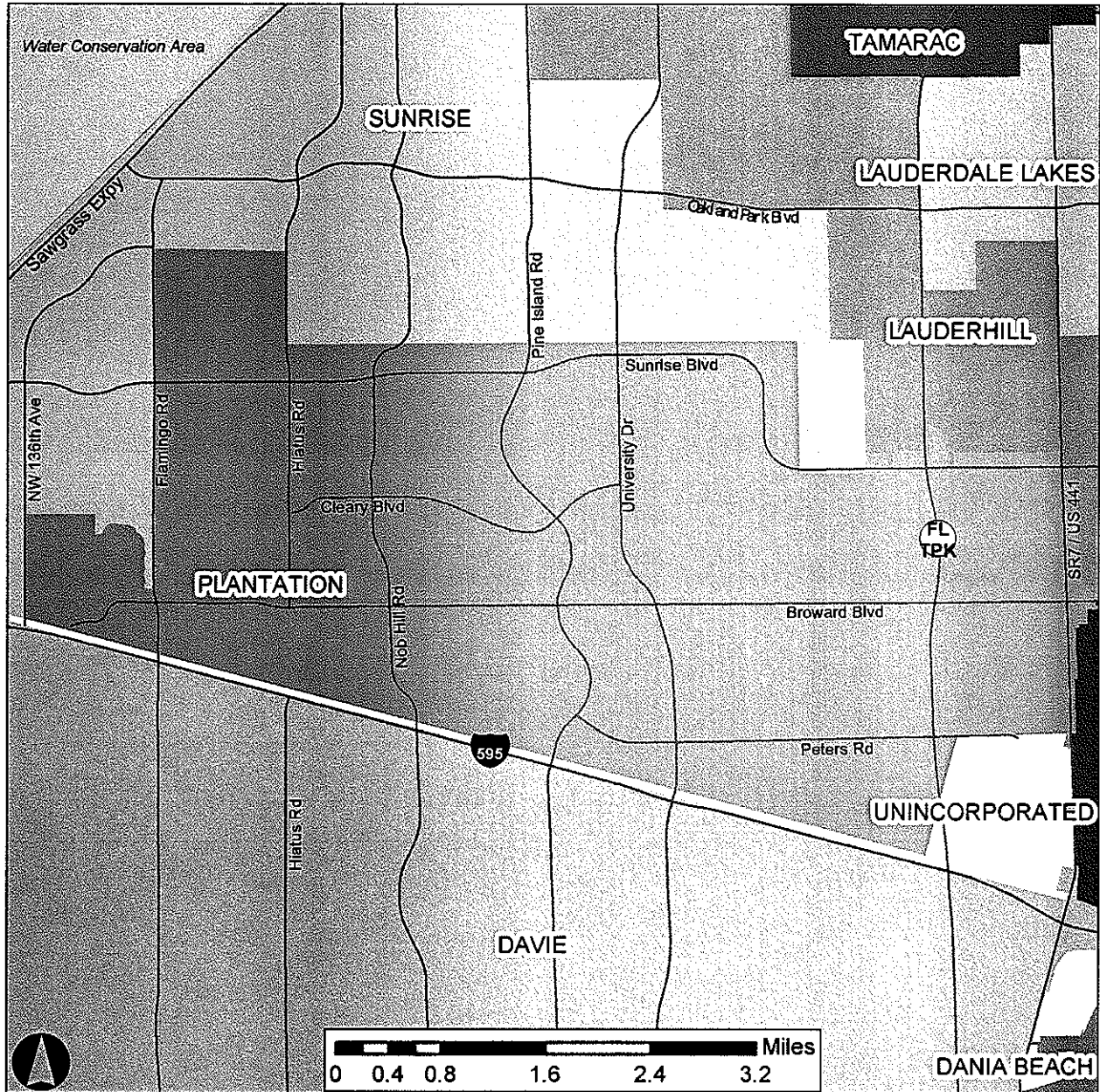
1. Local government name: Plantation.
2. Amendment number: 10-1.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? No.
4. Date DCA notified RPC that amendment package was complete, if applicable: Not received to date.
5. Date amendment review must be completed and transmitted to the City and DCA: October 15, 2010.
6. Date the amendment review will be transmitted to the DCA: October 8, 2010.
7. Description of the amendment:

Proposed amendment #10-1 contains a text change to Policy 1.7.6 of the Future Land Use Element, which establishes residential land use density and types within the City of Plantation. The Policy would be amended to eliminate overlaps between the land use categories and more clearly identify housing types.
8. Is the amendment consistent with the Strategic Regional Policy Plan (SRPP)?

Staff analysis confirms the City of Plantation proposed amendment package #10-1AR is generally consistent with the SRPP.
9. Applicable SRPP Goals and Objectives: *Not Applicable.*
10. The effects on the proposed amendment on regional resources or facilities identified in the SRPP: *Not Applicable.*
11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable.*
12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable.*
13. Impacts to significant regional resources and facilities identified in the SRPP, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable.*
14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable.*
15. Protection of natural resources of regional significance identified in the SRPP including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable.*
16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable.*

17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable.*
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable.*

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

General Location Map

City of Plantation
Proposed Amendment #10-1

Sources: FDEP, SFWMD, Broward County, SFRPC.

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