



# MEMORANDUM

AGENDA ITEM #6e

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DATE: APRIL 6, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF CORAL SPRINGS PROPOSED COMPREHENSIVE PLAN AMENDMENT  
(ALTERNATIVE REVIEW)

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## Introduction

On March 2, 2009, Council staff received proposed amendment #09-1AR to the City of Coral Springs Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

## Community Profile

The City of Coral Springs, created by a Special Act of the Florida Legislature in 1963, is located in northwestern Broward County. Currently it occupies approximately 24.8 square miles of land area with a density of 5,115 people per square mile. It is bounded on the north by the City of Parkland and the Sawgrass Expressway; on the east by the Cities of Margate and Coconut Creek; on the south by the Cities of North Lauderdale and Tamarac and the Pompano Canal; and on the west by the Sawgrass Expressway. The population of Coral Springs was estimated to be 128,930 for the year 2008, an increase of 9.7 percent from the 2000 population. Coral Springs is a planned city. The City is at substantial residential build-out. Seventy-five (75) percent of the City's commercial acreage is currently developed. In 2007, the City of Coral Springs was the first state or local government in the nation to receive the Malcolm Baldrige National Quality Award, a Presidential honor that recognizes U.S. companies for organizational performance excellence. A general location of the City is shown in Attachment 1.

## Summary of Staff Analysis

Proposed amendment package #09-1AR includes text amendments to the Recreation and Open Space Element and an update to the Comprehensive Plan Map Series.

The amendment is being processed and reviewed under the Alternative State Review (AR) Process Pilot Program. Pursuant the AR process, staff comments were submitted to the City prior to April 1, 2009.

The proposed amendments to the Recreation and Open Space Element have been submitted to serve as a comprehensive update to its Goals, Objectives, and Policies (GOPs), and Data, Inventory, and Analysis. The City has not fully updated the Element since 1995, and the City Commission recently directed staff to update it to encourage the most appropriate use of land, water, and other resources consistent with the public interest.

Proposed changes would incorporate measures for each of the Element's Objectives. These measures would allow the City to identify the success or shortcomings of Objectives, such as, to maintain a Level of Service (LOS) Standard for public parks of at least four (4) acres per 1,000 people; ensure lands dedicated for recreational purposes are accessible to all residents; implement a bikeway/walkway system in accordance with the City's Master Bikeway/Walkway Plan; preserve and maintain historically-significant buildings and landmarks; address the need for additional park acreage to meet the LOS when redevelopment is considered; and use City revenues efficiently for open space facilities and services.

Key proposed changes would include:

- Addressing standards for park developments and improvements through the City Land Development Code;
- Providing an opportunity for public comment prior to approval of neighborhood park planning;
- Implementing the City's Public Art Master Plan;
- Creating pedestrian pathways that protect pedestrians from sun, rain, and are designed to be a pleasant;
- Coordinating a pedestrian-oriented environment Downtown;
- Utilizing the City's Historical Committee for input on selection of historic sites;
- Preserving three (3) acres of open space within the City's Community Redevelopment Area;
- Discouraging the loss of recreation and open space;
- Providing guidelines for dealing with amendments pertaining to golf courses;
- Ensuring the requirements of the Americans with Disabilities Act (ADA) are met;
- Researching and applying for county, state, and federal grants and private foundations to fund facility development; and
- Requiring park dedication from developments which propose 10 residential units or more.

In addition, the Recreation and Open Space Map (9-1) of the City's Comprehensive Plan Map Series would be updated to reflect the current recreation and open space system.

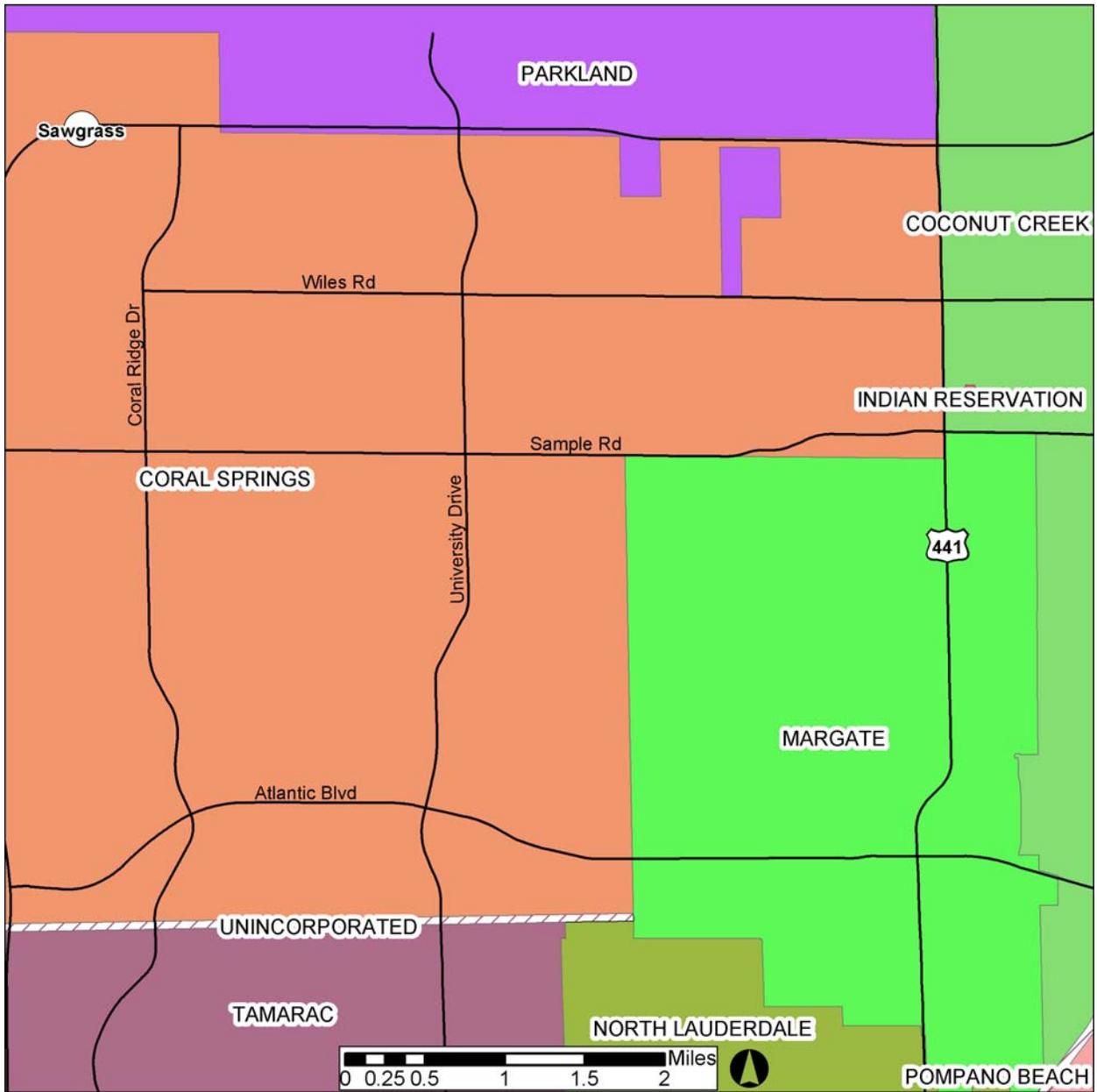
Staff analysis confirms the proposed text amendments to the Recreation and Open Space Element and Map Series update are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Coral Springs Commission unanimously (5-0) approved the transmittal of the proposed amendment at its February 17, 2009, meeting.

#### Recommendation

Find the City of Coral Springs proposed amendment #09-1AR 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

Location Map

City of Coral Springs  
Proposed Amendment #09-1AR

Sources: Broward County, SFRPC.

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