



# MEMORANDUM

AGENDA ITEM #7g

DATE: APRIL 6, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF DANIA BEACH ADOPTED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On March 5, 2009, Council staff received adopted amendment #09-1ER to the City of Dania Beach Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the September 8, 2008, Council meeting and found to be generally consistent with the *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

In 1905, the City of Dania Beach became the first municipality incorporated in what is now Broward County (the County was not established until 1915). The settlement, originally called Modello, was centered on agriculture and the railroad. The Dania Cut-off Canal, dredged in 1918, gave the area access to the Atlantic Ocean. Through various annexations and de-annexations in its history, Dania Beach now consists of approximately 8.43 square miles (5,395.178 acres). The U.S. Census Bureau estimated the City's population to be 28,425 in 2008, representing a growth of 41.7 percent since 2000. The City is approximately 80 percent built-out. As the oldest incorporated City in the County, Dania Beach is faced with urban infill and redevelopment issues but has made progress in those areas in the past decade. Proximity to Port Everglades, Fort Lauderdale/Hollywood International Airport, two railroad lines and two interstate highways gives Dania Beach a considerable competitive advantage in attracting transportation-intensive businesses. A map depicting the general location of the City is included in Attachment 1.

## Summary of Staff Analysis

Adopted amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Dania Beach Comprehensive Plan. The City's EAR was found sufficient on April 30, 2007, by the Florida Department of Community Affairs (DCA). There are no changes in land use proposed in this amendment package.

Adopted amendment package #09-1ER was adopted as proposed with revisions based on the September 26, 2008, Objections, Recommendations, and Comments (ORC) Report issued by DCA. In response, the City adopted policies to address the promotion and protection of beaches, rivers, marine resources, and

facilities in the Future Land Use Element (FLUE). New maximum building coverage and floor area ratios were also established in the FLUE, as non-residential intensity standards.

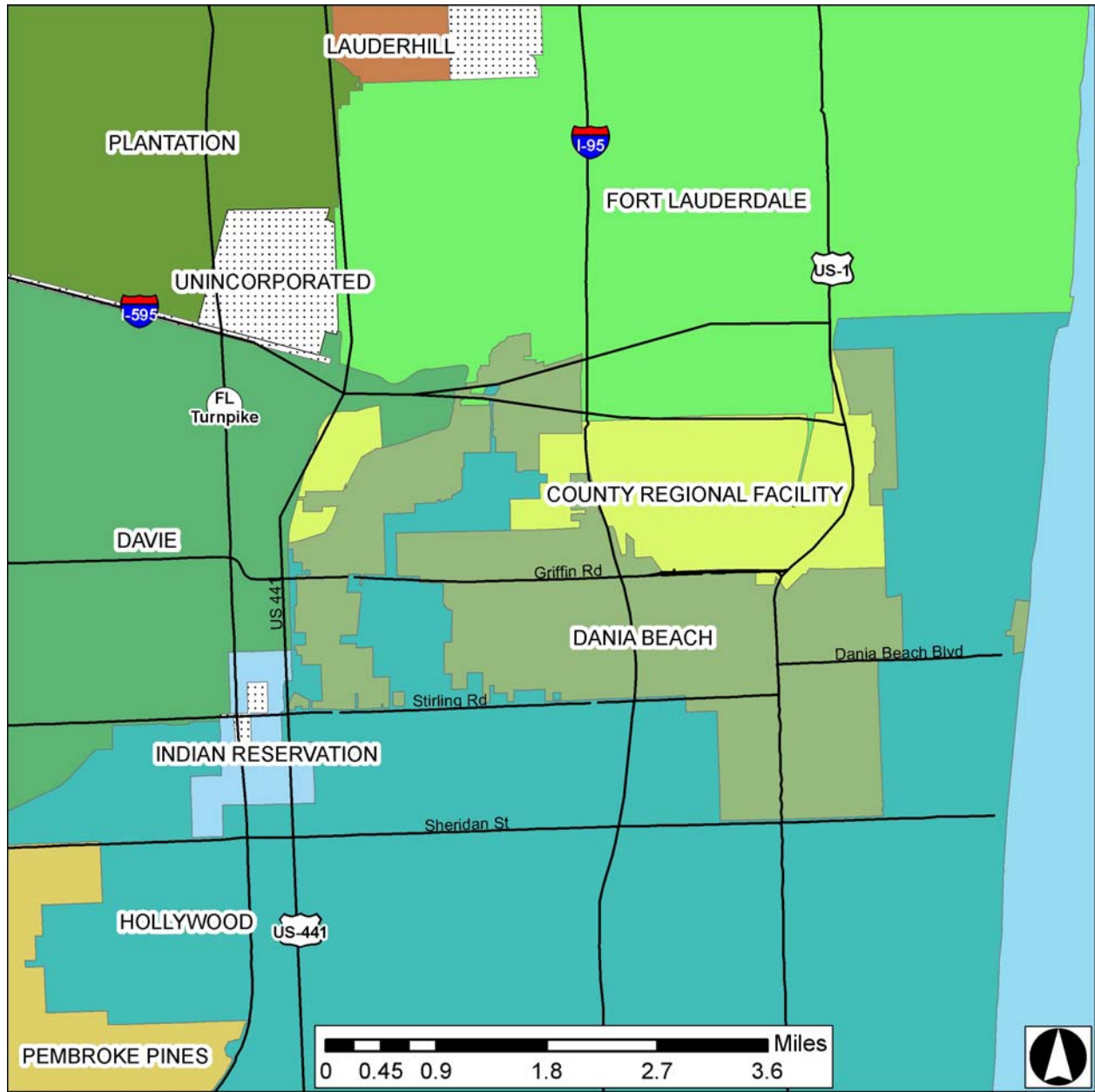
Staff analysis confirms that the adopted amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Dania Beach Commission unanimously voted to approve the adopted amendment at its February 24, 2009, meeting.

Recommendation

Find City of Dania Beach adopted amendment package #09-1ER generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

# Attachment 1



## COMPREHENSIVE PLAN AMENDMENTS

### Location Map

City of Dania Beach  
Adopted Amendment #09-1ER

Sources: FDEP, Broward County, SFRPC.

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