



MEMORANDUM

AGENDA ITEM #7i

DATE: DECEMBER 7, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF OAKLAND PARK ADOPTED COMPREHENSIVE PLAN AMENDMENT
(ALTERNATIVE REVIEW)

Introduction

On November 30, 2009, Council staff received adopted amendment #09-1AR to the City of Oakland Park Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the May 4, 2009 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

The City of Oakland Park was formally incorporated in 1925 under the name of "Floranada". In 1929 the City name was changed to Oakland Park. The City occupies approximately 6.7 square miles in the center of Broward County, and is bounded by Commercial Boulevard on the north, Oakland Park Boulevard on the south, U.S. 1 on the east, and on the west by N.W. 31st Avenue. Oakland Park abuts the Cities of Fort Lauderdale, Pompano Beach, Lauderdale Lakes, Wilton Manors, and unincorporated Broward County. The population of the City in 2009 is estimated to be 41,756, a 34.8 percent increase over the 2000 population due to several annexations in 2005. The City is currently experiencing redevelopment in its downtown area. This effort will be helped by the recent creation of a Community Redevelopment Agency (CRA), which contains a Local Activity Center (LAC). The LAC is intended to provide land use designations that will encourage mixed-use developments, parks, and a pedestrian-safe environment within the downtown area. The general location of the City is shown in Attachment 1.

Summary of Staff Analysis

Adopted amendment package #09-1AR includes text amendments to the Future Land Use, Conservation, and Recreation and Open Space Elements, and the Land Use Implementation Section of the City's Comprehensive Plan; and one (1) Future Land Use Map (FLUM) amendment [shown in Attachments 2].

These amendments are being processed and reviewed under the Alternative State Review (AR) Process Pilot Program. Pursuant the AR process, comments must be submitted to the City by December 30, 2009.

The amendments to the Future Land Use, Conservation, and Recreation Open Space Elements now include, in addition to natural resource areas, protection for open space, parks/recreation, golf

courses, and natural habitats. New definitions of “historic trees,” “Phase 1 Environmental Assessment,” and “Phase 2 Environmental Assessment” have been incorporated into the Land Use Implementation Section of the Comprehensive Plan.

The map amendment [see Attachment 2] changes the land use designation for the City owned 5.63-acre Lakeside Sand Pine Preserve (located at 2820 NW 27th Avenue) from Medium Density Residential (16 DU/AC) to Conservation. The property serves as a nature preserve and includes nature trails with ecological information placards, an observation deck, and pavilion park facilities. This amendment conforms with existing Policy 1.5.3 of the Future Land Use Element that directs the City to amend the use of the property to Conservation, thereby securing protection of the Preserve from being developed.

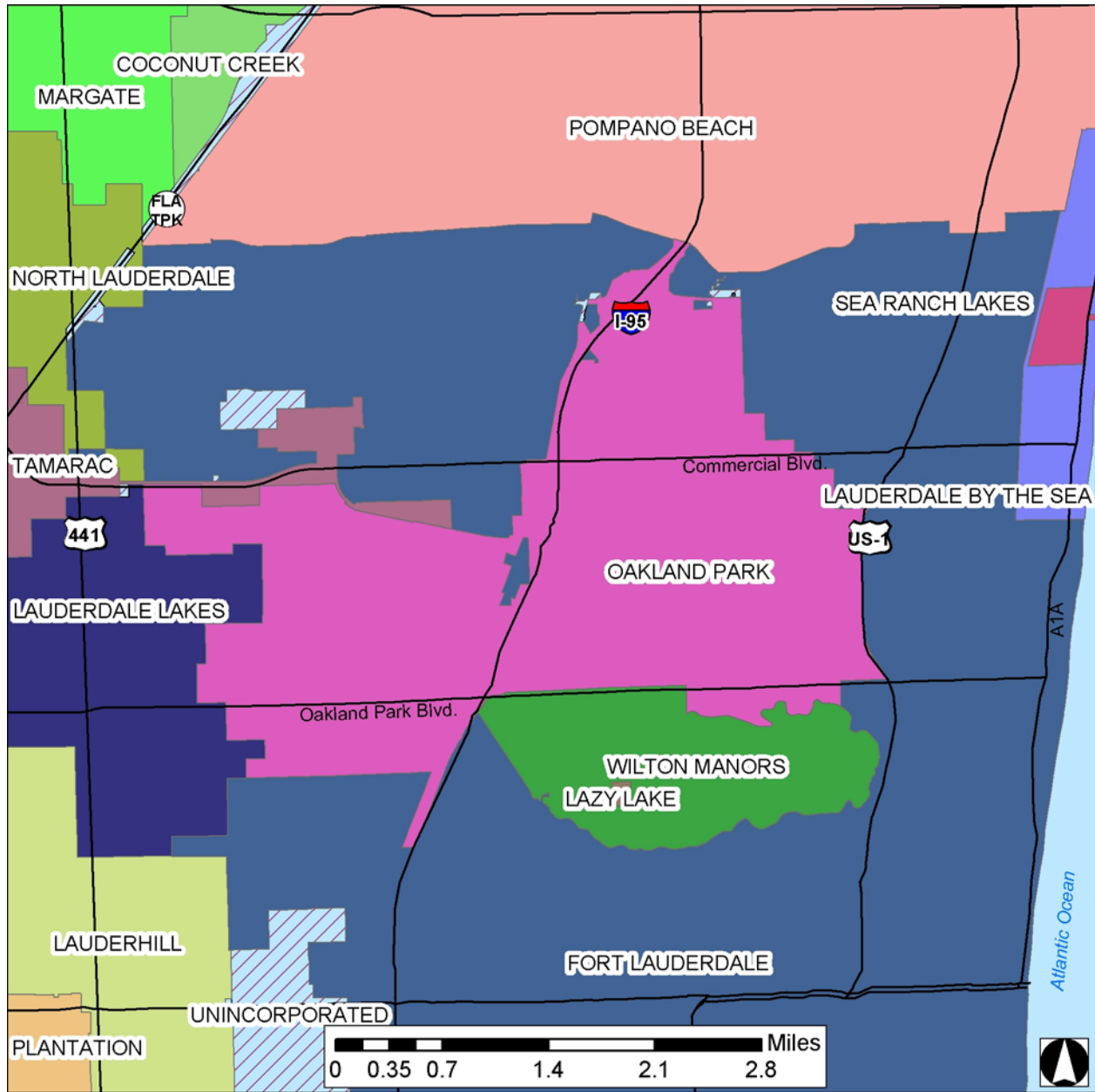
Staff analysis confirms that the adopted text and map amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The City of Oakland Park Commission unanimously approved the transmittal of the adopted amendments at its November 18, 2009 meeting.

Recommendation

Find the City of Oakland Park adopted 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

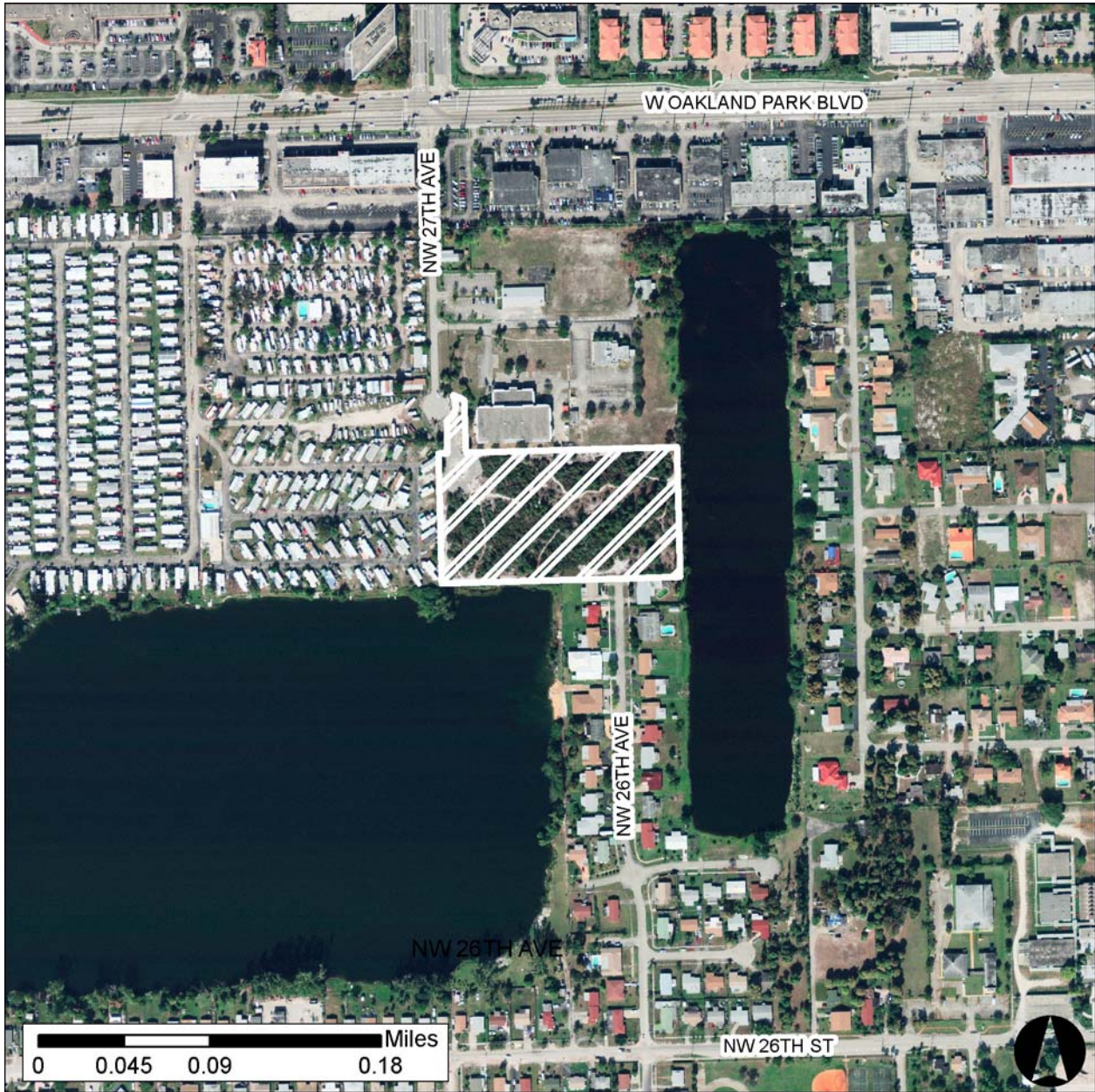
Location Map

City of Oakland Park
Adopted Amendment #09-1AR

Sources: Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map
City of Oakland Park
Adopted Amendment #09-1AR (Lakeside Sand Pine Preserve)

From: Medium Density Residential (16 DU/AC)
To: Conservation
5.63 acres

Sources: Broward County, SFRPC.

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