



# MEMORANDUM

AGENDA ITEM #6d

DATE: JULY 7, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF FORT LAUDERDALE PROPOSED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On June 9, 2008 Council staff received proposed amendment #08-2AR to the City of Fort Lauderdale 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 Fort Lauderdale is the seventh largest municipality in the state and the primary urban center for Broward County. The City's 2007 population was estimated as 179,971, an 18.1% increase from the City's 2000 population. The City was incorporated in 1911 and is the county seat of Broward County. The City's economic base is in tourism, the marine industry, and as a major employment center for the Region. Fort Lauderdale is a mature urban place. While the City is considered to be built out, it nevertheless has approximately 750 acres (just over one square mile) of vacant land scattered throughout the City on small parcels. Much of the developed land is designated for land use densities greater than the existing development. With its location at the heart of the metropolitan area, and its access to mass transit, Fort Lauderdale is an ideal location for infill and redevelopment. The State Road 7/U.S. 441 Corridor runs through a small portion of western Fort Lauderdale and the City is a member of the State Road 7/U.S. 441 Collaborative.

Additional information regarding the City or the Region may be found on the Council's website at [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

Proposed amendment #08-2AR includes one map amendment to the City's Future Land Use Map (FLUM). A general location map is shown in Attachment 1 and an aerial map of the amendment site is included as Attachment 2.

The proposed amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. Comments must be submitted to the City no later than July 9, 2008.

A summary of the proposed amendments in this package is included below.

### Map Amendment #8-T-06, Rock Island

The proposed amendment would change the Future Land Use Map (FLUM) by designating land use for the Rock Island area, annexed by the City on November 5, 2005. The area encompasses 320.32 acres and is generally bounded by NW 31<sup>st</sup> Avenue on the west, I-95 on the east, NW 26<sup>th</sup> Street on the north, and NW 19<sup>th</sup> Street on the south. The area consists of 846 single-family homes, 140 multi-family homes, 132,961 square feet of industrial, a middle school, a 30-acre park, and approximately 25 churches.

The proposed amendments add the annexed area to the City's FLUM. The current Broward County Land Use Plan designations and the corresponding City Land Use designations and net acreage amounts are as follows:

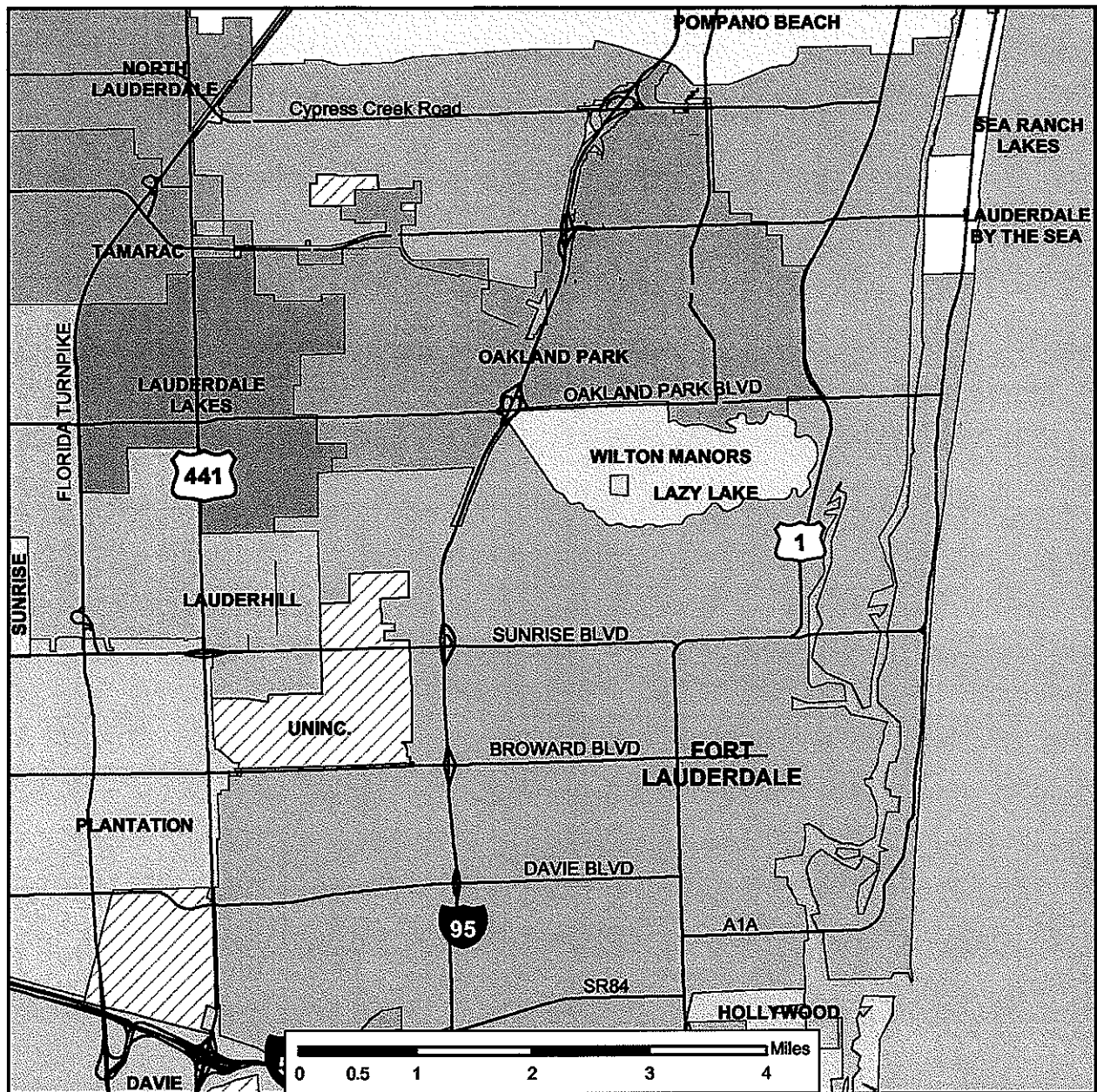
| Area | Broward County Land Plan Designation | City of Fort Lauderdale Land Use Designation | Net Acres |
|------|--------------------------------------|--|-----------|
| 1    | Low Residential 5                    | Residential Irregular 6.8                    | 124.78    |
| 2    | Low/Medium Residential 10            | Residential Irregular 11.00                  | 4.37      |
| 3    | Medium Residential 16                | Residential Irregular 18.07                  | 78.15     |
| 4    | Commercial                           | Commercial                                   | 26.81     |
| 5    | Community Facility                   | Community Facility                           | 18.59     |
| 6    | Industrial                           | Industrial                                   | 39.73     |
| 7    | Recreation/Open Space                | Recreation/Open Space                        | 27.89     |

Staff analysis confirms that the proposed amendment would not significantly modify the land uses of the annexed areas from their current designation and that the amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

### Recommendations

Find map amendment #8-T-06 of proposed amendment #08-2AR to the City of Fort Lauderdale Comprehensive Plan generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the City of Fort Lauderdale, with copies to the Florida Department of Community Affairs and all applicable review agencies.

## Attachment 1



### COMPREHENSIVE PLAN AMENDMENTS

#### Location Map

City of Fort Lauderdale  
Proposed Amendment #08-2AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

## Attachment 2



### COMPREHENSIVE PLAN AMENDMENTS

#### Aerial Map

City of Fort Lauderdale  
Proposed Amendment #08-2AR

From: County Low Residential 5, Low /Medium Residential 10, Medium Residential 16  
Commercial, Community Facility, Industrial, and Recreation/Open Space

To: City Residential Irregular 6.8, Residential Irregular 11.00, Residential Irregular 18.07,  
Commercial, Community Facility, Industrial, and Recreation/Open Space

320.32 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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