



MEMORANDUM

AGENDA ITEM #6c

DATE: NOVEMBER 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF WILTON MANORS PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On September 25, 2009, Council staff received proposed amendment #09-1ER to the City of Wilton Manors 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 Wilton Manors is located in Broward County, Florida, just north of Downtown Fort Lauderdale and is approximately two square miles in area. The City was incorporated in 1947 and has been referred to as the "Island City" because its boundaries primarily follow the North and South Forks of the Middle River. It is bordered on the north by the North Fork of the Middle River and the City of Oakland Park; to the south, the boundaries include the South Fork of the Middle River and the City of Fort Lauderdale; the eastern terminus of the City extends to near Federal Highway (U.S. 1); and the western most boundary reaches Interstate 95. The Village of Lazy Lake is contained within the borders of Wilton Manors. The City is primarily residential in nature with some commercial, industrial, governmental, and recreational/water uses. The City of Wilton Manors is substantially built-out. The City's population was 12,929 in 2008, a 1.8 percent increase in population from the year 2000. A map depicting the general location of the City is shown in Attachment 1.

Summary of Staff Analysis

Proposed Amendment #09-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the City of Wilton Manors Comprehensive Plan. The City's EAR was found sufficient on May 6, 2008, by the Florida Department of Community Affairs (DCA).

EAR-Based Comprehensive Plan Amendments

In 1998, the State of Florida revised the statutory requirements for EARs to allow local governments to base their analysis on the key local issues they are facing to further the community's goals consistent with statewide, minimum standards. The Report is not intended to require a comprehensive rewrite of the

Elements within the local plan, unless a local government chooses to do so. The City of Wilton Manors EAR identified the following specific issues to be addressed through EAR-based amendments:

1. Affordable Housing;
2. Sewer Capacity;
3. Expand and Maintain Recreation and Open Space Facilities; and
4. Improve Pedestrian and Bicycle Connectivity.

Ten (10) Elements of the City of Wilton Manors Comprehensive Plan would be amended and updated in accordance with the issues identified in the EAR, including a response to changes to State Statutes, the Florida Administrative Code, and the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendments would address the 2008 House Bill 697 requirements. Appropriate amendments are proposed to provide consistency with Broward County Transit-Oriented Design concurrency and the Broward County Land Use Plan; and the Map Series would be updated to reflect current conditions. The City has already met the requirements for Public School Facilities, Capital Improvements, and Water Supply Planning through previous amendments.

The City of Wilton Manors Commission approved the proposed amendments at its September 8, 2009 meeting, for transmittal.

Staff analysis confirms the proposed EAR-based amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Summary of EAR-Based Text Changes

Future Land Use Element

The key proposed changes to this Element would ensure consistency with the Broward County Land Use Plan; Public Education Facilities requirements; establish monitoring and evaluation standards for each Objective; create density and intensity standards; and encourage the development of sustainable and energy efficient development practices. Other proposed changes would create architectural standards and urban design guidelines; encourage mixed-use development; ensure City programs, permitted uses and, development standards adequately address the housing needs of the City's special need populations; and consider appropriate redevelopment for hazard prone areas.

Comment

The City has removed policy language describing specific strategies to encourage infill, redevelopment, revitalization, and reuse activities, and replaced it with broader Policies. The City should consider retaining applicable detailed Policies and/or creating new Policies that will measure goals and attain objectives.

Housing Element

Proposed changes to this Element would establish monitoring and evaluation standards for each Objective. New policies would ensure that new housing developments are in keeping with neighborhood character; require regular assessments of historic structures to assist with preservation activities; and

encourage green building practices as required by House Bill 697. New strategies to address affordable housing would include:

- Utilizing funds from the City's Affordable Housing Trust to encourage the development of affordable housing units;
- Implementing regional affordable housing concepts;
- Supporting the provision of affordable housing that is reasonably accessible to employment centers, family support systems, shopping, public transportation, and recreational facilities;
- Promoting public/private partnerships that would create live/work opportunities;
- Exploring the development of housing programs that encourage an affordable housing component in mixed-use projects; and
- Encouraging increased use of mixed densities and housing product types within developments.

Transportation Element

Proposed revisions to the Objectives and Policies of this Element would ensure greater consistency with Broward County's transportation concurrency system; establish specific Level of Service (LOS) Standards, including local and regional roadway networks, Transportation Regional Incentive Program (TRIP) funded and Strategic Intermodal System facilities, and the Transportation Concurrency Management Area; and require that permit issuance be subject to concurrency requirements and LOS standards. New monitoring and evaluation standards would establish monitoring and evaluation standards for each Objective.

Recreation and Open Space Element

The key proposed changes to this Element include new Policy 2.5, to develop a Green Building Program for development; and create monitoring and evaluation standards for each Objective.

Conservation Element

The key proposed changes to this Element include new Policies to increase native plants and the tree canopy within the City; improve air quality; conserve water and protect water sources; encourage sustainable and environmentally efficient practices; and create monitoring and evaluation standards for each Objective.

Infrastructure Element

The key proposed changes to this Element include updating wastewater service demand information and standards; the implementation and promotion of sustainable practices; and monitoring and evaluation standards for each Objective.

Intergovernmental Coordination Element

Proposed revisions to Policies would direct the Town to continue a dialogue with adjacent municipalities and entities providing services in the Region to discuss major issues and compatibility, specifically to coordinate with the Florida Department of Transportation, the Broward County Metropolitan Organization the Broward County School Board, the South Florida Water Management District and the South Florida Regional Planning Council. New monitoring and evaluation standards would be established for each Objective.

Coastal Management Element

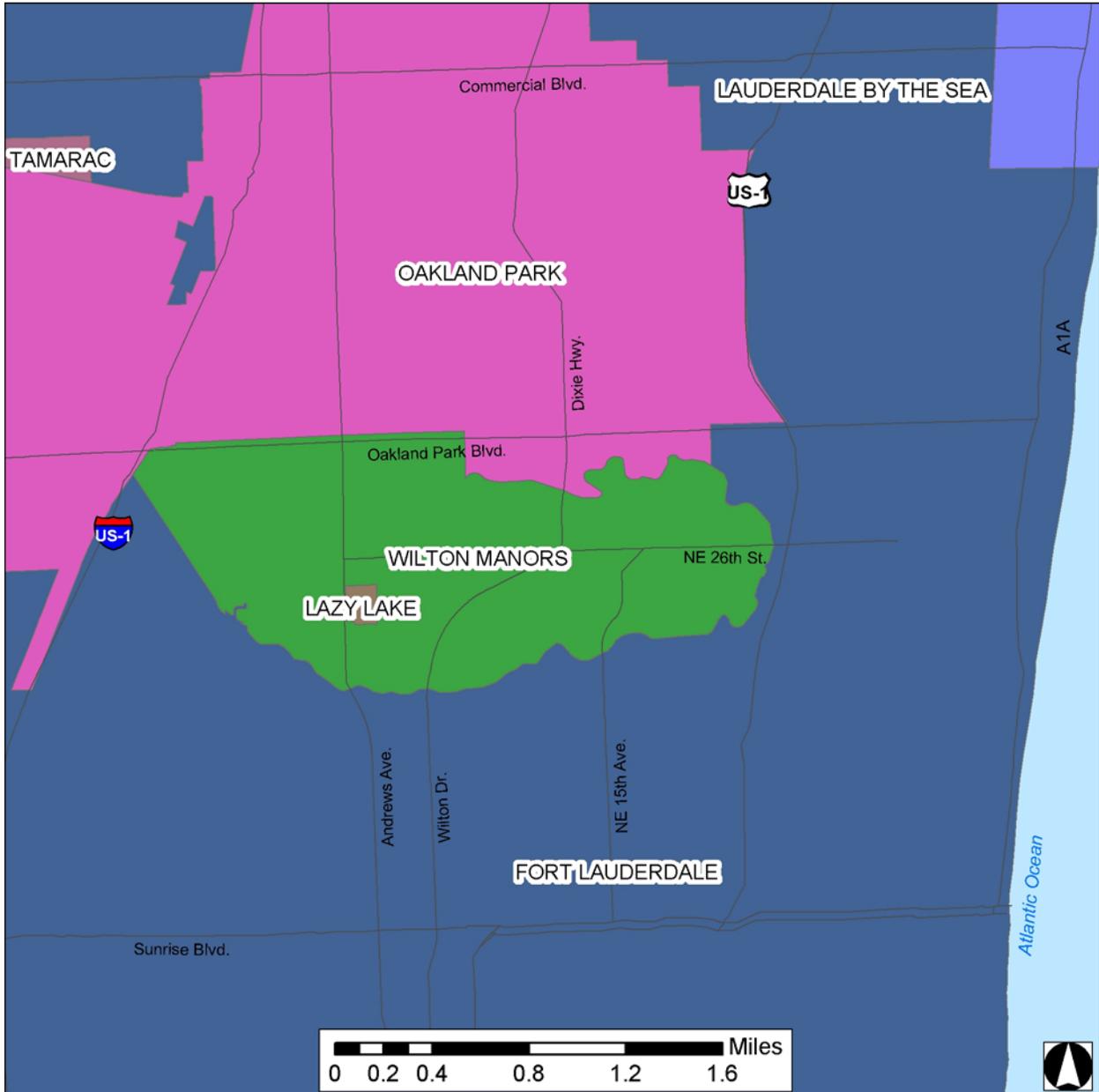
Proposed revisions to and new Policies would aim to protect, preserve, and improve water quality; develop a comprehensive Green Building Program; reduce hurricane evacuation times; and implement post-disaster redevelopment plans and hazard mitigation land use controls. New monitoring and evaluation standards would be established for each Objective.

Staff analysis confirms the proposed EAR-based text amendments are compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find the City of Wilton Manors proposed 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 Wilton Manors Proposed Amendment #09-1ER

Sources: Broward County, SFRPC.

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