



MEMORANDUM

AGENDA ITEM #6c

DATE: SEPTEMBER 8, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF DANIA BEACH PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On July 30, 2008 Council staff received proposed amendment #08-2ER to the City of City of Dania Beach 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.).

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 29,524 in 2007, representing a growth of 47% since 2000. The City is approximately 80% 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 that area 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.

Additional information regarding the City of Dania Beach or the region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Proposed Amendment #08-2ER 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). A map depicting the general location of the City is included in Attachment 1.

There are no changes in land use proposed in this amendment package.

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 identified two primary categories containing several issues to be addressed in the EAR. These issues provide the basis for the proposed EAR-based amendments:

1. Economic and Business Development: downtown redevelopment, utility infrastructure, retention of the marine industry, and beach re-nourishment; and
2. Residential: neighborhood protection, preservation, improvements, and amenities.

Four elements of the comprehensive plan are proposed to be updated in accordance with the amendments called for 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)*. Some of the revisions called for in the EAR have been addressed through previously submitted amendments to DCA related to transportation, adequate water supply, and public school facilities. A detailed analysis of the proposed amendment package is summarized below.

The City of Dania Beach Commission unanimously voted to approve the proposed amendment at its July 22, 2008 meeting.

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 include updates to population projections, revisions to water treatment plant operating levels, and the establishment of intensity standards for residential and local activity center land uses.

Housing Element

The key proposed changes to this element include:

- Data and analysis updates to housing inventory and stock, and new language regarding Housing Vacancy and Tenure, Housing Value, Housing Choice Vouchers and Cost Burden Issues;
- Commitment to demolish unsafe structures within 12 months of a hurricane or other natural disaster;
- Provisions to develop, expand, and continue programs that provide housing opportunities for all income households; and
- Implementation of neighborhood improvement projects identified in the Community Redevelopment Area Plan.

Transportation Element

The key proposed change to this element is to protect, maintain, and improve the multi-modal transportation system annually.

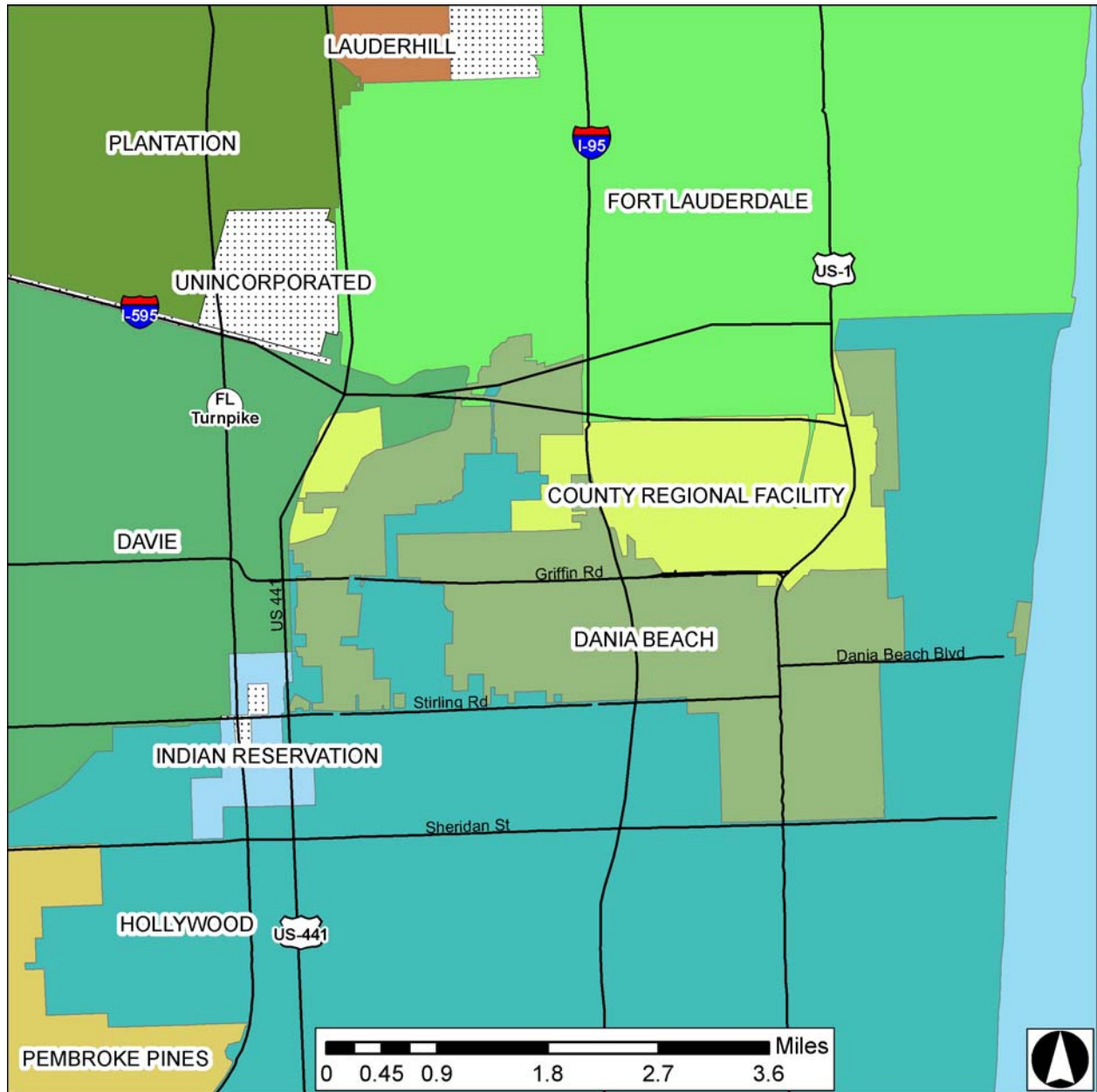
Coastal Management Element

The key proposed change to this element adds a policy that would protect and maintain the City beach and dunes, and prohibit the use of public expenditures for private development within the Coastal High Hazard Area.

Recommendation

Find proposed amendment package #08-2ER 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
Proposed Amendment #08-2ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

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