



MEMORANDUM

AGENDA ITEM #6b

DATE: APRIL 7, 2008
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF CORAL SPRINGS PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On February 29, 2008 Council staff received proposed amendment package #08-2ER to the City of Coral Springs 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 Coral Springs, created by a Special Act of the Florida Legislature in 1963, is located in northwestern Broward County. Currently it occupies approximately 24.8 square miles of land area with a density of 5,115 people per square mile. It is bounded on the north by the City of Parkland and the Sawgrass Expressway; on the east by the Cities of Margate and Coconut Creek; on the south by the Cities of North Lauderdale and Tamarac and the Pompano Canal; and on the west by the Sawgrass Expressway. The population of Coral Springs was estimated to be 129,766 for the year 2007, an increase of 10.4 percent from the 2000 population. Coral Springs is a planned city. The City is at substantial residential build-out. Seventy-five (75) percent of the City's commercial acreage is currently developed. In 2007, the City of Coral Springs was the first state or local government in the nation to receive the Malcolm Baldrige National Quality Award, a Presidential honor that recognizes U.S. companies for organizational performance excellence.

Additional information regarding the City or the Region may be found on the Council's website at www.sfrpc.com.

Summary of Staff Analysis

Proposed Amendment #08-2ER includes amendments to the Future Land Use, Transportation, Housing, and Conservation Elements of the City's Comprehensive Plan. These changes are based on recommendations in the City's adopted Evaluation and Appraisal Report (EAR). The proposed amendments are the City's EAR-based amendments. A map depicting the general location of City of Coral Springs is included in Attachment 1.

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

Summary of 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. Section 163.3191, Florida Statutes, states that the EAR report should be based on the local government's analysis of major issues 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's EAR was found sufficient on April 16, 2007.

The City identified the following issues to address in its EAR. These issues provide the basis for the proposed EAR-based amendments:

1. Develop transit oriented land use patterns and improve traffic management technology
2. Coordinate within the region to enhance public transit
3. Improve educational quality and create partnerships that foster adult education opportunities
4. Continue redevelopment of downtown and the utilize "new urbanist" planning techniques city-wide
5. Increase Affordable Housing provisions
6. Promote neighborhood and environmental vitality

Amendments to four Comprehensive Plan Elements are contained in this amendment. A summary analysis of the proposed amendment package follows.

Future Land Use Element

The key proposed changes to this element include:

- Promotion of neighborhood redevelopment that incorporates pedestrian oriented environments, transit and greenway improvements, and mixed land use.
- Commitment to direct industrial redevelopment to expand the economic base at the Coral Springs Corporate Park.
- Inclusion of the preservation of open space when redeveloping golf courses in alignment with the Broward County Land Use Plan.

Transportation Element

The key proposed change to this element includes:

- Coordination with Broward County and Florida Department of Transportation (FDOT) in the implementation of county transit concurrency, level of service standards, effective traffic management technology, and to improve public transportation opportunities.

Housing Element

The key proposed changes to this element include:

- Inclusion of a provision to maintain a balanced mix of housing types.
- Commitment to maintain the city's affordable housing ordinance and continue to utilize state and federal programs, such as the Community Development Block Grant (CDBG), State Housing Initiative Partnership (SHIP), and the HOME Investment Partnership.

Conservation Element

The key proposed changes to this element include:

- Provision to use non potable water sources for irrigation needs within the city's water use regulations.
- Commitment to enhance protection of trees and plants that protect the environment and wildlife habitat through a wildlife habitat certification of residential and commercial properties.
- Commitment to further increase the city's tree canopy and reduce its carbon footprint.

Staff analysis confirms that the amendment is compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

The City Commission approved transmittal of the proposed amendments by a vote of 4-0 on February 19, 2008.

Recommendations

Find the City of Coral Springs 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 Coral Springs
Proposed Amendment #08-2ER

Sources: FDEP, SFWMD, Broward County, SFRPC.
Note: For planning purposes only. All distances are approximate.