



MEMORANDUM

AGENDA ITEM #7b

DATE: FEBRUARY 4, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF COOPER CITY ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 20, 2007 Council staff received adopted amendment #07-1ER to the City of Cooper City Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed Amendment #07-1ER was reviewed at the September 10, 2007 Council Meeting and was 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 Cooper City was incorporated in 1959. The City is located in southwestern Broward County, with Town of Davie to the north and east, City of Pembroke Pines to the south, and Town of Southwest Ranches to the west. Cooper City had a population of 27,939 in 2000 Census, and was estimated to have 29,919 residents in 2007, a growth of 7.0 percent since 2000. The City has an area of approximately 8.5 square miles, including the recent annexation of approximately 165 acres. According to the City's 2005 Evaluation and Appraisal Report (EAR), single-family homes account for around 50 percent of the existing development in the City. Commercial and industrial uses only comprise 5 percent of the developed land. As of September 2004, the available supply of vacant land was 673 acres, approximately 12 percent of the City land.

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

Summary of Staff Analysis

Adopted Amendment package #07-1ER contains the Evaluation and Appraisal Report (EAR)-based text amendments to the Cooper City Comprehensive Plan and map amendments to the Future Land Use Map to reflect the newly annexed areas. The general location of the City is exhibited as Attachment 1 and an aerial photograph of the annexation locations is included as Attachment 2.

The map amendments for annexations were adopted as proposed while the EAR-based text amendments were adopted as proposed with minor revisions. In response to the Objections, Recommendation and Comments (ORC) Report issued by the Department of Community Affairs (DCA), the City revised Policy 2.4.1.3 of the Transportation Element and analysis of the Capital Improvements Element to incorporate the Florida Strategic Intermodal System (SIS) Level of Service Standards for concurrency management planning purposes. Language was added to the Conservation Element (Policy 5.2.4), Future Land Use Element (Policy 1.5.7), Infrastructure Element (Policy 4.6.2), and Intergovernmental Coordination Element (Policy 4.5) to provide specific coordination mechanisms with the South Florida Water Management District and the Lower East Coast Water Supply Plan.

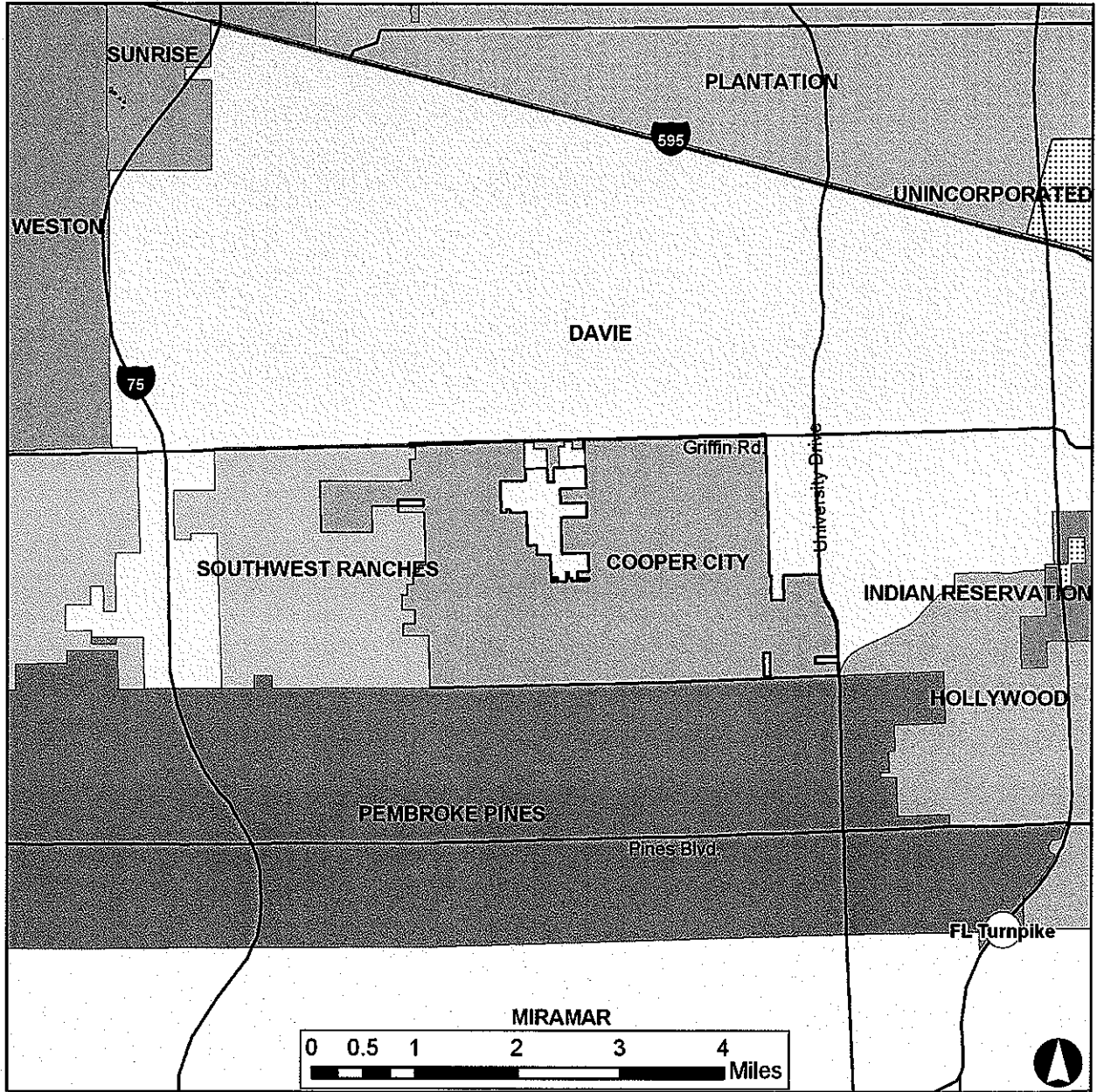
Staff analysis confirms that adopted amendment package #07-1ER to the City of Cooper City is generally consistent with and supportive of the goals and policies *Strategic Regional Policy Plan for South Florida*.

The City of Cooper City Commission approved the transmittal of the adopted amendments by a unanimous vote (4-0) on December 11, 2007.

Recommendation

Find City of Cooper City adopted amendment package #07-1ER 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

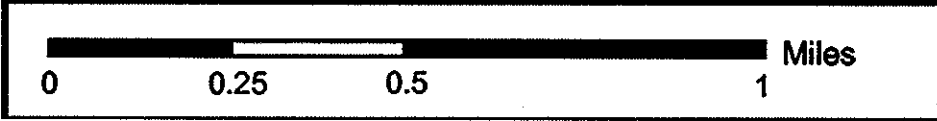
Location Map

City of Cooper City
Adopted Amendment #07-1ER

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Arial Map

City of Cooper City
Adopted Amendment #07-1ER
Eight Annexed Areas
Approximately 165 acres in total

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