



MEMORANDUM

AGENDA ITEM #7k

DATE: FEBRUARY 4, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF CORAL SPRINGS ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On January 24, 2008 Council staff received adopted amendment #08-1AR to the City of Coral Springs Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed amendment #08-1AR was reviewed at the November 5, 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 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

Adopted amendment #08-1AR includes three amendments to the City's Comprehensive Plan. A general location map is shown in Attachment 1. Aerial maps of the amendment sites are included as Attachments 2 and 3.

The adopted amendment is being processed and reviewed under the Alternative State Review Process Pilot Program. A petition, if needed, must be filed by February 14, 2008 with the Division of Administrative Hearings to request a formal hearing to challenge whether the amendments are "in compliance," as defined in Chapter 163.3184(1)(b), F.S.

The amendments were adopted as proposed.

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

Map Amendment #Q2-CPA-07, Kensington Square

The amendment changes the Future Land Use Map by redesignating an approximately 14.11 acre parcel of land from Medium Residential to Commercial. The parcel is located at the northeast corner of the intersection of Wiles Road and Coral Ridge Drive. An aerial map of the site is included in Attachment 2.

The developer has agreed to use LEED (Leadership in Energy and Environmental Design) principles when developing the site.

The City of Coral Springs City Commission voted 4-0 to adopt the amendment at its January 15, 2008 meeting.

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

Map and Text Amendment #Q3-CPA-07, Fire Station #71

The adopted amendment changes the Future Land Use Map by redesignating an approximately 0.88 acre parcel of land from Community Facilities (A) to Industrial. The site is currently developed as a fire station, Fire Station #71, Cagele Fire Station, and is located at 11800 NW 41 Street in the Coral Springs Corporate Park. An aerial map of the site is included in Attachment 3. The adopted amendment also includes a text amendment to the Future Land Use Element of the Comprehensive Plan, to include community facility uses in the Industrial land use category.

The text amendment changes the text of the Future Land Use Element to permit community facility uses to be located in the Industrial land use category. This text amendment also makes the City's Comprehensive Plan consistent with the Broward County Land Use Plan, which allows community facilities in the Industrial land use category.

The City of Coral Springs City Commission voted 5-0 to adopt the text and map amendments at its January 15, 2008 meeting.

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

Conservation, Future Land Use and Transportation Element Text Amendments

The Future Land Use, Transportation, and Conservation Elements are amended to include new goals, objectives and policies to promote sustainable development, LEED (Leadership in Energy and Environmental Design) certified development, and energy conservation within the City.

At its June 5, 2007 meeting, the City Commission directed City Staff to amend the Comprehensive Plan to add language to encourage energy conservation and green building construction, including LEED

certified buildings. The amendment would promote methods by which buildings and site development can reduce the use of energy, water, toxic materials and non-renewable resources and increase the use of pedestrian, bicycle, car pool and public transit as an alternative to single occupancy vehicle trips.

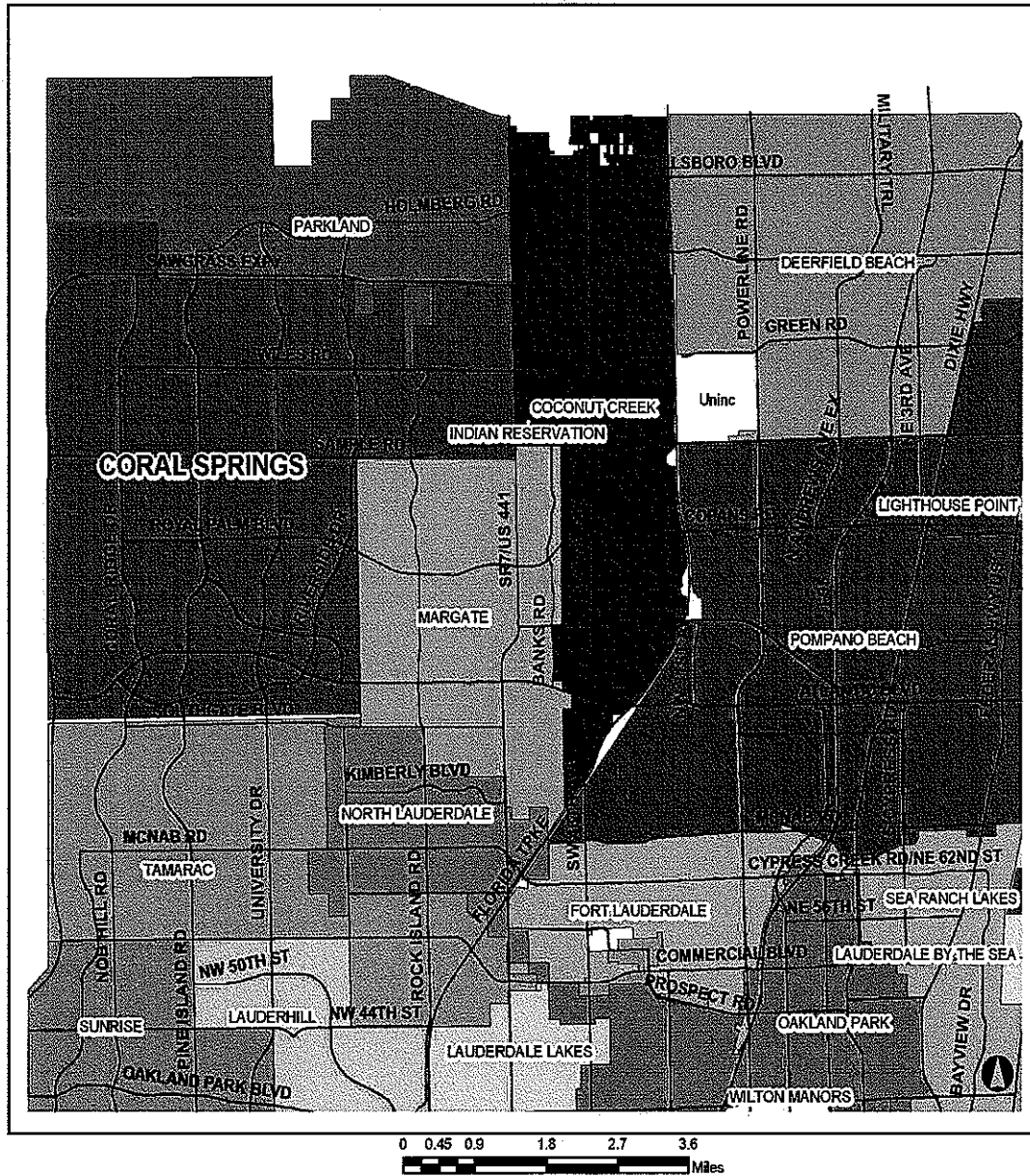
The City of Coral Springs City Commission voted 5-0 to adopt the amendment at its January 15, 2008 meeting.

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

Recommendation

Find adopted amendment #08-1AR to the City of Coral Springs Comprehensive Plan generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this agenda item for transmittal to the City of Coral Springs, with copies to the Florida Department of Community Affairs and all applicable review agencies.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

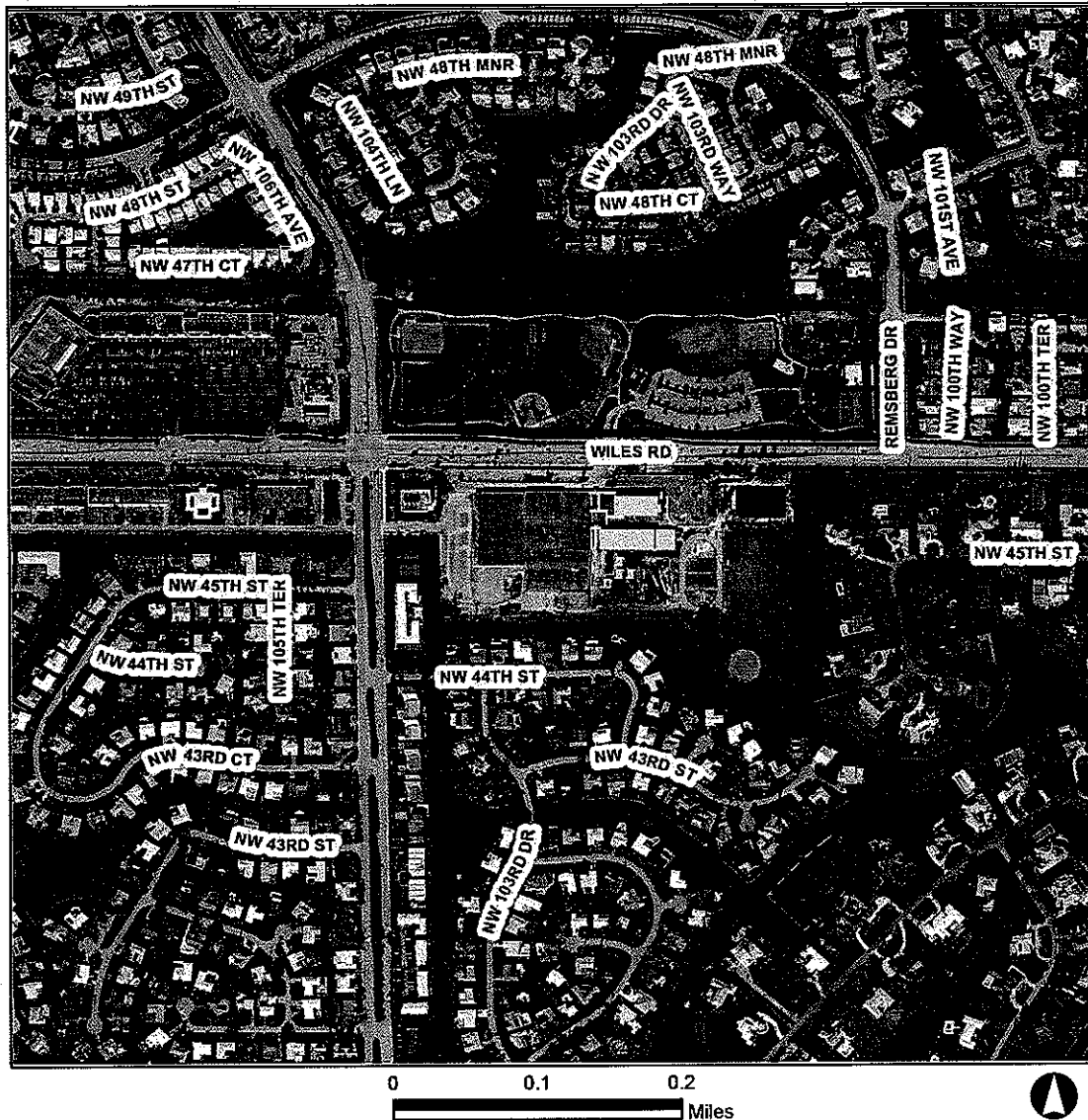
Location Map

City of Coral Springs
Adopted Amendment #08-1AR

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Coral Springs
Adopted Amendment #08-1AR

From: Medium Residential
To: Commercial
14.11 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

Attachment 3



0 0.0375 0.075
Miles



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Coral Springs
Adopted Amendment #08-1AR

From: Community Facilities
To: Industrial
0.88 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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