



# MEMORANDUM

AGENDA ITEM #7f

DATE: JANUARY 7, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF FORT LAUDERDALE ADOPTED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On December 17, 2007 Council staff received adopted amendment #07-1 to the City of Fort Lauderdale Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the August 6, 2007 Executive Committee 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 Fort Lauderdale is the seventh largest municipality in the state and the primary urban center for Broward County. The City's 2007 population was estimated as 179,971, an 18.1% increase from the City's 2000 population. The City was incorporated in 1911 and is the county seat of Broward County. The City's economic base is in tourism, the marine industry, and as a major employment center for the Region. Fort Lauderdale is a mature urban place. While the City is considered to be built out, it nevertheless has approximately 750 acres (just over one square mile) of vacant land scattered throughout the City on small parcels. Much of the developed land is designated for land use densities greater than the existing development. With its location at the heart of the metropolitan area, and its access to mass transit, Fort Lauderdale is an ideal location for infill and redevelopment. The State Road 7/U.S. 441 Corridor runs through a small portion of western Fort Lauderdale and the City is a member of the State Road 7/U.S. 441 Collaborative.

Additional information regarding the City or the region may be found on the Council's website, [www.sfrpc.com](http://www.sfrpc.com).

## Summary of Staff Analysis

The adopted amendment revises the City's Future Land Use Map (FLUM) to add one newly annexed area. A map depicting the general location of the City is included in Attachment 1 and an aerial photograph of the annexation area is included as Attachment 2.

The amendment was adopted as proposed.

The City annexed the Twin Lakes North area, which became effective on November 18, 2005. The area encompasses 67.22 acres and is generally bounded by NW 15 Avenue on the west, Powerline Road on the east, Commercial Boulevard on the north and Prospect Road on the south. The area consists of 298 single family homes, 47 multifamily homes and one church. The adopted amendment adds the annexed area to the FLUM, as depicted on the Broward County Land Use Plan and Future Unincorporated Land Use Map Series, using the corresponding City land use designations. The current Broward County Land Use Plan designations and the corresponding City land use designations and net acreage amounts are as follows:

Area	Broward County Land Plan Designation	City of Fort Lauderdale Land Use Designation	Net Acres
1	Low Residential 5	Residential Irregular 6.47	65.25
2	Low/Medium Residential 10	Residential Irregular 15.58	0.51
3	Medium Residential 16	Residential Irregular 21.37	1.46

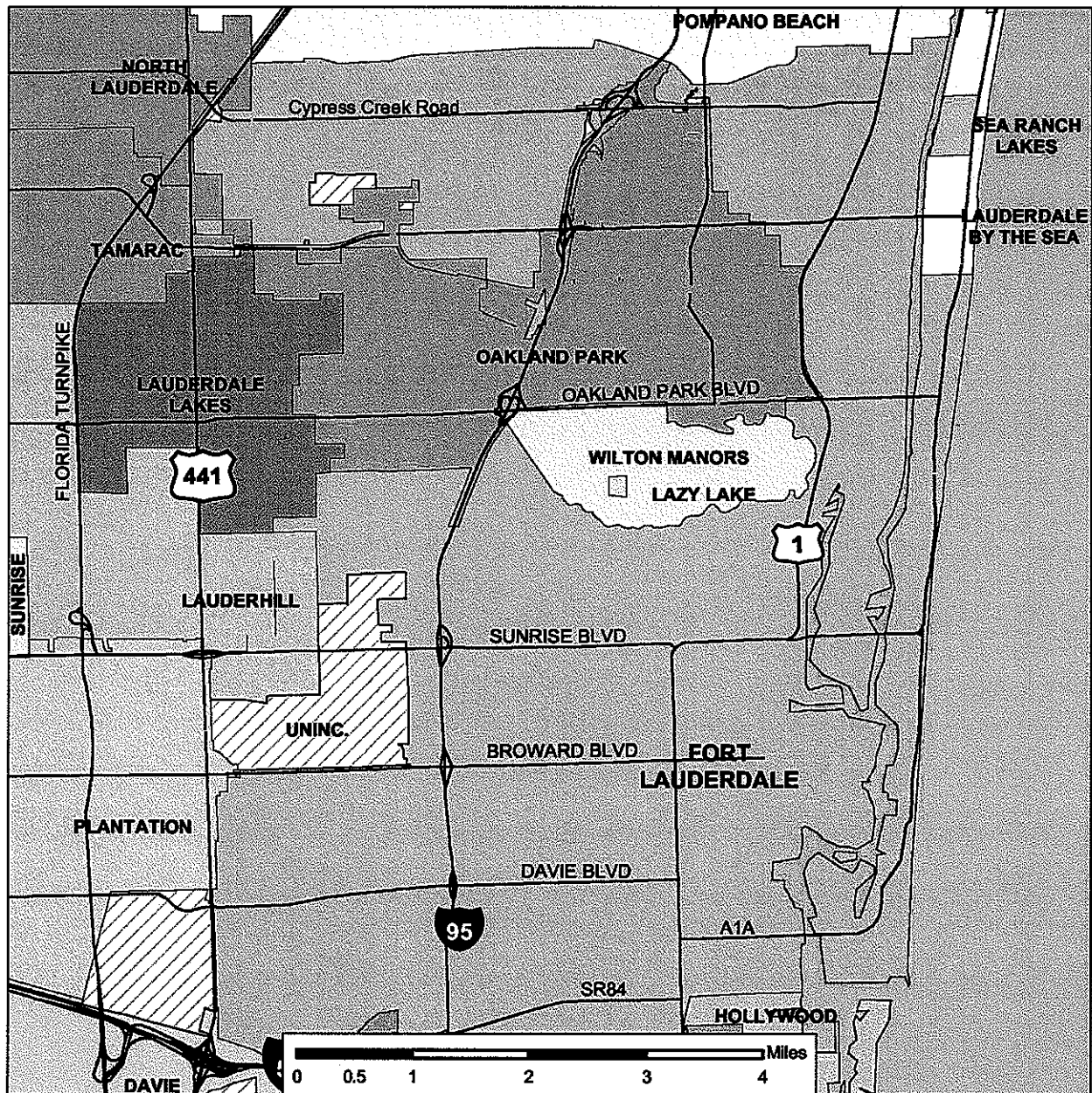
Staff analysis confirms that the adopted amendment is compatible with and supportive of the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

The City of Fort Lauderdale Commission unanimously voted to approve the amendment at its meeting of November 20, 2007.

#### Recommendation

Find adopted amendment #07-1 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 Fort Lauderdale  
Adopted Amendment #07-1

Sources: FDEP, SFWMD, Broward County, SFRPC.

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

## Attachment 2



### COMPREHENSIVE PLAN AMENDMENTS

#### Aerial Photo

City of Fort Lauderdale  
Adopted Amendment #07-1

From: County Low Residential 5, Low/Medium Residential 10, Medium Residential 16  
To: City Residential Irregular 6.47, Residential Irregular 15.58, and Residential Irregular 21.37  
67.22 acres

Sources: FDEP, SFWMD, Broward County, SFRPC.

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