



REQUEST:

Amend City of Fort Lauderdale Comprehensive Plan Elements: Administration and Implementation, Future Land Use, Housing, Infrastructure, Coastal Management, Conservation, Intergovernmental Coordination, Capital Improvements, Transportation, Parks and Recreation, Historic Preservation, and Public School Facilities; and add New Elements: Urban Design, Climate Change and Economic Development.

Case Number	L19001
Applicant	City of Fort Lauderdale
Project Name	Advance Fort Lauderdale Comprehensive Plan Update
General Location	City-wide
Applicable ULDR Sections	Sec. 47-27.10 Comprehensive Plan Amendment Sec. 47-24.8 Comprehensive Plan Amendment
Notification Requirements	Newspaper ad 10 days prior to meeting
Project Planner	Lorraine Tappen, Principal Urban Planner

BACKGROUND

The City is amending the Comprehensive Plan in a two-phase process. In Phase I, the Department of Sustainable Development, with assistance from the consultant team, The Corradino Group, Inc., prepared the Evaluation and Appraisal Report (EAR) of the City's existing 2010 Comprehensive Plan. The evaluation and appraisal report addressed changes in Florida State requirements since the last update of the Comprehensive Plan and made a recommendation to update the plan based on the City's vision. The EAR was approved by the Planning and Zoning Board in November 2015 and adopted by the City Commission in February 2016.

Phase II includes the preparation of Volume I of the Comprehensive Plan, which includes Goals, Objectives and Policies and is based upon the EAR and the updated Data Inventory and Analysis. The updated Comprehensive Plan "Advance Fort Lauderdale" has been prepared in a concise, user-friendly format that matches the graphic template of the City's Vision Plan "Fast Forward" and Strategic Plan "Press Play" documents. The existing text of the comprehensive plan will be struck and replaced with the updated goals, objectives, and policies.

Changes to draft goals, objectives, and policies that have been added since the prior draft provided to the Planning and Zoning Board are highlighted in yellow. The draft Amended Comprehensive Plan Volume I Goals, Objectives and Policies are provided as **Exhibit 1**. The supporting Comprehensive Plan Volume II Data Inventory and Analysis is provided as **Exhibit 2**.

REVIEW CRITERIA

Per ULDR Section 47-24.8, Comprehensive Plan Amendment, an application shall be submitted to the Department of Sustainable Development for review by the Local Planning Agency (Planning and Zoning Board) and for approval and adoption by the City Commission, in accordance with the requirements of Chapter 163, Florida Statutes. The City's Comprehensive Plan must be recertified by the Broward County Planning Council prior to the approval taking effect.

The application was reviewed by the Development Review Committee (DRC) on June 25, 2019. To date, the Planning and Zoning Board held three special meetings (June 26, 2019, August 22, 2019, and September 24, 2019) to review the proposed amendments.

COMPREHENSIVE PLAN AMENDMENTS SUMMARY

The following provides the intent and a description of each updated and new element included in the Advance Fort Lauderdale Comprehensive Plan Update.

Future Land Use Element

Intent:

The intent of the Future Land Use Element is to guide orderly and sustainable development and meet the City's vision for its future built environment. The goals, objectives and policies included in this element help to define existing and future land uses, guide the designation of proposed future land use distribution, location, and intensity, while meeting social, economic and environmental needs, providing for adequate services and facilities, and ensuring compatibility of land uses.

Description: The Future Land Use Element was updated with a focus on a user-friendly format, with the permitted uses placed at the beginning of the element for ease of reference. The element focuses on guiding various aspects of development with an emphasis on appropriate building mass and scale, preserving character of existing lower density neighborhoods, promoting access to services and uses, supporting a multi-modal transportation network with a mix of uses and opportunities along transit corridors, including affordable housing, as well as addressing climate resiliency and fulfilling a statutory requirement to accommodate population projections. In order to update the Future Land Use Element with current planning initiatives, new policies include encouraging new development in areas less vulnerable to flooding in areas such as Uptown and continuing to implement the Central City Community Redevelopment Area (CRA) plan were included. The Broward County Planning Council also suggested through their courtesy review of the amendments that specific language referencing platting requirements, trafficways, should be included to reflect Broward County land use policies. Policies regarding the utilization of flex rules have also been revised to clarify the current unified flex policy and current Broward County Land Use Plan policies. The element was also updated to include new environmental justice policies which require considering adverse health, environmental, social and economic impacts on vulnerable populations when changing land use and zoning. New policies were also included regarding monitoring and reviewing food access for vulnerable populations and preparation of a future redevelopment impact study. In addition, the Employment Center land use designation was clarified to correlate permitted uses to relevant zoning districts.

Urban Design Element

Intent:

The goals, objectives and policies set forth in the new Urban Design element strive to reflect the vision for the present and future development of the City's public realm. Key principles include livability, sustainability and resiliency, all of which contribute to the identity of the urban environment. Emphasis is placed on these principles not only to promote a social and pedestrian friendly urban environment, but to also encourage adaptable urban design practices that will help retain the unique value and functionality of our City's public realm and the overall built environment over time.

Description:

As Fort Lauderdale continues to develop and redevelop, a framework of distinctive neighborhood qualities, development patterns and architectural design expressions have contributed to what we recognize as a sense of place. The Urban Design Element incorporates goals, objectives and supporting policies which address strategies for improving quality of the urban environment and public realm experience. Regarding building and site design, the element encourages high-quality building materials and architectural treatments, sufficient window coverage for transparency, active building facades, sustainable, resilient building design and illumination, consideration of flood risk / mitigation in design evaluation criteria, transitions between lower scale neighborhood areas, and preservation/enhancement of neighborhood character. In regard to the public realm, the element includes policies that support a continuous network of public and private spaces that contribute to public realm experience, enhance visual

and functional characteristics of waterfront areas, and consideration of public access and views of waterways. The policies also support gateway design, wayfinding, and streetscape enhancements.

Intergovernmental Coordination Element

Intent: The Intergovernmental Coordination Element supports cooperative efforts with regional agencies and neighboring municipalities to improve quality of life issues and increase related opportunities for residents and businesses.

Description: The Intergovernmental Coordination Element through its goals, objectives and policies outlines the mechanisms for coordinating the adopted comprehensive plan with the plans of the Broward County Public Schools, the South Florida Water Management district, the Metropolitan Planning Organization and other units of local government, providing services but not having regulatory authority over the use of land. The element also provides for coordinating with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region, with the State Comprehensive Plan.

Sanitary Sewer, Water and Stormwater Element

Intent: The intent of the Sanitary Sewer, Water and Stormwater Element is to deliver sewer, water and stormwater services that are efficient and designed to be durable, resilient, and sustainable to serve existing and future residents and businesses. At the same time, the element outlines strategies to maximize water conservation and minimize energy consumption.

Description: The goals, objective, and policies of the Sanitary Sewer, Water, and Stormwater Element were updated to reflect the 2017 Utility Master Plan and current practices regarding the review of development projects and current level of service standards. For sanitary sewer and water, updated policies state that impacts of development and redevelopment are reviewed by analyzing the requested sewer demand based upon the guidelines for the calculation of sanitary sewer connection fees, committed flows and recommended improvements. The sanitary sewer level of service was updated to current practice which is the Florida Department of Environmental protection (FDEP) permitted capacity of the facility. Language has been included to support cost feasible system upgrades as recommended and prioritized in the City's Utility Master Plan. The water level of service was updated from 197 gallons per capita per day to 170 gallons per capita per day to reflect the City's improvements in water conservation and achievement of an existing Comprehensive Plan policy to reduce water consumption. Policies include language regarding water conservation such as supporting recommendations from the 2017 Utility Plan, including public education, appliance rebates, promoting Florida-friendly landscaping and leak detection programs. The stormwater level of service was updated to current standards and policies regarding consideration of improvements in Adaptation Action Areas. In addition, objectives and policies were added to develop and implement the City's Watershed Asset Management Program (WAMP) and capital improvement projects to ensure that Level of Service criteria are met.

Transportation and Mobility Element

Intent: The intent of the Transportation and Mobility Element is to promote a continuous, connected system for pedestrians, bicyclists, transit users, and drivers. The City will ensure a healthy and functioning network in order to enhance opportunities for local residents and businesses. The City envisions a potential modal shift in transportation choices to help reduce automobile congestion. The City will also encourage healthy living through the development and enhancement of modes

conductive to active transportation. In addressing health and safety concerns, the City will strive to continue efforts to achieve the goals of *Vision Zero*.

Description: The proposed updated title of the Transportation Element is the Transportation and Mobility Element to reflect the City's goal of expanding multimodal transportation options. The updated goals, objectives and policies state that the City shall develop a Long Range Comprehensive Transportation Master Plan to consolidate various transportation efforts and plans. In addition, the policies state that the Transportation Master Plan would outline strategies to create a "Complete Mobility Network" by determining infrastructure gaps and continue complete streets implementation. In addition, the policies support contemplating emerging future technologies i.e. autonomous vehicle, vehicle-to-vehicle communication, sensors, smart-city data integration, signalization and other technologies. A new policy also proposes evaluating a potential multi-modal level of service (LOS) for the roadway standard to replace current auto-oriented LOS. A new objective and related policies incorporate *Vision Zero* strategies to achieve zero traffic fatalities and reduce severe injuries through prioritization of safety improvements. Regarding pedestrian and bicycle mobility, the updated policies support reducing the number of missing sidewalk and bicycle links and implementing *LauderTrail* effort recommendations. The element also supports developing a transit master plan to support new transit routes and evaluate improvements in addition to new policy language regarding waterway mobility through a "blueways" system.

Coastal Management Element

Intent: The intent of the Coastal Management Element is to protect and improve coastal resources important to ecologically-based economic drivers, maintain an environmental balance, manage coastal areas to ensure public safety and to protect city investments. The Coastal Management Element also includes guidelines for coastal areas, residents, and resources to prepare for hazards and emergency events.

Description: The updated Coastal Management Element continues to ensure access to beaches, and regulates development in coastal areas. The policies continue to give priority to water-dependent and water-related uses and limit impacts of development or redevelopment upon wetlands, water quality, water quantity, wildlife habitat, living marine resources and the beach dune system through the development review process. In addition, policy language regarding identification and appropriately investing in vulnerable areas through the designation of Adaptation Action Areas (AAAs) was retained. New policies were included to meet the requirements of the Broward County Land Use plan such as including a policy regarding requirements for sewage pumping facilities for live-aboard boats and a new policy stating that the City shall coordinate and cooperate with the County's development of a comprehensive beach management and maintenance plan to address activities including dune and vegetation management, beach nourishment, and sand by-passing with consideration of climate change.

Capital Improvements Element

Intent: The intent of the Capital Improvement Element is to describe standards to improve existing facilities and for constructing new facilities for at least a five-year period and includes a detailed schedule of funding, prioritization and timing for all capital improvement projects within the City.

Description: The Capital Improvements Element provides for objectives and policies for implementation of capital infrastructure projects. The element is automatically updated every year upon adoption of the Community Investment Plan and associated funding schedule approved by the City Commission. The element was

updated to include the City's current ranking criteria for capital improvement projects including safety considerations, the need to address federal, state or legal requirements, improve level of service, address aging infrastructure and accelerate sustainable economic development. In addition, language regarding prioritization and financing methods for capital improvement projects was added.

Conservation Element

Intent:

The core principles of the Conservation Element are centered around water quality and quantity, air quality, and the wide variety of natural resources found within the City of Fort Lauderdale. The element seeks to protect and monitor water and air resources in order to ensure adequate quality and quantity for residents and visitors in addition to conserving, protecting, and appropriately utilizing the City's wide variety of natural resources, including marine and terrestrial wildlife and habitats.

Description:

The Conservation Element includes objectives and policies to monitor surface and groundwater quality and quantity, as well as air quality and to integrate policies that help reduce pollutants and greenhouse gases. It also addresses protection and management of species of local, regional, state-wide, and national importance, as well as conducting natural communities assessment of city-owned sites, and identifying private land sites for possible purchase or land conservation. Based upon input from the Planning and Zoning Board and members of the public, draft policies were revised to provide more robust language supporting the City's tree canopy goals. New language includes reviewing funding opportunities to prepare an Urban Forest Management Plan and continuing to update and implement the City's landscape and tree preservation requirements; providing clear and strong standards and conditions for tree protection, for including tree plantings in Community Investment Plan streetscape projects, and placing an emphasis on plant and tree selection in development, redevelopment, city parks and projects to include the needs of wildlife and native plants.

Housing Element

Intent:

The intent of the Housing Element is to ensure that housing opportunities are available for people of all ages, incomes, and abilities, allowing everyone to live in quality neighborhoods regardless of circumstances and special needs. The element also promotes a range of attainable housing types supportive of a variety of incomes, including very low, low, and moderate income persons, as well as supporting quality development and revitalization that promotes energy efficient and climate adaptive design and construction methods. In addition, the element also promotes a "live, work, play" environment and accessibility to supporting services and amenities throughout all neighborhoods within Fort Lauderdale.

Description:

The Housing Element was updated to support the existing affordable housing programs administered by the City's Housing and Community Development Division, such as new construction of rental housing, owner-occupied home rehabilitation, special needs home rehabilitation, purchase assistance, disaster repair and mitigation, demolition and reconstruction, rapid re-housing program, and public services. New policies support the construction of diverse affordable housing types in addition to exploring an inclusionary zoning policy and other affordable housing incentives. The objectives and policies include new housing affordability benchmarks with two main goals: 1) create new affordable housing and 2) protect and preserve existing affordable housing. Benchmarks will include setting strategic policies for affordable housing financing on an annual basis to carry out the Housing Consolidated Plan and setting goals for creation of affordable housing units through the Consolidated Annual Performance and Evaluation Report (CAPER). In addition, new policy language was included to

create an affordable housing tracking system to consolidate various sources of information on available affordable housing in the city.

Education Element

Intent: The intent of the Education element is to focus on school quality including educating and training a skilled and innovative workforce, in addition to coordination with Broward County Public Schools on available school capacity and facilities. As economic opportunities increase, the City is committed to providing educational growth and training for its workforce, in addition to lifelong learning to support educational opportunities for aging in place.

Description: The Public School Facilities Element is proposed to be renamed the Education Element in order to not only provide objectives and policies regarding requirements for school capacity, but also prioritize education quality. The element was updated to include principles from the City's education framework such as exploring alternate measures of student success beyond the school grade. The updated element includes a new policy to boost social mobility in economically distressed communities by focusing on building financial capability among students, workers, and residents in Fort Lauderdale. The element also supports exploring, with school board support and industry partners, the establishment of programs which prepare students for careers in local industries such as aviation, the marine industries, hospitality and tourism, technology, and construction. Additional policies support encouraging lifelong learning opportunities and maximizing educational and recreational opportunities in existing parks.

Historic Preservation Element

Intent: The intent of the Historic Preservation Element is to enhance a sense of place and quality of life by identifying, promoting, and preserving the City's historic, archaeological and cultural resources.

Description: The updated Historic Preservation Element supports a long-term approach to historic preservation which identifies and evaluates the City's historic resources with a new objective to prepare a Strategic Historic Preservation Plan. The update policies include continuing resource identification and performing architectural, archaeological, and other related cultural resource surveys. The element updated policy language regarding evaluating historic resources for eligibility as historic landmarks based on the historic preservation ordinance or National Register for Historic Places guidelines; and evaluating architectural, archaeological and cultural resources based on the Florida Department of State - Division of Historical Resources and provisions of the National Historic Preservation Act (1966). A new policy states that the Historic Preservation Board shall utilize the "Criteria of Adverse Effects" (36 CFR Part 800) and the "Seven Aspects of Integrity" in reporting impacts (36 CFR Part 60) when reviewing proposed impacts to locally or nationally designated historic resources. The updated element also includes new policies to support a Transfer of Developmental Rights (TDR) program in order preserving historical resources, and developing a certificate to dig process for archaeological resources.

Economic Development Element

Intent: The intent of the Economic Development Element is to create an environment of economic opportunity for residents, workers, and entrepreneurs. The element outlines principles for supporting and ensuring a positive and healthy business environment that services the needs of the City and region.

Description: The new Economic Development Element includes objectives and policies to ensure a global, business friendly identity through branding and marketing and

ensure a variety of land uses are available for base sector industries. Key new policies include promoting local tourism and events, preparing an Economic Development Strategic Plan, supporting CRA efforts in Beach, Central City, Northwest-Progresso-Flagler CRAs, encouraging hi-tech industries such as aviation, marine industries, etc., and continuing to support businesses using the Business Engagement and Assistance Mentorships (BEAMs) Program.

Parks, Recreation, and Open Space Element

Intent:

The intent of the Parks, Recreation, and Open Space Element is to ensure equity and accessibility, to parks and community programming in order to enhance local quality of life for residents and visitors of all ages and abilities. The element outlines how Fort Lauderdale strives to be a community that leverages programming and creates inviting gathering places that create opportunities for new connections between people as well as ensuring beautiful, quality spaces that offer a safe experience and promote healthy lifestyles, leisure and recreation.

Description:

The proposed updated title for the Parks and Recreation Element is the Parks, Recreation and Open Space Element to highlight the variety of existing and future parks and open spaces in Fort Lauderdale's urban landscape.

New Parks, Recreation, and Open Space Element policies include encouraging publicly accessible open space through requirements for new residential development projects such as publicly accessible private open space through public access easements, purchase of property, conservation easements and other opportunities that create open space that could increase the overall parks inventory. In addition, new policy language requires updating the Parks, Open Space System Master Plan every five years, perform annual surveys to address recreational needs and concerns, and utilize social media to encourage public input. The element also includes an updated objective and policies to leverage parks and recreation programming to promote community unity and health.

A key change in the Parks, Recreation and Open Space Element is increasing the Park and Open Space level of service to 4.5 acres per 1,000 residents based upon recommendations in the City's Parks Master Plan. The current level of service is 3 acres of community parks per 1,000 residents which is the minimum level of service requirement based upon the Broward County Land Use Plan. Based upon input from members of the Infrastructure Task Force, the various types of parks and open spaces including community parks, conservation areas, greenways, medians, open space, regional parks and water has been refined to clarify what will be included in the park and open space inventory for calculating the parks level of service. The level of service analysis in Table 1 shows the available number of acres provided per 1,000 people and indicates that the City will be able to meet the updated level of service through 2030. Table 2 outlines the inventory of parks and open spaces based upon the proposed definitions and policy regarding measuring park and open space level of service. Based upon the new definitions of park and open space, the City has an inventory of 1,158 acres for its level of service analysis.

Table 1. Park Level of Service Analysis

Year	2015	2020	2025	2030	2035	2040	2045
Population	175,228	179,991	208,747	222,915	232,419	240,134	247,613
Acres/1,000 people	6.61	6.43	5.55	5.19	4.98	4.82	4.68
Additional Park Acreage Needed to Maintain Level of Service Standard 4.5 Acres per 1,000 Residents	None	None	None	None	None	None	None

Source: Population from Broward County, 2017.

Table 2. Park and Open Space Inventory

Parks Master Plan Total Park Acreage	956.5
Riverland Park	3.0
Birch State Park	180.0
Water/waterways (10% of water/waterways per proposed definition)	17.6
Greenways	0.52
Total Park and Open Space Acreage	1157.6

Climate Change Element

Intent: The intent of the Climate Change Element is to address climate change and future impacts from a holistic and comprehensive standpoint. The element reflects the City's intent to take active ownership in reducing the magnitude of climate change impacts through mitigation strategies, protect the quality of life within the City through active management of and preparation for the needs posed by climate change. The element also places importance on coordinating Fort Lauderdale's efforts with regional efforts to resolve climate change impacts.

Description: The proposed new Climate Change element includes goals, objectives and policies to support Fort Lauderdale's leadership and contributions to mitigating climate change. The element includes a goal to develop mitigation and adaptation strategies to reduce emissions that contribute to climate change through policies to reduce city-operation produced greenhouse gases by 80% by 2050 and reduce city-fleet fossil fuel use by 20% by 2025. In addition, the element advances transportation and land use options that reduce fossil fuel use by reducing vehicle miles travelled by encouraging a mix of uses along main roadway corridors, activity centers and supporting access to local services via multi-modal transportation options. A new objective proposes that the City will consider adoption of green building standards and a green building in lieu of fee in order to improve climate resiliency and energy efficiency of new and existing buildings. In addition, the element calls for reviewing finished floor building elevations and elevation standards for seawalls with respect to sea level rise and potential flooding. Proposed new policies also state that sea level rise and resilience strategies should be included into the stormwater management plan and flood hazard mitigation program. A new policy language encourages utilizing "blue-green" infrastructure (green streets, rain gardens, green roofs, etc.) to manage water more sustainably, improve water quality, stormwater runoff, etc. The element also includes policy language to continue coordinating City resiliency efforts with

the private sector, governmental agencies and active participation in the Southeast Florida Regional Climate Compact.

Solid Waste Element

Intent: The intent of the Solid Waste Element is to develop and implement best practices for collections, processing and disposal of solid waste, incorporating sustainable practices, technological advances and public-private partnerships as well as reducing waste generation while increasing recycling and diversion.

Description: The existing Comprehensive Plan includes solid waste in the Infrastructure Element. Due to the unique nature of solid waste services, the goals, objectives, and policies were incorporated into a separate Solid Waste Element. One of the new goals is to encourage habitual shifts toward sustainable practices. New policies support achieving 75% recycling of all waste in municipal buildings and offices and promoting recycling, reuse and diversions using media, volunteer and outreach campaigns. A new objective and related policies state that debris removal and management shall be maintained as a component for pre- and post-disaster planning.

PUBLIC PARTICIPATION

The project has incorporated considerable public outreach including larger forums as well as smaller sub-groups of stakeholders, in preparation of the Comprehensive Plan's Goals, Objectives, and Policies. On October 24, 2017, the City of Fort Lauderdale and The Corradino Group held a Public Workshop Kickoff Meeting to introduce the Comprehensive Plan Update project. More than seventy people attended the workshop. Neighbors who attended the workshop were able to participate in a community discussion and a question and answer session where they could voice their input about the Comprehensive Plan and the City's future.

Since the October 2017 workshop, city staff and consultant team have presented the draft updated Comprehensive Plan Elements to city advisory boards and other stakeholder groups such as the Council of Fort Lauderdale Civic Associations.

The following list of input meetings has taken place to date:

- First Public Workshop – October 24, 2017
- Sustainability Advisory Committee - May 21, 2018
- Economic Development Advisory Board - June 13, 2018 and March 13, 2019
- Park, Recreation and Beaches Board - June 27, 2018
- Historic Preservation Board – December 3, 2018
- Education Advisory Board – December 20, 2018
- Affordable Housing Advisory Committee – January 14, 2019
- Resilience Open House – January 29, 2019
- Infrastructure Task Force – March 7, 2019 and April 1, 2019
- Downtown Fort Lauderdale Civic Association – April 25, 2019
- Downtown Development Authority - May 9, 2019
- Council of Fort Lauderdale Civic Associations – May 14, 2019 and June 11, 2019
- Development Review Committee – June 25, 2019
- Planning and Zoning Board Special Meeting (#1) – June 26, 2019
- Planning and Zoning Board Special Meeting (#2)- August 22, 2019
- Public Open House – September 10, 2019
- Planning Zoning Board Special Meeting (#3)- September 24, 2019

On September 10, 2019, the City of Fort Lauderdale and The Corradino Group held a Public Open House to present the updated Comprehensive Plan. Twelve people attended the Public Open House and submitted comments on the draft updated plan.

A summary of public comments submitted to date are included as **Exhibit 3**. In addition, per ULDR Section 47-27.10, Comprehensive Plan Amendment, newspaper notice shall be given at least ten (10) days prior to the date set for public hearing. The amendments were advertised in the Sun-Sentinel Newspaper on November 10, 2019.

SCHEDULE

In addition to review by the Planning and Zoning Board and adoption by the City Commission, amendments to the Comprehensive Plan are also reviewed by the Broward Planning Council, Broward County Commission, and the Florida Department of Economic Opportunity (FDEO) in addition to the agencies that review Comprehensive Plan amendments.

The table below outlines the Comprehensive Plan Update adoption schedule:

Comprehensive Plan Draft Framework	March 2018
Community and Stakeholder Meetings	May 2018 – June 2019
Development Review Committee	June 25, 2019
Planning & Zoning Board Special Meeting (#1)	June 26, 2019
Planning & Zoning Board Special Meeting (#2)	August 22, 2019
Public Workshop/Open House	September 10, 2019
Planning & Zoning Board Special Meeting (#3)	September 24, 2019
Planning & Zoning Board Public Hearing	November 20, 2019
City Commission	January 2020
Broward County Planning Council	February 2020
Broward County Commission	March/April 2020
State and other agency reviews	May-July 2020
Final Plan Adoption	Mid 2020

PLANNING AND ZONING BOARD ACTION

If the Planning and Zoning Board, acting as the Local Planning Agency (LPA), determines that the application meets the criteria for a comprehensive plan amendment, the recommendation shall be forwarded to the City Commission for consideration. The following options may be considered:

1. Recommend the City Commission transmit the amendments to the Broward County Planning Council, Broward, County, Florida Department of Economic Opportunity (FDEO) and the agencies that review comprehensive plan amendments, as proposed;
2. Recommend the City Commission transmit the amendments to the Broward County Planning Council, Broward, County, Florida Department of Economic Opportunity (FDEO) and the agencies that review comprehensive plan amendments, with revisions; or
3. Recommend against transmittal of the amendments to the Broward County Planning Council, Broward, County, Florida Department of Economic Opportunity (FDEO) and the agencies that review comprehensive plan amendments

EXHIBITS

1. Draft Amended Comprehensive Plan Volume I Goals, Objectives and Policies
2. Updated Comprehensive Plan Volume II Data Inventory and Analysis
3. Public Comments Summary