



MEMORANDUM

AGENDA ITEM # III.D

DATE: MAY 12, 2014

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED
AMENDMENT CONSENT AGENDA (ADDENDUM)

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the following map and text amendments:

Local Government and Plan Amendment Number	Proposed	Adopted	Proposed Council Review Date and Consistency Finding	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Broward County 14-6ESR (received 04/28/14)	√	N/A	05/12/2014	04/22/2014	TBP
Transmittal of three proposed amendments for cities that are included elsewhere in this package. Two amendments are to the Future Land Use Map (PC 14-4 for the City of Lauderdale Lakes and PC 14-6 for the City of Plantation), and one is a text amendment (PCT 14-2 for the City of Hollywood - Transit Oriented Development).					
Miami-Dade County 14-1ESR (received 04-15-14)	N/A	√	05/12/2014	03/05/2014	TBP
Transmittal of one adopted amendment previously reviewed with no adverse impacts.					

Local Government and Plan Amendment Number	Proposed	Adopted	Proposed Council Review Date and Consistency Finding	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of Doral 14-2ESR (received 04-28-14)	√	N/A	05/12/2014	04/16/2014	TBP
Transmittal of a proposed amendment to the Future Land Use Map for 11.94 acres on the south side of NW 36 th Street between NW 88 th Avenue and theoretical NW 90 th Avenue (Hines site), adjacent to the Doral Corporate Center, from Office/Residential and Downtown Mixed Use Opportunity Area to Downtown Mixed Use (DMU) and Urban Central Business District (UCBD). Also a comprehensive plan text amendment to Policy 2.1.1, which defines the areas included in the UCBD, including the referenced site.					
City of Hollywood 14-1ESR (received 04/28/14)	√	N/A	05/12/14	12/18/2013	TBP
Text amendment for the Sheridan Station Transit Oriented Development to modify the allocation of development entitlements among two owners on a site of 40 acres: FDOT owns 18.7 acres and Okomo Associates LLC owns 22 acres. Total development entitlements, including 1,050 dwelling units and non-residential development, would not be changed. All of the non-residential development and 550 dwelling units would be retained by FDOT; the remaining 500 dwelling units would be allocated to Okomo. The amendment also alters the phasing of development on the site, which is located between Sheridan and Taft and between 1-95 and the CSX rail corridor. Okomo wishes to move forward with the 500 residential units it has been allocated on its 22 acres in a project to be called Sheridan Station. The site currently is occupied by a mobile home park - most of the mobile homes have been removed. The 500 DUs proposed by Okomo would be changed from "high rise residential" to "multi-family residential". The development phasing is proposed to change so that prior to the issuance of building permits for more than 500 residential units, 75,000 square feet of commercial (retail and/or office) must be under construction; current language requires 100,000 square feet of commercial to be under construction. The changes would allow Okomo to complete its proposed development without relying on FDOT to move forward with development on the remainder of the site.					
Indian Creek Village (received May 6, 2014)	N/A	√	05/12/14	12/17/2013	TBP
Indian Creek Village provided documentation from Miami-Dade Public Schools indicating the Village continues to meet the exemption criteria from the requirements of Section 163.31777(1), F.S.					
City of Lauderdale Lakes 14-1ESR (received 04/28/14)	√	N/A	05/12/14	12/10/2013	TBP
Transmittal of proposed Future Lane Use Map amendments to the City and Broward County comprehensive plans for a section of Headway Office Park. The 24.2 acre parcel is vacant, and is located east of US 441 and south of Commercial Boulevard. The Future Land Use would be changed from Commercial to Medium Multi-family Residential (up to 25 DU/acre) on the City plan and from Commercial (169,000 square feet) and Commercial Recreation					

Local Government and Plan Amendment Number	Proposed	Adopted	Proposed Council Review Date and Consistency Finding	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
(73,000 square feet) to Medium-High Residential (up to 25 DU/acre) on the County plan, making it possible to build up to 605 units. The applicant proposes to build market rate apartments.					
City of Plantation 14-2ESR (received 04/28/14)	√	N/A	05/12/2014	04/10/2013	TBP
Transmittal of an application (#PP12-0025) for proposed Future Land Use Map amendments to the City and Broward County comprehensive plans for 14.3 acres (4.9 acres of which is vacant), located in the City's Midtown District, on the north side of Peters Road, west of University Drive. The project, called Crossroads Residences, would modify the Future Land Use from Office Park to Office Park (9.4 acres) and Residential (4.9 acres), within a dashed-line area with an overall density of 20.1 DU/acre. The amendment would allow up to 94,000 square feet of office and 287 dwelling units.					

'TBP: To be provided

Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the table above generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.