



# MEMORANDUM

AGENDA ITEM #III.D

DATE: JUNE 4, 2012

TO: COUNCILMEMBERS

FROM: STAFF

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

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.

Staff analysis confirms that the proposed and/or adopted amendments identified in the Table below are generally consistent with and supportive of the Goals and Policies of the *SRPP*. Attached are the separate amendment review forms that will be sent to the local government and State Land Planning Agency.

Local Government and Plan Amendment Number	Proposed	Adopted*	Attach-ment	Proposed Council Review Date and Consistency Finding*	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Broward County #12-4ESR	✓	N/A	1	N/A	4/24/12	8-0
Deerfield Beach #12-2ESR	✓	N/A	2	N/A	5/1/12	5-0
Hialeah #12-1ESR	✓	N/A	3	N/A	5/8/12	6-0
Pembroke Pines #12-1ESR	✓	N/A	4	N/A	4/18/12	5-0
Pompano Beach #12-1ESR	✓	N/A	5	N/A	7/12/11	6-0

\*If adopted the proposed Council Review Date and Consistency Finding is shown in Column 5;

\*\*The amendment is not required to be reviewed at transmittal; N/A: not applicable

**Recommendation**

**Find the proposed plan amendments from the local governments of Broward County, Deerfield Beach, Hialeah, Pembroke Pines, and Pompano Beach are 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.**

**Attachment 1**

**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.D; June 4, 2012.

Local Government Amendment Number: **Broward County proposed #12-4ESR.**

Date Comments due to Local Government: June 3, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to June 3, 2012.

*Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and 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.*

**DESCRIPTION OF AMENDMENT**

The proposed amendment contains a text and map amendment (County Number PCT 12-1, PC 12-1) to the Broward County Land Use Plan that would establish a Transit Oriented Corridor (TOC) in the City of Pompano Beach and designate approximately 272.8 acres of land from Commercial (140.7 acres), Medium (16) Residential (60.1 acres), Low-Medium (10) Residential (39.9 acres), Community Facilities (20.2 acres), Low (5) Residential (7.4 acres), Utilities (2.4 acres), and Recreation and Open Space (2.1 acres) to TOC (see Table below). The site is generally bound on the north by Northwest 6<sup>th</sup> Street/NW 6<sup>th</sup> Court, on the south by Atlantic Boulevard/SW 2<sup>nd</sup> Street, on the east by NE 5<sup>th</sup> Avenue and on the west by NW 10<sup>th</sup> Avenue. The intensity and density for the existing and proposed uses are shown below.

Land Use Types	Existing Development Potential	Proposed Development Potential (TOC)
Commercial	(see Retail and Office)	4,387,220 SF
Retail	2,298,334 SF	N/A
Office	6,895,003 SF	2,835,557 SF
Community Facilities	879,912 SF	1,459,260 SF
Utilities	24,000 SF	95,832 SF
Hotel	N/A	300 rooms
Recreation and Open Space	2.1 acres	2.1 acres minimum
Residential	A total of 1,397 units: 37 single family 399 townhomes 961 multi-family	A total of 1,368 units: 143 single family 236 townhomes 989 multi-family

The intent of the amendment is to establish boundaries of an urban center for the City to encourage redevelopment and mixed-use, and support the goals of the City's North West Community Redevelopment Area.

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the amendment.

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.**

**Not Applicable.**

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.**

**Not Applicable.**

**Attachment 2**

**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.D; June 4, 2012.

Local Government Amendment Number: **Deerfield Beach proposed #12-2ESR.**

Date Comments due to the City: June 10, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to June 10, 2012.

*Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and 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.*

**DESCRIPTION OF AMENDMENT**

The proposed amendment consists of text changes to the Capital Improvements and Public School Facilities Elements for consistency with the Broward School District's Facilities Plan and City's Five-Year Schedule of Capital Improvements.

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the amendment.

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.**

Not Applicable.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.**

Not Applicable.

Attachment 3

FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

South Florida Regional Planning Council Agenda Item and Date: III.D; June 4, 2012.

Local Government Amendment Number: Hialeah proposed #12-1ESR.

Date Comments due to Local Government: June 20, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to June 20, 2012.

*Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and 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.*

**DESCRIPTION OF AMENDMENT**

The proposed amendment contains a Future Land Use Map amendment that would change approximately 0.24 acres of land from Low Density Residential to High Density Residential. The site is located at 465 East 7<sup>th</sup> Street. Surrounding existing uses include an elementary school to the west, park to the south, single family residential to the east, and institutional to the east and north. Planned uses include Major Institutions and Central Business District to the north and west, Recreation/Open Space to the south, and Low Density Residential to the east and west.

The Applicant of the proposed change would limit development to 6 dwelling units for affordable senior housing. No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the amendment.

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.**

Not Applicable.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.**

Not Applicable

**Attachment 4**

**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.D; June 4, 2012.

Local Government Amendment Number: **Pembroke Pines proposed #12-1ESR.**

Date Comments due to Local Government: June 2, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to June 2, 2012.

*Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and 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.*

**DESCRIPTION OF AMENDMENT**

The proposed amendment consists of text changes to the Capital Improvements Element for the purposes of its annual update, and the Public School Facilities Element for consistency with existing state statutes for school concurrency and the Broward School District's Facilities Plan and City's Five-Year Schedule of Capital Improvements.

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the amendment.

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.**

**Not Applicable.**

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.**

**Not Applicable.**

**Attachment 5**

**FLORIDA REGIONAL COUNCILS ASSOCIATION  
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.D; June 4, 2012.

Local Government Amendment Number: **Pompano Beach proposed #12-1ESR.**

Date Comments due to Local Government: June 3, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to June 3, 2012.

*Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and 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.*

**DESCRIPTION OF AMENDMENT**

The proposed amendment contains a text and map amendment to the City's Future Land Use Element and Map that would establish a the Downtown Pompano Transit Oriented Corridor (TOC) and designate approximately 269 acres of land from Commercial (110.3 acres), Residential Medium (59.8 acres), Residential Low-Medium (37.2 acres), Community Facility (33.5 acres), Residential Low (7.8 acres), Utility (2.2 acres), and Recreation and Open Space (2.1 acres) to TOC (see Table below). The site is generally bound on the north by Northwest 6<sup>th</sup> Street/NW 6<sup>th</sup> Court, on the south by Atlantic Boulevard/SW 2<sup>nd</sup> Street, on the east by NE 5<sup>th</sup> Avenue and on the west by NW 10<sup>th</sup> Avenue.

The existing maximum development potential for non-residential development is approximately 15,969,096 square feet and a total of 1,368 dwelling units. The proposed maximum development potential would allow 8,777,869 square feet of non-residential development and maintain 1,368 dwelling units. The non-residential uses include Commercial, Office, Hotel, Utility, Community Facility, and Parks and Recreation.

The intent of the amendment is to establish boundaries of an urban center for the City to encourage redevelopment and mixed-use, and support the goals of the City's North West Community Redevelopment Area.

No adverse effects to regional resources and facilities or extra jurisdictional impacts would result from the amendment.

**1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.**

Not Applicable.

**2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.**

Not Applicable.