



# MEMORANDUM

AGENDA ITEM #IIL.D

DATE: JANUARY 7, 2013

TO: COUNCIL MEMBERS

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 13-1ESR	✓	N/A	1	N/A	11/27/12	9-0
Davie #13-1ESR	✓	N/A	2	N/A	5/23/12	4-1
Davie #12-1ESR	N/A	✓	3	8/6/12 Consistent	11/7/12	5-0
Hialeah #13-1ESR	✓	N/A	4	N/A	11/18/12	6-1
Marathon #13-1ACSC	✓	N/A	5	N/A	11/27/12	5-0
Pompano Beach #12-1ESR	N/A	✓	6	June 4, 2012 Consistent	11/13/12	6-0
Coral Springs (TBD)	✓	N/A	7	N/A	12/4/12	5-0

\*\*The State Land Planning Agency determined the amendment would be processed as adopted.

**Recommendation**

**Find the proposed and adopted plan amendments from the local governments of Broward County, Town of Davie, City of Hialeah, City of Marathon, City of Pompano Beach, and City of Coral Springs 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; January 7, 2013.

Local Government Amendment Number: Broward County proposed #13-1ESR.

Date Comments due to Local Government: January 3, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to January 3, 2013 with final Council Action on January 7, 2013.

*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 package contains a Land Use Plan map amendment to the Broward County Comprehensive Plan.

**Land Use Plan Map Amendment**

This map amendment would change approximately 15.0 acres of land from "Low-Medium (10 dwelling units per acre) Residential" and "Estate (1 dwelling unit per acre) Residential" to "Medium (16 dwelling units per acre) Residential", located at the northwest corner of Stirling Road and SW 70<sup>th</sup> Avenue. The amendment is also being reviewed concurrently with an amendment to the Town of Davie (see Attachment 2).

The amendment site is currently an active nursery. Existing uses include a nursery to the west, single-family residential, retail and protected natural land to the east, multi- and single-family residential to the south, and a nursery to the north. Planned uses include Estate, Low-Medium, Medium, and Irregular Residential to the west and south, Estate Residential to the north, and Commercial and Low Residential to the east. The current land use designation would allow for a maximum of 112 residential units. County staff acknowledges the Town will be restricting the development to 224 units and require a 6-acre buffer adjacent to the amendment site to the north.

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

**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.

The Council requests the local government please send a copy of the adopted version of the amendment.

## 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; January 7, 2013.

Local Government Amendment Number: **Town of Davie proposed #13-1ESR.**

Date Comments due to Local Government: January 1, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to January 1, 2013 with final Council Action on January 7, 2013.

*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 package contains a Future Land Use Map amendment to the Town's Comprehensive Plan

#### **Palm Ranch Apartments | Map Amendment**

This map amendment would change approximately 15.03 acres of land from "Estate Residential 1 dwelling unit per acre" and "Low-Medium Residential 10 dwelling units per acre" to "Residential 16 dwelling units per acre", located at the northwest corner of Stirling Road and SW 70<sup>th</sup> Avenue. The amendment is also being reviewed concurrently with its companion from Broward County (see Attachment 1).

The amendment site is currently an active nursery. Existing uses include a vacant nursery to the west, commercial and stormwater retention to the east, medium-density residential to the south, and a nursery to the north. Planned uses include Low-Medium and Medium Residential to the west and south, Estate Residential to the north, and Commercial and Low Residential to the east. The current land use designation would allow for a maximum of 112 residential units. The proposed change and Applicant's intent would be to demolish the nursery and build 240 multi-family apartment units. The Town Council approved the amendment for transmittal subject to a deed restriction limiting development to 224 units and a 6-acre buffer on the north site of the subject site.

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

#### **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.

**The Council requests the local government please send a copy of the adopted version of the amendment.**

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; January 7, 2013.

Local Government Amendment Number: Town of Davie adopted #12-1ESR.

Date Comments due to Local Government: December 14, 2012.

Date Mailed to Local Government and State Land Planning Agency: Comments were sent to the Town prior to December 14, 2012 with final Council Action on January 7, 2013.

*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 adopted amendment package contains text revisions to the Town of Davie's Comprehensive Plan. The text amendments include a revision to Policy 4.1.13 of the Transportation Element to clarify that revisions to the Local Road Master Plan may be made by Town Resolution. The text of the Public School Facility and Capital Improvements Elements were amended to reflect changes in school concurrency requirements.

No changes made between transmittal and adoption 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; January 7, 2013.

Local Government Amendment Number: **City of Hialeah proposed #13-1ESR.**

Date Comments due to Local Government: December 29, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to December 29, 2012 with final Council Action on January 7, 2013.

*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 package contains two amendments to the City's Future Land Use Map.

**Application 1 | Paraiso Gardens Map Amendment**

This application seeks to amend the land use of a 4.15-acre vacant property located at 34<sup>th</sup> Avenue and West 80<sup>th</sup> Street, from Industrial to Medium Density Residential. The proposed change would allow 96 residential units within six, two-story buildings to be constructed along with 228 parking spaces and a 22-foot driveway. The surrounding planned uses are industrial to the north, east and west, and low density residential to the south.

**Application 2 | Palm West Park Apartments Map Amendment**

This application seeks to amend the land use of a 3.98-acre vacant property located at 76<sup>th</sup> Street between West 24<sup>th</sup> and 25<sup>th</sup> Avenues, from Industrial to High Density Residential. The proposed change would allow 116 units within a twelve, two-story building complex. All surrounding planned uses are Industrial. The City staff report expressed concern that the project is not in character with existing and planned uses, however, infrastructure and public services are sufficient to support the proposed development.

***Comment***

Council staff recommends the City and Applicant work together prior to adoption to discuss how the development will be buffered from the surrounding industrial uses, include public safety features, and linkages to nearby community amenities.

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

**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**

The Council requests the local government please send a copy of the adopted version of the amendment.

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; January 7, 2013.

Local Government Amendment Number: City of Marathon proposed #13-1ACSC.

Date Comments due to Local Government: January 1, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to January 1, 2013 with final Council Action on January 7, 2013.

*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 package contains a map amendment to the Future Land Use Map of the City's Comprehensive Plan.

**Ordinance 2012-16 | Map Amendment (HTG Crystal Cove Resort, LLP)**

This map amendment would change the future land use from "Residential Medium (RM)" to "Mixed Use Commercial (MU)" for approximately 1.19 acres of land, comprised of five parcels (Lots 9-13), located at 4900 Overseas Highway, near Mile Marker 49.5.

The five subject parcels are part of a 7.3-acre property (with 6.1 acres of upland) that is developed with commercial transient uses (hotel/motel) and one residential unit; the property is scarified and contains minimal vegetation. The City staff report states that in 2004 and 2005 the City approved a Conditional Use Permit and Development Agreement that allow redevelopment of the overall site with transient uses, and acknowledge that the site has been a hotel for more than 50 years. The owner has submitted an application to revise the Conditional Use Permit and Development Agreement to allow additional development on the site for a total of 113 transient units. The proposed redevelopment is not consistent with the current future land use on the five subject parcels, which the City staff report states were incorrectly designated when the City first prepared its Future Land Use Map (2005) and zoning maps (2007). The proposed amendment would rectify this inconsistency. Adjacent future land uses include Residential Medium to the east and Mixed Use Commercial to the south and west, with Florida Bay to the north.

The additional transient units sought by the owner would take advantage of an authorization by the Governor and Cabinet, acting as the Administration Commission, that allows the City to permit up to 200 transient units. Marathon adopted an ordinance to guide the allocation of the units, which establishes, among other things, that the recipient property must be shovel-ready and have a certain number of existing transient units, that and the owners must make additional investments to the property. If the transient credits are not used within the time allocated by Marathon, the credits revert to the City.

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the proposed map 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 6

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

South Florida Regional Planning Council Agenda Item and Date: III.D; January 7, 2013.

Local Government Amendment Number: **City of Pompano Beach adopted #12-1ESR.**

Date Comments due to Local Government: December 29, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to December 29, 2013 with final Council Action on January 7, 2013.

*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 adopted amendment package contains revisions to the City of Pompano Beach Comprehensive Plan Future Land Use Element and Future Land Use Map. The map amendment establishes a Downtown Pompano Transit Oriented Corridor land use designation, design and procedure guidelines, and its application to a 269-acre area in downtown Pompano Beach. The text amendment includes a list of uses for the Downtown Pompano Transit Oriented Corridor.

Changes were made between transmittal and adoption to address conditions suggested by Broward County. 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 7

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

South Florida Regional Planning Council Agenda Item and Date: III.D; January 7, 2013.

Local Government Amendment Number: **City of Coral Springs proposed (Number to be Assigned).**

Date Comments due to Local Government: January 20, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to January 20, 2013 with final Council Action on January 7, 2013.

*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 package contains a Land Use Plan map amendment to the City of Coral Springs Comprehensive Plan.

**Land Use Plan Map Amendment**

This map amendment would change approximately 90.8 acres of land from "Recreation Open Space-Golf" (88.21 acres) and "Medium (8-20 dwelling units per acre) Residential" (2.62 acres) to:

- Moderate (2.00-7.99 du/acre) Residential - (circumscribed at 3.7 du/acre) (51.68 acres);
- Moderate (2.00-7.99 du/acre) Residential - (circumscribed at 3.9 du/acre) (21.00 acres);
- Medium (8.00-20.00 du/acre) Residential - (circumscribed at 12.7 du/acre) (13.31 acres);
- Recreation and Open Space (P) ( 4.84 acres)

The amendment site is currently vacant, but was formerly the Broken Woods Country Club, the first golf course along with its associated amenities to open within the City of Coral Springs. The clubhouse closed its doors in June 2003. Currently, the site is vacant and the only remaining structure onsite is a shed located on the maintenance parcel. In April 2007, the clubhouse burned down and the existing concrete slab remains on the south parcel along with abandoned tennis courts.

The adjacent uses are RM-20 (Medium Density Multiple-Family) to the north and east and RM-30 (Medium High Density Multiple-Family) to the south and west.

The amendment would authorize 436 residential units that include 188 single-family, zero lot line homes; 80 Townhouses; and 168 garden apartments (3-story buildings). Based upon the Traffic Study, the proposed project has a significant impact and reduces the Level of Service (LOS) below acceptable levels on only one link in the surrounding roadway network. That link is along University Drive from the north parcel driveway to Cardinal Road. There are other links in the Traffic Study where LOS is reduced by the year 2016 but these are caused by the background conditions and are not attributed to project traffic. The petitioner has voluntarily agreed to construct northbound and southbound left turn lanes at Sample Road and NW 85 Avenue to mitigate the impact of increased traffic on NW 38 Drive and NW 85 Avenue. In addition, the petitioner has agreed to mitigate the impact of project traffic on University Drive between the north parcel driveway and Cardinal Road. The amendment would not adversely affect any other adopted LOS standards.

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

**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.**

**The Council requests the local government please send a copy of the adopted version of the amendment.**