



# MEMORANDUM

AGENDA ITEM #III.D

DATE: JULY 1, 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. Exhibit A, attached, is a general location map of those amendments listed below that includes a Future Land Use Map amendment.

Local Government and Plan Amendment Number	Proposed	Adopted	Attachment	Proposed Council Review Date and Consistency Finding	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Broward County #13-3ESR	✓	N/A	1	N/A	June 11, 2013	9-0
Miami-Dade County #13-3ESR	✓	N/A	2	N/A	May 22, 2013	8-0
Parkland #13-2ESR	✓	N/A	3	N/A	June 5, 2013	5-0
Plantation #13-1ESR	N/A	✓	3	N/A*	June 5, 2013	5-0
Pembroke Pines #13-1ESR	✓	N/A	3	N/A	March 6, 2013	4-0

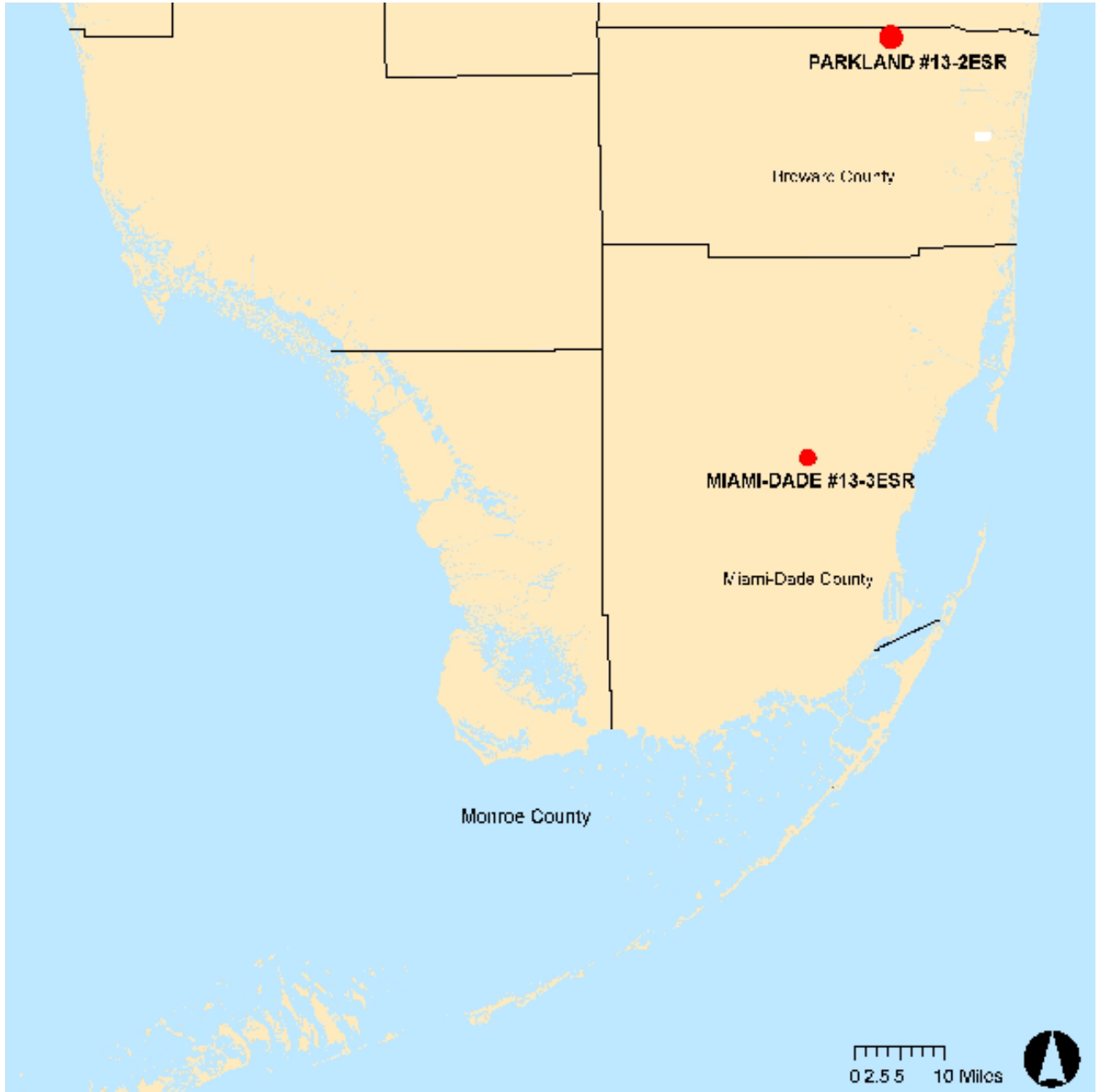
\*CIE updates are exempt from review on first reading

**Recommendation**

Find the proposed and adopted plan amendments from the local governments of Broward County, Miami-Dade County, Parkland, Plantation and Pembroke Pines 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.

Exhibit A  
Future Land Use Map (FLUM) Amendments  
for the July 1, 2013 Council Meeting

General Location Map



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; July 1, 2013.

Local Government Amendment Number: **Broward County proposed #13-3ESR.**

Date Comments due to Local Government: July 18, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to July 18, 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 an amendment to the Broward County Land Use Plan text and an update to the Broward County Land Use Plan Natural Resource Map Series.

The text amendment would revise an existing 146-acre "Local Activity Center" (LAC) within the City of Pembroke Pines. This amendment is related to the concurrent Pembroke Pines proposed amendment package #13-1ESR (see Attachment 3 herein). The proposed LAC change is shown in the Table below.

<b>Pembroke Pines City Center LAC</b>		
<i>Use</i>	<i>Existing</i>	<i>Proposed</i>
Commercial/Retail	133,000 SF	265,000 SF
Office	240,650 SF	120,000 SF
Community Facilities	120,000 SF	0
Dwelling Units	1,000	1,365
Hotel Rooms	150	350
Recreation/Open Space	2.5 acre	2.5 acres

The amendment would reduce the maximum allowable office use by 120,650 square feet, and community facilities by 120,000 square feet; and allow for an additional 132,000 square feet of commercial use, 365 dwelling units and 200 hotel rooms. A total of 250 dwelling units would be provided for affordable housing. The affordable housing provision is being amended from a minimum of 25% to a total of 250 units.

The package also amends the Broward County Land Use Plan's Natural Resource Map Series would be amended to include the annual update to the County's Wetlands Map.

*Comment*

**The City is amending its affordable housing language to be consistent with Broward County's requirement. It is recommended that future amendments which increase the density and or number of residential units will ensure that a diverse range of housing options are available and maintained within the Local Activity Center.**

Council staff has not identified any adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the map and text 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.**

## 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; July 1, 2013.

Local Government Amendment Number: **Miami-Dade County proposed #13-3ESR.**

Date Comments due to Local Government: July 12, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to July 12, 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 one map amendment and two text amendments.

##### **Application 2 | Map Amendment**

This map amendment would change approximately 8.63 acres of land from "Industrial and Office" to "Medium Density Residential" (13 to 25 dwelling units per gross acre) located at the northwest corner of the intersection of SW 127<sup>th</sup> Avenue and SW 132<sup>nd</sup> Street. The site is vacant and cleared. The development proposal is for 215 residential units. Adjacent properties are designated "Industrial and Office". Adjacent uses include residential to the south, light industrial and an FPL transmission line corridor to the west, a lake and vacant land to the west, and vacant to the north.

##### **Application 4 | Text Amendment**

This text amendment would amend the "Business and Office" land use category within the Land Use Element to allow the integration of light industrial uses with those permitted uses through the approval of an Employment Center. Employment Centers may be approved on properties designated as "Business and Office" that are located inside the Urban Development Boundary (UDB), contain a minimum of 10 acres, and have direct access to a "Major Roadway". Light industrial uses will be permitted provided such uses do not detrimentally impact adjacent or adjoining development and zoning. Commerce-Oriented land uses shall make up a minimum of 50 percent of the Employment Center, and may contain professional offices, commercial, light industrial and live-work residential units. Community-Oriented land uses is an optional component of an Employment Center, and shall comprise no more than 50 percent, containing a mix of residential and neighborhood-serving businesses.

##### **Application 5 | Text Amendment**

This text amendment would incorporate new and amend policies under in the Land Use Element and Aviation Sub-Element to provide for criteria to achieve compatibility of lands adjacent to the Homestead Air Reserve Base for consistency with statutory requirements in Chapter 163, Florida Statutes.

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

### 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; July 1, 2013.

Local Government Amendment Number: **City of Parkland proposed #13-2ESR.**

Date Comments due to Local Government: July 19, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to August 19, 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**

House Bill 1315 approved the transfer of a 1,949-acre wedge shaped property located between County Line Road and Loxahatchee from Palm Beach County to Broward County. The City of Parkland is now processing a map amendment to reflect some of the annexed lands from 2010 and 2011, which are subject to the county land use plan and land development regulations until the City adopts a Land Use Plan Map amendment which includes the annexed areas.

In this amendment package the City of Parkland is proposing a Future Land Use Map Amendment that would provide for the annexation of 501.61 of the 1,949 acres of land (7 total parcels) into the corporate limits of the City of Parkland. All annexed areas are located south of Loxahatchee Road between University Drive and the Florida Everglades. The map amendment includes 292.07 acres of Broward County Low Residential (2 dwelling units per acre) and 209.54 acres of Palm Beach County Rural Residential (1 dwelling unit per 10 acres). No proposed changes in land use or permitted densities are included with this map amendment. A maximum of 604 dwelling units remain to be permitted.

The following parcels will be brought into City limits:

- a. Bruschi Family Parcel, 292.07 acres from Broward;
- b. North Springs Improvement District, 7.72 acres from Palm Beach;
- c. Misty Meadow, 53.21 acres from Palm Beach;
- d. Salta, 51.36 acres from Palm Beach;
- e. Palm Beach Farm LLC, 10.04 acres from Palm Beach;
- f. Dollyland, 62.20 acres from Palm Beach; and
- g. Sabra/NSID, 25.01 acres from Palm Beach.

Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the 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 4

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

South Florida Regional Planning Council Agenda Item and Date: III.D; July 1, 2013.

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

Date Comments due to Local Government: July 18, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to July 18, 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 an amendment to City's Land Use Plan text. The text amendment would revise the existing 146-acre "Pines City Center Local Activity Center" (LAC) located on the south side of Pines Boulevard, west of Palm Avenue and north of Washington Street. This amendment is related to the concurrent Broward County proposed amendment package #13-3ESR (see Attachment 1 herein). The proposed LAC change is shown in the Table below.

<b>Pembroke Pines City Center LAC</b>		
<i>Use</i>	<i>Existing</i>	<i>Proposed</i>
Commercial/Retail	133,000 SF	265,000 SF
Office	240,650 SF	120,000 SF
Community Facilities	120,000 SF	0
Dwelling Units	1,000	1,365
Hotel Rooms	150	350
Recreation/Open Space	2.5 acre	2.5 acres

The amendment would reduce the maximum allowable office use by 120,650 square feet, and community facility use by 120,000 square feet; and allow for an additional 132,000 square feet of commercial use, 365 dwelling units and 200 hotel rooms. A total of 250 dwelling units would be provided for affordable housing. The affordable housing provision is being amended from a minimum of 25% to a total of 250 units.

*Comment*

**The City is amending its affordable housing language to be consistent with Broward County's requirement. It is recommended that future amendments which increase the density and or number of residential units will ensure that a diverse range of housing options are available and maintained within the Local Activity Center.**

Council staff has not identified any adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the text 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.



**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; July 1, 2013.

Local Government Amendment Number: **City of Plantation adopted #13-1ESR.**

Date Comments due to Local Government: July 19, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to August 19, 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 consists of text changes to the Capital Improvements Element, serving as the City's annual update. Changes include providing for consistency with the current Broward County Schools Adopted District Educational Facilities Plan, and updates to the Five-Year Schedule of Capital Improvements and the Element's Data and Analysis.

Council staff has not identified any adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the text 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.**