

# MEMORANDUM

AGENDA ITEM #5c

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DATE: FEBRUARY 2, 2009  
TO: COUNCIL MEMBERS  
FROM: STAFF  
SUBJECT: DRI STATUS REPORT

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Attached is the current DRI status report, showing pending Applications for Development Approval (ADA). It is anticipated that these projects will be on future agendas for formal review and action by the Council.

Recommendation

Information only.

SFRPC DEVELOPMENT OF REGIONAL IMPACT (DRI) STATUS REPORT



1/22/2009

Project Name & Description:	Project Status:					Notes:	
	Pre-Applica-tion	Sufficiency Review			Council Review & Transmittal		Local Govt. Adoption
		1	2+	S			
<b>BROWARD COUNTY DRIs</b>							
<b>The Commons</b> <i>Town of Davie</i> NW Corner of I-75 & Royal Palm Blvd.	Retail 1.1million sf Office 885,000 sf Hotel 300 rooms						ADA found sufficient 5/23/07. Two Development Order (D.O.) Conditions meetings held. Mediation ended. Concurrent Land Use Plan Amendment in process.
<b>Harrison Park (Westerra)*</b> Substantial Deviation <i>City of Sunrise</i> SW Corner of W. Sunrise Blvd. & N NW 136th Ave.	Residential 1,750 units Retail 285,000 sf Office 709,823 sf Hotel 300 rooms						ADA found sufficient 1/4/08. Council approved (w/ comments) staff report and proposed County and City Land Use Plan Amendments 9/8/08. Transmitted to local government for consideration.
<b>Amerifirst-Metropica*</b> Substantial Deviation <i>City of Sunrise</i> NE Corner of W. Sunrise Blvd. & NW 136th Ave.	Residential 2,428 units Retail 348,500 sf Office 150,000 sf						ADA found sufficient 6/17/08. Council approved proposed County and City Land Use Plan Amendments 10/6/08 and DRI staff report (w/ comments) 11/3/08. Transmitted to local government for consideration.
<b>Lauderhill City Center</b> <i>City of Lauderhill</i> 1267 N. State Road 7 (Lauderhill Mall site)	Residential 2,500 units Retail 650,000 sf Office 425,000 sf						First Statement of Information Needed (SIN1) sent 1/31/08. Applicant's response received 1/21/09. Agency SIN2 review due 2/13/09.
<b>Davie Areawide</b> <i>Town of Davie</i> Area of SR 7/I-595/Tpke	Residential 6,428 units Retail 600,000 sf Office 1,700,000 sf Industrial 3,600,000 sf Hotel 750 rooms						Pre-application Conference held 4/24/08. Transportation methodology meeting held 12/4/08. Applicant has until 4/24/09 to submit ADA.
<b>Main Street @ Coconut Crk</b> <i>City of Coconut Creek</i> NW Corner of Sample & Lyons Roads, S of Wiles Road	Residential 3,750 units Retail 1,625,000 sf Office 525,000 sf						Pre-application Conference held 10/13/08. Agency pre-app comments sent 12/5/08. Applicant has until 10/13/09 to submit ADA.

\*For substantial deviations, the square footage and units shown are for the requested change not the total project.

**Definitions:**

ADA = Application for Development Approval  
SIN = Statement of Information Needed

 completed  
 in process

Additional information on ADAs and a database of all DRI projects are found at [www.sfrpc.com/dri.htm](http://www.sfrpc.com/dri.htm).

SFRPC DEVELOPMENT OF REGIONAL IMPACT (DRI) STATUS REPORT

1/22/2009

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<b>BROWARD COUNTY DRIs (continued) *</b>							
<b>Riverbend</b> <i>City of Fort Lauderdale</i> Between SW 27th Ave. & I-95 split by Broward Blvd.	Residential Retail Office Hotel	1,250 units 992,042 sf 3.27 million sf 850 rooms					Pre-application Conference held 2/29/08. ADA received 11/24/08. Applicant sent notice (1-15-09) it will respond to agency SIN1 comments.
<b>MIAMI-DADE COUNTY DRIs</b>							
<b>Parkland</b> <i>Miami-Dade County</i> NE Corner of SW 177th Ave. & SW 152nd St.	Residential Retail Office Industrial Schools Hospital	6,941 units 200,000 sf 100,000 sf 33 acres 2 K-8 & High 200 bed					Application found sufficient 10/31/08. D.O. Conditions meeting held 11/24/08. Second meeting to be determined. Application for concurrent CDMP Amendment in process.
<b>Beacon Countyline</b> <i>City of Hialeah</i> NW 154th St. & NW 97th Ave.	Retail Office Warehouse Hotel	350,000 sf 750,000 sf 4,300,000 sf 350 rooms					Application found sufficient 11/14/08. D.O. Conditions meeting held 12/16/08. Second meeting set for 2/5/09. Application for concurrent FLUM Amendment in process.
<b>AVE Aviation &amp; Com. Ctr.</b> <i>Miami-Dade County</i> Area of Opa-Locka Airport	Retail Hangars Warehouse	250,000 sf 300,000 sf 2.0 million sf					Agency review of SIN1 sent to applicant 4/18/08. Applicant expected to withdraw ADA since text amendment to CDMP negates this DRI.
<b>Downtown Miami Inc. III</b> <i>City of Miami</i> Between NW 2nd Ave. & Biscayne Bay	Residential Retail Office	10,000 units 1.0 million sf 4.0 million sf					Pre-application Conference held 4/16/08. Applicant has until 4/16/09 to submit ADA.

**MONROE COUNTY DRIs**

No projects under review.

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\* New Florida Panthers Entertainment District DRI (BankAtlantic Center, Sunrise) Pre-application Conference set for 2/26/09.