



# MEMORANDUM

AGENDA ITEM #6c

---

DATE: JANUARY 5, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: BROWARD COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT  
(INFORMATION ONLY)

---

On December 16, 2008 Council staff received a proposed plan amendment package to the Broward County Land Use Plan (BCLUP) for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was transmitted concurrently with an amendment to the Town of Davie Comprehensive Plan. Both amendments are related to The Commons Development of Regional Impact (DRI).

### ***The Commons DRI***

The proposed DRI project is for approximately 152 acres of unimproved land within the Town of Davie. The site is located north of SW 26<sup>th</sup> Street, south of Southwest 20<sup>th</sup> Street, east of Interstate 75, and west of Shotgun Road. The mixed-use project proposes to construct 1.1 million square feet of Commercial, 885,000 square feet of Office, and 300 Hotel rooms.

The Commons Application for Development Approval (ADA) was found sufficient on May 23, 2007 and two Development Order (DO) Conditions meetings have been held (June 27, 2007 and July 31, 2007). In addition, three (3) mediation meetings were held to discuss unresolved issues between the municipalities of Davie, Weston, and the Developer. The Council is projected to make a recommendation on The Commons DRI Impact Assessment Report and DO Conditions at its February 2, 2009 meeting.

### ***Summary of Plan Amendment (Broward County Amendment #PC 07-14)***

The proposed amendment contains one (1) map amendment to the BCLUP, which would redesignate approximately 151.5 acres of Estate (1) Residential to 32.5 acres of Recreation and Open Space and 119.0 acres of Commercial within the Town of Davie at the proposed DRI site mentioned above.

The Broward County Board of County Commissioners voted to transmit the proposed amendment without a recommendation at its December 9, 2008 meeting.

### ***Comprehensive Plan Amendment Review***

Effective July 1, 2007, Broward County and all municipalities within (except the City of Miramar) are subject to the Alternative State Review (AR) Process Pilot Program for comprehensive plan amendments. Under the AR process, the total time for reviews (proposed and adopted) can be shortened by approximately 100 days.

The Broward County Commission vote to transmit the proposed amendment on December 9, 2008 should trigger the AR Process. However, the Town of Davie Council voted to transmit their concurrent amendment on February 7, 2007, prior to when the AR Process took effect. As of December 19, 2008, the Department of Community Affairs (DCA) has not received the concurrent amendments. Therefore, the Department has yet to assign amendment numbers or determine whether to process them under either the regular review or AR process concurrently.

At this time, Council staff cannot provide an adequate review for consistency with the *SRPP* of the proposed amendment for the January 5, 2008 Council meeting due to, 1) the unresolved review issue stated above, and 2) the comprehensive subject matter and size of the proposed amendment.

**Recommendation**  
Information Only.