



MEMORANDUM

AGENDA ITEM #III.D

DATE: MAY 2, 2016

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) extra-jurisdictional 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.

Council staff has not identified adverse effects to regional resources and facilities or extra-jurisdictional impacts that would result from the following map and text amendments.

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Broward County 16-5ESR (received 04-13-16)	√	N/A	05/02/2016	04/12/2016	*TBP

This proposed amendment to the Broward County Comprehensive Plan in the City of Hollywood would allow low density residential use on the 18-hole golf course at the Hillcrest Golf and Country Club. The amendment would affect an area of approximately 137.4 acres generally located east of South 52 Avenue, between Hillcrest Drive and Pembroke Road and change the land use designation from Commercial Recreation to approximately 83 acres of Irregular Residential (11.5 units/acre) and 53.8 acres of Recreation and Open Space.



Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of Hollywood 16- 1ESR (received 04-13-16)	√	N/A	05/02/2016	12/16/2015	5-1
This proposed amendment to the City of Hollywood’s Comprehensive Plan would change the land use designation of a portion of the 18-hole golf course of the Hillcrest Golf and Country Club. The amendment would change the land use designation on approximately 83 gross acres of the property from Open Space and Recreation to Irregular Residential (11.5 units/acre) to allow for low density residential development.					
Islamorada, Village of Islands 15-1ACSC (received 04-12-16)	N/A	√	05/02/2016	04/07/2016	5-0
The adopted amendment amends the Village’s Future Land Use Map from a Residential Medium (RM) to Mixed Use (MU) for property located at 85301 Overseas Highway at approximately mile marker 85.5. The amendment incorporates the Department of Economic Opportunity (DEO) comments by revising the application to site specific and restricting the number of dwelling units,					
Islamorada, Village of Islands 16-3ACSC (received 04-12-16)	√	N/A	05/02/2016	04/07/2016	5-0
This proposed amendment amends Policy 1-3.1.1 “establish a building permit allocation system (BPAS)” of the Village’s Comprehensive Plan regarding the allocation of nonresidential floor area. All applications for the issuance of non-residential square footage shall be evaluated and ranked based on project merit including consideration of: <ul style="list-style-type: none"> ○ Focus on redevelopment versus new development ○ Development potential of the site ○ Provision of amenities associated with the proposed development ○ Provision of affordable housing in conjunction with the proposed project, and Environmental sensitivity of the proposed development site. 					
City of Parkland 16-1ER (received 03-30-16)	√	N/A	05/02/2016	03/16/2016	4-0
This proposed amendment amends the City of Parkland’s Comprehensive Plan to reflect the Evaluation and Appraisal Report (EAR). The amendment updates: the Future Land Use, Transportation, Infrastructure, Conservation, Capital Improvements, Intergovernmental Coordination, Parks and					

Recreation, Open Space and Community Facilities elements, the City boundaries and conditions, and the schedule of capital improvements.

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of Pembroke Pines 16-1ESR (received 03-29-16)	√	N/A	05/02/2016	10/07/2015	5-0
This proposed amendment amends the City of Pembroke Pines' Comprehensive Plan Local Activity Center text. The amendment to the City's Local Activity Center text would allow a mixed-use development of an additional 476 dwelling units, an increase in the affordable housing component, and an increase in commercial square feet from 265,000 to 325,000 in a site located on the south side of Pines Boulevard, west side of Palm Avenue and north side of Washington Street.					

*TBP – To Be Provided

Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the table above 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.