

DRE-65

ADDENDUM TO 1974-1975

ANNUAL REPORT

September, 1974

ADDENDUM TO 1974 - 1975
ANNUAL REPORT

Resource Planning Department
Central & Southern Florida Flood Control District

June, 1976

The first eight months of the 1975-1976 fiscal year have seen a continuing increase in the number of land development reviews conducted by this Department. DRI activity has continued to decline, while District involvement in other land development review activities has increased substantially. The following figures and tables are intended to provide a summary of proposals for which commentary has been provided during the first eight months of this fiscal year, as well as a summation of all land development proposals which have received District commentary since July, 1972.

Developments of Regional Impact

From Table 1 and Figure 1, it can be seen that DRI activity within the District has continued to decline, particularly within the Gold Coast counties of Dade, Broward and Palm Beach counties. The six DRI proposals which have been reviewed thus far this fiscal year are located throughout the South Florida area. As was noted in the 1974-1975 Annual Report, the type of DRI proposal is changing as well as the potential impact on county population. Only two of the six DRI's are residential developments while two others, the hospital and the airport, were the first of their kind in the South Florida area. Impacts on county population of the two residential DRI's are small (less than 7%).

Table 3 summarizes the actions taken on all DRI's which the District has provided commentary on as of May 31, 1976. As was noted in the 1974-75 Annual Report, local government actions have generally reflected the recommendations of the Regional Planning Council. Six of the DRI's were withdrawn by the applicant prior to the regional planning council public hearing and an additional five were withdrawn prior to the local government public hearing. The RPA recommendation for these five DRIs had been either denial or approval

with conditions. Local government action is pending on 11 of the 66 DRI's. Appeals have been filed with the Florida Land and Water Adjudicatory Commission (the Governor and Cabinet) for approximately 20 percent of the 66 DRI's. In most cases the regional planning council, the local government, and the applicant have been able to resolve the key problems and the appeals withdrawn or dismissed prior to action by the Florida Land and Water Adjudicatory Commission. Only three appeals are still pending. It is apparent from the table that the great majority of the DRIs on which local government has taken action are currently inactive, namely 24 of 41 DRI's. Only three of the DRI's have refiled below DRI thresholds. Of the remaining DRI's, 11 are pursuing various local government development approvals while only 6 are actually under construction. With regard to the permitting requirements of Chapter 373, Florida Statutes, of those DRI's within current District boundaries, 8 have been issued Surface Water Management or Water Use permits, of which only 4 are currently active. Applications for 8 others are currently being processed in-house. There is only one DRI, Doral Park, currently under construction which has not received nor made application for a Surface Water Management Permit and construction on it was initiated prior to implementation of the District's Rules, Chapter 16K.

A-95 Reviews

From Table 4 it can be seen that District participation in this review activity is increasing, with 11 proposals commented on thus far this fiscal year. Of these, two were housing projects in Broward and Orange counties seeking FHA financing, two were grant proposals from Dade County, and the remaining seven, including four Community Development Block Grant Proposals and three other grant proposals, were from Palm Beach County.

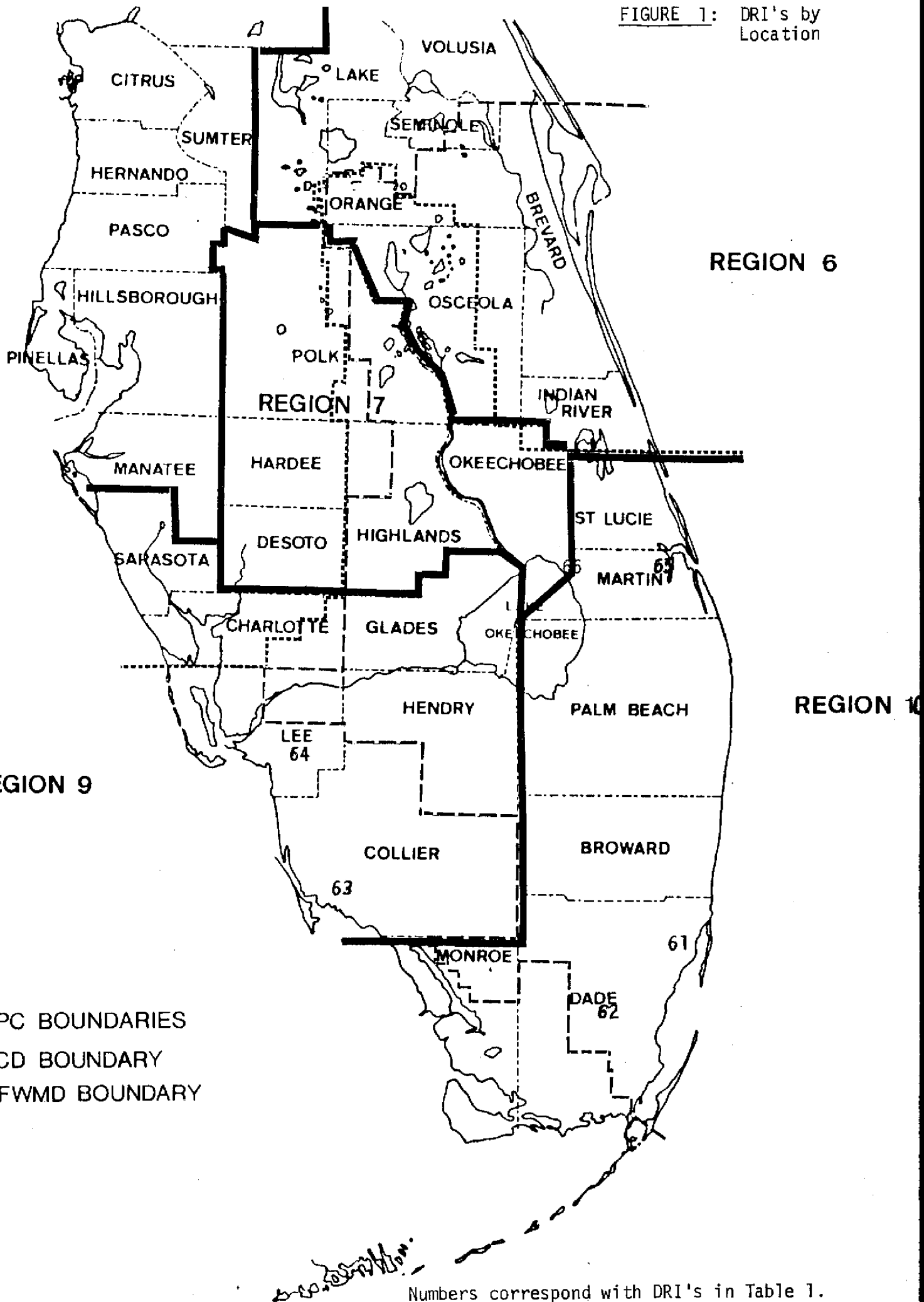
TABLE 1: DRI's Reviewed

October 1, 1975 - May 31, 1976

<u>I.D.#</u>	<u>NAME</u>	<u>TYPE OF DEVELOPMENT</u>	<u>LOCATION</u>
76-61 (76-1(10))	Dade County Regional Service Center	OP	Miami Dade County
76-62 (76-2(10))	TPAG Planned Residential Development	R	Dade County
76-63 (76-1(09))	Lely Country Club	R	Collier County
76-64 (76-2(09))	Southwest Florida Regional Airport	A	Lee County
76-65 (76-3(10))	Palm Beach-Martin County Medical Center Hospital	H	Jupiter Palm Beach County
76-66 (76-4(10))	Martin-Sherman 240 KV Transmission Line	ET	Martin/Okeechobee Counties

A - Airport	1
ET - Electrical Transmission Line	1
H - Hospital	1
OP - Office Park	1
R - Residential	2
	<u>6</u>

FIGURE 1: DRI's by Location



Numbers correspond with DRI's in Table 1.

TABLE 2: Breakdown of DRI's by County/RPC

October 1, 1975 - May 31, 1976

DRI/County/RPC	No. of DRI's ¹	1975 County Population	DRI Threshold	Total Potential DRI Acreage ¹	Total Potential DRI Population ²	Percent of Existing Population
76-61 Dade County Regional Service Center			300,000 sq.ft.gross	4 acres	625,675 sq. ft.	-----
76-62 TPAG Planned Residential Development			3,000 dwelling units	620 acres	9,600	7%
DADE COUNTY	<u>2</u>	<u>1,437,993</u>		<u>620 acres</u>	<u>9,600</u>	<u>7%</u>
76-65 Palm Beach-Martin County Medical Center Hospital			service area includes 2 counties	19 acres	-----	-----
PALM BEACH COUNTY	<u>1</u>	<u>477,751</u>		<u>19 acres</u>	-----	-----
SFRPC	<u>3</u>			<u>643 acres</u>	<u>9,600</u>	-----
76-63 Lely Country Club			750 dwelling units	244 acres	3,345	5%
COLLIER COUNTY	<u>1</u>	<u>62,734</u>		<u>244 acres</u>	<u>3,345</u>	<u>5%</u>
76-64 Southwest Florida Regional Airport			airport construction	3,108 acres	-----	-----
LEE COUNTY	<u>1</u>	<u>156,499</u>		<u>3,108 acres</u>	-----	-----
SWFRPC	<u>2</u>			<u>3,352 acres</u>	<u>3,345</u>	-----
76-66 Martin-Sherman 240 KV Transmission Line			230 KV/crosses a county line	27 miles long	-----	-----
OKEECHOBEE/MARTIN COUNTIES	<u>1</u>	<u>16,950/ 47,726</u>			-----	-----
CFRPC	<u>1</u>			<u>27 miles long</u>	-----	-----

¹ Includes non-residential DRI's
² Does not include non-residential DRI's

TABLE 3: Summary of Actions Taken on DRI's

July 1, 1973 - May 31, 1976

I.D.#	NAME	LOCATION	RPA REC.	LOCAL GOV'T. ACTION	APPEAL ACTION	FCD PERMIT STATUS	CURRENT PROJECT STATUS
73-01	Oriole Oakland	Palm Beach County	D	W		4	2,3
73-02	Highland Chase	Broward County	D	W		4	1
73-03	Frenchman's Creek	Palm Beach County	A	CA		2	4
73-04	Le Chalet	Palm Beach County	CA	W		1	2,4
73-05	Burning Foot Village (Jupiter Isles)	Palm Beach County	CA	CA		3	3
73-06	Sandpiper Cove	Lee County	D	CA		6	1
73-07	Mariner Sands	Martin County	CA	CA		4	1
73-08	North Largo Yacht Club	Monroe County	CA	A	1,3	6	3
73-09	Coot Bay	Martin County	CA	NA		4	
73-10	The Hammocks	Dade County	CA	CA		1	3
73-11	King's Lake	Collier County	D	CA		6	1
73-12	Cypress Lake Land	Lee County	CA	CA		6	1
73-13	Leadership	Parkland Broward County	CA	CA	1,3	4	1
73-14	Palm-Aire	Palm Beach County	D	CA		4	1
73-15	Jupiter Trails	Palm Beach County	D	CA		4	1
73-16	Three Seasons	Jupiter Palm Beach County	D	A	1,4	3	1
73-17	Fisher Island	Miami Dade County	W	W		4	See #75-53
73-18	Port LaBelle	Hendry/Glades Counties	CA	CA		1,2	3

TABLE 3: Summary of Actions Taken on DRI's (Page 2)

I.D.#	NAME	LOCATION	RPA REC.	LOCAL GOV'T. ACTION	APPEAL ACTION	FCD PERMIT STATUS	CURRENT PROJECT STATUS
73-19	The Villas South	Lee County	CA	CA		6	1
73-20	Seamark	Martin County	CA	CA		4	1
73-21	Boynton Beach Shopping Mall	Palm Beach County	CA	CA		4	1
73-22	Doral Park	Dade County	Tie Vote	CA		4	4
73-23	Honeyhill Green	Dade County	CA	NA		4	
73-24	Lauderdale Lakes Mall	Lauderdale Lakes Broward County	D	W		4	1
74-25	Sailfish Point	Martin County	CA	CA	1,3	3	1
74-26	Gulfstream Plantation	Plantation Broward County	CA	CA		4	1
74-27	Century Village South (Flamingo West)	Pembroke Pines Broward County	CA	CA	1,3	1	1
74-28	Sugarloaf Key	Monroe County	W	W		6	1
74-29	Cloughton Island	Miami Dade County	D	CA	1,3	4	1
74-30	Blue Hammock Yacht Club & Marina	Monroe County	D	CA	1,3	6	1
74-31	FP&L Petroleum Storage Facility	Palm Beach County	CA	CA		1	4
74-32	Butler Farms	Broward County	D	CA	2	4	
74-33	Bates PUD	Coconut Creek Broward County	CA	CA		4	1
74-34	New Community-Arvida (Indian Traces)	Broward County	CA	D	1,2	3*	
74-35	Parkland Lakes	Parkland Broward County	CA	CA		4	3
74-36	Port Everglades Petroleum Storage Facility	Hollywood Broward County	CA	CA		5	4

* Agricultural Use only (current zoning of the site)

TABLE 3: Summary of Actions Taken on DRI's (Page 3)

I.D.#	NAME	LOCATION	RPA REC.	LOCAL GOV'T. ACTION	APPEAL ACTION	FCD PERMIT STATUS	CURRENT PROJECT STATUS
74-37	Ryder Systems, Inc.	Dade County	W	W		4	1
74-38	Fox Property	Palm Beach County	CA	A	1	4	
74-39	University Park	Miramar Broward County	CA	CA		3	3
74-40	Boca Verde (Via Verde Development)	Palm Beach County	CA	CA	1,3	1	3
74-41	Kendale Gables	Dade County	D	NA		4	
74-42	Colony Lemon Bay	Charlotte County	CA	CA	1,3	6	1
74-43	Bridle Path	Collier County	CA	CA		6	1
74-44	Palm Beach Golf and Ocean Club	Palm Beach County	D	D		4	1
75-45 (8310-A)	Stuart Shopping Mall	Martin County	CA	W		4	1
75-46 (8310-B)	Twin Banyan Plantation	Port St. Lucie St. Lucie County	W	W		4	1
75-47 (8310-C)	Boca Del Mar Plaza	Boca Raton Palm Beach County	W	W		4	1
75-48 (8307-A)	Lake Wales Fronton Sports Theatre	Polk County	CA	CA		6	1
75-49 (8309-A)	American Community Systems	Hendry County	CA	CA		4	1
75-50 (8309-B)	Krehling New Community	Collier County	CA	CA		6	1
75-51 (8306-A)	Florida Mall Property	Orange County	CA	CA		6	1
75-52 (8310-D)	Country Lakes	Miramar Broward County	D	CA	1,3	1	3
75-53 (8310-E)	Fisher Island	Dade County	D	NA		4	2
75-54 (8310-F)	Miami Beach Marina	Miami Beach Dade County	CA	A		5	3
75-55 (8310-G)	Midway-Sherman 240 KV Transmission Line	Okeechobee/St. Lucie Counties	A	A		4	3

TABLE 3: Summary of Actions Taken on DRI's (Page 4)

I.D.#	NAME	LOCATION	RPA REC.	LOCAL GOV'T. ACTION	APPEAL ACTION	FCD PERMIT STATUS	CURRENT PROJECT STATUS
75-56 (8309-C)	The Estuaries	Lee County	D	NA		6	
75-57 (8310-H)	Homestead Properties, Inc.	Homestead Dade County	CA	CA	1,3	1	3
75-58 (8310-I)	Dade County Zoological Park	Dade County	A	A		4	4*
75-59 (8310-K)	FEC Industrial Park	Dade County	CA	NA		4	
75-60 (8310-J)	84 South	Broward County	D	NA		4	
76-61(76-1(10))	Dade County Regional Service Center	Miami Dade County	CA	A		5**	4
76-62(76-2(10))	TPAG Planned Residential Development	Dade County	W	W		4	1
76-63(76-1(09))	Lely Country Club	Collier County	CA	NA		6	
76-64(76-2(09))	Southwest Florida Regional Airport	Lee County	NA	NA		6	
76-65(76-3(10))	Palm Beach-Martin County Medical Hospital	Jupiter Palm Beach County	CA	NA		3	
76-66(76-4(10))	Martin-Sherman 240 KV Transmission Line	Okeechobee/Martin Counties	A	NA		4	

* It has been determined that the construction underway does not involve the surface water management system.

** The Regional Service Center itself will not require a Surface Water Management permit. However, if the entire downtown Government Center is to be drained to C-6, a permit will be required for the Government Center.

RPA Recommendation/Local Government Action

A - Approval
CA - Conditional Approval
D - Denial
W - Withdrawn
NA - No Action

Appeal Action

1 - RPC appeal
2 - Applicant appeal
3 - Appeal withdrawn/dismissed
4 - Action by Adjudicatory Commission

Permit Status

1 - Application filed
2 - Water Use Permit issued
3 - Surface Water Management Permit issued
4 - No application filed
5 - No permit required
6 - Outside current District boundaries

Current Status

1 - Inactive
2 - Refiled below DRI threshold
3 - Actively pursuing development approvals, i.e., rezoning approval, plat approval, building permit
4 - Under construction
5 - Completed

Environmental Impact Statements

The number of such proposals on which District comments were requested has also increased this fiscal year when compared to last fiscal year (see Table 4). Of the seven EIS's commented on thus far, two were housing projects requesting FHA financing, one a state road in Dade County, one a regional airport in Lee County, one a grant proposal from the Florida Keys Aqueduct Authority, and the remaining two were housing projects seeking FHA financing in Palm Beach County.

Local Government Rezoning Applications

District participation in local government land use decision-making processes has continued to expand with this fiscal year. To date, the District has finalized administrative agreements with Broward, Dade, Glades, Highlands, Martin, Okeechobee, Palm Beach, Polk, and St. Lucie counties. Discussions are underway with Hendry, Lee and Orange counties (see Figure 2). From Table 4 it can be seen that the greatest number of rezoning proposals have continued to come from Dade and Palm Beach counties, resulting in over a 100 percent increase in the proposals commented on by the District thus far this fiscal year.

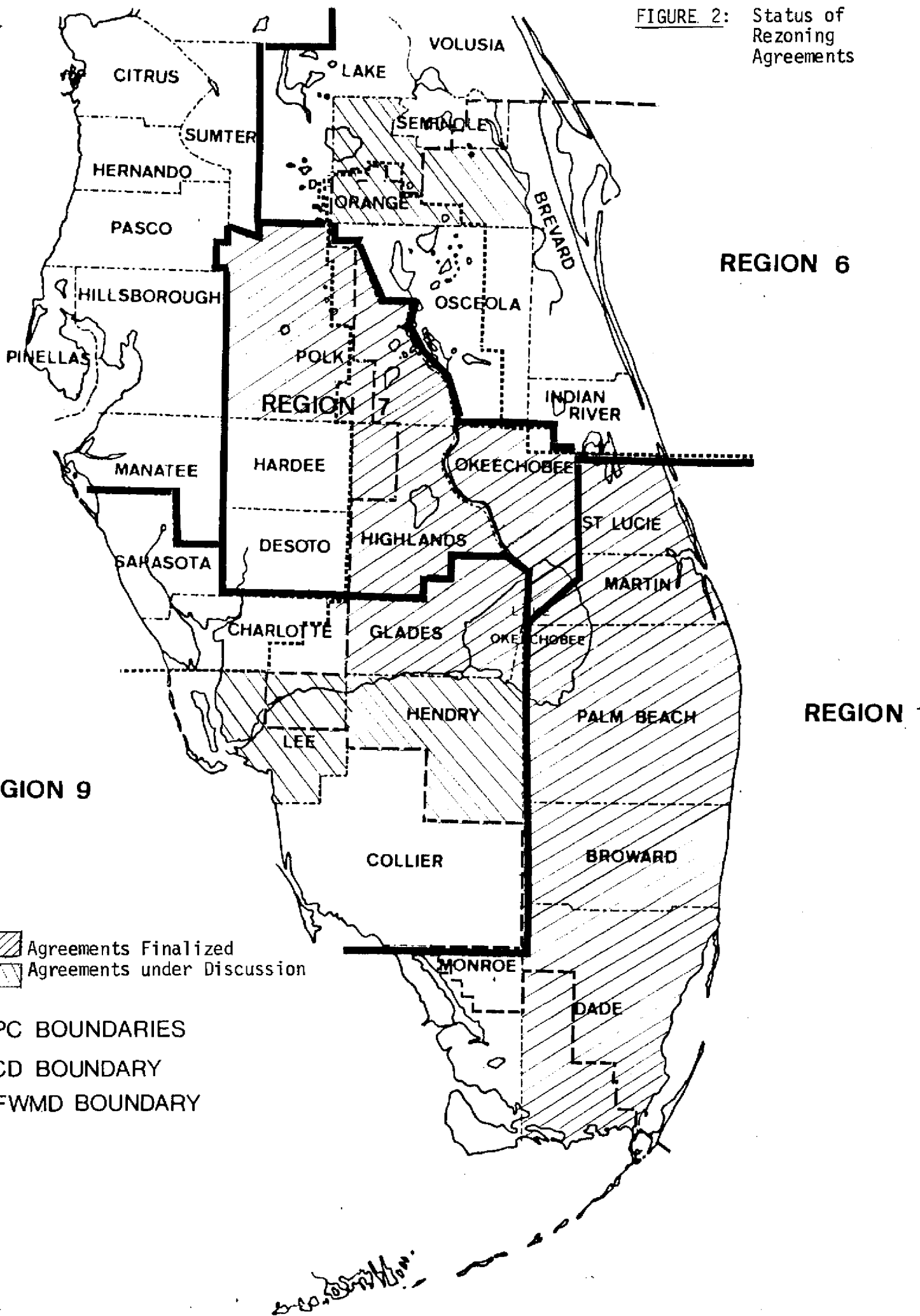
Land Sales Offerings

This activity has also seen a substantial increase in District participation thus far this fiscal year. Ten Applications for Registration from Brevard, Highlands, Orange, Palm Beach, and Polk counties have received District commentary to date (see Table 4).

Other Reviews

As with the review programs discussed above, these reviews, namely requests for information, releases of reservations, releases of District lands, and

FIGURE 2: Status of Rezoning Agreements



REGION 6

REGION 17

REGION 9

REGION 1

Agreements Finalized
Agreements under Discussion

RPC BOUNDARIES
FCD BOUNDARY
SFWMD BOUNDARY

TABLE 4: Land Development Reviews

July 1, 1972 - May 31, 1976

July '72- June '73 July '73- June '74 July - Sept. '74 Oct. '74 - Sept. '75 Oct. '75 - May '76 TOTALS, July '72 - May '76

COUNTY	EIS	ACSC	OTHER	DRI	ACSC	DRI	ACSC	DRI	REZONING	LAND SALES	A-95	EIS	ACSC	OTHER	DRI	REZONING	LAND SALES	A-95	EIS	ACSC	OTHER	DRI	REZONING	LAND SALES	A-95	EIS	ACSC	OTHER	TOTAL
Brevard																	1							1					1
Broward				11				2	5		1					6		1				6	13	11		2		6	32
Charlotte				1																			1						1
Collier				2	1			1						1	1								4				1	1	6
Dade	1			7			1	5	15		1	1			2	23		2	3		5	14	38		3	5	1	5	67
Glades				1*												2							1*	2					3*
Hendry				1*				1															2*						2*
Highlands																	1							1					1
Indian River																													
Lee				3				1		1					1				1				5		1	1			7
Martin				4			1								1*	1							6*	1					7*
Monroe				3							1	1							1	1	1		3		1	2	1	1	8
Palm Beach		1		12			1			25	2	7	1		1	31	4	7	2		4	14	56	6	14	3	1	5	99
Polk								1	1								2						1	1	2				4
Okeechobee			1					1*							1*								2*					1	3*
Orange								1	1								1	1			2	1	1	1	1			2	6
Osceola																								1					1
Seminole																													
St. Lucie							1	1*	1							1							2*	2					3*
Volusia																													
TOTALS	1	1	1	44	1	3	1	13	48	3	10	3	--	2	6	64	10	11	7	1	18	66	112	13	21	11	4	21	248

* Crosses county lines

plat approvals, have also experienced a substantial increase, as noted in Table 4.