



MEMORANDUM

AGENDA ITEM #IV.D

DATE: FEBRUARY 27, 2017

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.

Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the tables below 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.



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PROPOSED 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 17-1ESR (received 01-27-17)	√	N/A	02-27-17	01-24-17	8-0 (1 absent)
<p>1.The proposed amendments seek to change land uses within the Broward County Land Use Plan for consistency between the Cities of Pompano Beach and Plantations’ respective Plans and the County’s Plan.</p> <p>2. More specifically the City of Pompano Beach requests map and text revisions to reflect a proposed change in land use designation from 178.7 acres of Commercial, 80.6 acres of Medium (16) Residential, 17.3 acres of Low (5) Residential, 2.1 acres of Recreation and Open Space and 0.7 acres of Irregular (38) Residential to Transit Oriented Corridor. The change in land use designation would encourage mixed-use projects and affordable housing. The approximately 274.9-acre site is generally located on both sides of Atlantic Boulevard, between Cypress Road and the Intracoastal Waterway and on both side of Federal Highway, between Southeast 5 Court and Northeast 8 Street. The City of Plantation seeks a map amendment to re-designate approximately 10.84 acres from “Commercial” to “Commercial and Residential”, within a dashed line area. The amendment area is generally located south of Cleary Boulevard, between Pine Island Road and American Expressway.</p> <p>3. The amendments do not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami 17-1ESR (received 01-23-17)	√	N/A	02-27-17	01-12-17	9-0 (1 absent)
<p>1.The proposed amendment to the City of Miami's Comprehensive Neighborhood Plan seeks to promote more mixed-income housing. The revisions to the Future Land Use and Housing Elements incentivize affordable housing by allowing density increases based on specified thresholds for workforce, affordable, and extremely low income housing, based on location. Higher residential density bonuses would be targeted to urban areas.</p> <p>2. COMMENT: The Council is supportive of policies and programs that provide housing choices for all incomes. The Council recognizes this amendment addresses reducing the high housing and transportation cost burdens borne by a significant number of residents within the region. An important aspect of affordability is the length of time units built as a result of density bonuses remain affordable. Council staff is available to work with the City to establish a minimum term.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

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 Miami Gardens 17-1ESR (received 02-08-17)	√	N/A	02-27-17	01-25-17	7-0
<p>1. The proposed amendment to the City of Miami Gardens' Comprehensive Plan seeks to amend the future land use map to reflect that the property located on the south side of Northwest 215th Street, east of Northwest 47th Avenue be designated "Commerce" instead of "Neighborhood." The amendment will facilitate the phased development of a 1.15 million square foot logistics center of Class A high cube warehouse distribution space.</p> <p>2. This property is located immediately adjacent to the Homestead Extension of Florida's Turnpike (HEFT) south of NW 215th Street, east of NW 47th Avenue and west of Vista Verde, comprising approximately 83 acres.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Plantation 17-1ESR (received 01-27-17)	√	N/A	02-27-17	01-24-17	Unanimously
<p>1. The proposed amendment to the City of Plantation's Comprehensive Plan seeks to re-designate a parcel of land containing approximately 10.84 acres of property from "commercial" to "commercial and residential" all within a dashed line area with an overall density of 25 dwelling units per acre to allow for 271 apartments and a large parking garage in the northwest corner of the Lakeside Office Building parking lot.</p> <p>2. The affected amendment area is located south of American Expressway and north of the Manor Apartments between Pine Island Road and American Expressway.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Pompano Beach 17-1ESR (received 01-27-17)	√	N/A	02-27-17	01-24-17	Unanimously
<p>1. The proposed amendment to the City of Pompano Beach Comprehensive Plan would change all land use categories within the amendment area to a "basket of rights." The net change of the proposed amendment would be 37.7 million less square feet of commercial use and 2,399 more residential units. There would be no change below minimum to open space/recreation or community/facility uses. The proposed amendment to the City of Pompano Beach's Comprehensive Plan seeks to create an East Transit Oriented Corridor (ETOC) in the City that will encourage mixed-use redevelopment.</p>					

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<p>2. The ETOC is a total of 279 gross acres bounded on the east by the Intracoastal Waterway, at the western most point by NE 2nd Avenue. The northern and southern boundaries bordering Atlantic Boulevard are varied with the furthest northern extent being generally NE 6th Street and the furthest southern extent being generally SE 4th Street.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

ADOPTED 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
City of Margate 16-2ESR (received 02-08-17)	N/A	√	02-27-17	01-25-17	9-1
<p>1. The adopted amendment to the Margate Comprehensive Plan amends Element I in the Future Land Use Element in order to permit habitable structures within recreational vehicle resort parks. The amendment affects properties designated as recreational vehicle resort parks within the City of Margate.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The amendment was adopted as proposed.</p>					