



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: NOVEMBER 27, 2017

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT  
CONSENT AGENDA **(UPDATED)**

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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.



**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 17-6ESR (received 10-02-17)	√	N/A	11-27-17	09-26-17	6-0 (3 absent)
<p>1. The proposed amendment revises the Broward County Land Use Plan within the City of Weston. It changes the Land Use Plan from a dashed-line area consisting of 25.0 acres of Irregular (5) Residential to Irregular (28.44) Residential.</p> <p>2. The subject property is approximately 25.0 acres generally located on both sides of Racquet Club Road, between West Mall Road and Bonaventure Boulevard.</p> <p>3. The amendment does not create any adverse impacts to regional resources.</p>					
Broward County 17-7ESR (received 11-13-17)	√	N/A	11-27-17	11-07-17	Unanimously
<p>1. The proposed amendment is to the Broward County Comprehensive plan (BCCP.) This amendment is to the Broward County Land Use Plan (BCLUP) map, to change from Community to Commerce. The proposed development is a logistics warehouse under 280,000 square feet, which is consistent with BrowardNext and appropriately located due to its proximity to Fort Lauderdale-Hollywood International Airport (FLL). The development does not cause adverse impact to airport facilities.</p> <p>2. The subject property is approximately 10.6 acres; generally located on the west side of SW 12th Avenue, between SW 32nd Court and Perimeter Road.</p> <p>3. The amendment does not create any adverse impacts to regional resources.</p>					
City of Dania Beach 17-1ESR (received 10-03-17)	√	N/A	11-27-17	09-12-17	5-0
<p>1. The proposed Amendment is to change the Land Use Map for the subject site from Industrial and Utilities to Electrical Generation facility and to amend the City’s Comprehensive Plan to add Electrical Generation Facilities Use category to the Future Land Use Element.</p> <p>2. The Subject site is 373 acres composed of 325 Utility Land Use and 48 of Industrial Land Use, located at 3051 SW 30th Avenue, Dania Beach. It is generally situated on the north side of Dania Cut-Off Canal and east of the South Fork of the New River.</p> <p>3. The amendment does not create any adverse impacts to regional resources.</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 Fort Lauderdale 17-1ESR (received 11-13-17)	√	N/A	11-27-17	09-06-17	Unanimously
<p>1. This proposed amendment amends the Future Land Use Element Map (Series) to change the future land use designation of a 446,971 square-foot parcel of land on the former Edgewood Elementary School site located at 1300 SW 32nd Court, from Community Facilities to Industrial Use.</p> <p>2. The applicant anticipates developing a 170,000 square-foot logistics center and warehouse on the site which is compatible with adjacent industrial uses to the south and east.</p> <p>3. The amendment does not create any adverse impacts to regional resources.</p>					
Islamorada, Village of Islands 17-4ACSC (received 11-07-17)	√	N/A	11-27-17	10-26-17	5-0
<p>1.The proposed amendment to the Future Land Use Map revises properties from Residential Conservation (RC), Residential Medium (RM), and Mixed Use (MU) to Conservation (C).</p> <p>2.The subject properties are 10 parcels located at approximately 88.9 Overseas Highway, 82.9 Overseas Highway, 88.7 Overseas Highway, 87.4 Overseas Highway, 179 Coral Drive, 176 Sebring Drive, 185 Orlando Drive, and 202 Harbor Drive in Upper Matecumbe Key and Plantation Key in Islamorada, FL</p> <p>3. The amendment does not create any adverse impacts to regional resources.</p>					
City of Weston 17-1ESR (received 10-02-17)	√	N/A	11-27-17	04-14-17	5-0
<p>1.This proposed amendment is to change the Future Land Use Map Designation with the City's Comprehensive Plan from Residential Irregular 5 to Residential Irregular 28.44, consisting of approximately 25 acres.</p> <p>2. The property is generally located north and south of Racquet Club Road, and west of Bonaventure Boulevard.</p> <p>3. The amendment does not create any adverse impacts to regional resources.</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
Broward County 17-5ESR (received 10-02-17)	N/A	√	11-27-17	09-26-17	6-0 (3 absent)
<p>1. The adopted amendment to the Broward County Comprehensive Plan revised land uses within the Broward County Land Use Plan for consistency between the City of Plantation and the County Plan.</p> <p>2. PC 17-8 is a map amendment that changed the land use designation of an approximately 35.1-acre site from Commercial to a Dashed-Line Area consisting of 21.6 acres of Commercial and 13.5 acres of Irregular (20) Residential. The new designation resulted in 702 new dwelling units. The amendment area is generally bound by University Drive to the east, Broward Boulevard to the south, and NW 82th Avenue to the west.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The local government adopted the amendment as proposed.</p>					
Miami-Dade County 15-3ESR (received 10-10-17)	N/A	√	11-27-17	07-19-17	8-0
<p>1. The adopted text and map amendment, filed in the May 2015 cycle, revises the Miami-Dade County Comprehensive Plan to create the “Ludlam Trail Corridor” Special District. The corridor is 100 feet wide along SW/NW 69<sup>th</sup> Avenue from SW 80<sup>th</sup> Street to 400 feet north of NW 7<sup>th</sup> Street. The amendment applies the District to the FEC railroad corridor and requires the County to coordinate with municipalities along the corridor and encourage residential developers to dedicate park land, improvements, and maintenance to meet recreation and open space obligations.</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. Revisions were made from proposed for the purposes of implementation but did not affect the intent of the amendment.</p> <p>4. The additional revisions do not create any adverse impacts.</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
Monroe County 17-1ACSC (received 10-16-17)	N/A	√	11-27-17	09-27-17	4-1
<p>1. The adopted amendment to the Monroe County Comprehensive Plan made the following changes: to revise the height limit policy to provide an exception to the height limit for wind turbines owned and operated by a public utility, address non-habitable architectural decorative features within the Ocean Reef Master Planned Community, and provide exceptions to the height limit to protect property from flooding and reduce flood insurance costs by establishing standards when a structure can elevate above FEMA base flood elevation and including a maximum height limit.</p> <p>2. The Ocean Reef Master Planned Community is a gated housing development inaccessible to the surrounding communities. Some of its character results from non-habitable architectural decorative features. It is located at the northern tip of Key Largo, bordered on three sides by water and the fourth side by federal and state protected land.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities, although Monroe County is in an area of critical concern.</p> <p>4. The local government adopted the amendment as proposed.</p>					
City of Miami Beach 17-3ESR (received 10-10-17)	N/A	√	11-27-17	09-13-17	5-0
<p>1. The adopted amendment to the City of Miami Beach Comprehensive Plan modified the allowable uses language in the RM-1 (Low Density Multi-Family Residential) land use to allow non-conforming hotels located on the north side of Belle Isle to rebuild structures up to 50% of the floor area of the existing building in a manner that reduces daily trips, improving traffic circulation within and around the neighborhood, and improve the resiliency of the buildings.</p> <p>2. The amendment affects all hotel use buildings located on the north side of Belle Isle, these buildings are in legal non-conforming use based on the current RM-1 land use code, specifically the Standard Hotel.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The local government adopted the amendment as proposed.</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
North Bay Village 17-1ESR (received 11-09-17)	N/A	√	11-27-17	10-24-17	5-0
<p>1. The adopted amendment revises the Coastal Management Element and amendment to the Coastal High Hazard Area Map. The Village desires to adopt development and redevelopment principles and strategies that reduce the risk of flooding, storm surge and impacts of sea level rise. This is related to Peril of Flood requirement by state requirement.</p> <p>2. The local government adopted the amendment as proposed.</p>					
City of Pembroke Pines 17-3ESR (received 09-28-17)	N/A	√	11-27-17	09-19-17	5-0
<p>1. The adopted amendment (PC 17-4) to the City of Pembroke Pines Comprehensive Plan changed 18.2 acres of Employment Center and 146.37 acres of Local Activity Center (LAC) to a Regional Activity Center (RAC), totaling 164.6 acres. The new land use designation would allow 2,215 dwelling units in which 325 are affordable housing units; 358,000 sq. ft. of commercial use, 80,000 sq. ft. of industrial use, 120,000 sq. ft. of office space, and 2.5 acres of recreation and open space. The adopted amendment encourages mixed use development within the City of Pembroke Pines.</p> <p>2. The amendment area is approximately 164.6 acres, generally bound on the north by Pines Boulevard, on the east by Palm Avenue, and on the south by Washington Street.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. The mixed-use development encouraged by this amendment provides an opportunity to design for pedestrian and bicycle connectivity to sidewalk/bicycle network and transit stops.</p> <p>4. The local government adopted the amendment as proposed.</p>					
Town of Medley 17-1ER (received 11-20-17)	N/A	√	11-27-17	11-06-17	5-0
<p>1. The adopted amendment to the Town of Medley Comprehensive Plan provides Evaluation and Appraisal-Based Amendments to update data and analysis showing current and projected population, land use conditions, and opportunities for improvement of the Town's land use, and updates the Town's 10-year Water Supply Facilities Work Plan to remain consistent with Florida Statutes.</p> <p>2. The amendments do not create adverse effects to state or regional resources/facilities.</p> <p>3. The local government adopted the amendment as proposed.</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
Town of Southwest Ranches 17-1ESR (received 10-11-17)	N/A	√	11-27-17	09-13-17	5-0
<p>1. The adopted text amendment to the Town of Southwest Ranches Comprehensive Plan modified the definitions of two categories of Special Residential Facilities, along with correcting and updating language for consistency. The revised definition for Special Residential Facilities (also known as group homes) revises the number of Individuals living and receiving care in each category, reducing the number of permitted beds in Special Residential Facilities permitted uses in Land Use Categories.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>3. The local government adopted the amendment as proposed.</p>					
Town of Southwest Ranches 17-2ESR (received 10-11-17)	N/A	√	11-27-17	09-13-17	5-0
<p>1. The adopted amendment to the Town of Southwest Ranches Comprehensive Plan amended the Definitions, Future Land Use Element, and Transportation Element of the Plan to prevent, whenever possible, new through-streets within the Town, with the exception of SW 184th Avenue as a two-lane roadway. The intent of the amendment is to preserve the rural character of the Town.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>3. The local government adopted the amendment as proposed.</p>					