



MEMORANDUM

AGENDA ITEM #IV.C

DATE: SEPTEMBER 23, 2019

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT
CONSENT AGENDA

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of Council’s evaluation 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.

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 19-4ESR (received 08-27-19)	√	N/A	09-23-19	08-20-19	9-0
<p>1. The proposed amendment to the Broward County’s Comprehensive Plan seeks to change the Land Use Map text regarding the Miramar Activity Center I with the intent of changing the land use designation from “Community” and “Commerce” to “Medium-High Residential (25)” on a subject site in the City of Plantation.</p> <p>2. The subject site is approximately 15 acres in the City of Plantation on the southwest corner of Peters Road and SW 80th Terrace.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Broward County 19-5ESR (received 09-16-19)	√	N/A	09-23-19	09-10-19	8-0 (1 stepped out of room)
<p>1. The proposed amendment to the Broward County’s Comprehensive Plan seeks to change the Land Use Plan (BCLUP) Designations from Rural Residential (1 dwelling unit per 10 acres) to Low Residential (3 dwelling units per 10 acres).</p> <p>2. The amendment area is generally located on the south side of Loxahatchee Road, east of the Levee 36 Canal / Palm Beach County line.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Miami-Dade County 19-3ESR (received 08-20-19)	√	N/A	09-23-19	07-25-19	12-0 (1 absent)
<p>1. The proposed amendment to the Miami-Dade County’s Comprehensive Plan seeks to change the land use designation of one parcel on the Future Land Use Map from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) to “Low-Medium Density Residential (6 to 13 dwelling units per gross acre) and a second parcel from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) to “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) and “Medium-Density Residential” (13 to 25 dwelling units per gross acre).</p> <p>2. The first parcel is approximately 10.34 acres located on the southwest corner of SW 136th Street and SW 157th Avenue, and the second parcel is approximately 44.32 acres on the west side of SW 132nd Avenue between SW 284th Street and SW 288th Street; both parcels are in unincorporated Miami-Dade County.</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
Miami-Dade County 19-4ESR (received 08-20-19)	√	N/A	09-23-19	07-25-19	12-0 (1 absent)
<p>1. The proposed amendment to the Miami-Dade County’s Comprehensive Plan seeks to change the land use designation of a site on the Future Land Use Map from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) to “Medium-Density Residential” (13 to 25 dwelling units per gross acre) with One Density Increase [DI-1].</p> <p>2. The site is approximately 16.46 gross (±15.05 net) acres in southwest unincorporated Miami-Dade County, south of SW 216th Street, abutted on the east by the Homestead Extension of Florida’s Turnpike (HEFT) and on the west by SW 107th Avenue. Approximately a half-mile to the north, northeast, and east is the boundary for the Town of Cutler Bay.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Monroe County 19-3ACSC (received 07-22-19)	√	N/A	09-23-19	05-22-19	5-0
<p>1. The proposed amendment to the Monroe County’s Comprehensive Plan seeks to amend Policy 101.5.25 of the 2030 Monroe County Comprehensive Plan to address density issues on parcels of land within the “Residential Medium” (RM) Future Land Use Map category and the “Improved Subdivision” (IS) zoning district that are not platted lots, by providing for severability, for repeal of conflicting provisions, for transmittal to the state land planning agency and the Secretary of State, for inclusion in the Monroe County Comprehensive Plan, and for an effective date. Modifications are made for the density of 1 unit/lot, or 1/pre-1986 parcel. Within the RM category, there are a number of requirements listed for the property, including date of configuration, as well as boundary requirements.</p> <p>2. The affected area are all County lands zoned on the Future Land Use Map as “Residential Medium” (RM) and “Improved Subdivision” (IS).</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
Monroe County 19-4ACSC (received 07-22-19)	√	N/A	09-23-19	05-22-19	5-0
<p>1. The proposed amendment to the Monroe County’s Comprehensive Plan seeks to amend Policy 101.5.29 to address existing lawfully established nonconforming residential uses, not including mobile homes, and transient uses, to allow for repair and replacement. Policy 101.5.29 states that nonconforming use provisions of Policy 101.8.4 exist lawfully established residential uses.</p> <p>2. This amendment will affect the County residential uses, excluding mobile homes and other transient residential uses.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Monroe County 19-5ACSC (received 07-22-19)	√	N/A	09-23-19	05-22-19	5-0
<p>1. The proposed amendment to the Monroe County’s Comprehensive Plan seeks to amend Policy 101.9.4 of the 2030 Monroe County Comprehensive Plan, to allow for repair and replacement of homes that are nonconforming to open space requirements. The properties will be allowed to repair/replace structures to the previously approved open space ratio, however, in no event shall the shoreline setback be less than ten (10) feet from Mean High Water.</p> <p>2. This will affect all residential properties within the County that require repair or partial replacement.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Key West 19-3ACSC (received 08-06-19)	√	N/A	09-23-19	07-16-19	7-0
<p>1. The proposed amendment to the City of Key West’s Comprehensive Plan seeks to amend Table 1-1.1.5 and Policy 1-1.1.8 entitled “Allowed Uses in Historic Residential Commercial Core (HRCC)” of the City’s Comprehensive Plan. This amendment will provide for severability, for repeal of inconsistent provisions, providing an effective date, and providing for the inclusion into the City of Key West’s Comprehensive Plan. The table modifications include allowing for a maximum of Floor Area Ratio (FAR) of 1.0 in HRCC-1, maximum of 20 units/acre and maximum of 0.5 FAR in HRCC-2, and a maximum of 22 units/acre and a maximum FAR of 1.0 in HRCC-3. The text amendment outlines this data, as well as enforcing 40% of the units in HRCC-2 to be reserved for affordable housing.</p> <p>2. The amendment will affect the historic residential commercial core locations of the City, which centers on the historic commercial pedestrian-oriented area.</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 Key West 19-3ESR (received 09-10-19)	√	N/A	09-23-19	08-20-19	7-0
<p>1. The proposed amendment to the City of Key West’s Comprehensive Plan seeks to change Policy 1-1.3.2 and associated table (Table 1-1.1.5), which designates various types of mixed-use commercial nodes to accommodate diverse commercial uses. The amendment adds clarifying language that describes the intent of the policy. The specific language addition reads as follows: “In addition, it is the intent of the City of Key West to encourage mixed use residential and commercial development which include residential uses with particular emphasis on the provision of affordable housing.”</p> <p>2. This amendment will affect the City of Key West. Affected area is in an area of Critical State Concern.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami 19-3ESR (received 07-22-19)	√	N/A	09-23-19	06-27-19	4-0 (1 absent)
<p>1. The proposed amendment to the City of Miami’s Comprehensive Plan seeks to amend the interpretation for “Major Institutional, Public Facilities, Transportation and Utilities” on the Future Land Use Map to allow general commercial uses within the Future Land Use designation, and to reflect what is currently allowed by the land development regulations.</p> <p>2. This amendment will affect the areas of the City with a zoning designation on the Future Land Use Map of “Major Institutional, Public Facilities, Transportation, and Utilities” designation.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

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City of Miami Beach 19-3ER (received 08-01-19)	√	N/A	09-23-19	07-31-19	7-0
<p>1. The proposed amendment to the City of Miami Beach’s Comprehensive Plan seeks to update the plan with a set of Evaluation and Appraisal Report (EAR) based amendments. The amendments reflect changes to local conditions, particularly the issues of sea level rise and availability of workforce housing, as well as incorporating the recommendations of local and regional planning initiatives. The incorporation of a Climate Resiliency and Sustainability Element that incorporates the goals, objectives and policies of the Coastal Zone Management Element is notable. Among the notable strategies that are incorporated into the amendments are: an integrated water management approach that embraces blue and green infrastructure; public spaces with green infrastructure water management co-benefits; the concept of living with water; the development of resiliency districts as an adaptation approach; commitment to collaboration with educational institutions on resilience; pedestrian priority zones; and a 2035 vision of a 20% transit modal split.</p> <p>2. The amendment area is the City of Miami Beach as a whole.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miramar 19-1ESR (received 08-27-19)	√	N/A	09-23-19	01-16-19	5-0
<p>1. The proposed amendment to the City of Miramar’s Comprehensive Plan seeks to amend the Land Use Plan of the Regional Activity Center (RAC) with the following changes: Increase the number of allowed residential units from 8,710 units to 11,060 units. Decrease the amount of allowed retail space from 1,836,400 square feet to 1,671,400 square feet. Increase the amount of allowed office space from 1,500,000 square feet to 1,750,000 square feet. Decrease the amount of allowed industrial space from 10,550,000 square feet to 9,542,784 square feet. No proposed changes to the allowed municipal facility at 200,000 square feet. The amendment is estimated to increase potable water demand by 360,097 gallons per day. It is estimated to increase the sanitary sewer impact by 334,910 gallons per day. Estimated to decrease the solid waste impact by 3,313 pounds per day. The proposed amendment estimates to increase the recreation & open space impact by 29 acres and estimated to impact traffic by increasing daily trips by 1839 trips, however peak hour trips are estimated to remain unchanged. No natural or historical resources are located on, or adjacent to the site, however an archaeological site #BD00022 is located within the subject area and the property owner is required to preserve at least one acre of land as passive park/green space surrounding #BD00022. There are no known Local Areas of Particular Concern within the site. The site is not located within a priority planning area. There are no endangered or threatened species or species of special concern known to inhabit the subject site. An affordable Housing Study was prepared for the City in September 2017. Broward County Staff reviewed the study and determined that the City meets the requirements of Policy 2.16.2. The site is not located within a hurricane evacuation zone.</p>					

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<p>2. The subject site is approximately 2,205 acres and is generally bound by the Homestead/Turnpike Extension, and the Snake Creek Road to the south, Pembroke Road to the north, Flamingo Road to the west, and SW 101st Avenue to the east.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of North Miami 19-2ESR (received 09-16-19)	√	N/A	09-23-19	08-27-2019	5-0
<p>1. The proposed amendments to the City of North Miami’s Comprehensive Plan seeks to amend the Future Land Use Element and Future Land Use Map by creating the North Miami Transit Station Overlay District (NMTSOD). The overlay district will integrate multiple modes of transportation, and allow for mixed uses including: residential, commercial, office, and hotels. The amendment will allow for a maximum density of 150 dwelling units per acre, a maximum height of 200 ft., and 80% maximum lot coverage. The proposed amendment is consistent with the City’s Comprehensive Plan, specifically Policy 1.3.4 of the Future Land Use Element which requires a map amendment to create a transit center overlay for the NE 125th Street Tri-Rail Coastal Link Station. It is consistent with Policy 3B.2.7 of the Housing Element, which requires the City to allow for a range of housing options, including multifamily, and consistent with Policy 9.8.3 of the Economic Element that requires the City to “encourage the use of transit-oriented development land use designation...to spur development.”</p> <p>2. This amendment affects the area between NE 10th Avenue to the West, NE 121st Street to the south, NE 131st Street to the north, and Biscayne Boulevard to the east. The site is approximately two miles east of I-95.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Parkland 19-1ESR (received 09-16-19)	√	N/A	09-23-19	04-03-19	5-0
<p>1. The proposed amendment to the City of Parkland’s Comprehensive Plan seeks to amend the land use designation of property from RR 10 (Rural Residential) to R-3 (Residential – 3 units per acre maximum) to allow for a project of 75 homes in an age restricted community for 55+. The site is part of the “Wedge” property that was annexed from Palm Beach County to Broward County in 2008, and subsequently annexed into the City of Parkland. The RR-10 designation is a carry-over from the Palm Beach County Land Use designation.</p> <p>2. The amendment affects the property located on Loxahatchee Road, from Palm Beach County RR-10 to R-3 on the City of Parkland’s and Broward County’s future land use maps. The property is approximately 26.5 acres.</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 Plantation 19-1ESR (received 08-27-19)	√	N/A	09-23-19	02-06-19	9-0
<p>1. The proposed amendment to the City of Plantation’s Comprehensive Plan seeks to amend the Future Land Use Map for the Temple Kol Ami site from “Community Facilities” to “Medium-High” Residential (25 dwelling units per acre) which is consistent with the submittal of the Broward County Plan.</p> <p>2. The subject site is approximately 15 gross acres and is located east of Pine Island Road, south of Peters Road, and north of I-595 in the City of Plantation.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Pembroke Pines 19-1ESR (received 07-29-19)	√	N/A	09-23-19	06-05-19	5-0
<p>1. The proposed amendment to the City of Pembroke Pines’ Comprehensive Plan seeks to amend to Future Land Use, Conservation, Public School Facility, and Capital Improvements Adoption Element of the plan. The amendments to the Future Land Use and Conservation Adoption Elements includes the designation of the Buzzard Roost archeological site as a historic resource (Florida Master Site File Number 8BD92). The proposed amendments to the Public School Facility and Capital Improvements Adoption Elements includes the changes to the adopted level of service.</p> <p>2. This amendment affects the Buzzards Roost Site (19800 Sheridan Street). It is expected that the amendment will result in an increased level of service to the public schools throughout the community.</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
Broward County 19-3ESR (received 09-16-19)	N/A	√	09-23-19	09-10-19	9-0
<p>1. The adopted amendment to the Broward County’s Comprehensive Plan amended the Broward County Land Use Plan (BCLUP) and Map permitted use of “Medium-High (25) Residential and Commerce” to “Activity Center.” The amendment allows for an estimated 660 additional hotel rooms (840 hotel rooms are currently permitted), 350 dwelling units, 150,000 square feet of convention space, and the reduction of over 212,496 square feet of commercial/office use. Of the six (6) parcels being affected, five (5) are owned by Thayer Lodging Group LLC (Diplomat) and one (1) is owned by the City of Hollywood. In total 19.1 acres of land are affected by this change. This amendment was transmitted concurrently with a City of Hollywood amendment, which serves a similar purpose.</p> <p>2. The subject property is located on approximately 19 acres on both sides of State Road A1A, north of Hallandale Beach Boulevard.</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 19-1ESR (received 09-05-19)	N/A	√	09-23-19	06-19-19	12-0 (1 absent)
<p>1. The adopted amendment to the Miami-Dade County’s Comprehensive Development Master Plan (CDMP), Application No. 5, re-designates the application site on the Land Use Plan Map for a parcel from “Estate Density Residential (1-2.5 du/acre)” to “Low Density Residential with One Density Increase (6-13 du/acre)”.</p> <p>2. Application No. 5 is located on the south side of SW 184th Street, between SW 136th Court and SW 132nd Place, in unincorporated Miami-Dade County. This property is 16.39 gross acres, 15.3 net acres.</p> <p>3. The amendment was adopted with a revised Proffered Declaration of Restrictions, which includes a requirement that the development be single-family homes and buffering elements be included to protect adjacent agricultural areas.</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>5. The local government adopted the amendment as proposed.</p>					

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Monroe County 19-1ACSC (received 07-31-19)	N/A	√	09-23-19	06-19-19	5-0
<ol style="list-style-type: none"> 1. The adopted amendment to the Monroe County’s Comprehensive Plan amends the land use designation of a parcel on the Future Land Use Map (FLUM) from Mixed Used/Commercial (MC), Recreation (R), and Conservation (C), to Commercial (COMM). 2. The amendment affects a portion of the property at 100 Anchor Drive, Key Largo, at the Ocean Reef Club, a site that is 1.246 acres. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The local government adopted the amendment as proposed. 					
Monroe County 19-2ACSC (received 07-31-19)	N/A	√	09-23-19	06-19-19	5-0
<ol style="list-style-type: none"> 1. The adopted amendment to the Monroe County’s Comprehensive Plan allows for the award of Rate of Growth Ordinance (ROGO) allocation to Tier I and Tier III-A for the redevelopment of lawfully existing ROGO exempt market rate dwelling units with replacement Affordable Dwelling Units. The amendment package also amended Policy 101.3.3 of the Monroe County’s 2030 Comprehensive Plan by extending the duration of temporary emergency housing after a natural disaster to allow for temporary emergency housing to be placed at mobile home parks and RV parks. 2. The amendment affects areas throughout Monroe County. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The local government adopted the amendment as proposed. 					

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 Marathon 19-2ACSC (received 08-27-19)	N/A	√	09-23-19	08-13-19	5-0
<p>1. The adopted amendment to the City of Marathon’s Comprehensive Plan amends the City’s Future Land Use table, to provide assurances for the Residential Low-Conservation (RL-C) Zoning, so that the single-family residences may be rebuilt, providing for severability and for the repeal of conflicting provisions.</p> <p>2. The amendment will affect the City of Marathon.</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>					
City of Miami 19-1ESR (received 07-22-19)	N/A	√	09-23-19	06-27-19	4-0 (1 Absent)
<p>1. The adopted amendment to the City of Miami’s Comprehensive Plan amends the land use designation on a property from “Medium Density Multifamily Residential” to “Restricted Commercial” and increases the density from 65 DU/acre to 150 within the Model City and Liberty City neighborhoods, allowing additional uses for the provision of services and amenities to an increasing population.</p> <p>2. The amendment area is approximately 22 acres and is located at 1415 NW 63rd Street and 1200 NW 62nd Lane in Miami.</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>					
City of Miami 19-2ESR (received 08-06-19)	N/A	√	09-23-19	06-27-19	5-0
<p>1. The adopted amendment to the City of Miami’s Comprehensive Plan amends the Future Land Use Map (FLUM) of the Miami Comprehensive Neighborhood Plan (MCNP) and reflects a land use designation change from “Medium Density Restricted Commercial” to “Restricted Commercial” and from “Light Industrial” to “Restricted Commercial” for two properties.</p> <p>2. The two subject properties are located near the corner of NE 62nd Street and NE 4th Avenue, and along NE 60th Street and NE 61st Street between NE 4th Avenue and NE 2nd Avenue, affecting a total of 15 acres within the Magic City Special Area Plan (SAP).</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>					

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City of Miami Beach 19-1ESR (received 08-26-19)	N/A	√	09-23-19	07-31-19	7-0
<p>1. The adopted amendment to the City of Miami Beach’s Comprehensive Plan amends the Comprehensive Plan to establish a new type of housing, known as Co-Living Units. These units are 550 square feet or less and are generally occupied by a single person. These units will be rented at a lower price than a conventional, larger unit.</p> <p>2. This amendment also encourages redevelopment in the North Beach Town Center area – Center Core (TC-C) area of the City.</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>					
City of Oakland Park 19-1ESR (received 08-22-19)	N/A	√	09-23-19	08-07-19	4-1
<p>1. This amendment changes the Future Land Use Map designation of 140.7 acres from Parks/Recreation to Irregular (2.88) Residential within a Dashed-Line Area to facilitate the future development of up to 405 residential units, subject to rezoning and site plan approval.</p> <p>2. The subject property is located on the west side of NW 21st Avenue between NW 44th Street and Commercial Boulevard. The property consists of 139+/-net acres and 140.7+/- gross acres which includes half of the adjacent right of way for NW 21st Avenue and West Prospect Road.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities; however, Council review notes that the regional trend of golf course repurposing is significant. The issues of loss of aquifer recharge and of open space that serves as wildlife habitat and provides positive community aesthetics may have cumulative impact regionally. More locally, Council recommended stormwater management planning during golf course repurposing that addresses the additional potential hazards of emerging flooding trends and extreme weather events. Additionally, the City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District’s Governing Board. The District’s Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. Therefore, the City’s Work Plan needs to be updated and adopted by May 2020. Council reviewed notes that the City should enhance its existing affordable/workforce housing programs to increase the supply of affordable housing for very low, low and moderate-income households by working with the public and private sectors; allowing and encouraging accessory dwelling units is an effective strategy towards this goal.</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
Village of Palmetto Bay 19-1ESR (received 08-13-19)	N/A	√	09-23-19	07-30-19	4-0 1 Absent
<p>1. The adopted amendment to the Village of Palmetto Bay’s Future Land Use Plan and Future Land Use Map changed the Future Land Use designation of a parcel from “Institutional and Public Facility (IPF)” to “Estate Density Residential (EDR)”. The request for this change in designation originated from the sale of property by Florida Power and Light. The current owner of the property seeks to develop the property at a higher-density than approved by the Village.</p> <p>2. The subject property is located at 6525 SW 152nd Street. The change affects a 48-acre portion of the 71-acre land that was the former site of the Cutler Power Plant.</p> <p>3. Flood risk maps that were completed based on the Southeast Florida Regional Climate Compact, predicting 6-10 inches by 2030 and 14-26 inches by 2060, indicate that this property is at risk for storm surge resulting from sea level rise by 2030, and from sea level rise without storm surge by 2060.</p> <p>4. Council reviewed notes provided by South Florida Water Management District (SFWMD) and recommended that the Village address the Technical guidance provided regarding Regional Water Supply Planning, as noted below:</p> <ul style="list-style-type: none"> • The Village is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District’s Governing Board. The District’s Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. Therefore, the Village’s Work Plan needs to be updated and adopted by May 2020. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District’s website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: https://www.sfwmd.gov/doing-business-with-us/work-plans. <p>5. The local government adopted the amendment as proposed.</p> <p>6. This amendment has been contested and is currently in litigation.</p>					