



MEMORANDUM

AGENDA ITEM #IV.D

DATE: MAY 29, 2020

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.



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 20-01ESR (received 01-31-20)	√	N/A	05-29-20	01-28-20	9-0
<p>1. The proposed amendments to the Broward County’s Comprehensive Plan seek to make changes to the Broward County Land Use Plan (BCLUP), which will impact the cities of Wilton Manors and Deerfield Beach. Amendments PC 20-1 and PC 20-4 are to the BCLUP map, while amendment PCT 20-1, corresponding to PC 20-1, is a text amendment. Amendments PC 20-1 and PCT 20-1 update the BCLUP map and text respectively from future land use designations of 69.7 acres of Commerce-use, 20.0 acres of Medium (16) Residential-use, 14.4 acres of Low (5) Residential-use, and 13.7 acres of Community-use to Activity Center, with 1429 dwelling units consisting of 1357 multi-family residential and 72 single-family residential, 697,000 square feet of Commerce-use designation, and 185,000 square feet of Community-use designation. There will be a net increase of 1037 dwelling units, and 48,000 square feet of community use space. Commerce use will remain unchanged. Amendment PC 20-4 is a corrective map amendment. The current map lists a 11.3 dwelling units per acre designation, which does not match the density of what was constructed in the 1970s within the Century Village community. The proposed amendment corrects the map to reflect a true-to-life density of 12.59 dwelling units per acre.</p> <p>2. Amendments PC 20-1 and PCT 20-1 affect 117.8 acres of land that extends along the southside of Oakland Park Boulevard, from I-95 to the west to Northeast 6th Avenue to the east, and along both sides of Andrews Avenue, from Oakland Park Boulevard to the north to Middle River to the south. This area is located within the City of Wilton Manors. Amendment PC 20-4 affects approximately 676.4 acres generally located on the west side of military trail, between Hillsboro Boulevard and Southwest 10th Street, in the City of Deerfield Beach.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>					
Broward County 20-02ESR (received 01-31-20)	√	N/A	05-29-20	04-24-20	9-0
<p>1. The proposed amendment to the Broward County Land Use Plan (BCLUP) is a text amendment that will affect the “Pompano Beach Downtown Activity Center”, adding 2,000 dwelling units and 120 hotel rooms, while reducing 336,000 square feet of commercial uses within the affected area. The intent of the amendment is to create a healthy balance of uses in the Downtown Pompano Transit Oriented Corridor area that reflects market demand and supports the continued development of a vibrant and multi-modal community.</p> <p>2. The affected area is generally bound on the north by NW 6th Street/NW 6th Court, on the south by Atlantic Boulevard/SW 2nd Street, on the east by NE 5th Avenue and on the west by NW 10th Avenue.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. The Pompano Beach initiative to create a vibrant, downtown transit-oriented corridor is supportive of the regional Mobility and Livability policy goals of the Council.</p>					

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<p>4. The FDOT District 4 supports revitalization and urban infill development with convenient access to robust transit facilities, frequent transit service, and affordable housing opportunities. They encourage the Planning Council, the County and the City to collaborate with the Department early in the amendment process cycle for any future comprehensive plan and future land use amendments to discuss potential impacts, identify opportunities to reduce or mitigate those impacts, and share technical assistance for the betterment of future development and mobility.</p>					
Miami-Dade County 20-01ESR (received 02-18-20)	√	N/A	05-29-20	02-14-20	10-0 (3 absent)
<p>1. The proposed amendment to Miami-Dade County’s Comprehensive Plan is a text amendment that seeks to revise the Land Use Element “Institutions, Utilities and Communications” land use category on page I-56 to provide clarification on the uses allowed in Homestead Air Reserve Base (HARB) and the HARB Redevelopment and Economic Development Area (HARB REDA) to include commercial and industrial uses.</p> <p>2. The amendment affects the HARB and 601 acres of surplus land that was transferred to Miami-Dade County for economic development purposes as part of the realignment of the former Homestead Air Force Base (AFB).</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>					
Miami-Dade County 20-02ER (received 02-24-20)	√	N/A	05-29-20	1-23-20	10-0 (3 absent)
<p>1. The proposed amendments to the Miami-Dade Comprehensive Development Master Plan (CDMP) seeks to make changes to the Land Use Element; Conservation, Aquifer Recharge and Drainage Element; Transportation Element; Capital Improvements Element; Water, Sewer, and Solid Waste Element; and Coastal Management Element. There are four proposed amendments.</p> <p>(1) Proposed amendment No. 4 is a standard text and land use plan map amendment that affects agriculture. The proposed text changes include enabling Transfer of Development Rights programs, require preservation of agricultural land in connection with applications proposing expansion of the Urban Development Boundary, and provide for the clustering of allowable residential density in the Agricultural area. The associated Land Use Plan map change includes changing the designation for the Rocky Glades and Frog Pond areas from “Agriculture” to “Environmental Protection.”</p> <p>(2) Proposed amendment No. 5 is a standard text and land use plan map amendment that updates the process and criteria for applications proposing expansion of the Urban Development Boundary. The proposed map change contracts the boundaries of the current Urban Expansion Areas to exclude specified areas.</p> <p>(3) Proposed amendment No. 6 is a standard text amendment that adds a new section titled “Vision Statement” following the Statement of Legislative Intent in the County’s adopted CDMP. It also proposes to amend various Elements in the County’s adopted Comprehensive Development Master</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
<p>Plan, including new objectives and policies, goals, and refinement of policies related to sea level rise for County projects, vulnerable septic systems, and coastal management.</p> <p>(4) Proposed amendment No. 7 is a standard text amendment that amends the Land Use Element in the County's adopted Comprehensive Development Master Plan to establish goals and strategies aimed at reducing countywide greenhouse gas emissions, including maintaining an emission inventory; increasing use of solar energy; and expanding availability of electric vehicle charging infrastructure.</p> <p>2. These amendments affect the entirety of Miami-Dade County.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>					
Monroe County 20-01ACSC (received 02-25-20)	√	N/A	05-29-20	1-22-20	5-0
<p>1. The proposed amendment to the Monroe County 2030 Comprehensive Plan updates the 10-Year Water Supply Plan to be consistent with the South Florida Water Management District Lower East Coast Water Supply Plan Update of 2018.</p> <p>2. The amendment affects Monroe County.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Cooper City 20-01ESR (received 04-27-20)	√	N/A	05-29-20	04-14-20	5-0
<p>1. The proposed amendment to the City of Cooper City's Comprehensive Plan seeks to align its Comprehensive Plan to the 2018 update of the South Florida Water Management District (SFWMD) Lower East Coast Water Supply Plan. Chapters 1, 4, 5, and 8 of the City's Comprehensive Plan will be updated via the proposed amendment, with the City's 2014 Water Supply Facilities Work Plan. Chapter 1 (Future Land Use Element) includes updates to tables and figures to reflect recent historic water consumption and future water demand projections. The SFWMD suggests that the City expand Tables 1-5 on Historic Water Consumption to include all years from 2015 - 2019 to be consistent with the SFWMD's Water Use Permitting Criteria. The SFWMD also includes specific language revisions in Section A of Chapter 1. Chapter 4 (Infrastructure Element) updates tables and figures to reflect updated population figures, recent historic water consumption, per capita water demand, and future water demand projections. The SFWMD submitted revisions to Tables 4-11 and 4-13, as well as Sections 3.1, 3.2, 3.3, and 3.7. Chapter 5 (Conversation Element) updates references to the SFWMD LEC Water Supply Plan. Chapter 8 (Capital Improvement Element) updates tables and figures to reflect recent historic water consumption and future water demand projections. The SFWMD commented that this element should include an updated Schedule of Capital Improvements for potable water, reuse activities, and projects for five years after the adoption of the Work Plan Amendment.</p> <p>2. The affected amendment areas are within the incorporated area of the City of Cooper City.</p> <p>3. These amendments do 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
Town of Davie 20-01ESR (received 02-13-20)	√	N/A	05-29-20	02-05-20	3-0
<p>1. The two proposed amendments to the Town of Davie’s Comprehensive Plan seek to: (1) change the minimum level of service standard for school facilities in the Public School Facilities Element, and (2) eliminate the 32 units per gross acre cap on residential density in the Transit Oriented Corridor Land Use Category, while not affecting the overall level of density allowed within the Transit Oriented Land Use Category.</p> <p>2. The affected amendment areas are within the incorporated area of the Town of Davie.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>					
City of Deerfield Beach 20-01ESR (received 01-31-20)	√	N/A	05-29-20	08-20-19	5-0
<p>1. The proposed amendment to the City of Deerfield Beach’s Comprehensive Plan seeks to correct the Future Land Use Map to update the boundaries and density of the Century Village “Dashed Line Area” on the Future Land Use Map. The proposed change will update the boundaries of the Dashed Line Area to correspond with the boundaries on the County’s Future Land Use Map. The proposed change will also update the maximum allowable density from 11.3 dwelling units per acre to 12.58 dwelling units per acre within the Dashed Line Area to reflect the current density, which has existed since construction in the 1970s.</p> <p>2. This amendment affects approximately 676.4 acres generally located on the west side of Military Trail, between Hillsboro Boulevard and Southwest 10th Street.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Fort Lauderdale 20-01ESR (received 02-06-20)	√	N/A	05-29-20	01-21-20	5-0
<p>1. The proposed amendment to the City of Fort Lauderdale’s Comprehensive Plan seeks to update the Future Land Use Element and the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element as incorporated in the Infrastructure Element, to update the City’s 10-Year Water Supply Facilities Plan. The potable water level of service was updated from 197 gallons per capita per day to 170 gallons per capita per day in the Future Land Use Element Policy 1.16 and Infrastructure Element Policy 2.3.1 to reflect the City’s improvements in water conservation and achievement of an existing Comprehensive Plan policy to reduce water consumption. New Infrastructure Element Policies 2.3.8 and 2.3.9 state that the city shall continue to evaluate alternative water supply sources such as reverse osmosis and desalination and evaluation water reuse strategies.</p> <p>2. This amendment affects the City of Fort Lauderdale.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

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City of Fort Lauderdale 20-02ESR (received 03-11-20)	√	N/A	05-29-20	01-21-20	5-0
<p>1. The proposed amendments to the City of Fort Lauderdale’s Comprehensive Plan are as a result of an Evaluation and Appraisal Report (EAR) process and include changes to the Future Land Use Element, Housing Element, General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element as incorporated in the Infrastructure Element, Coastal Management Element, Conservation Element, Intergovernmental Coordination Element, Capital Improvements Element, Transportation and Mobility Element, Parks and Recreation Element, Historic Preservation Element, and Public School Facilities Element. It also provides for the addition of an Urban Design Element, Climate Change Element and Economic Development Element. The changes essentially create an updated Comprehensive Plan for the City of Fort Lauderdale, with the intent of supporting vibrant communities through mixed-use, transit-oriented land use; a multimodal mobility network; infrastructure that is resilient to climate change and sea level rise, and intergovernmental coordination.</p> <p>2. These amendments affect the City of Fort Lauderdale.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities. The Council, however, offers the following technical assistance comments, and recommends continued coordination with the Council, Department of Economic Opportunity, South Florida Water Management District, and Florida Department of Transportation, District Four, to assist in addressing them:</p> <ul style="list-style-type: none"> - Incorporate specific reference to the Peril of Flood legislation (44 C.F.R. part 60 that is included in section 163.3178(2), Florida Statutes) in the Coastal Management Element. - Update references to the Water Supply Facility Work Plan (WSFWP) 2020 Update which is proposed as a separate amendment and ensure consistency in references between the WSFWP 2020 Update and the EAR-based amendments; revise references from the 10-year WSFWP to the 20-Year WSFWP. - Combine proposed amendments 20-1ESR and 20-2ESR and adopt in one package. - Incorporate Florida Department of Transportation (FDOT) recommendations, including guidance for Transit-Oriented Development. 					
City of Key West 20-01ACSC (received 01-22-20)	√	N/A	05-29-20	01-07-20	6-0 (1 absent)
<p>1. The proposed amendment to the City of Key West’s Comprehensive Plan seeks to create a new land use category for the Historic Neighborhood Commercial District Bahama Village Truman Waterfront. It would amend the Future Land Use Map (FLUM) for specific properties and amend the Future Land Use Map Legend from Historic Public / Semi-Public, Historic Commercial, and Historic Residential to Historic Commercial. It would also add a new Future Land Use Map Zoning Subdistrict designation of “Historic Neighborhood Commercial Bahama Village Truman Waterfront” and apply the designation to specific properties.</p>					

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<p>2. The property addresses are: 918 Fort Street, 727 Fort Street, 100 Angela Street, 105 Geraldine Street, 110 Angela Street, 111 Geraldine Street, 112 Angela Street, 109 Geraldine Street, and 114 Angela Street in the City of Key West.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Key West 20-02ACSC (received 01-22-20)	√	N/A	05-29-20	01-07-20	6-0 (1 absent)
<p>1. The proposed amendment to the City of Key West’s Comprehensive Plan seeks to allow high density deed restricted affordable housing units (up to 40 units per acre) in the Historic Neighborhood Commercial District Bahama Village Truman Waterfront land use category, and related amendments.</p> <p>2. The amendment will affect the area designated as Bahama Village Truman Waterfront and other zones within the City of Key West.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Layton 20-01ACSC (received 01-24-20)	√	N/A	05-29-20	12-05-19	4-0 (1 absent)
<p>1. The proposed amendment to the City of Layton’s Comprehensive Plan seeks to update the City’s Water Supply Facilities Work Plan for a 10-year water supply planning period, as mandated by Florida Statutes 163.3177(6)(C). The Work Plan provides a plan for water supply sources and facilities needed to serve existing and new development within the City’s jurisdiction.</p> <p>2. The amendment affects the incorporated area of the City of Layton.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Lighthouse Point 20-01ESR (received 03-23-20)	√	N/A	05-29-20	03-10-20	5-0
<p>1. The proposed amendment to the City of Lighthouse Point’s Comprehensive Plan is a text amendment that revises the maximum intensity, specifically the height of buildings, to no more than fifty feet in the Commercial Recreation land use designation. The intent of the amendment is to facilitate the development of recreational uses such as tennis courts in the Commercial Recreation land use category.</p> <p>2. This amendment affect the areas of City of Lighthouse Point that fall under the Commercial Recreation land use designation.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. However, it is noted by the South Florida Water Management District (SFWMD), that imminent action is needed by the</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
<p>City 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. As noted by the SFWMD, the District’s Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. To comply with the timeline, the City’s Work Plan should 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. Council recommends immediate coordination with the South Florida Water Management District to assist with the process of updating the Work Plan.</p>					
Village of Palmetto Bay 20-01ESR (received 02-10-20)	√	N/A	05-29-20	01-27-20	4-1
<ol style="list-style-type: none"> 1. The proposed amendments to the Village of Palmetto Bay’s Comprehensive Plan include a policy amendment to the Village’s Future Land Use Element (FLUE) and a map amendment to the Village’s Future Land Use Map (FLUM). The intent of the amendments is to implement the community vision for the “Franjo Activity Center” (FAC)/Downtown District that was based on a process that included eleven public workshops. The amendments are intended to achieve a downtown redevelopment vision and would: integrate the existing single-family neighborhoods in the plan; increase the proportion of employment mixed-use development, which would support the County’s transit development plan along the South Dade Transitway by creating a more balanced 2-way commute pattern; and allow for greater development certainty for property owners and residents by instituting bonuses, incentives and other benefits with as-of-right Land Development Regulation criteria. 2. The amendments affect the FAC/Downtown District of the Village of Palmetto Bay. 3. These amendments do not create any adverse impact to state or regional resources/facilities. 					
City of Pompano Beach 20-01ESR (received 04-24-20)	√	N/A	05-29-20	09-24-19	6-0
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Pompano Beach’s Comprehensive Plan is a text amendment that increases the residential entitlements for the Downtown Pompano Transit Oriented Corridor (TOC) while trading off some commercial space to reduce the trip impacts. When the original land use amendment for the TOC was passed, it did not increase the residential entitlements, and the balance of uses now needs to be adjusted to reflect market demand and ensure a vibrant corridor. The text amendment will result in a net increase in entitlements of 2,000 residential units and 120 hotel rooms. The commercial use allowed will be reduced by 336,000 square feet. 2. The amendment affects the designated Downtown Pompano TOC, generally bound on the north by NW 6th Street/NW 6th Court, on the south by Atlantic Boulevard/SW 2nd Street, on the east by NE 5th Avenue and on the west by NW 10th Avenue. 					

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<p>3. This amendment does not create any adverse impact to state or regional resources/facilities. The Pompano Beach initiative to create a vibrant, downtown transit-oriented corridor is supportive of the regional Mobility and Livability policy goals of the Council.</p>					
<p>City of South Miami 20-01ESR (received 01-16-20)</p>	<p>√</p>	<p>N/A</p>	<p>05-29-20</p>	<p>01-07-20</p>	<p>5-0</p>
<p>1. The proposed amendments to the City of South Miami’s Comprehensive Plan seek to update the 20-Year Water Supply Facilities Work Plan to ensure consistency with the City’s Comprehensive Plan. There are four amendments that the City has proposed.</p> <p>Amendment 1 updates Future Land Use Policy 1.7.2 (FLUP) to include specific public outreach and education initiatives, including ‘Adopt a Tree’, ‘Every Drop Counts’ Poster Contest, and lightbulb and showerhead exchanges;</p> <p>Amendment 2 updates the Infrastructure Element (INF)to achieve consistency with the Comprehensive Plan. Specifically, INF Policy 1.5.1 User Level of Service capacity was decreased from 117.57 gallons per capita per day systemwide to 115 gallons. INF Policies 1.6.2, 1.6.3, and 1.6.4 update adaptation dates from the last updates. INF Policy 2.2.1 specifies water conservation measures to include Florida Friendly Landscape Principles. INF Policy 2.2.2 specifies the ‘Every Drop Counts’ Poster Contest and ‘Adopt a Tree’ as educational programs that the City shall promote to discourage waste and conserve potable water;</p> <p>Amendment 3 updates the Conservation Element to include reaffirmed support for Miami Resilient 305 Strategies that address resiliency, water, and energy efficiency; and</p> <p>Amendment 4 updates the Intergovernmental Coordination Element to reaffirm support for the Miami-Dade County Office of Resilience, and the City’s continued commitment to support the County’s and the South Florida Water Management District’s (SFWMD) outreach and educational events meant to provide information to residents about the region’s water resources and importance of conservation. The SFWMD provided comments to the City of Miami, in which the City has responded.</p> <p>2. These amendments affect the City of South Miami</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>					
<p>City of Southwest Ranches 19-01ESR (received 01-17-20)</p>	<p>√</p>	<p>N/A</p>	<p>05-29-20</p>	<p>12-12-19</p>	<p>5-0</p>
<p>1. The proposed amendment to the City of Southwest Ranches’ Comprehensive Plan seeks to change the land use designation of approximately 32.8 acres from Residential Medium-Density (16 du/ac) to Rural Ranches (1</p>					

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<p>du/2.5 ac). This amendment updates the site to match the immediate land-use designations of surrounding sites of Rural Ranches (1 du/2.5 ac).</p> <p>2. The amendment site is located on the north side of Sheridan Street, 0.36 miles west of 184th Avenue.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Sunrise 20-01ESR (received 02-25-20)	√	N/A	05-29-20	2-11-20	5-0
<p>1. The proposed amendment to the City of Sunrise’s Comprehensive Plan updates the 10-Year Water Supply Facilities Work Plan to strengthen coordination between water supply and local land use planning by amending the text contained in the Infrastructure, Capital Improvements, and Intergovernmental Coordination Elements. The South Florida Water Management District (SFWMD) provided comments and recommendations and requested that the City address the comments prior to adoption. The Council supports the comments and recommendations made by SFWMD.</p> <p>2. This amendment affects the City of Sunrise.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Village of Virginia Gardens 20-01ESR (received 02-25-20)	√	N/A	05-29-20	2-20-20	6-0
<p>1. The proposed amendment to the Village of Virginia Gardens’ Comprehensive Plan updates the 10-Year Water Supply Facilities Work Plan to strengthen coordination between water supply and local land use planning. The amendment includes updates to the Objectives and Policies found within the Future Land Use Element (FLUE) of the Comprehensive Plan to ensure consistency with the 10-Year Water Supply Facilities Work Plan Update.</p> <p>2. This amendment affects the Village of Virginia Gardens.</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 19-07ESR (received 01-31-20)	N/A	√	05-29-20	11-05-19	9-0

The adopted amendments to the Broward County’s Comprehensive Plan included a set of three amendments.

The 1st Amendment:

1. The first amendment in the City of Pompano Beach, changed the designation of 232 acres of land from 43 acres of Residential (R), consisting of 1,050 mid-rise apartments and 250 garden apartments, 135 acres of Commercial Recreation (CR) use, 27 acres of Commercial (C) use and 26 acres of Office (O) use to 4,100 Multi-Family (MF) dwelling units (du), 300,000 square feet of Commercial uses, 1,000,000 square feet of Commercial Recreation use and 2,000,000 square feet of Office uses.
2. The amendment location is generally located on the east side of Powerline Road, between SE 3rd Street/Race Track Road and North Cypress Bend Drive.
3. Staff recommends continued coordination with the Florida Department of Transportation on potential impacts to the state’s Strategic Intermodal System (SIS) and on the traffic study methodology being used by the developer to determine those impacts.

The 2nd Amendment:

1. The second amendment to the Broward County’s Comprehensive Plan amended the Environmentally Sensitive Lands (ESL) Map to remove approximately 2.35 acres from the map.
2. The amendment site is located northwest of the intersection of Eller Drive and Federal Highway in the City of Dania Beach.
3. This amendment does not create any adverse impact to state or regional resources/facilities; however, there are County environmental concerns about the removal of the parcel from the Environmentally Sensitive Lands (ESL) Map pertaining to stormwater management, aquifer recharge, and resilience issues.

The 3rd Amendment:

1. The third amendment amended the Beaches and Shores Map of the Broward County’s Comprehensive Plan, which is part of the Resource Map Series. The proposed update to the map included depicting the primary drainage system, as well as the waterbodies, estuarine system, and dredge spoil disposal sites to reflect the most current data.
2. The amendment affects Broward County as a whole.
3. This amendment does not create any adverse impact to state or regional resources/facilities.

The Council previously reviewed these amendments when proposed. The local government adopted the amendments 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
Broward County 19-08ESR (received 04-27-20)	N/A	√	05-29-20	04-21-20	9-0
<p>1. The adopted amendment to the Broward County’s Comprehensive Plan seeks to delete and replace Water Management Element Policy 2.1. The current policy addresses adoption of the Broward County Water Supply Facilities Work Plan (BCWSFWP) within eighteen months of adoption of the South Florida Water Management District’s Lower East Coast Water Supply Plan (SFWMD LECWSP). The replacement policy adopts the BCWSFWP by reference, provides for the BCWSFWP to be included in the Water Management Element, requires the BCWSFWP to be updated at least every five years within eighteen months of an update to the SFWMD LECWSP, and requires any changes that occur within the first five years to BCWSFWP to be included in the annual updates to the Capital Improvements Plan.</p> <p>2. This amendment affects Broward County.</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>					
Broward County 20-01ESR (received 04-24-20)	N/A	√	05-29-20	04-21-20	9-0
<p>1. The adopted amendments to the Broward County’s Comprehensive Plan seek to make changes to the Broward County Land Use Plan (BCLUP), which will impact the cities of Wilton Manors and Deerfield Beach. Amendments PC 20-1 and PC 20-4 are to the BCLUP map, while amendment PCT 20-1, corresponding to PC 20-1, is a text amendment. Amendments PC 20-1 and PCT 20-1 update the BCLUP map and text respectively from future land use designations of 69.7 acres of Commerce-use, 20.0 acres of Medium (16) Residential-use, 14.4 acres of Low (5) Residential-use, and 13.7 acres of Community-use to Activity Center, with 1429 dwelling units consisting of 1357 multi-family residential and 72 single-family residential, 697,000 square feet of Commerce-use designation, and 185,000 square feet of Community-use designation. There will be a net increase of 1037 dwelling units, and 48,000 square feet of Community-use space. Commerce-use will remain unchanged. Amendment PC 20-4 is a corrective map amendment. The current map lists a 11.3 dwelling units per acre designation, which does not match the density of what was constructed in the 1970s within the Century Village community. The adopted amendment corrects the map to reflect a true-to-life density of 12.59 dwelling units per acre.</p> <p>2. Amendments PC 20-1 and PCT 20-1 affect 117.8 acres of land that extends along the southside of Oakland Park Boulevard, from I-95 to the west to Northeast 6th Avenue to the east, and along both sides of Andrews Avenue, from Oakland Park Boulevard to the north to Middle River to the south. This area is located within the City of Wilton Manors. Amendment PC 20-4 affects approximately 676.4 acres generally located on the west side of military trail, between Hillsboro Blvd. and Southwest 10th Street, in the City of Deerfield Beach.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. The local government adopted the amendments 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
Broward County 20S01 (received 02-14-20)	N/A	√	05-29-20	02-11-20	9-0
<p>1. The adopted amendment to Broward County's Comprehensive Plan is a small-scale amendment to the Broward County Land Use Plan (BCLUP) map that would change the land use designation of a total of approximately 4.2 acres of land: 3.5 acres of Recreation and Open Space and 0.7 acres of Community to Commerce.</p> <p>2. The affected amendment area is within the incorporated City of Pompano Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Monroe County 19-06ACSC (received 02-06-20)	N/A	√	05-29-20	2-19-20	5-0
<p>1. The adopted amendment to the Monroe County's Comprehensive Plan provides a density bonus above the Maximum Net Density (MND) for affordable housing for properties on Stock Island. The newly established Stock Island Workforce Subarea will allow 40 dwelling units (du) per acre and not require transfer of development rights. The intent of the amendment is to incentivize the development of affordable housing.</p> <p>2. The amendment will affect properties located at 6325 First Street, 6125 Second Street and 5700 Laurel Avenue on Stock Island.</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>					
Monroe County 19-07ACSC (received 02-06-20)	N/A	√	05-29-20	2-19-20	5-0
<p>1. The adopted amendment to the Monroe County's Comprehensive Plan extends the time period of the Rate of Growth Ordinance (ROGO) through 2026. The intent of the amendment is to manage growth in a manner that maintains a hurricane evacuation clearance time for permanent residents of no more than 24 hours.</p> <p>2. The amendment will affect Monroe County.</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>					
Monroe County 19-08ACSC (received 02-06-20)	N/A	√	05-29-20	12-11-19	4-0 (1 vacant)

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
<p>1. The adopted amendment to the Monroe County’s Comprehensive Plan amended the text of its Policy to include additional language to allow structures within Ocean Reef, a gated master planned community, to exceed the maximum height limit of up to a maximum of eighty (80) feet.</p> <p>2. The amendment will affect the Ocean Reef community, located at 201 Ocean Reef Drive in Key Largo.</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>					
Town of Cutler Bay 19-01CIE (received 01-30-20)	N/A	√	05-29-20	01-16-30	5-0
<p>1. The adopted amendment to the Town of Cutler Bay’s Growth Management Plan is an annual update to the Capital Improvement Element within the Plan.</p> <p>2. The amendment affects the Town of Cutler Bay.</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>					
Town of Cutler Bay 19-01ESR (received 02-27-20)	N/A	√	05-29-20	2-18-20	5-0
<p>1. The adopted amendment to the Town of Cutler Bay’s Growth Management Plan amends the Future Land Use Map (FLUM) designation of two properties owned by the South Florida Water Management District (SFWMD) from “Estate Density–Conservation,” and “Low Density–Conservation” Land Use Categories to the “Conservation” Land Use Category. The intent of the designation is to remove the residential designation for these properties to accurately reflect uses on the FLUM and to preserve open spaces.</p> <p>2. One property is located east of Old Cutler Road, west of Biscayne National Park, north of SW 188th Street and south of SW 184th Street. The second property is located east of SW 87th Avenue, west of Biscayne National Park, North of SW 232nd Street, and South of SW 216th Street.</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 Deerfield Beach 19-01ESR (received 01-30-20)	N/A	√	05-29-20	01-14-20	5-0
<p>1. The adopted amendment to the City of Deerfield Beach’s Comprehensive Plan amended the text of the Future Land Use Element (FLUE) of the Comprehensive Plan, related to the Mixed-Use Land</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
<p>Residential Use category, permitting uses in the category related to density and intensity standards. This change allows for commercial use to be expanded to non-residential, while allowing up to 50 dwelling units per acre (du/ac) in the land use code.</p> <p>2. This amendment will affect the Mixed-Use Land designation within Deerfield Beach.</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 Key West 19-02ACSC (received 01-30-20)	N/A	√	05-29-20	10-23-19	5-0 (2 absent)
<p>1. The adopted amendment to the City of Key West’s Comprehensive Plan changed the Future Land Use (FLUE) table for MDR-1, Medium Density Residential, from 8 to 16 dwelling units per acre.</p> <p>2. This amendment will affect all MDR-1 land use areas within the City of Key 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>					
City of Key West 19-03ACSC (received 01-30-20)	N/A	√	05-29-20	09-04-19	7-0
<p>1. The adopted amendment to the City of Key West’s Comprehensive Plan amended Table 1-1.1.5 and Policy 1-1.1.8, titled “Allowed Uses in Historic Residential Commercial Core (HRCC)”, of the City’s Comprehensive Plan. This amendment provides 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 included 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> <p>4. The local government adopted the amendment as proposed.</p>					
City of Key West 19-04ACSC (received 01-30-20)	N/A	√	05-29-20	12-03-19	7-0

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
<p>1. The adopted amendment to the City of Key West’s Comprehensive Plan changed Policy 1-1.3.2 and associated table (Table 1-1.1.5), which designated various types of mixed-use commercial nodes to accommodate diverse commercial uses. The amendment added clarifying language that described 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> <p>4. The local government adopted the amendment as proposed.</p>					
City of Miramar 19-01ESR (received 01-30-20)	N/A	√	05-29-20	01-15-20	5-0
<p>1. The adopted amendment to the City of Miramar’s Comprehensive Plan amended the Land Use Plan of the Regional Activity Center (RAC) with the following changes: Increased the number of allowed residential units from 8,710 units to 11,060 units. Decreased the amount of allowed retail space from 1,836,400 square feet to 1,671,400 square feet. Increased the amount of allowed office space from 1,500,000 square feet to 1,750,000 square feet. Decreased 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 increased potable water demand by 360,097 gallons per day. It increased the sanitary sewer impact by 334,910 gallons per day; and decreased the solid waste impact by 3,313 pounds per day. The adopted amendment also increased the recreation & open space impact by 29 acres and impacted 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 met the requirements of Policy 2.16.2. The site is not located within a hurricane evacuation zone.</p> <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> <p>4. The local government adopted the amendment as proposed.</p>					
City of Plantation 19-01ESR (received 01-16-20)	N/A	√	05-29-20	12-04-19	4-0

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
<p>1. The adopted amendment to the City of Plantation’s Comprehensive Plan amended the Future Land Use Map (FLUM) for the Temple Kol Ami site from “Community Facilities” to “Medium-High” Residential (25 dwelling units per acre).</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 was previously reviewed by the Council and was determined to 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 Pompano Beach 19-02ESR (received 01-31-20)	N/A	√	05-29-20	02-19-20	6-0
<p>1. The adopted amendment to the City of Pompano Beach’s Comprehensive Plan was previously reviewed by Council staff. The adopted amendment affects a 232- acre property that has a land use designation of Regional Activity Center (RAC). The amendment changed entitlements by the following land use categories: (a) decrease Commercial Recreation(CR) space from 1,822,986 square feet to 1,000,000 square feet (net change of -822,986 square feet); (b) decrease Commercial (C) space from 764,418 square feet to 300,000 square feet (net change of -464,000 square feet); (c) increase Office (O) space from 951,350 square feet to 2,000,000 square feet (net change of +1,048,650 square feet); and (d) increase the number of Multi-Family Residential (MFR) units from 1,300 units to 4,100 units (net change of +2,800). Broward County Transit Department reviewed the application and determined that the County’s Transit Services can accommodate any increases in transit demands but recommended that any proposed development on the site should include a plan for the safe movement for pedestrians and bicycles to access transit and current transit infrastructure. The Division of Historical Resources noted that the site is not eligible for the National Register of Historic Places (NRHP) but recommends that the applicant records the complex as a historic resource group for the Division’s records due to the reality that most of the buildings and racetracks that are set to be demolished are 50 years or older, or close to 50 years.</p> <p>2. The amendment affects 232 acres and is located between Powerline Road to the west, CSX railroad tracks to the east, SW 3rd Street (Race Track Road) to the north, and Cypress Bend to the south.</p> <p>3. Staff recommends coordination with Florida Department of Transportation (FDOT) on any potential impacts to the state’s Strategic Intermodal System (SIS).</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>					
Town of Southwest Ranches 19-01ESR (received 3-11-20)	N/A	√	05-29-20	02-13-20	5-0

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
<p>1. The adopted amendment to the City of Southwest Ranches' Comprehensive Plan changed the land use designation of approximately 32.8 acres from Residential Medium-Density (16 du/ac) to Rural Ranches (1 du/2.5 ac). This amendment updated the site to match the immediate land-use designations of surrounding sites of Rural Ranches (1 du/2.5 ac).</p> <p>2. The amendment site is located on the north side of Sheridan Street, 0.36 miles west of 184th Avenue.</p> <p>3. 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>4. The local government adopted the amendment as proposed.</p>					