



MEMORANDUM

AGENDA ITEM #IV.C

DATE: SEPTEMBER 21, 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 20-04ESR (received 08-28-20)	✓	N/A	09-21-20	08-25-20	8-0 (1 absent)
<p>1. The proposed amendments to the Broward County Comprehensive Plan seek to make changes to the Broward County Land Use Plan (BCLUP) map and the BCLUP text. The first amendment (PC 20-6) changes a 16.3 acre site from Commerce within a Dashed-Line Area to Irregular (4.2) Residential within a Dashed-Line Area. The second amendment (PCT-20-5) revises Policy 2.16.2 to revise the adopted data and methodology for local governments to estimate its supply of affordable housing, including evaluating each income category of very-low, low, and moderate.</p> <p>2. The first amendment (PC 20-6) affects a 16.3-acre site in the City of Coral Springs. The site is located in Section 7, Township 48 South, Range 41 East; generally located on the north side of Wiles Road, west of Coral Ridge Drive. The second amendment affects Broward County overall.</p> <p>3. The amendments do not create any adverse impact to state or regional resources/facilities.</p>					
Monroe County 20-04ACSC (received 07-22-20)	✓	N/A	09-21-20	06-17-20	5-0
<p>1. The proposed amendment to the Monroe County 2030 Comprehensive Plan amends Policies 101.3.1, 101.3.5, and 101.6.8 to allow for the interchangeability of mobile home and RV uses within Venture Out Resort on Cudjoe Key and eliminate the possibility to transfer Rate of Growth Ordinance (ROGO) exemptions from Venture Out Resort to other locations outside of the Venture Out community. The intent of the amendment is to repeal conflicting provisions related to the County’s hurricane evacuation plan, provide a legal framework for properties found to be in violation of a mandatory hurricane evacuation order, and to isolate the clarification to the subject area, Venture Out Resort on Cudjoe Key.</p> <p>2. This amendment affects the Venture Out community on Cudjoe Key in Monroe County.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Coral Springs 20-01ESR (received 08-04-20)	✓	N/A	09-21-20	01-15-20	4-1
<p>1. The proposed amendment to the City of Coral Spring’s Comprehensive Plan seeks to make the following changes: change 15.59 acres of Commercial use designation and 0.07 acres of Transportation use designation</p>					

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<p>to 15.59 acres of Medium (8.00-20.00 du/acre) Residential use, circumscribed to 10.1 du/acre and 0.07 acres of Community Facilities.</p> <p>2. This amendment affects a site located in Section 7, Township 48 South, Range 41 East; generally located on the north side of Wiles Road, west of Coral Ridge Drive in the City of Coral Springs.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Hialeah 20-01ESR (received 08-04-20)	✓	N/A	09-21-20	07-13-20	7-0
<p>1. The proposed amendment to the City of Hialeah’s large-scale Land Use Map consists of a land use change of approximately 28.3 acres of land located north of West 71st Street, between Red Road and West 6th Avenue from Kennels to Medium Density Residential.</p> <p>2. This amendment affects the property at 7218 W 4th Avenue in the City of Hialeah.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council recommends that the City addresses the comments provided by the South Florida Water Management District (SFWMD) to revise its Water Supply Facilities Work Plan in accordance with the Lower East Coast (LEC) Water Supply Plan Update approved on November 8, 2018, as well as addresses the six recommendations by the SFWMD prior to adoption of the amendment.</p>					
City of Homestead 20-01ESR (received 08-27-20)	✓	N/A	09-21-20	08-19-20	7-0
<p>1. The proposed amendment to the City of Homestead’s Comprehensive Plan would incorporate the City’s 10-Year Water Supply Facilities Work Plan and related amendments.</p> <p>2. This amendment affects the City of Homestead.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Islamorada, Village of Islands 20-02ACSC (received 07-22-20)	✓	N/A	09-21-20	07-17-20	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 proposed amendment would amend the Village of Islamorada’s Comprehensive Plan with the intent to revise the valuation criteria for transient vacation rentals to enable their continued use.</p> <p>2. This amendment affects the incorporated area of Islamorada, Village of Islands.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Islamorada, Village of Islands 20-03ACSC (received 07-22-20)	✓	N/A	09-21-20	08-20-20	5-0
<p>1. The proposed amendment would amend the Village of Islamorada’s Comprehensive Plan by revising the Future Land Use Map (FLUM) land use designation for one parcel from Residential Medium (RM) to Mixed Use (MU) for a proposed future use of office space and self-service storage facility.</p> <p>2. This amendment affects a 0.77-acre parcel at approximately mile marker 87.5, fronting Overseas Highway on the bayside, in Islamorada, Village of Islands.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Marathon 20-02ACSC (received 07-16-20)	✓	N/A	09-21-20	07-14-20	4-1
<p>1. The proposed amendment is to make changes to the City of Marathon’s Future Land Use Map (FLUM) from Residential Low (RL) to Residential Medium (RM) for Lot 8, Block 18; Lot 1, Block 19; Lot 4, Block 19; and Lot 5, Block 19, in the Coco Plum Beach subdivision.</p> <p>2. This amendment affects the incorporated areas within 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 Council recommends that the City addresses the comments provided by the South Florida Water Management District (SFWMD) to revise its Water Supply Facilities Work Plan.</p>					
City of Marathon 20-03ACSC (received 07-16-20)	✓	N/A	09-21-20	07-14-20	5-0
<p>1. The proposed amendment to the City of Marathon’s Comprehensive Plan seeks to amend the Future Land Use Map (FLUM) designation of a single property from Residential Medium (RM) to Mixed Use Commercial (MU-C).</p> <p>2. This amendment affects an approximately 0.19-acre property described as Block 3 Lot 9 in the Key Colony Subdivision of Key Vaca, Marathon.</p>					

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<p>3. This amendment does not create any adverse impact to state or regional resources/facilities. The Council recommends that the City updates its Water Supply Facilities Work Plan.</p>					
City of Margate 20-01ESR (received 09-01-20)	✓	N/A	09-21-20	08-11-20	4-1
<p>1. The proposed amendment to the City of Margate’s Comprehensive Plan Future Land Use Element provides for general revision and update as part of the City-initiated Margate 2.0 Comprehensive Planning Project and renames the Transit Oriented Corridor land use category to Activity Center. 2. This amendment affects the incorporated area of the City of Margate. 3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Oakland Park 20-01ESR (received 08-05-20)	✓	N/A	09-21-20	07-22-20	4-0 (1 absent)
<p>1. The proposed amendment to the City of Oakland Park’s Comprehensive Plan updates Section 10 Land Use Implementation: Section 3 “Zoning as to Permitted Uses and Densities” to include new language related to Civic & Cultural Buildings and Community Facilities and/or Utility Uses. The Parks & Recreation Future Land Use designation category is also being updated to accommodate the future needs of the City, and to be consistent with the Broward County Land Use Plan, BrowardNext. 2. This amendment affects the incorporated area of the City of Oakland Park. 3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Parkland 20-01ESR (received 08-31-20)	✓	N/A	09-21-20	08-19-20	5-0
<p>1. The proposed amendment to the City of Parkland’s Comprehensive Plan Infrastructure Element adopts the City’s 10-year Water Supply Facilities Work Plan Update and amends the City’s Comprehensive Plan Infrastructure Element to include the provisions required for the water supply plan update. 2. The amendment affects the incorporated area of the City of Parkland. 3. The 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 Parkland 20-02ESR (received 08-31-20)	✓	N/A	09-21-20	08-19-20	5-0
<p>1. The proposed amendments provide updates to the Future Land Use Element, Capital Improvement Element, Intergovernmental Coordination Element, and Transportation Element of the City of Parkland’s Comprehensive Plan. In addition, the City proposes to add a new element, titled Public Schools Facilities Element. The updates are to maintain consistency with the Broward County Comprehensive Plan Transportation Element to support complete streets, and to provide an annual update to the five-year Capital Improvement Plan (CIP). The Public Schools Facilities Element establishes compliance with the provisions of the third amended and restated Interlocal Agreement (TRILA) which requires parties to the agreement to adopt state provisions for school concurrency, level of service measurement, approval processes, student generation rates, mitigation approval, and the School Board’s Capital Plan.</p> <p>2. The amendments affect the incorporated area of the City of Parkland.</p> <p>3. The amendments do not create any adverse impact to state or regional resources/facilities.</p>					
Village of Pinecrest 20-01ESR (received 07-27-20)	✓	N/A	09-21-20	07-14-20	5-0
<p>1. The proposed amendment to the Village of Pinecrest seeks to adopt the Village’s 10-Year Water Supply Facilities Plan update for consistency with the South Florida Water Management District’s Lower East Coast Water Supply Plan Update, adopted in November 2018.</p> <p>2. The amendment affects the Village of Pinecrest.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Village of Sea Ranch Lakes 20-01ER (received 07-14-20)	✓	N/A	09-21-20	06-17-20	5-0 2 absent
<p>1. The proposed amendment is to update the Coastal Management Element of the Village of Sea Ranch Lakes’ Comprehensive Plan and adopt the Evaluation and Appraisal Report (EAR) based amendments to be consistent with state, regional, and local regulations.</p> <p>2. This amendment affects the incorporated area of the Village of Sea Ranch Lakes.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council recommends that the Village of Sea Ranch Lakes adopts the proposed amendment to the Comprehensive Plan.</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 Sunrise 20-02ESR (received 07-20-20)	✓	N/A	09-21-20	06-23-20	5-0
<p>1. The proposed amendment to the City of Sunrise’s Comprehensive Plan seeks to update the Five-Year Capital Improvements Plan (CIP) for Fiscal Years 2019/20 through 2023/24.</p> <p>2. This amendment affects the incorporated area of the City of Sunrise.</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
Miami-Dade County 20-01ESR (received 08-17-20)	N/A	✓	09-21-20	08-22-20	20-0
<p>1. The adopted amendment to Miami-Dade County’s Comprehensive Plan is a text amendment that revises 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 (HAFB).</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>					
Miami-Dade County 20-02ER (received 08-26-20)	N/A	✓	09-21-20	08-22-20	A4: 13-0 A5: 9-0 (3 absent, 1 excused) A6: 9-0 (3 absent, 1 excused) A7: 8-0 (4 absent, 1 excused)
<p>1. The proposed amendments to the Miami-Dade Comprehensive Development Master Plan (CDMP) seek 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) Adopted 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) Adopted 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) Adopted 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 CDMP, 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>					

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<p>(4) Adopted amendment No. 7 is a standard text amendment that amends the Land Use Element in the County's adopted CDMP 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. The adopted amendments affect the entirety of Miami-Dade County.</p> <p>3. These adopted amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>					
City of Deerfield Beach 20-01ESR (received 08-14-20)	N/A	✓	09-21-20	08-4-20	5-0
<p>1. The adopted amendment to the City of Deerfield Beach's Comprehensive Plan is a corrective amendment to the Future Land Use Map, which amends the boundaries and density of the Century Village 'Dashed Line Area' (DLA) on the City of Deerfield Beach Future Land Use Map. There are no new dwelling units or development being proposed as a result of this amendment.</p> <p>2. The amendment affects the City of Deerfield Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>					
City of Fort Lauderdale 20-01ESR (received 07-16-20)	N/A	✓	09-21-20	06-16-20	5-0
<p>1. The adopted amendment to the City of Fort Lauderdale's Comprehensive Plan updates the 10-Year Water Supply Facility Work Plan (WSFWP). The City received technical comments from the Florida Department of Economic Opportunity (DEO) and the South Florida Water Management District (SFWMD) and have addressed the received comments.</p> <p>2. The amendment affects the incorporated area of the City of Fort Lauderdale.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>					
City of Marathon 19-04ACSC (received 07-27-20)	N/A	✓	09-21-20	06-09-20	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 Marathon’s Comprehensive Plan increases the maximum building height to forty-two (42) feet for residential structures to provide compensation for increases in required elevations for the new Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) maps.</p> <p>2. The amendment affects 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 Council recommends that the City updates its Water Supply Facilities Work Plan.</p>					
Village of Palmetto Bay 20-01ESR (received 08-19-20)	N/A	✓	09-21-20	07-28-20	4-1
<p>1. The adopted 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 will: integrate the existing single-family neighborhoods in the plan; increase the proportion of employment mixed-use development, which will 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.</p> <p>2. The amendments affect the FAC/Downtown District of the Village of Palmetto Bay.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed these amendments when proposed. The Village received comments from several agencies during the intergovernmental review of the amendments during the proposed phase, including the Department of Economic Opportunity (DEO), Miami-Dade Regulatory and Economic Resources (RER), and the South Florida Water Management District (SFWMD). The SFWMD advised the Village to update the Water Supply Plan, and the Village indicates it has begun the process towards that end. The DEO comments centered around the need to sufficiently plan and accommodate for future population projections and the RER comments centered around the need to allow sufficient density to support the South Dade Transitway. The Village responded to those comments and has indicated that it will review policies to maintain continued support for regional transit and pedestrian oriented development within the FAC.</p>					
City of Parkland 19-01ESR (received 07/24/20)	N/A	✓	09-21-20	05-20-20	4-1

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 Parkland’s Comprehensive Plan amends the Future Land Use Map (FLUM) to change the designation of 26.5 gross acres from Palm Beach County Rural Residential (RR10) to Residential – 3 Units Per Acre (R-3).</p> <p>2. This amendment affects a parcel located along the south side of Loxahatchee Road, east of and adjacent to the L-36 canal.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>					
City of Sunrise 20-01ESR (received 07-27-20)	N/A	✓	09-21-20	07-14-20	5-0
<p>1. The adopted amendment to the City of Sunrise’s Comprehensive Plan updates the amended 10-Year Water Supply Facilities Work Plan (WSFWP).</p> <p>2. The amendment affects the incorporated area of the City of Sunrise.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed these amendments when proposed.</p>					
City of Wilton Manors 19-02ESR (received 07-20-20)	N/A	✓	09-21-20	06-23-20	5-1
<p>1. The adopted amendment is to the Land Use Plan Element of the City of Wilton Manors’ Comprehensive Plan, in accordance with Florida Statutes 163.3184. The amendment changes the Future Land Use designation of approximately 117.8 gross acres of property as described in Ordinance No. 2019-005 from the “Commercial, Community Facilities, Low-5 Residential, Low-Medium 10 Residential, and Medium-16 Residential” Future Land Use designation to “Transit Oriented Corridor” Future Land Use designation.</p> <p>2. The amendment affects the incorporated area of the City of Wilton Manors.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed. The City of Wilton Manors adopted the amendment as proposed.</p>					