



MEMORANDUM

AGENDA ITEM #III.D

DATE: MARCH 7, 2016

TO: COUNCIL MEMBERS

FROM: STAFF

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

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Council staff has not identified adverse effects to regional resources and facilities or extra-jurisdictional impacts that would result from the following map and text amendments.

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 16-1ESR (received 02-01-16)	√	N/A	03/07/2016	01/26/2016	9-0
This proposed text amendment would change the density and intensity of approved land uses within the Miramar Regional Activity Center designation of the Broward County Land Use Plan. The Miramar RAC is located north of Bass Creek Road, between Palm Avenue and Flamingo Road. This amendment increases the number of dwelling units by 1,250 for a total of 8,710 and reduces 950,000 square feet of industrial.					



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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 15-8ESR (received 02-01-16)	N/A	√	03/07/2016	01/26/2016	9-0
This adopted amendment amends the Broward County Land Use Plan (BCLUP) map from 5.1 acres of Estate (1) Residential and 5.1 acres of Low (5) Residential to Irregular (7) Residential in the Town of Davie. It impacts 10.2 acres generally located on the southwest corner of Davie Road and Southwest 49 th Court.					
Broward County 16-2ESR (received 02-08-16)	√	N/A	03/07/2016	01/26/2016	Unanimously
This proposed amendment requires a municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Administrative Rules Document: Broward County Land Use Plan."					
City of Doral 15-4ESR (received 02-08-16)	N/A	√	03/07/2016	01/27/2016	4-0
This adopted amendment amends the City of Doral's Comprehensive Plan Future Land Use element text for the Community Mixed Use (CMU) Land Use category to reduce the minimum site area from 15 acres to 7 acres. This allows retail and commercial service uses in single-use buildings and provide a 30% housing density bonus for the provision of 20% of total units as workforce housing.					
City of Fort Lauderdale 15-2ESR (received 02-22-16)	N/A	√	03/07/2016	01/20/2016	5-0
The adoption of this amendment increased the allowable number of residential units in the Downtown Regional Activity Center (RAC) by an additional 5,000 dwelling units, which resulted in the total number of allowable units to 16, 060 in the City's Land Use Plan and 13, 100 in the County's Land Use Plan. The City of Fort Lauderdale set aside 15% of the additional 5,000 dwelling units as affordable housing as part of Broward County Land Use Plan amendment.					
City of Hialeah 15-4ESR (received 02-05-16)	N/A	√	03/07/2016	01/12/2016	7-0
This adopted amendment revises the Comprehensive Plan Land Use Map to designate the boundaries of					

a new Transit Oriented Development District.					
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 Hialeah 16-1ESR (received 02-05-16)	√	N/A	03/07/2016	01/12/2016	5-2
This proposed text amendment is related to the Neighborhood Business District Overlay and Special Corridor Gateways in Future Land Use Element of the Comprehensive Plan. The amendment seeks to expand the scope of the Neighborhood Business District Overlay to include industrial areas, supplement existent intensity standards, ensure that the properties in said District will be developed as mixed use, and provide enhanced development and redevelopment incentives for properties located in special, highly visible "Corridor Gateways" within the Neighborhood Business District Overlay.					
City of Homestead 15-1ESR (received 02-01-16)	N/A	√	03/07/2016	01/20/2016	6-0
This adopted amendment enables the development of a single-family residential project. It consists of two land use changes (1) 19.8 acres from Heavy Commercial Use (HCU) to Medium Residential Use (MRU) and (2) 34.3 acres from Light Commercial Use (LCU) to MRU. The site is located within the southernmost portion of the City limits and takes advantage of existing urban infrastructure.					
City of Lauderdale Lakes 15-1ESR (received 02-11-16)	√	N/A	03/07/2016	01/26/16	5-0
The proposed amendment updated the City's Water Supply Facilities Work Plan that identifies and plans for the water supply sources and facilities needed to serve existing and new development with the local government's jurisdiction. The South Florida Water Management District offered some recommendations for revising the proposed amendment package and requested that the City address these recommendations prior to adopting the amendment.					
Village of Palmetto Bay 15-3ESR (received 02-16-16)	N/A	√	03/07/2016	12/14/2015	5-0
This adopted amendment to the Village of Palmetto's Bay's Comprehensive Plan and Future Land Use Map (FLUM) relates to certain lands within the southwest portion of the Village consisting of approximately 182.5 acres. The amendment is intended to facilitate and encourage the development of a vibrant multimodal downtown district referred to as Franjo Activity Center, adjacent to the Miami-					

Dade County South Dade Express bus lanes.					
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 16-1ESR (received 02-16-16)	√	N/A	03/07/2016	02/01/2016	*TBP
This proposed large-scale amendment of the Future Land Use Map (FLUM) changes the land use designation of certain lands within the downtown area of the Village of Palmetto Bay from low density residential, low medium residential, and medium residential to Franjo Activity Center (FAC) and amends the Village's Comprehensive Plan's land use category adjusting the number of units permitted within the FAC.					
Village of Palmetto Bay 15-2ER (received 02-18-16)	N/A	√	03/07/2016	01/04/2016	5-0
This adopted amendment to the Village of Palmetto Bay's Comprehensive Plan relates to a policy in support of the Coastal High Hazard Area map. It amends the Coastal Management Element by adding Policy 5.4.5 to provide language adopting the State of Florida Coastal High Hazard Area Map. The amendment was pursued at the request of DEO in fulfillment of the Evaluation and Appraisal Report (EAR) based amendments.					
City of Sunny Isles Beach 16- 1ESR (received 02-08-16)	√	N/A	03/07/2016	01/21/2016	5-0
The proposed amendment updates the City's Water Supply Facilities Work Plan that identifies and plans for the water supply sources and facilities needed to serve existing and new development with the local government's jurisdiction.					
City of Sunny Isles Beach 16-2ER (received 02-08-16)	√	N/A	03/07/2016	01/21/2016	5-0
The City prepared an Evaluation and Appraisal Report of its Comprehensive Plan in order to update baseline data and analysis, and identify additional amendments that may be needed to address community-specific needs and challenges. This amendment consists of twelve applications for amendments to the City's Comprehensive Plan.					

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 16-CIE1 (received 02-23-16)	N/A	√	03/07/2016	01/26/2016	5-0
This adopted amendment contains the Five-Year Schedule of Capital Improvements and the annual update of the Capital Improvements Element for FY 2015/16 to FY 2019/20.					

* TBP – To Be Provided

Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the table above 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.