



MEMORANDUM

AGENDA ITEM #IV.D

DATE: MARCH 27, 2017

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.

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.



South Florida Regional Planning Council
3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021
954.985.4416 Phone, 954.985-4417 FAX
www.sfregionalcouncil.org

PROPOSED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Broward County 17-1ESR & 17-2ESR (received 03-21-17)	√	N/A	03-27-17	03-14-17	5-0
<p>1. The proposed amendments seek to revise land uses within the Broward County Land Use Plan for greater consistency between the City of Pembroke Pines and the County’s plan. More specifically amendment PC 17-3 seeks to change an area in the City of Pembroke Pines from 513.9 acres of Irregular (2.16) Residential and 44.3 acres of Commercial to 509.2 acres of Irregular (2.243) Residential and 49 acres of commercial, resulting in an intensification of residential and commercial uses. The amendment area is approximately 558.2 acres and is generally located on the east side of Southwest 172nd Avenue, between Pembroke Road and Pines Boulevard.</p> <p>2. The proposed amendment PC 17-6 to the Broward County Land Use Plan seeks to change an area in the City of Pembroke Pines from 1,088.3 acres of Irregular (1.7) Residential, 271.8 acres of Industrial, 81.2 acres of Commercial, 464.8 acres of Recreation and Open Space and 10 acres of Conservation to 1,102.2 acres of Irregular (1.74) Residential, 257.9 acres of Industrial, 81.2 acres of Commercial, 464.8 acres of Recreation and Open Space and 10 acres of Conservation, resulting in an intensification of residential use and a decrease in Industrial use. The amendment area is approximately 1,916.1 acres, generally located between Northwest 184th Avenue and U.S. 27, and between Sheridan Street and Pines Boulevard. Both amendment areas are in the City of Pembroke Pines.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>					
Village of El Portal 17-1ESR (received 02-24-17)	√	N/A	03-27-17	01-24-17	5-0
<p>1. The proposed amendment to the Village of El Portal’s Future Land Use Map, Future Land Use Element, Coastal Management Element, and Recreation and Open Space Element of the Comprehensive Plan seeks adoption of a form-based code to redevelop the former Little Farm Trailer Park site. The amendment would allow for mixed use development that will include commercial, office, institutional, residential, or recreation and open space uses.</p> <p>2. The affected amendment area is bounded by the Florida East Coast railway on the west, NE 87th Street on the north, Biscayne Blvd on the east and NE 83rd Street on the south.</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
Islamorada, Village of Islands 17-2ACSC (received 02-27-17)	√	N/A	03-27-17	02-16-17	5-0
<p>1. The proposed amendment to the Islamorada, Village of Islands' Comprehensive Plan is an update to the 10-Year Water Supply Facilities Work Plan. The provisions of the Plan are consistent with the Village Comprehensive Plan, the Principles for Guiding Development in the Florida Keys Area of Critical State Concern, the Lower East Coast Water Supply Plan and the Florida Keys Aqueduct Authority's 20-Year Water System Capital Improvement Master Plan.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miramar 17-1ESR (received 02-16-17)	√	N/A	03-27-17	02-01-17	5-0
<p>1. The proposed amendment to the City of Miramar's Comprehensive Plan seeks to update the Capital Improvement Schedule of the Capital Improvement Element for the fiscal years 2017 through 2021 to ensure that adopted Level of Service Standards are achieved and maintained for concurrency-related facilities.</p> <p>2. 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 17-2ESR (received 3-21-17)	N/A	√	03-27-17	03-14-17	5-0
<p>1. The adopted text and map amendment revises the Broward County Comprehensive Plan to allow for greater consistency between the City of Deerfield Beach’s and the County’s Plans. More specifically, this text and map amendment reflects a change in a land use designation of approximately 119.1 acres of multi-family, residential, general commercial, warehouse, government facilities and park to create a Local Activity Center (LAC) in the City of Deerfield Beach. The LAC designation decreases commercial space and increases residential and community facility uses. The amendment area is generally located between NW 184th Avenue and U.S. 27, and between Sheridan Street and Pines Boulevard.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The local government adopted the amendment as proposed.</p>					
Islamorada, Village of Islands 17-1ACSC (received 02-27-17)	N/A	√	03-27-17	02-16-17	5-0
<p>1. The adopted amendment to the Islamorada, Village of Islands’ Comprehensive Plan is an annual update to the Capital Improvement Plan (CIP). The five-year CIP ensures the required fiscal resources are available to provide adequate public facilities, including transportation, storm water, wastewater, solid waste, and recreation and open space, needed to support Future Land Use consistent with adopted Level of Service (LOS) standards.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. 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
City of West Miami 16-2ESR (received 03-16-17)	N/A	√	03-27-17	03-01-17	5-0
<p>1. The adopted amendment revises the City of West Miami Comprehensive Plan to allow an amendment of its Future Land Use Map (FLUM) in two subject areas. The first area is located on SW 67th Avenue between SW 22nd Street and SW 23rd Street. The second area is located on the north side of SW 16th Street between SW 58th Avenue and SW 59th Avenue. The second part of the amendment incorporates an Economic Development Element to further the Miami-Dade County's <i>One Community One Goal</i> (OCOG) Strategic Plan. This creates a positive business climate and improves the quality of life for City residents. The goal also aligns with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy Process and the livability principles of HUD's Sustainable Communities Initiative and the Southeast Florida Regional Partnership.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The local government adopted the amendment as proposed.</p>					
City of Weston 16-1ER (received 02-21-17)	N/A	√	03-27-17	02-06-17	4-0
<p>1. The adopted amendment revises the City of Weston's comprehensive plan to reflect changes that were recommended as part of the City's Evaluation and Appraisal Report (EAR) process. The EAR based amendments include updates to the text, tables, and maps to reflect current development as well as changes in the housing market and demographics. The amendment amends the Future Land Use, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Transportation, and Public School Facilities Elements.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The amendment was further revised based on input from review agencies. Changes were made to update the terminology and description of transportation facilities and planning processes: the FAST (Fixing America's Surface Transportation) Act, the State Highway System (SHS), the Strategic Intermodal System (SIS), and the level of service analysis.</p> <p>4. The additional revisions do not create any adverse impacts.</p>					