



MEMORANDUM

AGENDA ITEM #IV.D

DATE: APRIL 24, 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.



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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 17-3ESR (received 04-03-17)	√	N/A	04-24-17	03-28-17	9-0
<p>1. The proposed amendments to the Broward County Comprehensive Plan seek to revise land uses within the Broward County Land Use Plan for consistency between the Cities of Pembroke Pines and Plantation, and the County plan.</p> <p>2. The City of Pembroke Pines proposes map and related text amendments. PC 17-4 is a map amendment seeking to change 18.2 acres of City Hall property currently designated Employment Center and 146.37 acres of Local Activity Center (LAC) to 164.6 acres of Regional Activity Center (RAC). The new land use designation would encourage mixed-use development and multimodal transportation system. The amendment is generally bound on the north by Pines Boulevard, on the east by Palm Avenue, and on the south by Washington Street. PC 17-2 is a text amendment corresponding to the proposed Broward County Land Use Plan (BCLUP) map amendment 17-4 in the City of Pembroke Pines. The amendments do not create adverse effects to state or regional resources/facilities.</p> <p>3. PC 17-7 is a map amendment changing 26.26 acres of Commercial within the City of Plantation to 20 acres of commercial and 6.26 acres of irregular (12.6) residential within a dashed-line area, subject area generally located on the east side of Pine Island Road, between Peters Road and I-595. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Islamorada, Village of Islands 17-3ACSC (received 04-07-17)	√	N/A	04-24-17	03-30-17	5-0
<p>1. The proposed amendment to the Village of Islamorada Comprehensive Plan seeks to allow detached deed-restricted affordable housing up to four units within the Residential Medium (RM) Future Land Use Map category.</p> <p>2. The amendment would increase the maximum range of allocated density along U.S. 1 and Old Highway to promote affordable housing.</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
Town of Medley 17-1ER (received 04-07-17)	√	N/A	04-24-17	04-03-17	5-0
<p>1. The proposed amendment to the Town of Medley Comprehensive Plan provides the a. Evaluation and Appraisal-Based Amendments to update data and analysis showing current and projected population, land use conditions, and opportunities for improvement of the Town’s land use and b. updates the Town’s 10-year Water Supply Facilities Work Plan to remain consistent with Florida Statutes.</p> <p>2. The amendments do not create adverse effects to state or regional resources/facilities.</p>					
Village of Palmetto Bay 17-1ESR (received 04-10-17)	√	N/A	04-24-17	04-03-17	3-2
<p>1. The proposed text amendment to the Village of Palmetto Bay Comprehensive Plan seeks to reduce density and intensity of development within the Village Mixed-Use (VMU) District by reverting to policies prior to an Ordinance passed in 2016. More specifically the amendment allows for 100 residential units and 300 senior living facility units; no longer counts hotel units as residential units; reduces some permitted building heights; and deletes references to transfer of development rights.</p> <p>2. The amendment aims to reduce increases in traffic congestion and accelerating development, to the area south of the VMU.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Pembroke Pines 17-1ESR (received 03-21-17)	√	N/A	04-24-17	03-14-17	5-0
<p>1. The proposed map amendment to the City of Pembroke Pines Comprehensive Plan seeks to change the land use designation, of an approximately 13.9-acre site from Industrial and Irregular 1.95 to Irregular 2.0. The amendment would add 132 dwelling units to the 3,700-existing units.</p> <p>2. The amendment area is generally located on the north side of Pine Boulevard and east of US 27, within the Chapel Trail Development of Regional Impact.</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 Pembroke Pines 17-2ESR (received 03-21-17)	√	N/A	04-24-17	03-14-17	5-0
<p>1. The proposed map amendment to the City of Pembroke Pines Comprehensive Plan seeks to change the land use designation of a 30-acre site from Residential 2.16 to Residential 2.14 with 4.2 acres of Commercial. The amendment would facilitate the development of 125 dwelling units and 40,000 square feet of commercial space.</p> <p>2 The amendment area is generally located on the east side of Southwest 172nd Avenue between Pembroke Road and Pines Boulevard.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Pembroke Pines 17-3ESR (received 04-03-17)	√	N/A	04-24-17	03-28-17	8-0
<p>1. The proposed text and map amendments (PC 17-2 and PC 17-4 respectively) to the City of Pembroke Pines Comprehensive Plan seek to change 18.2 acres of Employment Center and 146.37 acres of Local Activity Center (LAC) to a Regional Activity Center (RAC), totaling 164.6 acres. The new land use designation would allow 2,215 dwelling units in which 325 are affordable housing units; 358,000 sq. ft. of commercial use, 80,000 sq. ft. of industrial use, 120,000 sq. ft. of office space, and 2.5 acres of recreation and open space. The proposed amendment encourages mixed use development within the City of Pembroke Pines. PC 17-2 is the text amendment corresponding to the proposed Broward County Land Use Plan (BCLUP) map amendment 17-4 in the City of Pembroke Pines.</p> <p>2. The amendment area is approximately 164.6 acres, generally bound on the north by Pines Boulevard, on the east by Palm Avenue, and on the south by Washington Street.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. The mixed-use development encouraged by this amendment provides an opportunity to design for pedestrian and bicycle connectivity to sidewalk/bicycle network and transit stops.</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 17-2ESR (received 04-03-17)	√	N/A	04-24-17	03-28-17	8-0
<p>1. The proposed amendment to the City of Plantation Comprehensive Plan and Map would change the land use designation of a specific parcel from “Commercial” to “Commercial and Irregular Residential” all within a Dashed Line Area with an overall density of 12.6 dwelling units per acre. The subject site is in the City’s Midtown District and the proposed development implements the Plantation Midtown Conceptual plan. The intent of the amendment is to allow residential uses within the proposed Cornerstone Millcreek development.</p> <p>2. The amendment site is 26.26 gross acres and is generally located east of Pine Island Road, south of Peters Road, north of I-595, and west of University Drive.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>Council Staff offers the following comment: The proposed use would permit up to 200,000 square feet of Commercial and 330 dwelling units. The City and Applicant should strive to include affordable housing as a component of the mid-rise residential use proposed for the site.</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
City of Miami Beach 16-2ESR (received 04-07-17)	N/A	√	04-24-17	03-01-17	Unanimous
<p>1. The adopted amendment revises the City of Miami Beach Comprehensive Plan to allow for designation of properties along the Julia Tuttle Causeway from “Recreation Open Space” (ROS) to “Public Facility” (PF) to allow for the possibility of a Transit Intermodal Facility.</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 changed from the proposed to remove references to the specific mode of public transportation to allow further study to identify the preferred mode. Also, a reference to “Transit Intermodal Facilities” was removed as an allowable use from specific Future Land Use Map categories, as previously proposed, as additional studies are necessary to determine the most appropriate locations for Transit Intermodal Facilities once the preferred mode is identified.</p> <p>4. The additional revisions do not create any adverse impacts.</p>					