



# MEMORANDUM

AGENDA ITEM #IV.C

---

DATE: MAY 22, 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](http://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 17-4ESR (received 05-02-17)	√	N/A	05-22-17	04-25-17	7-0 (1 absent & 1 abstained from voting)
<p>1. The proposed amendment to the Broward County Comprehensive Plan seeks to allow land uses within the Broward County Land Use Plan for consistency between the City of Deerfield Beach’s and the County’s Plans, corresponding to the amendment on the City of Deerfield Beach 17-1ESR.</p> <p>2. The City of Deerfield Beach proposes a map amendment PC 17-5 which seeks to change 188.72 Acres of Commercial Recreation and 0.34 acre of Medium-High Residential (25) to a combined 109 acres of Irregular Residential (3.81). The subject property is located on the west side of Military Trail and north of Sample Road in Deerfield Beach. The new designation would develop an underutilized golf course, encourage residential development consistent with surrounding land uses in the city, and would allow for up to 415 residential units on the property.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Deerfield Beach 17-1ESR (received 05-02-17)	√	N/A	05-22-17	09-20-16	TBP*
<p>1. The proposed map amendment to the Deerfield Beach Comprehensive Plan seeks to change the land use designation of the Crystal Lake Golf Course from 108.72 acres of Commercial Recreation and 0.34 acre of Residential High (25) to a combined 109 acres of Irregular Residential (3.81). This map amendment would facilitate the development of 415 residential units, compatible with surrounding multi-family residential development of higher densities. The new designation would develop an underutilized golf course, and increase the city’s tax base and tax revenue.</p> <p>2. The property is 109 acres, bound on the east by Military Trail and north of Sample Road.</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
Miami Gardens 17-2ER (received 05-10-17)	√	N/A	05-22-17	04-26-17	6-0 (1 absent)
<p>1. The proposed amendment to the City of Miami Gardens Comprehensive Development Master Plan (CDMP) revises the goals, objectives, policies and data, inventory, and analysis of the City's CDMP based on an EAR of the plan. This amendment serves to ensure compliance and consistency with state requirements.</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 17-1ESR (received 05-02-17)	N/A	√	05-22-17	04-25-17	8-0 (1 absent)
<p>1. The adopted amendment revises land uses within the Broward County Land Use Plan for consistency between the City of Pompano Beach and the County’s Plan. The City of Pompano Beach requests map and text revisions to reflect a proposed change in land use designation from 178.7 acres of Commercial, 80.6 acres of Medium (16) Residential, 17.3 acres of Low (5) Residential, 2.1 acres of Recreation and Open Space and 0.7 acres of Irregular (38) Residential to Transit Oriented Corridor. The change in land use designation would encourage mixed-use projects and affordable housing. The approximately 274.9-acre site is generally located on both sides of Atlantic Boulevard, between Cypress Road and the Intracoastal Waterway, and on both side of Federal Highway, between Southeast 5th Court and Northeast 8th Street.</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 adopted as proposed.</p>					
Town of Cutler Bay 16-2ESR (received 05-15-17)	N/A	√	05-22-17	04-19-17	5-0
<p>1. The adopted amendment to the Town of Cutler Bay Comprehensive Plan amends the Coastal Management Element to address the Peril of Flood state mandate. The changes include requiring that development or re-development in vulnerable areas meet or exceed flood-resistant construction requirements of the Florida Building Code.</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 adopted as proposed.</p>					

<b>Local Government and Plan Amendment Number</b>	<b>Proposed</b>	<b>Adopted</b>	<b>Council Review Date</b>	<b>Local Government Transmittal or Adoption Public Hearing and Meeting</b>	<b>Governing Body Adoption Vote</b>
City of Miami Gardens 17-1ESR (received 05-10-17)	N/A	√	05-22-17	04-26-17	6-0 (1 absent)
<p>1. The adopted amendment revises the City of Miami Gardens Comprehensive Plan to allow for a change in the Future Land Use Map on the 88.4-acre property located on the south side of NW 215<sup>th</sup> Street, east of NW 47<sup>th</sup> Avenue from “Neighborhood” to “Commerce” classification. The change facilitates the development of a 1.15 million sq. ft. logistics center on a currently unimproved property.</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. Local government adopted the amendment as proposed, along with fulfilling the EAR amendment submittal.</p>					
City of Miramar 17-1ESR (received 04-27-17)	N/A	√	05-22-17	03-08-17	4-0 (1 absent)
<p>1. The adopted amendment revises the City of Miramar’s Comprehensive Plan seeking 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 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 adopted as proposed.</p>					

\*TBP- To Be Provided