



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: JANUARY 22, 2018

TO: COUNCIL MEMBERS

FROM: STAFF

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

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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 17-8ESR (received 12-11-17)	√	N/A	01-22-18	12-05-17	8-1
<p>1. The Broward County Planning Council submitted two amendments, one amendment is to the Broward County Land Use Plan map and one to the Broward County Land Use Plan text.</p> <p>2. The proposed amendments to the Broward County Land Use Plan within the City of Miramar change approximately 120 acres, generally located on the southwest corner of SW 172nd Avenue and Bass Creek Road from Agricultural to Irregular (3.21) Residential. The amendment to the Broward County Land Use Plan Text is regarding corrective amendments to the BrowardNext – Broward County Land Use Plan.</p> <p>3. The amendment does not create any adverse impacts to state or regional resources/facilities.</p>					
Miami Dade County 17-4ESR (received 12-13-17)	√	N/A	01-22-18	11-08-17	8-0 (3 absent)
<p>1. The proposed text amendment amends the Agricultural Land Use category text within the Land Use Element to allow industrially zoned parcels immediately adjacent to the 2020 Urban Development Boundary (UDB) to be developed with typical industrial uses, including uses that are not supportive of agriculture, as long as adequate buffering is provided to limit impacts to adjacent properties outside the UDB.</p> <p>2. The subject area is a portion of a parcel consisting of approximately 24.8 acres located south of the theoretical SW 236th Street between the C-102 Canal and theoretical SW 134th Avenue and north of theoretical SW 242nd Street.</p> <p>3. The amendment does not create any adverse impacts to state or regional resources/facilities.</p>					
City of Coral Gables 17-2ER (received 11-28-17)	√	N/A	01-22-18	11-14-17	5-0
<p>1. The proposed text amendment amends the City of Coral Gables Comprehensive Plan to include a Coastal Management Element to protect coastal areas of the city. It aims to protect the coastal and environmentally sensitive areas of the city, and therefore encourage development closer to downtown and denser areas of the city. The amendment meets the State of Florida Peril of Flood requirements of the Comprehensive Plan.</p> <p>2. The amendment does not create any adverse impacts 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 Homestead 17-1ESR (received 12-26-17)	√	N/A	01-22-18	12-20-17	6-0
<p>1. The proposed amendment to the City of Homestead seeks to modify the text of the Technology Mixed Use (TMU) Future Land Use Map Category to add Planned Urban Development zoning to the list of applicable zoning districts, which serve to implement the TMU FLUM Category. The intent of the amendment is to permit the development of a 140-foot stealth communication tower located on an approximately 0.4 acre remnant parcel within an existing PUD.</p> <p>2. The amendment area is generally located at the northwest intersection corner of theoretical SW 142nd Avenue and the South Florida Water Management District C-103 Canal.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami Beach 17-5ESR (received 12-26-17)	√	N/A	01-22-18	12-13-17	7-0
<p>1. The proposed amendment to the City of Miami Beach Year 2025 Comprehensive Plan allows for the designation of the “North Beach National Register Conservation District Overlay” in the Future Land Use Map (FLUM); increased density allowed on parcels designated “Low Density Multi Family Residential Category (RM-1)” located within the “North Beach National Register Conservation District Overlay”.</p> <p>2. The district is generally bounded by Biscayne Bay to the south, Ray Street, Rue Notre Dame and Rue Versailles to the west, Normandy Shores Golf Course to the north, and the western bulkhead of Indian Creek to the east.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miramar 17-3ESR (received 11-29-17)	√	N/A	01-22-18	10-25-17	6-0
<p>1. The proposed amendment changes the land use plan designation on a subject property from Rural (City)/Agriculture (County) to Residential 3.21 to allow a 385 single-family-unit residential development.</p> <p>2. The subject property is 117.7 net acres (120 gross) located at the southwest corner of SW 172nd Avenue and Bass Creek Road.</p> <p>3. The amendment does not create any adverse impacts 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 Pompano Beach 17-2ER (received 12-14-17)	√	N/A	01-22-18	12-12-17	5-0 (1 absent)
<p>1. The proposed amendment to the City of Pompano Beach Comprehensive Plan includes EAR-based amendment updates on the Goals, Objectives and Policies in the Coastal Management Element of the Comprehensive Plan. The amendment updates climate related policies and maps, and commits to coordination with Broward County on priority planning areas. It also supports the establishment of flood regulations and standards that are more stringent than the Florida Building Code and/or the National Flood Insurance Program, and commits to continued participation in the Community Rating System (CRS) program. The amendment meets the State of Florida Peril of Flood requirements of the Comprehensive Plan.</p> <p>2. The amendment does not create any adverse impacts to state or regional resources/facilities.</p>					
Town of Surfside 18-1ER (received 12-28-17)	√	N/A	01-22-18	12-13-17	3-2
<p>1. The proposed amendment to the Town of Surfside's Comprehensive Plan revises goals, objectives, policies, and data, inventory and analysis of the Town's plan based on an Evaluation and Appraisal Report of the plan. The plan serves to ensure compliance and consistency with state requirements. The amendment meets the State of Florida Peril of Flood requirements of the Comprehensive Plan. The amendment revises all elements of the plan, with the exception of the land use element policies related to density reductions affecting properties between Collins and Harding Avenues.</p> <p>2. The amendment does not create any adverse impacts to state or regional resources/facilities; however Council staff recommends to have comprehensive policies on density based on population projections, resiliency policies, meeting goals and objectives of the element.</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 Bal Harbour Village 17-1ER (received 12-06-17)	N/A	√	01-22-18	11-21-17	4-1
<p>1. The adopted amendment to the Bal Harbour Village’s Comprehensive Plan amends the Village’s last Evaluation and Appraisal Report (EAR) and includes the resubmittal of the Village’s updated 2015 Water Supply Facilities Work Plan and related amendments, including revisions to the Future Land Use and Transportation Elements.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>3. Minor revisions were made to the amendment between the proposed and adopted phases as a result of comments provided by DEO’s ORC report, FDOT, Miami-Dade County and other review agencies.</p> <p>4. The additional revisions do not create any adverse impacts.</p>					
City of Florida City 17-1ESR (received 12-21-17)	N/A	√	01-22-18	11-28-17	4-0 (1 absent)
<p>1. The adopted amendment to the City of Florida City Comprehensive Plan approves the City’s 10-year water supply facilities work plan and incorporate water related objective into the City’s Comprehensive Development Master Plan.</p> <p>2. This amendment does 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 Hialeah Gardens 17-1ESR Received 11-28-17)	N/A	√	01-22-18	11-07-17	6-0
<p>1. The adopted amendment to the City of Hialeah Gardens Comprehensive Plan changes the land use designation of a 1.46-acre triangular parcel from BU (General Business) to HDR (High Density Residential) as a result of a request from a property owner. The residential use would be restricted to elderly housing. The amendment area is 1.46 acres and is between NW 103rd and Samari Lakes, and between City Hall and HDR Development, Santa Navila.</p> <p>2. This amendment does 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 Key West 17-2ACSC (received 12-20-17)	N/A	√	01-22-18	10-18-17	5-0 (2 absent)
<p>1. The adopted amendment to the City of Key West Comprehensive Plan creates a method to transfer Building Permit Allocations not utilized within the City to the Lower Keys area of Monroe County, for beneficial use purposes and/or affordable housing that will directly benefit the City of Key West as determined by the City Commission. The amendment also operates as a one-time transfer of 104 previously un-allocated BPAS units to Monroe County for allocation and use at the workforce housing project known as “The Quarry”.</p> <p>2. The one-time transfer that is part of this amendment will be used at the project known as “The Quarry”, which is located on Rockland Key, about four miles east of Key West, and at approximately mile markers 8-9.5 on U.S. 1.b</p> <p>3. 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>4. The local government adopted the amendment as proposed.</p>					
City of Key West 17-3ACSC (received 12-20-17)	N/A	√	01-22-18	10-18-17	4-1 (2 absent)
<p>1. The adopted amendments to the City of Key West Comprehensive Plan amends the Future Land Use Map (FLUM) category of the City of Key West for promotion of affordable housing. It also amends the Future Land Use Map Legend from Public Service (PS) to High Density (HDR) and applying it to subject properties; and amends the Future Land Use Element to include the High Density Residential College Road (HDR-1) zoning district.</p> <p>2. The subject properties are located on 5220, 5224, 5228 and 5230 College Road.</p> <p>3. 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>4. 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 Miami Beach 17-4ESR (received 11-30-17)	N/A	√	01-22-18	10-18-17	4-0 (3 absent)
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Miami Beach Comprehensive Plan allows for increased density within certain future land use categories for the limited purpose of providing affordable housing and workforce housing. The amendment also allows residential uses on the Parking (P) Future Land Use category. The amendment also provides incentive for developing workforce and affordable housing by allowing density increases to incentivize development of workforce and affordable housing projects. This allows local households to have greater housing options in the city, and assist local employers in reducing labor shortages of skilled workers by providing housing accessible to workplaces, and reduce traffic congestion and commute distances for employees who would live elsewhere due to housing cost burden.</li> <li>2. Affected amendment area includes all properties under Parking (P), Commercial, and Residential Uses located on frontage opposite a land use category that permits commercial use.</li> <li>3. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</li> <li>4. The local government adopted the amendment as proposed.</li> </ol>					
City of Miami Beach 17-2ESR (received 12-07-17)	N/A	√	01-22-18	09-13-17	7-0
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Miami Beach Comprehensive Plan modifies the allowable uses language in the RM-1 (Low Density Multi-Family Residential) land use to allow non-conforming hotels located on the north side of Belle Isle to rebuild structures up to 50% of the floor area of the existing building in a manner that reduces daily trips, improving traffic circulation within and around the neighborhood, and improve the resiliency of the buildings.</li> <li>2. The amendment affects all hotel use buildings located on the north side of Belle Isle, these buildings are in legal non-conforming use based on the current RM-1 land use code, specifically the Standard Hotel.</li> <li>3. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</li> <li>4. The local government adopted the amendment as proposed.</li> </ol>					

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 17-1ESR (received 12-19-17)	N/A	√	01-22-18	07-26-17	7-0
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Miami Beach Comprehensive Plan prohibits gambling and casino uses in all future land use categories in the City with a text amendment to the land development regulations.</li> <li>2. The amendment will affect the entire City of Miami Beach.</li> <li>3. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</li> <li>4. The local government adopted the amendment as proposed.</li> </ol>					
City of Plantation 17-3ESR (received 11-29-17)	N/A	√	01-22-18	10-25-17	5-0
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Plantation Comprehensive Plan changes the Future Land Use Map from “Commercial” to “Commercial and Residential” all within a dashed line area with an overall density of 20 dwelling units per acre on both City of Plantation and Broward County’s Land Use Maps. This new designation permits up to 701 new dwelling units on site and 350,670 sq. ft. of commercial space.</li> <li>2. The subject property is 35.067 acres, and located north of W. Broward Blvd., west of N. University Drive, and east of NW 82nd Avenue in Plantation.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. The local government adopted the amendment as proposed.</li> </ol>					