



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: FEBRUARY 26, 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.



**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 18-1ESR (received 01-26-18)	√	N/A	02-26-18	01-23-18	8-0 (1 absent)
<p>1. This proposed amendment seeks to amend the Broward County Comprehensive Plan. One amendment is to the Broward County Land Use Plan (BCLUP) Map and a corresponding text amendment for the expansion of the Activity Center located in the City of West Park. The amendment re-classifies 90.6 acres of Activity Center, 106.8 acres of Commerce, 88.0 acres of Low (5) Residential, 25.3 acres of Low-Medium (10) Residential, 7.6 acres of Medium (16) Residential, 3.4 acres of Community, and 2.0 acres of Low (3) residential to Activity Center. The proposal expands the Activity Center area with the intent to encourage mixed-use development and opportunities within the city. The amendment will increase the type of uses within the dashed-area, but not existing intensity or density.</p> <p>2. The subject property is approximately 323.7 acres; generally located along the east side of State Road 7, between Pembroke Road and County Line Road, along the south side of Pembroke Road, between State Road 7 and SW 40th Avenue, along both sides of Hallandale Beach Boulevard, between State Road 7 and SW 56th Avenue, and along the north side of Hallandale Beach Boulevard, between SW 55th Avenue and SW 38th Avenue.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities; however, Council staff offers the following comment. The Miramar/West Park SR 7 Charrette: A Citizens’ Master Plan, a study undertaken in 2005 by the Treasure Coast and South Florida Regional Planning Councils, provides guidelines that will maximize the success of the expanded designation. Council staff recommends that the City prioritize projects that improve bicycle and pedestrian mobility and safety, to fully realize the potential for the internalization of traffic patterns and use of transit in the mixed-use development pattern.</p>					
City of West Park 18-1ESR (received 01-26-18)	√	N/A	02-26-18	08-02-17	5-0
<p>1. This proposed amendment seeks to amend the Comprehensive Plan for the City of West Park to expand the boundaries of the existing Transit Oriented Corridor (TOC) designation to include 231.58 additional contiguous acres within the City of West Park and account for the existing land uses within the expansion area. The intent of the amendment is to provide opportunities for land aggregation necessary for infill and redevelopment.</p> <p>2. The subject West Park TOC expansion area is 231.58 acres generally along Pembroke Road south to SW 19th Street, along the Hallandale Beach Boulevard corridor and east of State Road 7, north south and east of the existing TOC.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities; however, Council staff offers the following comment. The Miramar/West Park SR 7 Charrette: A</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
<p>Citizens' Master Plan, a study undertaken in 2005 by the Treasure Coast and South Florida Regional Planning Councils, provides guidelines that will maximize the success of the expanded designation. Council staff recommends that the City prioritize projects that improve bicycle and pedestrian mobility and safety, to fully realize the potential for the internalization of traffic patterns and use of transit in the mixed-use development pattern.</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 17-6ESR (received 01-26-18)	N/A	√	02-26-18	01-23-18	8-0 (1 absent)
<p>1. The adopted amendment revised the Broward County Land Use Plan within the City of Weston. It changed the Land Use Plan from a dashed-line area consisting of 25.0 acres of Irregular (5) Residential to Irregular (28.44) Residential.</p> <p>2. The subject property is approximately 25.0 acres generally located on both sides of Racquet Club Road, between West Mall Road and Bonaventure Boulevard.</p> <p>3. The amendment does not create any adverse impacts to state or regional resources/facilities.</p> <p>4. The local government adopted the amendment as proposed.</p>					
Miami-Dade County 17-3ESR (received 02-12-18)	N/A	√	02-26-18	10-18-17	Unanimous
<p>1. The adopted amendment to the Miami-Dade Comprehensive Plan amended the Land Use Plan Map designation of a parcel from “Business and Office” on approximately 3.66 acres to “Medium Density Residential (13 to 25 dwelling units per acre)” on approximately 1.97 acres.</p> <p>2. The affected parcel is located approximately 530 feet west of SW 87th Avenue between SW 72nd Street and SW 74th Street.</p> <p>3. An analysis was completed according to procedures outlined in the comments of the Florida Department of Transportation, District Six. The results of that analysis indicate that the potential transportation impact would not be significant, and the amendment would not adversely impact facilities of state importance.</p> <p>4. The local government adopted the amendment as proposed.</p>					
Monroe County 17-2ACSC (received 02-14-18)	N/A	√	02-26-18	01-17-18	5-0
<p>1. The adopted amendment to the Monroe County Comprehensive Plan revised the Future Land Use Map from “Residential High” to “Mixed Use/Commercial.” The site currently supports light industrial use (including a 9,963 auto parts/repair building with associated outdoor storage) which is not currently allowed under the existing designation. The change in designation eliminated nonconformity between current site uses and the comprehensive plan.</p> <p>2. The amendment site is located at 5713 First Avenue, South Stock Island, Mile Marker 5.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities, although Monroe County is in an area of critical concern.</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
Town of Cutler Bay 17-1ESR (received 02-14-18)	N/A	√	02-26-18	10-18-17	5-0
<p>1. The adopted amendment to the Town of Cutler Bay Comprehensive Plan clarified requirements for mixed-use developments, within the mixed-use future land use district. The adopted revisions provide greater guidance for the inclusion of residential uses, which will be encouraged but not required.</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>					