



MEMORANDUM

AGENDA ITEM #IV.C

DATE: MAY 21, 2018

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.



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 18-2ESR (received 03-28-18)	√	N/A	05-21-18	03-20-18	9-0
<p>1. The proposed amendment to the Broward County Land Use Plan of the Broward County Comprehensive Plan within the City of Plantation seeks to change the Land Use Designation from Commercial to Commercial and Irregular Residential with a dashed line area with an overall density of 21 dwelling units per acre. The intent of the amendment is to allow for residential development in an area where it was not previously permitted.</p> <p>2. The subject site is approximately 28.7 acres, generally located on the south side of Cleary Boulevard, between Pine Island Road and American Express Way, in the Plantation Midtown District. The proposed development implements the Plantation Midtown Conceptual Plan that incorporates a mix of uses, and a functional circulation system.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Broward County 18-3ESR (received 04-30-18)	√	N/A	05-21-18	04-24-18	9-0
<p>1. The proposed amendment package seeks to change the Broward County Comprehensive Plan Land Use Map and text, to reflect amendments in the City of Sunrise and the City of Deerfield Beach. It also includes an amendment regarding the prohibition of fracking.</p> <p>2. The City of Sunrise site is approximately 15.5 acres, and generally located on the north side of NW 41st Street, west of Pine Island Road. The change in land use is from Commercial to Irregular (19.2) Residential.</p> <p>The City of Deerfield Beach site is approximately 83.0 acres, and generally located on the west side of Military Trail, between Hillsboro Boulevard and SW 10th Street. The change in land use is from Commercial Recreation in a dashed line area to 57.9 acres of Recreation and Open Space within a dashed line area and 25.1 acres of low-Medium (10) Residential.</p> <p>The amendment to the Broward County Land Use Plan regarding fracking amends Policy 2.9.3 to prohibit in any land use category the use of hydraulic fracturing, acid fracturing, and any form of extreme well stimulation for the purposes of resource extraction.</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 Deerfield Beach 18-1ESR (received 04-30-18)	√	N/A	05-21-18	12-05-17	5-0
<p>1. The proposed amendment changes the City's Future Land Use designation of 82-99 gross acres from Recreation Commercial to: 1) 25.1 gross acres to Residential Moderate (10 du/ac), and: 2) 57.89 gross acres to Recreation Open Space. The request is also to remove the 25.1-acre parcel from the Century Village dashed line area on the Future Land Use Map.</p> <p>2. The subject property is a former golf course within the Century Village development. The intent is to redevelop the 25.1-acre parcel fronting Military Trail with 201 residential townhouse units, with the remaining 57.89 acres being conveyed to Century Village Master Management to utilize for recreation and open space purposes.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Hialeah 18-1ESR (received 05-07-18)	√	N/A	05-21-18	04-24-18	5-0 (2 absent)
<p>1. The proposed amendment seeks to change a text amendment to the Future Land Use Element of the City of Hialeah Comprehensive Plan expand the scope of the uses in the mixed-use Hialeah Heights Land Use Classification to support residential development through expansion. This amendment does not make any changes on the percentage of each use within the mixed use category, or density and intensity.</p> <p>2. The subject property is bound on the north at NW 142nd Street (W 88th Street), on the West by NW 102nd Avenue (W 40th Avenue), on the south by NW 138th Street (W 84th Street) and on the east by NW 97th Avenue (W 36th Avenue).</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Town of Hillsboro Beach 18-1ER (received 05-10-18)	√	N/A	05-21-18	05-01-18	5-0
<p>1. This proposed amendment seeks to amend the Town's Comprehensive Plan and adopt the Evaluation and Appraisal Report (EAR) based amendments, various updates of Goals, Objectives and Policies and other portions of the 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 Key West 18-1ACSC (received 03-08-18)	√	N/A	05-21-18	02-21-18	7-0
<p>1. The proposed amendment to the City of Key West Comprehensive Plan is a text amendment. It revises the uses and limitations of the Historic Residential/Office (HRO) Zoning District in Table 1-1.1.5 of the Future Land Use Element, to use Floor to Area Ratio (FAR) to guide transient uses instead of units per acre. The intent of the amendment, as described by the City, is to promote the welfare of citizens and visitors of Key West.</p> <p>2. The subject properties are located at the southern end of Appelrouth Lane and Southard Street bound by Whitehead Street located in the historic district.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Key West 18-2ACSC (received 04-04-18)	√	N/A	05-21-18	11-17-15	7-0
<p>1. The proposed amendment to the City of Key West Comprehensive Plan seeks to amend the Water Supply Element of the 2013 Comprehensive Plan and update the Future Land Use, Public Facilities, Coastal Management, Conservation, Intergovernmental Coordination, and Capital Improvements elements. The intent of these amendments is to support the Water Supply Element goal of developing traditional and alternative water supply and management strategies. The Keys Aqueduct Authority Strategic Plan and 5-year capital improvement and capital financing plan is included in the update. The amendment includes language that indicates an intent of the City to pursue an interlocal agreement with Miami-Dade County, to create an opportunity for the City to provide comments on Miami-Dade County land use decisions and policies that affect the Florida City Wellfield. The South Florida Water Management District will release the updated Lower East Coast Water Supply Plan in the Fall of 2018, and an update to the City of Key West Water Supply Element will subsequently need to be made.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Key West 18-3ACSC (received 04-17-18)	√	N/A	05-21-18	02-15-18	7-0
<p>1. The proposed text amendment amends the City's Comprehensive Plan as part of a process to address the affordable housing shortage in the City. The amendment updates the Building Permit and allocation System, removing transient uses from the language.</p> <p>2. 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 Lauderdale Lakes 18-1ESR (received 03-26-18)	√	N/A	05-21-18	02-13-18	5-0
<p>1. The proposed amendment to the City of Lauderdale Lakes' Comprehensive Plan is to change the Future Land Use designation on the subject site from Commercial to Single-Family Residential. It will allow a maximum of 84 single-family homes on the property involving 24 gross acres. The intent of the amendment is to allow for the diversification of the City's housing stock.</p> <p>2. The subject property is generally located at the southwest corner of West Oakland Park Boulevard and NW 31st Street. The subject site lies within both the "Tricity Plat" and "Somerset Plaza."</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami Beach 18-1ESR (received 03-19-18)	√	N/A	05-21-18	03-07-18	7-0
<p>1. The proposed amendment to the City of Miami Beach's 2025 Comprehensive Plan seeks to establish the "North Beach Town Center Revitalization Overlay" which allows for an increased floor area ratio for properties within the overlay with the following land use categories: Public Facility, Governmental Uses (PF), Town Center Core Category (TC-1), Town Center Commercial Category (TC-2) and Town Center Residential Office (TC-3). The intent of the amendment is to allow for redevelopment in the North Beach area.</p> <p>2. The properties are bounded by 72nd Street to the north, Collins Avenue to the east, 69nd Street to the south and Dickens Avenue/Indian Creek Drive to the west.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Plantation 18-1ESR (received 03-26-18)	√	N/A	05-21-18	10-11-17	4-1
<p>1. The proposed amendment to the City of Plantation's Comprehensive Plan seeks to change the Future Land Use designation for approximately 28.7 acres of property from Commercial to Commercial and Irregular Residential all within a dashed line area with an overlay density of 21 dwelling units per acre. The intent of the amendment is to allow for residential development in an area where it was not previously permitted.</p> <p>2. The subject property is generally located on the south side of Cleary Boulevard, between Pine Island Road and American Express Way.</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 South Miami 18-1ER (received 04-09-18)	√	N/A	05-21-18	03-22-18	5-0
<p>1. The proposed amendment to the City of Pompano Beach Comprehensive Plan includes EAR-based amendment updates on the Goals, Objectives and Policies for eight elements: Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvement Elements.</p> <p>2. The amendment does not create any adverse impacts to state or regional resources/facilities; however, Council staff offers the following comments: include language in the plan that addresses public involvement as charrettes were removed per meeting minutes.</p>					
City of South Miami 18-2ESR (received 05-02-18)	√	N/A	05-21-18	04-17-18	5-0
<p>1. This proposed amendment seeks to amend the future Land Use category “Parks and Open Space” and to amend the Future Land Use Map of the Comprehensive Plan, to identify the area located under the Metrorail, including the Underline Linear Park, as part of the City’s Parks and Open Space land use category. The text amendment revises the description of “Parks and Open Space” in the Future Land Use Element to include lands owned by other governmental entities to be designated as Parks and Open Space. The amendment allows the Underline area, currently owned by Miami-Dade County and not classified under the City’s current Land Use Map, to be classified as Parks and Open Space land use on the City’s FLUM.</p> <p>2. The FLUM amendment concerns the land below Miami’s Metrorail known as the Underline. This ten-mile area (11.5 acres of which are in the City of South Miami) is being transformed into a linear park, urban trail, and living art destination.</p> <p>3. The amendment does not create any adverse impacts to state or regional resources/facilities.</p>					
City of Sunrise 18-1ESR (received 04-30-18)	√	N/A	05-21-18	11-14-17	5-0
<p>1. The proposed amendment seeks to amend the City’s Comprehensive Plan to change the Land Use Designation from Commercial to Irregular (19.2 du/ac) Residential to permit 288 dwelling units for the Pine Plaza Apartments. This area currently contains underutilized commercial buildings. The intent of this amendment is to support the redevelopment and revitalization of a district with pedestrian friendly, mixed-use development that is characterized by proximate, walkable access to retail and entertainment.</p> <p>2. The subject property is approximately 15.5 acres, located on the north side of NW 41st Street, west of NW 88th Avenue (Pine Island 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
City of Sunrise 18-2ER (received 05-01-18)	√	N/A	05-21-18	04-24-18	5-0
<p>1. The proposed amendment to the City of Sunrise Comprehensive Plan includes EAR-based amendment updates on the Goals, Objectives and Policies for nine elements: Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Public School Facilities and Capital Improvement Elements. These amendments update and improve the City's Comprehensive plan, addressing the community's needs and vision.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Sweetwater 18-1ESR (received 04-17-18)	√	N/A	05-21-18	04-02-18	5-0
<p>1. The proposed text amendment seeks to amend the City's Comprehensive Master Plan to address the city's long-term vision to create a Transportation Concurrency Management Area (TCMA) for the University City District. The TCMA is accompanied by a new objective and two new policies. The TCMA provides exceptions to transportation concurrency requirements to allow urban infill and redevelopment where infrastructure already exists. The traffic study in the review package refers to University Bridge, a future phased development that will add 1,136 units (2,244 bedrooms) of student housing and 7,000 square feet of restaurant use. The amendment would allow for developments such as the University Bridge redevelopment project.</p> <p>2. The TCMA subject area is located within the area bounded by West Flagler Street on the north, SW 112th Avenue on the west, SW 7th Terrace on the south, and SW 107th Avenue on the east. The University Bridge Property is located on the SW quadrant of SW 7th Street and SW 109th Avenue.</p> <p>3. 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 17-7ESR (received 03-28-18)	N/A	√	05-21-18	03-20-18	8-0 (1 absent)
<p>1. The adopted amendment to the Broward County Land Use Plan (BCLUP) map changed the land use designation of a parcel from Community to Commerce. The intent of the amendment is to develop a logistics warehouse under 280,000 square feet, which is consistent with BrowardNext and appropriately located due to its proximity to Fort Lauderdale-Hollywood International Airport (FLL). The development does not cause adverse impact to airport facilities.</p> <p>2. The subject property is approximately 10.6 acres, generally located on the west side of SW 12th Avenue, between SW 32nd Court and Perimeter Road.</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>					
Broward County 17-8ESR (received 03-28-18)	N/A	√	05-21-18	03-20-18	7-1 (1 absent)
<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 adopted amendments to the Broward County Land Use Plan within the City of Miramar changes 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 was 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> <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
Broward County 18-1ESR (received 04-30-18)	N/A	√	05-21-18	04-24-18	9-0
<p>1. This adopted amendment amended 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>					
Miami-Dade County 17-4ESR (received 03-19-18)	N/A	√	05-21-18	02-28-18	8-0
<p>1. The adopted text amendment amended 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 local government adopted the amendment with a minor language revision from the proposed amendment. The change 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 02-26-18)	N/A	√	05-21-18	02-21-18	6-0 (1 absent)
<p>1. The adopted amendment to the City of Homestead modified the text of the Technology Mixed Use (TMU) Future Land Use Map Category to add Planned Urban Development (PUD) zoning to the list of applicable zoning districts, which serve to implement the TMU FLUM Category. The intent of the amendment permitted 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> <p>4. The local government adopted the amendment as proposed.</p>					
City of Key West 17-1ACSC (received 04-26-18)	N/A	√	05-21-18	08-15-17	4-1 (2 absent)
<p>1. The proposed text amendment to the City of Key West Comprehensive Plan seeks to eliminate the one-year residency requirement for affordable housing applicant eligibility in Chapter 3, Policy 3-1.1.8, sub-part 3.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami 16-1ER (received 03-28-18)	N/A	√	05-21-18	12-14-17	9-1
<p>1. The adopted Evaluation and Appraisal Report (EAR) based amendments to the City of Miami Comprehensive Neighborhood Plan (MCNP) reflected changes in state requirements since the last MCNP update.</p> <p>2. In response to the Department of Economic Opportunity's (DEO) Objections, Recommendations, and Comments (ORC) Report, and comments from the Florida Department of Transportation, the City revised the Transportation Element. The DEO objection relating to the Peril of Flood statutory requirements will be addressed by the City, and related amendments transmitted, by November 2018. The DEO objection to the planning horizon of the Future Land Use Map (FLUM) was that a 10-year planning horizon is required but still not satisfied by the 2020 FLUM in the City's Plan.</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 Weston 17-1ESR (received 04-02-18)	N/A	√	05-21-18	02-20-18	5-0
<p>1. The adopted amendment changed the Future Land Use Map Designation with the City's Comprehensive Plan from Residential Irregular 5 to Residential Irregular 28.44, consisting of approximately 25 gross acres. The intent of the amendment is to allow for the redevelopment of the Bonaventure Resort and Spa.</p> <p>2. The property is generally located south of Interstate 75/State Road 84, east of West Mall Road and west of 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>					