



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: SEPTEMBER 24, 2018

TO: COUNCIL MEMBERS

FROM: STAFF

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

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Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of Council’s evaluation 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.

## 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
Miami-Dade County 18-3ESR (Received 08-14-18)	√	N/A	09-24-18	07-25-18	9-1 (3 absent)
<p>1. The proposed amendment to the Miami-Dade County Comprehensive Development Master Plan (CDMP) is seeking to redesignate the application site from “Industrial and Office” to “Low Density Residential (6-13 dwelling units per acre)” on the Land Use Map (LUP) as well as adding a declaration of restrictions.</p> <p>2. The proposed amendment is located on the southwest corner of SW 136th Street and SW 157th Avenue. The subject property is approximately 10.3 acres.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Miami-Dade County 18-4ESR (Received 08-15-18)	√	N/A	09-24-18	07-25-18	10-0 (3 absent)
<p>1. The proposed amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP) is seeking the following: Application #4 is proposing to redesignate the site on the Land Use Plan map from “Low Density Residential (2.5 to 6 dwelling units per acre)” to “Low Medium Density Residential (6 to 13 dwelling units per acre)”.</p> <p>Application #5 is proposing to amend the CDMP Land Use Element interpretive text related to the Ludlam Trail Corridor District to include interim rails to trails agreement approval as an alternative to the required US surface Transportation Board Final abandonment approval.</p> <p>2. Application #4’s site is 11.65 gross acres and located on the NW corner of SW 147th Avenue and SW 184th Street. Application #5’s site is Ludlam Trail Corridor District, a 5.8-mile segment of the former Florida East Coast Railway South Little River Branch spur line that is generally 100 feet wide and extends from SW 80th Avenue to approximately 400 feet north of NW 7th Street and generally along a theoretical NW/SW 69th Avenue.</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 Layton 18-1ACSC (Received 08-14-18)	√	N/A	09-24-18	07-31-18	4-0 (1 absent)
<p>1. The proposed amendment to the City of Layton are Evaluation and Appraisal (EAR) based amendments.</p> <p>2. The text amendment includes an update to the Water Supply Facilities Work Plan, which includes the capital improvements proposed by the Florida Keys Aqueduct Authority (FKAA) in its 20-Year Water System Capital Improvement Master Plan.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Oakland Park 18-2ESR (Received 07-30-18)	√	N/A	09-24-18	07-30-18	4-1
<p>1. The proposed amendment to the City of Oakland Park seeks to change the Land Use Map by changing the land use designation from Parks/Recreation (P/R) to irregular (2.88) residential, which may allow for residential dwelling units at the subject property.</p> <p>2. The subject property is located at 2400 Oaktree Lane, Oakland Park, FL. The property is 140.7 gross acres and generally bound by West Prospect Road on the northeast, and NW 21st Avenue on the east and NW 44th Street on the south. Other residential developments surround this property on the west and north.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities; however, Council staff offers the following comments: Address the SFWMD permitting with the adjacent site and storm water mitigation. The loss of space will also impact the City's CRS rating, so actions need to be taken to recover lost points.</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 18-2ESR (Received 08-20-18)	N/A	√	09-24-18	08-14-18	8-0 (1 absent)
<p>1. The adopted amendment to the Broward County Land Use Plan of the Broward County Comprehensive Plan within the City of Plantation changes 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. The local government adopted the amendment as proposed.</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Miami-Dade County 18-1ESR App No. 9 (received 08-16-18)	N/A	√	09-24-18	07-25-18	5-0
<p>1. The adopted amendment to the Miami-Dade County Comprehensive Development Master Plan is a text amendment that amends the allowed uses in Open Land Subarea 1.</p> <p>2. The intent of the amendment is to allow a County owned site for former and decommissioned Opa-Locka West Airport to be utilized as an area for recreational motorsports, in particular, all-terrain vehicle (ATV) use and recreational drag racing.</p> <p>3. This amendment was found by the Council to be general inconsistent with the SRPP at the proposed stage. There was discussion on the transportation analysis. FDOT, District VI requested a quantitative transportation analysis of the application’s maximum potential impact the proposed text amendment could potentially have on the transportation network. Miami-Dade County staff has indicated that traffic studies will be conducted at the zoning stage to determine impacts, and any mitigation necessary, to the Strategic Intermodal System, a system of regional significance.</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
Monroe County 18-1ACSC (Received 08-24-18)	N/A	√	09-24-18	06-22-18	5-0
<p>1. This adopted amendment to the Monroe County 2030 Comprehensive Plan includes the definition of Perimeter Canal in the glossary, amending policies to allow maintenance dredging within areas vegetated with seagrass beds or characterized by hard bottom communities within the canals of Duck Key (MM61) with the purpose of restoring navigational access. The amendment is limited to previously dredged canals, limited to minus six feet MLW, and with the provision, there will not be degradation of water quality or impact on surrounding benthic resources, as well as mitigation required for impacts within dredging area. The intent of the amendment is to allow for the dredging of a canal and was initiated by the Duck Key Property Owners Association.</p> <p>2. Duck Key is a census-designated place and unincorporated community in Monroe County, on an island of the same name in the middle Florida Keys at MM61.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities, however staff offers the following comments: consider the impact of lost seagrass on marine ecosystems.</p> <p>4. The local government adopted the amendment as proposed.</p>					
City of Hallandale Beach 18-1ER (Received 08-28-18)	N/A	√	09-24-18	08-15-18	4-0 (1 absent)
<p>1. The adopted amendments to the Hallandale Beach Comprehensive Plan are Evaluation and Appraisal Report (EAR) based amendments. The amendments provide for the creation of policies and objectives in the coastal management element related to flood plain management, flood insurance and climate adaptation. The amendments also increase the open space Level of Service “LOS” standard.</p> <p>2. The intent of the amendments is to bring the Comprehensive Plan in conformity with the Peril of Flood State legislation in order to increase the community’s resilience to existing and emerging flooding hazards, and to increase the standard of open space from 3.0 to 4.0 acres per 1,000 population.</p> <p>3. The local government revised the amendment from proposed in response to comments from the Department of Economic Opportunity. The changes to the amendment from proposed do 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 Hialeah 18-1ESR (Received 08-30-18)	N/A	√	09-24-18	08-14-18	5-0 (2 absent)
<p>1. The adopted 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>					
City of Key West 18-1ACSC (Received 08-27-18)	N/A	√	09-24-18	08-7-18	7-0
<p>1. The adopted 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 bounded 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. It is noted that the South Florida Water Management District's Governing Board approved the LEC Water Supply Plan Update on September 12, 2013. Therefore, the City's Work Plan was to be adopted by March 12, 2015; however, the District has not received the updated Work Plan for review to date.</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 Lauderdale Lakes 18-1ESR (Received 08-27-18)	N/A	√	09-24-18	05-08-18	3-0 (2 absent)
<p>1. The adopted 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> <p>4. The local government adopted the amendment as proposed.</p>					
City of Oakland Park 18-1ESR (Received 08-15-18)	N/A	√	09-24-18	08-01-18	5-0
<p>1. The adopted text amendment amends the text of the City of Oakland's Comprehensive Plan to add a definition for a studio or efficiency dwelling unit in the same manner it is as defined in the Broward County Comprehensive Plan. The intent of the amendment is to encourage mixed-use developments, by adding new density and intensity standards for Planned Redevelopment Districts (PRD) within the Commercial Land Use category.</p> <p>2. The proposed amendment would accommodate a proposed mixed-use development at 3101 and 3201 North Federal Highway.</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>					