



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: MAY 20, 2019

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.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954-924-3653 Phone, 954-924-3654 FAX  
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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 19-2ESR (received 04-22-19)	√	N/A	05-20-19	04-16-19	9-0
<p>1. The proposed amendment to the Broward County’s Comprehensive Plan seeks to amend the permitted uses of the “Commerce” land use designation to create further incentives for Affordable Dwelling Units (ADUs) at the very-low, low, and moderate affordability levels. The amendment maintains the allocations of flexibility and/or redevelopment units to a maximum of 10 unit/acre, on lands designated as “Commerce.” Of the six (6) parcels being affected, five (5) are owned Thayer Lodging Group LLC (Diplomat), one (1) is owned by the City of Hollywood, and in total 19.1 acres of land are affected by this change. Additionally, the amendment removes the requirement to allocate flexibility and/or redevelopment units for developments of any size that include an affordable housing component retracted for a period of at least 15 years.</p> <p>2. This will affect any areas that are labeled as “Commerce” in the County’s Land Use Designation map.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Broward County 19-3-ESR (received 05-10-19)	√	N/A	05-20-19	05-07-19	6-3
<p>1. The proposed amendment to the Broward County Comprehensive Plan seeks to amend the Broward County Land Use Plan (BCLUP) and Map permitted use of “Medium-High (25) Residential and Commerce” to “Activity Center.” The amendment will allow for an estimated 660 additional hotel rooms (840 hotel rooms are currently permitted), 350 dwelling units, 150,000 square feet of convention space, and the reduction of over 212,496 square feet of commercial/office use. Of the six (6) parcels being affected, five (5) are owned by Thayer Lodging Group LLC (Diplomat), one (1) is owned by the City of Hollywood, and in total 19.1 acres of land are affected by this change. This amendment is being transmitted concurrently with a City of Hollywood amendment, which serves a similar purpose.</p> <p>2. The subject property is located on approximately 19 acres on both sides of State Road A1A, north of Hallandale Beach Boulevard.</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 Hollywood 19-1ESR (received 05-10-19)	√	N/A	05-20-19	08-28-19	TBD
<p>1. The proposed amendment to the City of Hollywood’s Comprehensive Plan seeks to amend the Broward County Land Use Plan (BCLUP) and Map permitted use of “Medium-High (25) Residential and Commerce” to “Activity Center.” The amendment will allow for an estimated 660 additional hotel rooms (840 hotel rooms are currently permitted), 350 dwelling units, 150,000 square feet of convention space, and the reduction of over 212,496 square feet of commercial/office use. This amendment is being transmitted concurrently with a Broward County amendment, which serves a similar purpose.</p> <p>2. The subject property is located on approximately 19 acres on both sides of State Road A1A, north of Hallandale Beach Boulevard.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Marathon 19-2ACSC (received 04-29-19)	√	N/A	05-20-19	03-26-19	TBD
<p>1. The proposed amendment to the City of Marathon’s Comprehensive Plan seeks to amend the City’s Land Development Regulations to preserve the rights of existing individual single-family residential properties. The new language, in summary, states that existing single-family residences may be repaired, modified, or replaced. Additionally, individual vacant lots within blocks defined within the plat subject to RL-C zoning may be built upon if the sum of all lots within an individual block are over 90% developed with single family residences as of the date that DEO accepts the Ordinance. Finally, building permits may be issued for Florida Building Code compliant mobile homes to be placed within a recorded plat for a lot zoned Residential High, Residential Medium, or Residential Mobile Home that is rendered nonconforming for allowed maximum densities.</p> <p>2. This amendment will provide guidance throughout the City.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami 19-2ESR (received 04-15-19)	√	N/A	05-20-19	03-28-19	5-0
<p>1. The proposed amendment to the City of Miami’s Comprehensive Plan seeks to amend the Future Land Use Map (FLUM) of the Miami Comprehensive Neighborhood Plan (MCNP) to reflect a land use designation change from “Medium Density Restricted” to “General Commercial” for two properties.</p> <p>2. The two subject properties are located near the corner of NE 62nd Street and NE 4th Avenue, and along NE 60th Street and NE 61st Street between NE 4th Avenue and NE 2nd Avenue, affecting a total of 15 acres.</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
Village of Palmetto Bay 19-1ESR (received 05-02-19)	√	N/A	05-20-19	04-22-19	5-0
<p>1. The proposed amendment to the Village of Palmetto Bay’s Future Land Use Plan and Future Land Use Map seeks to change the future land use designation of a parcel from “Institutional and Public Facility (IPF)” to “Estate Density Residential (EDR)”. The request for a change in designation originated from the sale of property by Florida Power and Light, and the current owner seeks to develop the property as low-density residential.</p> <p>2. The subject property is located at 6525 SW 152nd Street and the change would affect 48 acres of the upland on the eastern side of the parcel.</p> <p>3. Reviewing flood risks maps that were completed based on the Southeast Florida Regional Climate Compact, of 6-10 inches by 2030 and 14-26 inches by 2060, this property will be at risk for storm surge resulting from sea level rise by 2030, and from sea level rise without storm surge by 2060.</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

TBD – To Be Determined

**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 18-5ESR (received 04-12-19)	N/A	√	05-20-19	04-28-19	9-0
<p>1. The adopted Broward County amendment is a revised and updated Comprehensive Plan entitled “BrowardNEXT2.0” and the Broward Municipal Services District (BMSD) Future Land Use Map series. The amendment is consistent with the recently adopted countywide Broward County Land Use Plan. The changes include: a new Broward Municipal Services District Land Use and Community Planning Element; a new Water Management Element, replacing the Potable Water, Sanitary Sewer, Drainage and Natural Aquifer Groundwater Recharge elements; a new Historic Preservation Component added to the Conservation Element; an Administration and Urban Design element was deleted and partially included in other elements. There are also two future land use amendments.</p> <p>2. The adopted amendment affects Broward County in its entirety.</p> <p>3. Staff recommended that prior to adoption, the amendments be revised to reflect that the Lower East Coast Water Supply Plan Update was approved by the South Florida Water Management District’s Governing Board on November 8, 2018. Staff also recommended that prior to adoption of the amendments, the County addresses the comments of the Florida Department of Transportation, specifically the LOS standards on the Strategic Intermodal System (SIS), including the local SIS connectors.</p> <p>4. After revising the amendment package which addressed the comments, suggestions and recommendations of the Department of Economic Opportunity, the Florida Department of Transportation and the South Florida Water Management District and other agencies, the local government adopted the amendment.</p>					
City of Miramar 18-2ESR (received 04-25-19)	N/A	√	05-20-19	04-03-19	5-0
<p>1. The adopted amendment revised the City of Miramar’s Comprehensive Plan to allow for a reallocation of uses within the City’s Transit Oriented Corridor (TOC) future land use designation to reflect market trends and demands for residential and office space. The amendment allocated 100 single-family dwelling units and reduced the multi-family units by a corresponding amount. The TOC Future Land Use location is a p439.7-acre area bounded by Pembroke Road, State Road 7, County Line Road, and SW 66th Avenue.</p> <p>2. The City staff had received suggestions from both the South Florida Water Management District (SFWMD), regarding the need to update the City’s Water Supply Facilities Workplan by May 2020, and from the Florida Department of State regarding preservation of historical and archaeological sensitive areas within the location.</p> <p>4. The local government adopted the amendment as proposed.</p>					