



MEMORANDUM

AGENDA ITEM #IV.C

DATE: NOVEMBER 25, 2019

TO: COUNCIL MEMBERS

FROM: STAFF

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

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.



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 19-6ESR (received 10-21-19)	√	N/A	11-25-19	10-15-19	8-0
<p>1. The proposed amendment to the Broward County’s Comprehensive Plan seeks to add a policy regarding top elevations for seawalls, banks and berms and other appurtenant infrastructure; and to add a definition for “Tidally Influenced Areas”. The intent is to ensure consistency among municipalities in Broward County on adaptation to rising seas, and with the findings and recommendations of the United States Army Corps of Engineers/Broward County Flood Risk Management Study for Tidally Influenced Areas.</p> <p>2. The amendment affects all tidally-influenced municipalities in Broward County.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Broward County 19-7ESR (received 11-07-19)	√	N/A	11-25-19	11-05-19	8-1
<p>The proposed amendment to the Broward County’s Comprehensive Plan includes a set of three amendments.</p> <p>The 1st Amendment:</p> <p>1. The first is an amendment in the City of Pompano Beach, changing the designation of 232 acres of land from 43 acres of Residential (R), consisting of 1,050 mid-rise apartments and 250 garden apartments, 135 acres of Commercial Recreation (CR) use, 27 acres of Commercial (C) use and 26 acres of Office (O) use to 4,100 Multi-Family (MF) dwelling units (du), 300,000 square feet of Commercial uses, 1,000,000 square feet of Commercial Recreation use and 2,000,000 square feet of Office uses.</p> <p>2. The amendment location is generally located on the east side of Powerline Road, between SE 3rd Street/Race Track Road and North Cypress Bend Drive.</p> <p>3. The Florida Department of Transportation’s (FDOT) review-comments for this amendment has not yet been received, as the amendment was recently transmitted on November 5, 2019. Staff recommends coordination with the FDOT on any potential impacts to the state’s Strategic Intermodal System (SIS).</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

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<p>The 2nd Amendment:</p> <ol style="list-style-type: none"> The second amendment to the Broward County’s Comprehensive Plan amends the Environmentally Sensitive Lands (ESL) Map to remove approximately 2.35 acres from the map. The amendment site is located northwest of the intersection of Eller Drive and Federal Highway in the City of Dania Beach. This amendment does not create any adverse impact to state or regional resources/facilities; however, there are County environmental concerns about the removal of the parcel from the Environmentally Sensitive Lands (ESL) Map pertaining to stormwater management, aquifer recharge, and resilience issues. <p>The 3rd Amendment:</p> <ol style="list-style-type: none"> The third amendment amends the Beaches and Shores Map of the Broward County’s Comprehensive Plan, which is part of the Resource Map Series. The proposed update to the map includes depicting the primary drainage system, as well as the waterbodies, estuarine system, and dredge spoil disposal sites to reflect the most current data. The amendment affects Broward County as a whole. This amendment does not create any adverse impact to state or regional resources/facilities. 					
Monroe County 19-6ACSC (received 09-19-19)	√	N/A	11-25-19	08-21-19	3-2
<ol style="list-style-type: none"> The proposed amendment to the Monroe County’s Comprehensive Plan seeks to provide a density bonus above the Maximum Net Density (MND) for affordable housing for properties on Stock Island. The newly established Stock Island Workforce Subarea will allow 40 dwelling units (du) per acre and not require transfer of development rights. The intent of the amendment is to incentivize the development of affordable housing. The amendment would affect properties located at 6325 First Street, 6125 Second Street and 5700 Laurel Avenue on Stock Island. This amendment does not create any adverse impact to state or regional resources/facilities. 					

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Monroe County 19-7ACSC (received 10-08-19)	√	N/A	11-25-19	09-18-19	5-0
<p>1. The proposed amendment to the Monroe County’s Comprehensive Plan seeks to extend the time period of the Rate of Growth Ordinance (ROGO) through 2026. The intent of the amendment is to manage growth in a manner that maintains a hurricane evacuation clearance time for permanent residents of no more than 24 hours.</p> <p>2. The amendment will affect Monroe County.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Monroe County 19-8ACSC (received 10-08-19)	√	N/A	11-25-19	09-18-19	5-0
<p>1. The proposed amendment to the Monroe County’s Comprehensive Plan seeks to amend the text of its Policy to include additional language to allow structures within Ocean Reef, a gated master planned community, to exceed the maximum height limit of up to a maximum of eighty (80) feet.</p> <p>2. The amendment will affect the Ocean Reef community, located at 201 Ocean Reef Drive in Key Largo.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Islamorada, Village of Islands 19-2ACSC (received 10-08-19)	√	N/A	11-25-19	06-27-19	3-0 (1 absent and 1 abstained)
<p>1. The proposed amendment to the Islamorada, Village of Islands’ Comprehensive Plan seeks to change the land use designation of two parcels on the official Future Land Use Map (FLUM) from Residential High (RH) to Mixed Use (MU). The intent of the amendment is to allow for the development of 22 market-rate single family residences and one affordable housing unit in place of 33 mobile home units.</p> <p>2. The 4.6-acre amendment area is located at 82779 Old Highway.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. It is noted by the South Florida Water Management District (SFWMD) that the Village’s Water Supply Facilities Work Plan needs to be updated and adopted by May 2020.</p>					

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City of Lauderhill 19-1ER (received 10-24-19)	√	N/A	11-25-19	09-12-19	5-0
<p>1. The proposed amendments to the City of Lauderhill's Comprehensive Plan are the Evaluation and Appraisal Report (EAR) based amendments and include the following intents: (a) to meet the Peril of Flood requirements, (b) to reflect changes in local conditions, (c) to reflect policies related to Resiliency/Sustainability and Climate Change, and (d) to ensure concurrence with the Broward County Land Use Plan entitled BrowardNext.</p> <p>2. The amendments will affect the City of Lauderhill.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>					
City of Pompano Beach 19-1ESR (received 09-26-19)	√	N/A	11-25-19	07-23-19	6-0
<p>1. The proposed amendment to the City of Pompano Beach's Comprehensive Plan seeks to amend the Intensity Policy 01.07.20 to remove height limits from several non-residential land use categories. Current height limits in the affected categories range from 30 feet to 105 feet. This amendment replaces those maximum heights to allow for the zoning code to set those limits.</p> <p>2. This amendment affects all commercial, recreation and open space, regional and local centers, and transportation parcels within the City of Pompano Beach.</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 Pompano Beach 19-2ESR (received 11-07-19)	√	N/A	11-25-19	09-10-19	6-0
<p>1. The proposed amendment to the City of Pompano Beach’s Comprehensive Plan affects a 232- acre property that has a land use designation of Regional Activity Center (RAC). The amendment seeks to change entitlements by the following land use categories: (a) decrease Commercial Recreation(CR) space from 1,822,986 square feet to 1,000,000 square feet (net change of -822,986 square feet); (b) decrease Commercial (C) space from 764,418 square feet to 300,000 square feet (net change of -464,000 square feet); (c) increase Office (O) space from 951,350 square feet to 2,000,000 square feet (net change of +1,048,650 square feet); and (d) increase the number of Multi-Family Residential (MFR) units from 1,300 units to 4,100 units (net change of +2,800). Broward County Transit Department reviewed the application and determined that the County’s Transit Services can accommodate any increases in transit demands but recommends that any proposed development on the site should include a plan for the safe movement for pedestrians and bicycles to access transit and current transit infrastructure. The Division of Historical Resources noted that the site is not eligible for the National Register of Historic Places (NRHP) but recommends that the applicant records the complex as a historic resource group for the Division’s records due to the reality that most of the buildings and racetracks that are set to be demolished are 50 years or older, or close to 50 years.</p> <p>2. The amendment affects 232 acres and is located between Powerline Road to the west, CSX railroad tracks to the east, SW 3rd Street (Race Track Road) to the north, and Cypress Bend to the south.</p> <p>3. The Florida Department of Transportation’s (FDOT) review-comments for this amendment has not yet been received, as the amendment was recently transmitted on November 7, 2019. Staff recommends coordination with the FDOT on any potential impacts to the state’s Strategic Intermodal System (SIS).</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Sunny Isles Beach 19-1ESR (received 10-24-19)	√	N/A	11-25-19	10-17-19	4-1
<p>1. The proposed amendments to the City of Sunny Isles Beach’s Comprehensive Plan seek to align the City’s Comprehensive Plan with its Land Development Regulations as they relate to the City’s Town Center District. The amendments divide the current Town Center District into two districts: Town Center South and a Town Center North. Under the proposed amendments, the Town Center South District will have permitted increases in density and intensity. Town Center South will have a base density of 75 dwelling units (du) per acre and a base Floor Area Ratio (FAR) allowed intensity of 3.5. Additional density and FAR intensity may be permitted in Town Center South for developments that comply with the Transfer of Development Rights (TDR), or with bonus programs and requirements according to the City’s Land Development Regulations. The FAR intensity in Town Center South shall not exceed 5.20. The Florida Department of Transportation, District-6 (FDOT-D6)</p>					

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<p>reviewed the proposed amendments and determined that the amendments will not have an adverse impact on transportation resources and facilities of State importance. However, FDOT-D6 encouraged the City to include multi-modal transportation options.</p> <p>2. These amendments affect Town Center District, which extends from 172nd Street to the north to south of Sunny Isles Boulevard (167th Street) to the south, North Bay Road to the west, and Collins Avenue to the east.</p> <p>3. These amendments do 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 19-4ESR (received 11-07-19)	N/A	√	11-25-19	11-08-19	9-0
<p>1. The adopted amendment to the Broward County’s Comprehensive Plan changed the Land Use Map (LUM) text regarding the City of Plantation’s Midtown District. It will change the land use designation from ‘Community Facilities (CF)’ in the City’s Land Use Plan, and ‘Commerce (C)’ on the Broward Next Land Use Plan to Medium-High Residential (MH-R), which is 25 dwelling units (du) per acre, on the subject site in the City of Plantation.</p> <p>2. The subject site is located in the City’s Midtown District. The proposed development implemented the Plantation Midtown Conceptual Plan that ensured the highest quality development, a safe environment, a complimentary 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> <p>4. The local government adopted the amendment as proposed.</p>					
Miami-Dade County 19-2ESR (received 09-17-19)	N/A	√	11-25-19	07-25-19	10-0
<p>1. The adopted amendment to the Miami-Dade County’s Comprehensive Plan re-designated a 67.7-acre parcel from Industrial and Office (I & O) to Low Density Residential (LD-R) [2.5-6 dwelling units (du) per acre]; as well as a 20.35-acre parcel to Business and Office (B & O). Additionally, a second site is re-designated from Estate Density Residential (ED-R) to Low-Medium Density (LMD-R) Residential. This increased the residential unit numbers in these areas.</p> <p>2. The first re-designation, approximately 89 acres, is located between NW 22nd and NW 27th Avenues, and between NW 119th and NW 131st Streets. The second site, 86 acres, is located between SW 120th and SW 117th Avenues, and SW 238th and SW 248th Streets.</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>					

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Miami-Dade County 19-5ESR (received 10-17-19)	N/A	√	11-25-19	04-11-19	9-0
<p>1. The adopted amendment to the Miami-Dade County’s Comprehensive Development Master Plan (CDMP), Application No. 4, re-designated the application site on the Land Use Plan Map (LUPM) for a parcel from ‘Low-Medium Density Residential (LMD-R) (which is 6 to 13 dwelling units [du] per gross acre)’ and ‘Medium Density Residential (MD-R) (13 to 25 du per gross acre)’ to ‘Medium-High Density Residential (MHD-R (25 to 60 du per gross acre)’.</p> <p>2. Application No. 4 is located on the west side of NW 62nd Avenue, between NW 183rd Street and NW 186th Street. This property is 11.09 gross acres, 8.49 net acres.</p> <p>3. The amendment was adopted with a revised Proffered Declaration of Restrictions, which included a requirement that the applicant submits a fully executed covenant and legally sufficient opinion of title and necessary joinder within 180 days or the application will be deemed withdrawn.</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>5. The local government adopted the amendment as proposed.</p>					
City of Doral 19-2CIE (received 10-10-19)	N/A	√	11-25-19	09-26-19	5-0
<p>1. The adopted amendment revised the City of Doral’s Comprehensive Plan to update the 5-year Capital Improvement Plan (CIP) Schedule. The amendment fulfilled the schedule for annual reviews by the local government to reflect the timing, location and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan.</p> <p>2. The amendment affects the City of Doral.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. This amendment was submitted to the Council when it was adopted, but not as proposed.</p> <p>5. The local government adopted the amendment as proposed.</p>					

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City of Florida City 18-1ESR (received 09-27-19)	N/A	√	11-25-19	09-25-18	5-0
<p>1. The adopted text amendment to the City of Florida City amended the Future Land Use Element (FLUE) of its Comprehensive Development Master Plan to provide an affordable housing density bonus for residential development located in the Medium Density Residential (MD-R) and High-Density Residential (HD-R) land use categories. The density bonus is 15% over and above the maximum permitted density.</p> <p>2. Affected properties are all parcels currently under the Medium Density Residential (MD-R) and High-Density Residential (HD-R) land use categories throughout the City of Florida City.</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 Hialeah 19-1ESR (received 09-19-19)	N/A	√	11-25-19	09-10-19	5-0 (2 absent)
<p>1. The adopted amendments to the City of Hialeah’s Comprehensive Plan eliminated Policy 2.3.5 from the Future Land Use Element (FLUE); and changed a land use designation. Policy 2.3.5 required that all proposed developments in the Downtown Urban Center are subject to review by the Growth Management Advisory Committee (GMAC). The adopted land use amendment changed an existing property from Industrial and Office (I & O) (Miami-Dade County designation) to Industrial (I). The property is currently vacant; and the applicant intends on developing the site with a warehouse distribution facility, which is consistent with surrounding developments and with the City’s Comprehensive Plan.</p> <p>2. The first amendment will affect the Downtown Urban Center, while the second amendment will impact a 20.19-acre site located at the NE corner of NW 102nd Avenue and W 108th Street.</p> <p>3. The amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. The local government adopted the amendments as proposed.</p>					

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City of Hollywood 19-1ESR (received 11-18-19)	N/A	√	11-25-19	11-06-19	7-0
<p>1. The adopted amendment to the City of Hollywood’s Comprehensive Plan amended the Broward County Land Use Plan (BCLUP) and Map permitted use of “Medium-High (25) Residential and Commerce” to “Activity Center.” The amendment allows for an estimated 660 additional hotel rooms (840 hotel rooms are currently permitted), 350 multi-family dwelling units, 150,000 square feet of convention space, and the reduction of over 212,496 square feet of commercial/office use. At time of staff review, there were no comments from Florida Department of Transportation-District 4 (FDOT4).</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> <p>4. The local government adopted the amendment as proposed.</p>					
City of Layton 19-1ACSC (received 11-08-19)	N/A	√	11-25-19	10-03-19	5-0
<p>1. The adopted amendment to the City of Layton’s Comprehensive Plan’s Future Land Use Plan (FLUP) changed the definition of ‘Commercial’ to allow for 17.36 units per net acre of tourist lodging, up from 16 units per net acre.</p> <p>2. This will affect the Future Land Use of the City’s Commercial use areas.</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 Marathon 19-3ACSC (received 10-28-19)	N/A	√	11-25-19	10-08-19	5-0
<p>1. The adopted amendment to the City of Marathon’s Comprehensive Plan amended the Coastal Management Element (CME) to comply with Florida’s Senate Bill 1094, the Peril of Flood. There are several amendments centered around reducing flood risk and increasing resiliency of structures and systems within the City. The South Florida Regional Planning Council (SFRPC) staff assisted the City in the development of these amendments.</p> <p>2. This amendment will affect the City in its entirety.</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>					

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City of Pembroke Pines 19-1ESR (received 11-01-19)	N/A	√	11-25-19	10-02-19	5-0
<p>1. The adopted amendment to the City of Pembroke Pines' Comprehensive Plan amended the Future Land Use, Conservation, Public School Facility, and Capital Improvements Adoption Element of the plan. The amendments to the Future Land Use and Conservation Adoption Elements included the designation of the Buzzard Roost archeological site as a historic resource (Florida Master Site File Number 8BD92). The adopted amendments to the Public-School Facility and Capital Improvements Adoption Elements included the changes to the adopted level of service.</p> <p>2. The affected areas of the City include the Buzzards Roost Site (19800 Sheridan Street) as well as providing for an increased level of service to public schools throughout the community.</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 Pompano Beach 19-1ESR (received 11-05-19)	N/A	√	11-25-19	10-22-19	6-0
<p>1. The adopted amendment to the City of Pompano Beach's Comprehensive Plan amended the Intensity Policy 01.07.20 to remove height limits from several non-residential land use categories. Current height limits in the affected categories range from 30 feet to 105 feet. This amendment replaced those maximum heights to allow for the zoning code to set those limits.</p> <p>2. This amendment affects all commercial, recreation and open space, regional and local centers, and transportation parcels within the City of Pompano Beach.</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>					

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City of Wilton Manors 19-1ER (received 10-25-19)	N/A	√	11-25-19	09-24-19	5-0
<p>1. The adopted amendments to the City of Wilton Manors’ Comprehensive Plan are changes based on the Evaluation and Appraisal Review (EAR). The amendments reflected changes in state requirements since the last time the Comprehensive Plan was updated; and revised the Plan based on current local conditions and data. It also updated the Plan to reflect a focus on sustainability, resiliency, climate change and sea level rise.</p> <p>2. The amendments affect the City of Wilton Manors in its entirety.</p> <p>3. Council staff recommended that under “Joint Planning Areas” it be stated that the City coordinated with the South Florida Regional Transportation Authority (SFRTA). The City has proactively participated in planning for a potential future station area of the proposed Coastal Link Corridor, which provided commuter rail on the historic Florida East Coast (FEC) Rail corridor. The City reflected this coordination and planning under other headings of the Comprehensive Plan. For example, Objective 12 “Transit Oriented Corridor” referenced the SFRTA Transit Development Plan.</p> <p>4. The local government made changes to the amendments from the proposed stage in response to objections by the Department of Economic Opportunity (DEO). The Capital Improvements Element now includes the updated five-year schedule. The Coastal Element has also been amended to refer to the Regional Climate Compact’s <i>Unified Sea Level Rise Projection</i> for Southeast Florida to address Peril of Flood requirements and includes a reference to a map that shows potential inundation, as indicated by the University of Florida GeoPlan Center’s Sea Level Scenario Sketch Planning Tool.</p> <p>5. These amendments do not create any adverse impact to state or regional resources/facilities.</p>					