



MEMORANDUM

AGENDA ITEM #IV.C

DATE: NOVEMBER 23, 2020

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
Broward County 20-06ESR (received 10-30-20)	✓	N/A	11-23-20	10-20-20
<p>1. The proposed amendments would revise Broward County’s Land Use Plan (BCLUP) by amending the Natural Resource Map Series (PCNRM 20-1) and reflecting amendments of the cities of Pembroke Pines and Tamarac to the future land use elements of their respective comprehensive plan as follows:</p> <p>1.1. The Natural Resource Map series is updated every other year and the proposed revisions are based on actions that the Broward County Environmental Protection and Growth Management Department (EPGMD) took from January 1, 2018 through December 31, 2019. The actions included observing or delineating wetlands on a parcel, and issuing an Environmental Resource License which formally identifies wetlands or removing wetlands that are no longer environmentally significant. The actions resulted in the addition of 85.25 acres and the removal of 9.21 acres.</p> <p>1.2. The amendment to the BCLUP – City of Pembroke Pines – would amend the land use designation of 49 acres of Commerce and 509.2 acres of Irregular Residential to 30.6 acres of Commerce and 527.6 acres of irregular Residential, located on the east side of SW 172nd Avenue between Pembroke Road and Pines Boulevard.</p> <p>1.3. The amendment to the BCLUP – City of Tamarac – would amend the land use designation of 168.7 acres of Commercial Recreation to Low (5) Residential.</p> <p>2. The amendments affect Broward County.</p> <p>3. The amendments do not create any adverse impacts to state or regional resources/facilities.</p>				
Town of Davie 20-02ESR (received 10-29-20)	✓	N/A	11-23-20	10-21-20
<p>1. There are two proposed amendments to the Town of Davie’s Comprehensive Plan. The first proposed amendment changes the minimum level of service standard for school facilities in the Public School Facilities Element. The second proposed amendment would eliminate the 32 units per gross acre cap on residential density in the Transit Oriented Corridor Land Use Category of the Future Land Use Element.</p> <p>2. The amendments affect the incorporated area of the Town of Davie.</p> <p>3. The amendments do not create any adverse impact to state or regional resources/facilities.</p>				
Village of El Portal 20-01ESR (received 11-05-20)	✓	N/A	11-23-20	10-27-20
<p>1. The proposed amendment revises all elements of the Village of El Portal’s Comprehensive Plan to update the plan to address current local priorities.</p>				

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<p>2. This amendment affects the incorporated area of the Village of El Portal.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Hallandale Beach 20-01ESR (received 10-21-20)	✓	N/A	11-23-20	06-24-20
<p>1. The proposed amendment revises the City of Hallandale Beach’s Comprehensive Plan to include the updated 10-Year Water Supply Facilities Work Plan.</p> <p>2. This amendment affects the City of Hallandale Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. However, the Council recommends that the City incorporates all technical comments provided by the South Florida Water Management District.</p>				
City of Homestead 20-02ESR (received 10-28-20)	✓	N/A	11-23-20	10-21-20
<p>1. The proposed amendment to the City of Homestead’s Comprehensive plan revises the future land use designation of a 10.99-acre parcel from Light Commercial Use (LCU) to Low Density Residential Use (LDRU).</p> <p>2. This amendment affects a parcel in the City of Homestead at the intersection of SW 328th Street and 162nd Avenue.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Lauderdale Lakes 20-01ESR (received 10-30-20)	✓	N/A	11-23-20	10-13-20
<p>1. The proposed amendment to the City of Lauderdale Lakes’ Comprehensive Plan provides for updates to the Future Land Use and Recreation and Open Space Elements to address local priorities and to be consistent with BrowardNEXT, the County’s renewed Land Use Plan (BCLUP).</p> <p>2. This amendment affects the incorporated area of the City of Lauderdale Lakes.</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
City of North Miami Beach 20-02ESR (received 11-04-20)	✓	N/A	11-23-20	10-22-20
<p>1. The proposed amendment to the City of North Miami Beach’s Comprehensive Plan Future Land Use Map creates Mixed-Use International Boulevard East and West Districts and expands the separate West Dixie Highway Mixed-Use Neighborhood Center District.</p> <p>2. This amendment affects the land area that is presently both Business Land-Use category and Residential High Density with frontage on the SR-826 Corridor from Interstate 95 to the west to NE 19th Court to the east (International Boulevard District) and lands facing west on West Dixie Highway from NE 170th Street to Greynolds Park (West Dixie Highway Mixed-Use Neighborhood District).</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Oakland Park 20-02ESR (received 10-20-20)	✓	N/A	11-23-20	10-08-20
<p>1. The proposed amendment to the City of Oakland Park’s Comprehensive Plan would incorporate the City’s 10-Year Water Supply Facilities Work Plan and related amendments.</p> <p>2. This amendment affects the City of Oakland Park.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Pembroke Pines 20-02ESR (received 10-30-20)	✓	N/A	11-23-20	05-20-20
<p>1. The proposed amendment to the City of Pembroke Pines’ Comprehensive Plan is to change the land use designation on an approximately 558-acre parcel generally on the southeast corner of SW 172nd Avenue and Pines Boulevard. The proposed land use change will convert 509 acres of Irregular Residential plus 49 acres of Commercial to 527.6 acres of Irregular Residential plus 30.6 acres of Commercial for the purpose of developing a maximum of 211 Townhouse Units, within the incorporated area of the City of Pembroke Pines.</p> <p>2. The proposed amendment indicates increases in impacts on all public facilities and services with the exception of traffic circulation and solid waste. The wetland mitigation project for this area was never completed (1.35 acres permitted in 2009); however, the applicant will complete the wetlands mitigation area subject to Broward County requirements. In addition, the proposed 211 units will require the submittal of an update to the City’s Affordable Housing Study in compliance with the Broward County Land Use Plan policy 2.16.2. The applicant has submitted letters of available capacity and will mitigate any increased impacts during the concurrency/capacity analysis and review process.</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
Town of Southwest Ranches 20-01ESR (received 10-15-20)	✓	N/A	11-23-20	10-08-20
<p>1. The proposed amendment to the Town of Southwest Ranches' Comprehensive Plan revises text to the Future Land Use Element (FLUE) pertaining to the U.S. Highway 27 Business Land Use Category. The amendment clarifies that both the east and west sides of U.S. Highway 27 may be designated within the U.S. 27 Category, expands the list of permitted uses, and provides implementable directives for zoning regulations, including noise impacts.</p> <p>2. This amendment affects the area along U.S. Highway 27 in the Town of Southwest Ranches.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
Town of Southwest Ranches 20-02ESR (received 11-02-20)	✓	N/A	11-23-20	10-22-20
<p>1. The proposed amendment to the Town of Southwest Ranches' Comprehensive Plan amends the text of the Future Land Use Element to eliminate the Residential Medium (16) land use category and two related Housing Element policies.</p> <p>2. This amendment affects those areas within the Town of Southwest Ranches that are designated Residential Medium (16).</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. Council notes that the Town is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the South Florida Water Management (SFWMD) District Board, and therefore the Town's Work Plan should have been updated and adopted by May 2020. Council recommends working with the SFWMD for technical assistance, if needed.</p>				
Town of Southwest Ranches 20-03ESR (received 11-02-20)	✓	N/A	11-23-20	10-22-20
<p>1. The proposed amendment to the Town of Southwest Ranches' Comprehensive Plan would amend policies in the Public School Facilities Element and Capital Improvement Element to change the adopted Level of Service (LOS) standard for public schools consistent with the Third Amended and Restated Interlocal Agreement for Public School Facility Planning in Broward County.</p> <p>2. This amendment affects the Town of Southwest Ranches.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				

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Town of Southwest Ranches 20-04ESR (received 11-02-20)	✓	N/A	11-23-20	10-22-20
<p>1. The proposed amendment to the Town of Southwest Ranches' Comprehensive Plan would adopt a new Greenways Map as part of the Recreation and Open Space Element and amends the adopted text of this element in relation to the map. The new Greenways Map reflects coordination with the Recreation, Forestry and Natural Resources Advisory Board, adding several trail alignments and strengthening several policies relating to establishment of Greenways.</p> <p>2. This amendment affects the Town of Southwest Ranches.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Sweetwater 20-01ESR (received 10-19-20)	✓	N/A	11-23-20	10-21-20
<p>1. The proposed amendment to the Future Land Use Element of the City of Sweetwater's Comprehensive Master Plan is to address elderly and workforce housing issues in the City. The amendment will serve to provide specific density incentives for projects encompassing 100% elderly or workforce housing units and provide for the needs of the elderly and workforce populations.</p> <p>2. This amendment affects the incorporated area within the City of Sweetwater.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council recommends that the City address the comments provided by the South Florida Water Management District (SFWMD) to revise its Water Supply Facilities Work Plan in accordance with the Lower East Coast (LEC) Water Supply Plan Update, approved on November 8, 2018.</p>				
City of Tamarac 20-01ESR (received 10-30-20)	✓	N/A	11-23-20	06-05-20
<p>1. The proposed amendment to the City of Tamarac's Comprehensive Plan would change the land use designation of an approximately 166-acre parcel from Commercial Recreation to Low Residential (up to 5 dwelling units [DU] per Acre) to allow for the development of up to 423 single family homes, a new clubhouse with amenities, and the preservation of 110 acres of open space to include lakes, buffers, open recreation areas and a recreation trail.</p> <p>2. This amendment affects the properties that were previously in use as the Woodlands Country Club's two golf courses at 4600 Woodland Hills Boulevard in the City of Tamarac.</p> <p>3. This amendment reflects a trend of redevelopment in South Florida of golf course conversion to residential use. It does not create any adverse impact to state or regional resources/facilities and maintains a significant proportion of open space.</p>				

ADOPTED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Broward County 20-03ESR (received 10-05-20)	N/A	✓	11-23-20	09-10-20
<p>1. The adopted amendment to Broward County’s Comprehensive Plan makes changes to the Capital Improvements Element Objective CI1, Policy CI1, and Policy CI1.14 to incorporate funds generated by Broward County’s new transportation surtax, a 30-year one percent sales surtax for local transportation projects.</p> <p>2.The affected area is Broward County.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed. Broward County adopted the amendment as proposed.</p>				
Monroe County 20-04ACSC (received 11-05-20)	N/A	✓	11-23-20	10-21-20
<p>1. The adopted amendment to the Monroe County’s 2030 Comprehensive Plan amends Policies 101.3.1, 101.3.5, and 101.6.8 allow for the interchangeability of mobile home and RV uses within Venture Out Resort on Cudjoe Key and eliminate the possibility to transfer Rate of Growth Ordinance (ROGO) exemptions from Venture Out Resort to other locations outside of the Venture Out community. The intent of the amendment is to repeal conflicting provisions related to the County’s hurricane evacuation plan, provide a legal framework for properties found to be in violation of a mandatory hurricane evacuation order, and to isolate the clarification to the subject area, Venture Out Resort on Cudjoe Key.</p> <p>2.The affected area is Venture Out Resort on Cudjoe Key in Monroe County.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
City of Doral 20-01ESR (received 10-14-20)	N/A	✓	11-23-20	09-22-20
<p>1. The adopted amendment to the City of Doral’s Comprehensive Plan is a text amendment to the Future Land Use Element for the implementation of the Downtown Arts Reuse District. The proposed Downtown Arts Reuse District is to be located to the north of Downtown Doral and is to provide for expanded uses to support artistic/craft manufacturing, display, retail, warehousing and distribution within a mixed-use part of the City.</p> <p>2. This amendment affects an area to the north of the existing Downtown Doral area, bounded by NW 58th Street to the north, NW 54th Street to the south, NW 79th Avenue to the east, and NW 87th Avenue to the west.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Doral 20-02ESR (received 10-14-20)	N/A	✓	11-23-20	09-22-20
<p>1. The adopted amendment to the City of Doral’s Comprehensive Plan is a map amendment to the Future Land Use Map (FLUM) to geographically identify and display the Downtown Arts Reuse District overlay district, referenced in the comments for the City of Doral 20-01ESR amendment.</p> <p>2. This amendment affects an area to the north of the existing Downtown Doral area, bounded by NW 58th Street to the north, NW 54th Street to the south, NW 79th Avenue to the east, and NW 87th Avenue to the west.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
City of Hollywood 20-01ESR (received 10-22-20)	N/A	✓	11-23-20	10-07-20
<p>1. The adopted amendment to the City of Hollywood’s Comprehensive Plan would incorporate the City’s 10-Year Water Supply Facilities Work Plan and related amendments. The City received technical comments from the South Florida Water Management District (SFWMD) and has addressed the comments.</p> <p>2. The amendment affects the City of Hollywood.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed. The City of Hollywood adopted the amendment as proposed.</p>				
Islamorada, Village of Islands 20-02ACSC (received 10-21-20)	N/A	✓	11-23-20	10-08-20
<p>1. The adopted amendment would amend the Village of Islamorada’s Comprehensive Plan with the intent to revise the valuation criteria for transient vacation rentals to enable their continued use.</p> <p>2. This amendment affects the incorporated area of Islamorada, Village of Islands.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
City of Margate 20-01ESR (received 11-03-20)	N/A	✓	11-23-20	10-21-20

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>1. The adopted amendment to the City of Margate’s Comprehensive Plan Future Land Use Element (FLUE) provides for general revisions and updates as part of the City-initiated Margate 2.0 Comprehensive Planning Project and renames the Transit Oriented Corridor land use category to Activity Center.</p> <p>2. This amendment affects the incorporated area of the City of Margate.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
Village of Pinecrest 20-01ESR (received 10-30-20)	N/A	✓	11-23-20	10-13-20
<p>1. The adopted amendment to the Village of Pinecrest’s Comprehensive Plan adopts the Village’s 10-Year Water Supply Facilities Plan update for consistency with the South Florida Water Management District’s Lower East Coast Water Supply Plan Update, adopted in November 2018.</p> <p>2. The amendment affects the Village of Pinecrest.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				