



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JANUARY 25, 2021

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 20-08ESR (received 12-0-20)	✓	N/A	01-25-21	12-01-20
<p>1. The proposed amendments include one amendment to the Broward County Land Use Plan (BCLUP) Natural Resource Map Series, which updates the Priority Planning Areas for Sea Level Rise. It also includes two amendments to the BCLUP text, one of which is concurrent with proposed City of Pompano Beach Future Land Use Text Amendment #20-04ESR relating to the Pompano Beach John Knox Village Activity Center. The other text amendment revises the Climate Change Resilience Vision Strategy for consistency with the concurrent map amendment.</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>				
City of Miami 20-02ESR (received 11-16-20)	✓	N/A	01-25-21	10-22-20
<p>1. The proposed amendment to the Miami Comprehensive Neighborhood Plan (MCNP) Future Land Use Map changes the land use designation of 537 parcels to allow for increased density, which reflects a Community Vision Plan that was produced from a yearlong consensus building process. The land use designation would change as follows for the approximate number of parcels and acres.</p> <ul style="list-style-type: none"> • 287 parcels (40.6 acres) would change from Duplex Residential to High Density Multifamily Residential. • 12 parcels (1.8 acres) would change from Duplex Residential to Restricted Commercial. • 6 parcels (1.6 acres) would change from Low Density Restricted Commercial to Restricted Commercial. • 9 parcels (.6 acres) would change from Medium Density Multifamily Residential to High Density Multifamily Residential. • 36 parcels (4.8 acres) would change from Medium Density Multifamily Residential to Restricted Commercial. • 3 parcels (.4 acres) from Medium Density Multifamily Residential to General Commercial. • 112 parcels (22.4 acres) from Medium Density Restricted Commercial to Restricted Commercial. • 47 parcels (9.2 acres) from Medium Density Restricted Commercial to General Commercial. • 21 parcels (3.2 acres) from Restricted Commercial to General Commercial. • 4 parcels (3 acres) from Major Institutional, Public Facilities, Transportation and Utilities to General Commercial. <p>2. The amendment affects approximately 87.6 acres in total in the Wynwood Norte area, located in the southeast corner of I-95 and I-195 in the City of Miami.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities. Council supports addressing the multi-modal community needs, with a high priority on bicycle and pedestrian safety and connectivity. Council also notes that the City’s Water Supply Facilities Work Plan is overdue for an update and recommends coordination with the South Florida Water Management District.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
North Bay Village 20-01ESR (received 12-08-20)	✓	N/A	01-25-21	11-23-20
<p>1. The proposed amendment revises the future land use element (FLUE) of the North Bay Village’s Comprehensive Plan to provide consistency with the Village-wide master plan known as NBV100. The master plan encourages resilient and sustainable mixed-use redevelopment that will be implemented through a form-based zoning code, which was developed through a series of charettes.</p> <p>2. This amendment affects the incorporated area of North Bay Village.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. Council notes that the City’s Water Supply Facilities Work Plan is overdue for an update and recommends coordination with the South Florida Water Management District. Also, the Florida Department of Transportation District has advised that the envisioned lane repurposing along Kennedy Causeway requires coordination with the District.</p>				
City of Pompano Beach 20-04ESR (received 12-08-20)	✓	N/A	01-25-21	06-23-20
<p>1. The proposed amendment revises the text of the City of Pompano Beach’s Comprehensive Plan to remove the unit type restrictions, reduce the amount of commercial use, and add office use designation to the mix of uses permitted in the Local Activity Center (LAC). The changes will have the net effect of adding 96,000 square feet of office use designation and reducing commercial use designation by 27,700 square feet on approximately 65 acres.</p> <p>2. This amendment affects the City of Pompano Beach in an area containing John Knox Village, a seniors’ community situated on the east side of I-95, west of Dixie Road and south of Race Track Road/SW 3 Street/Pompano Park Place.</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
Broward County 20-04ESR (received 11-16-20)	N/A	✓	01-25-21	11-10-20
<p>1. The adopted amendment to Broward County’s Comprehensive Plan Land Use Plan map (PC 20-6) for a 16.3-acre parcel from Commerce to Irregular (4.2) Residential.</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.</p>				
Broward County 20-07ESR (Proposed as 20-04ESR) (received 12-07-20)	N/A	✓	01-25-21	12-01-20
<p>1. The adopted amendment to the Broward County Comprehensive Plan revises the adopted data and methodology for local governments to include an estimate of its affordable housing supply, including evaluating supply for very low-, low-, and moderate-income categories.</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.</p>				
Miami-Dade County 20-03ESR (received 11-30-20)	N/A	✓	01-25-21	10-21-20
<p>1. The adopted amendment to Miami-Dade County’s Comprehensive Development Master Plan Land Use Plan re-designates approximately 10.59 acres west of SW 132 Avenue, between SW 234 Street and SW 236 Street from “Estate Density Residential (1 to 2.5 DU/Ac.)” to “Industrial and Office.”</p> <p>2. The amendment affects the 10.59 acres in Miami-Dade County described above.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council did not review this amendment when proposed.</p>				
Miami-Dade County 20-04ER (proposed w/ 20-02ER 20-02ER adopted 09-21-20)	N/A	✓	01-25-21	10-21-20

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
(received 11-23-20)				

1. The adopted amendment to Miami-Dade County’s Comprehensive Development Master Plan (CDMP) amends the CDMP in the following ways:

- Amends the Land Use Element to enable the Transfer of Development Rights programs, require preservation of agricultural land in connection with applications proposing expansion of the Urban Development Boundary, provide for the cluster of allowable residential density in the Agricultural area, amend text related to agriculturally-supportive uses, delete CDMP text that allows for the creation of lots smaller than five acres under specified circumstances, and allow for commercial vehicle storage in specified areas.
- Amends the Land Use Plan Map to depict SW 217 Avenue from SW 344 Street to SW 392 Street as a “Minor Roadway,” change the designation for the Rocky Glades and Frog Pond areas from “Agriculture” to “Environmental Protection,” and add “Rural Centers” within 660’ of the intersections of Krome Avenue and SW 272 Street, SW 248 Street, SW 232 Street, and SW 200 Street.

2. The amendment affects agricultural land in Miami-Dade County.
3. The amendment does not create any adverse impact to state or regional resources/facilities.
4. The Council previously reviewed the amendment when proposed.

City of Coral Gables 20-01ESR (received 12-08-20)	N/A	✓	01-25-21	11-10-20
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1. The adopted amendments to the City of Coral Gables’ Comprehensive Plan text and Future Land Use Map (FLUM) provide for a “Design & Innovation District.” The proposed amendments also revise the text of the following areas of the City of Coral Gables Comprehensive Plan Future Land Use Element: A) Policy FLU-1.1.3, “Table FLU-2 Commercial Land Uses;” B) Policy FLU-1.1.4, “Table FLU-3. Industrial Land Use;” and C) Policy FLU-1.1.5, “Table FLU-4. Mixed-Use Land use” to amend the “Commercial Low-Rise Intensity,” “Commercial Mid-Rise Intensity,” “Commercial High-Rise Intensity,” “Industrial,” and Mixed-Use Overlay Districts” Land Use classifications to provide for a maximum density for mixed-use buildings and a maximum height in the Design & Innovation District. The proposed amendments also include a new Policy FLU 1.9.4. to provide development strategies for the new “Design & Innovation District.”
2. These amendments affect the area within incorporated Coral Gables bound by US1, SW 42 Ave, SW 40 St, Ponce De Leon Road, and San Lorenzo Ave.
3. These amendments do not create any adverse impact to state or regional resources/facilities.
4. The Council previously reviewed these amendments when proposed.

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Fort Lauderdale 20-02ESR (received 12-04-20)	N/A	✓	01-25-21	11-17-20
<p>1. The adopted amendments to the City of Fort Lauderdale’s Comprehensive Plan are as a result of an Evaluation and Appraisal Report (EAR) process and include changes to the Future Land Use Element, Housing Element, General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Recharge Element as incorporated in the Infrastructure Element, Coastal Management Element, Conservation Element, Intergovernmental Coordination Element, Capital Improvements Element, Transportation and Mobility Element, Parks and Recreation Element, Historic Preservation Element, and Public School Facilities Element. It also provides for the addition of an Urban Design Element, Climate Change Element and Economic Development Element. The changes essentially create an updated Comprehensive Plan for the City of Fort Lauderdale, with the intent of supporting vibrant communities through mixed-use, transit-oriented land use, a multimodal mobility network, infrastructure that is resilient to climate change and sea level rise, and intergovernmental coordination.</p> <p>2. These amendments affect the City of Fort Lauderdale.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed. The Council offered technical assistance comments at that time and recommended continued coordination with the Council, Department of Economic Opportunity, South Florida Water Management District, and Florida Department of Transportation, District Four, to assist in addressing them.</p>				
Town of Golden Beach 20-01ESR (received 12-15-20)	N/A	✓	01-25-21	11-24-20
<p>1. The adopted amendment to the Town of Golden Beach’s Comprehensive Plan’s Future Land Use and Recreation and Open Space Elements allows for public uses and facilities on parks and recreation land in excess of adopted levels of service. The amendment does not propose a change in levels of service or re-designate the lands.</p> <p>2. The amendment affects parks and recreation land in the Town of Golden Beach.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed the amendment when proposed.</p>				
City of Hialeah 20-01ESR (received 11-16-20)	N/A	✓	01-25-21	11-10-20
<p>1. The adopted amendment to the City of Hialeah’s large-scale Land Use Map consists of a land use change of approximately 28.3 acres of land located north of West 71 Street, between Red Road and West 6 Avenue from Kennels to Medium Density Residential.</p> <p>2. The amendment affects the property at 7218 W 4 Avenue in the City of Hialeah.</p>				

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<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>				
City of Homestead 20-02ESR (received 12-28-20)	N/A	✓	01-25-21	12-16-20
<p>1. The adopted 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 328 Street and 162 Avenue.</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 Marathon 20-03ACSC (received 12-08-20)	N/A	✓	01-25-21	11-10-20
<p>1. The adopted amendment to the City of Marathon's Comprehensive Plan amends the Future Land Use Map (FLUM) designation of a single property from Residential Medium (RM) to Mixed Use Commercial (MU-C).</p> <p>2. This amendment affects an approximately 0.19-acre property described as Block 3 Lot 9 in the Key Colony Subdivision of Key Vaca, Marathon.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. The Council recommends that the City updates its Water Supply Facilities Work Plan.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
City of Miami 20-01ESR (received 12-23-20)	N/A	✓	01-25-21	12-10-20
<p>1. The adopted amendment to the City of Miami's Comprehensive Plan will allow hotels/motels in the Industrial Land Use (I) category, subject to the conditions of the applicable land development regulations, up to 65 units per acre. Any such use would have to meet the level of service requirements in the City's concurrency management system.</p> <p>2. This amendment affects the areas within the City of Miami that are designated Industrial Land Use (I).</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 Oakland Park				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
20-01ESR (received 12-16-20)	N/A	✓	01-25-21	10-08-20
<p>1. The adopted amendment to the City of Oakland Park’s Comprehensive Plan updates Section 10 Land Use Implementation: Section 3 “Zoning as to Permitted Uses and Densities” to include new language related to Civic & Cultural Buildings and Community Facilities and/or Utility Uses. The Parks & Recreation Future Land Use designation category is also being updated to accommodate the future needs of the City, and to be consistent with the Broward County Land Use Plan, BrowardNext.</p> <p>2. This amendment affects the incorporated area of the City of Oakland Park.</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 Parkland 20-01ESR (received 12-04-20)	N/A	✓	01-25-21	12-08-20
<p>1. The adopted amendment to the City of Parkland’s Comprehensive Plan Infrastructure Element adopts the City’s 10-year Water Supply Facilities Work Plan Update and amends the City’s Comprehensive Plan Infrastructure Element to include the provisions required for the water supply plan update.</p> <p>2. The amendment affects the incorporated area of the City of Parkland.</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>				
City of Plantation 20-01ESR (received 12-01-20)	N/A	✓	01-25-21	10-21-20
<p>1. The adopted amendment to the City of Plantation’s Comprehensive Plan seeks to update the Comprehensive Plan to incorporate the 10-Year Water Supply Facilities Work Plan. The amendment will update the Potable Water Sub-Element of the Infrastructure Element, and the Conservation Element.</p> <p>2. The amendment affects the City of Plantation.</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>				
City of Pompano Beach 20-01ESR (received 11-18-20)	N/A	✓	01-25-21	10-27-20

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 Pompano Beach’s Comprehensive Plan is a text amendment that increases the residential entitlements for the Downtown Pompano Transit Oriented Corridor (TOC) while trading off some commercial space to reduce the trip impacts. The text amendment will result in a net increase in entitlements of 2,000 residential units and 120 hotel rooms. The commercial use allowed will be reduced by 336,000 square feet.</p> <p>2. The amendment affects the designated Downtown Pompano TOC, generally bound on the north by NW 6 Street/NW 6 Court, on the south by Atlantic Boulevard/SW 2 Street, on the east by NE 5 Avenue and on the west by NW 10 Avenue.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. The Pompano Beach initiative aims to create a vibrant, downtown transit-oriented corridor and is supportive of the regional Mobility and Livability policy goals of the Council.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
City of Pompano Beach 20-02ESR (received 11-18-20)	N/A	✓	01-25-21	10-27-20
<p>1. The adopted amendments to the City of Pompano Beach’s Comprehensive Plan update all elements of the Comprehensive Plan to incorporate the concept of sustainability. The amendments also add a new Climate Change Element.</p> <p>2. The amendments affect the City of Pompano Beach.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed these amendments when proposed and provided technical assistance comments.</p>				
City of Pompano Beach 20-03ESR (received 11-18-20)	N/A	✓	01-25-21	10-27-20
<p>1. The adopted amendment to the City of Pompano Beach’s Comprehensive Plan amends the land use entitlements of the LIVE! Resorts Pompano Beach Regional Activity Center (RAC) to allow for an industrial park, reducing the Office land use from 2 million square feet to 1.35 million square feet, including Industrial land use of 1.5 million square feet, whereas it was originally not permitted.</p> <p>2. This amendment affects the LIVE! Resorts Pompano Beach RAC, consisting of the Pompano Beach Racetrack and adjacent property, located south of Racetrack Road, between Powerline Road and the CSX Railroad, and comprises approximately 230 gross acres.</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 and provided technical assistance comments.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Village of Virginia Gardens 20-01ESR (received 11-12-20)	N/A	✓	01-25-21	05-21-20
<p>1. The adopted amendment to the Village of Virginia Gardens' Comprehensive Plan updates the 10-Year Water Supply Facilities Work Plan to strengthen coordination between water supply and local land use planning. The amendment includes updates to the Objectives and Policies found within the Future Land Use Element (FLUE) of the Comprehensive Plan to ensure consistency with the 10-Year Water Supply Facilities Work Plan Update.</p> <p>2. The amendment affects the Village of Virginia Gardens.</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>				