



MEMORANDUM

AGENDA ITEM #IV.C

DATE: APRIL 26, 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 21-01ESR (received 03-05-21)	✓	N/A	04-26-21	02-23-21
<p>1. The two proposed amendments to the Broward County Comprehensive Plan (BCCP) would create revisions as follows:</p> <ul style="list-style-type: none"> • Proposed amendment 20-T4 revises the Water Management Element to ensure that policies reference the most recent sea level rise projections and to remove technical data from the Comprehensive Plan policies. • Proposed amendment 20-T5 revises the Deepwater Port Component and Transportation Element to update the Comprehensive Plan Deepwater Port Component to be consistent with the 2018 Port Everglades Master Plan Update. <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>				
Broward County 21-02ESR (received 03-12-21)	✓	N/A	04-26-21	03-09-21
<p>1. The proposed amendments to the Broward County Comprehensive Plan (BCCP) include three map amendments and two text amendments, and are concurrent with the following amendments:</p> <ul style="list-style-type: none"> • Miramar 21-01ESR – revises the land use designation of approximately 59 acres of Community and 24 acres of Commerce to Activity Center for a property located on both sides of Miramar Parkway, between Florida’s Turnpike and Hibiscus Place/SW 67 Avenue and a corresponding text amendment in the City of Miramar. • Hollywood 21-01ESR – revises the land use designation of approximately 15 acres of Commerce and approximately 11.6 acres of Low-Medium (10) Residential to Medium (16) Residential for a property located on the south side of Stirling Road, between Oakwood Boulevard and North 22 Avenue in the City of Hollywood. • Lauderdale 21-01ESR – revises the land use designation of approximately 14.2 acres of Commerce to High (50) Residential generally located on the west side of University Drive between Commercial Boulevard and Inverrary Boulevard/NW 50 Street in the City of Lauderdale. • Pompano Beach 20-03ESR – revises the text to add 1,500,000 square feet of industrial uses and reduce 650,000 square feet of office uses within the “Pompano Park South Activity Center” generally located on the east side of Powerline Road, between SW 3 Street/Race Tract Road and North Cypress Bend Drive in the City of Pompano Beach. <p>2. The amendment affects areas within Broward County.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities.</p>				

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City of Hollywood 21-01ESR (received 03-15-21)	✓	N/A	04-26-21	08-26-20
<p>1. The proposed amendment to the City of Hollywood’s Comprehensive Plan would revise the Future Land Use Map (FLUM) to change the land use designation of approximately a 26.1 net acre property from Industrial and Low Medium (10) Residential to Medium (16) Residential with the intent of allowing the developer to construct a multi-family residential development with a maximum of 427 dwelling units.</p> <p>2. This amendment affects a property generally located on the south side of Stirling Road, between Oakwood Boulevard and North 22 Avenue in the City of Hollywood.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Lauderhill 21-01ESR (received 03-12-21)	✓	N/A	04-26-21	07-13-20
<p>1. The proposed amendment that revises the City of Lauderhill’s Comprehensive Plan is a Future Land Use Map (FLUM) amendment that amends the future land use designation of approximately a 15.16 gross acre parcel from Commercial to High (50) Residential with a recommendation to Irregular (35.3) Residential.</p> <p>2. This amendment affects a property located at 7730 West Commercial Boulevard in the City of Lauderhill.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. Council staff notes that the City’s Water Supply Facilities Work Plan (Work Plan) is overdue for updating and adoption, to ensure consistency with the Lower East Coast (LEC) Water Supply Plan Update by the South Florida Water Management (SFWMD) District’s Governing Board and to address critical regional coordination on water supply issues. Council staff recommends working with SFWMD staff to receive technical assistance on updating the Lauderhill Work Plan.</p>				
City of Miramar 21-01ESR (received 03-15-21)	✓	N/A	04-26-21	03-18-21
<p>1. The proposed amendment to the City of Miramar’s Comprehensive Plan is a text amendment and an amendment to the Future Land Use Map (FLUM). The intent of the amendment is to actualize the City’s revitalization vision of a central area to the City by creating the Miramar Innovation and Technology Activity Center (MITAC), and a pool of permitted uses as follows:</p> <ul style="list-style-type: none"> • Residential Land Uses: 942 dwelling units • Commercial Land Uses: 400,000 square feet • Office Land Uses: 200,000 square feet • Municipal Facility Land Uses: 160,000 square feet • Parks and Open Space: 10.23 acres <p>2. This amendment area comprises approximately 83 acres in the historic center of Miramar, on both sides of Miramar Parkway between the Florida Turnpike and SW 67 Avenue.</p>				

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<p>3. This amendment does not create any adverse impact to state or regional resources/facilities. Council staff recommends continued coordination with the Florida Department of Transportation regarding diversifying the modal options of the community’s mobility needs, and particularly supporting the safety and opportunity for active modes.</p>				
<p>Town of Southwest Ranches 21-01ESR (received 03-10-21)</p>	<p>✓</p>	<p>N/A</p>	<p>04-26-21</p>	<p>01-28-21</p>
<p>1. The proposed amendment revises the Town of Southwest Ranches’ Comprehensive Plan by updating the Town’s 10-year Water Supply Facilities Work Plan. 2. This amendment affects the Town of Southwest Ranches. 3. Council staff recommends that the Town of Southwest Ranches address the comments of the South Florida Water Management District, including addressing critical regional issues such as water conservation, intergovernmental coordination, and necessary referencing of the Water Supply Plans of the two water providers outside of the Town of Southwest Ranches: Sunrise and Cooper City. The amendment should also be fully coordinated and consistent with the South Florida Water Management District’s Lower East Coast Water Supply Plan.</p>				
<p>City of Sunny Isles Beach 21-01ESR (received 03-10-21)</p>	<p>✓</p>	<p>N/A</p>	<p>04-26-21</p>	<p>02-18-21</p>
<p>1. The proposed amendment revises the City of Sunny Isles Beach’s Comprehensive Plan by updating the City’s 10-year Water Supply Facilities Work Plan to be consistent with the South Florida Water Management District’s Lower East Coast Water Supply Plan. 2. This amendment affects the City of Sunny Isles Beach. 3. Council staff recommends that the City of North Miami Beach Water Supply Work Plan be incorporated into the amendment or referenced, as the provider of potable water for the City of Sunny Isles Beach. Comments and recommendations provided by the South Florida Water Management District on this and other issues, including water conservation, should be addressed. This amendment does not create any adverse impact to state or regional resources/facilities but requires revision for effective regional coordination.</p>				
<p>City of Weston 21-01ESR (received 03-10-21)</p>	<p>✓</p>	<p>N/A</p>	<p>04-26-21</p>	<p>03-01-21</p>
<p>1. The proposed amendment revises the City of Weston’s Comprehensive Plan by updating the City’s Water Supply Plan, in accordance with Florida Statutes Section 163.3177. It includes the City’s 20-Year Water Supply</p>				

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<p>Work Plan as well as the City of Sunrise’s Water Supply Facilities Work Plan 2020 Update, as the provider of potable water to the City of Weston.</p> <p>2. This amendment affects the City of Weston.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. Council recommends addressing the comments and recommendations provided by the South Florida Water Management District regarding intergovernmental coordination and consistency with other plans.</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 20-05ESR (received 03-12-21)	N/A	✓	04-26-21	03-09-21
<p>1. The adopted amendments are to the Broward County Land Use Plan (PCT 20-3 and PCT 20-4) as follows:</p> <ul style="list-style-type: none"> • PCT 20-3 provides for bonus density formulas for each income category of very-low, low, and moderate, and requires the designated affordable housing units remain affordable housing for a minimum of 30 years. • PCT 20-4 permits additional residential density on parcels designated “Commerce” and “Activity Center,” subject to inclusion of an affordable housing component. <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> <p>4. The Council reviewed these amendments when proposed.</p>				
Broward County 20-08ESR (received 02-26-21)	N/A	✓	04-26-21	02-23-21
<p>1. The adopted amendments include one amendment to Broward County’s 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 the proposed City of Pompano Beach’s Future Land Use Text Amendment #20-4ESR 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> <p>4. The Council reviewed these amendments when proposed.</p>				
City of Homestead 20-01ESR (received 02-18-21)	N/A	✓	04-26-21	08-19-20
<p>1. The adopted amendment to the City of Homestead’s Comprehensive Plan incorporates the City’s 10-Year Water Supply Facilities Work Plan and related amendments.</p> <p>2. This amendment affects the City of Homestead.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council reviewed this amendment when proposed.</p>				

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City of Key West 20-01ACSC (received 3-24-21)	N/A	✓	04-26-21	12-02-20
<p>1. The adopted amendment to the City of Key West’s Comprehensive Plan creates a new land use category for the Historic Neighborhood Commercial District Bahama Village Truman Waterfront. It amends the Future Land Use Map (FLUM) for specific properties and amends the Future Land Use Map Legend from Historic Public / Semi-Public, Historic Commercial, and Historic Residential to Historic Commercial. It also adds a new Future Land Use Map Zoning Subdistrict designation of “Historic Neighborhood Commercial Bahama Village Truman Waterfront” and applies the designation to specific properties.</p> <p>2. The property addresses are: 918 Fort Street, 727 Fort Street, 100 Angela Street, 105 Geraldine Street, 110 Angela Street, 111 Geraldine Street, 112 Angela Street, 109 Geraldine Street, and 114 Angela Street in the City of Key West.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council reviewed this amendment when proposed.</p>				
City of Key West 20-02ACSC (received 3-25-21)	N/A	✓	04-26-21	02-18-21
<p>1. The adopted amendment to the City of Key West’s Comprehensive Plan allows high density deed restricted affordable housing units (up to 40 units per acre) in the Historic Neighborhood Commercial District Bahama Village Truman Waterfront land use category, and related amendments.</p> <p>2. The amendment affects the area designated as Bahama Village Truman Waterfront and other zones within the City of Key West.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council reviewed the amendment when proposed.</p>				
Village of North Bay Village 20-01ESR (received 02-16-21)	N/A	✓	04-26-21	02-09-21
<p>1. The adopted 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.</p>				

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<p>4. The Council reviewed the amendment when proposed. Council staff recommended continued coordination with the South Florida Water Management District, Florida Department of Transportation, and all relevant parties.</p>				
<p>City of North Miami Beach 20-01ESR (received 02-18-21)</p>	<p>N/A</p>	<p>✓</p>	<p>04-26-21</p>	<p>12-15-20</p>
<p>1. The adopted amendment to the City of North Miami Beach’s Comprehensive Plan revises specific elements including the Future Land Use Element, Infrastructure Element, Conservation Element, Intergovernmental Coordination Element, and the Capital Improvement Element. 2. This amendment affects the City of North Miami Beach. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The Council previously reviewed these amendments when proposed.</p>				
<p>City of North Miami Beach 20-02ESR (received 04-05-21)</p>	<p>N/A</p>	<p>✓</p>	<p>04-26-21</p>	<p>03-16-21</p>
<p>1. The adopted 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. 2. This amendment affects land that is presently designated both Business Land-Use category, and Residential High Density, with frontage on the SR-826 Corridor from Interstate 95 to the west to NE 19 Court to the east (International Boulevard District) and land facing west on West Dixie Highway from NE 170 Street to Greynolds Park (West Dixie Highway Mixed-Use Neighborhood District). 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The Council previously reviewed these amendments when proposed.</p>				
<p>City of Pembroke Pines 20-01ESR (received 02-24-21)</p>	<p>N/A</p>	<p>✓</p>	<p>04-26-21</p>	<p>02-03-21</p>
<p>1. The adopted amendment to the City of Pembroke Pines’ Comprehensive Plan updates the City’s Water Supply Facilities Work Plan for a 10-year planning period, as mandated by Florida Statutes 163.3177(6)(C). The Work Plan updates the plan for water supply sources and facilities needed to serve existing and new development within the City’s jurisdiction. Specific elements that will be updated include the Future Land Use Element,</p>				

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<p>Infrastructure Element, Conservation Element, Intergovernmental Coordination Element, and the Capital Improvement Element.</p> <p>2. This amendment affects the incorporated area of the City of Pembroke Pines.</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. Council staff noted at that time that the City should address the technical assistance comments provided by the South Florida Water Management District (SFWMD).</p>				
City of Pembroke Pines 20-02ESR (received 03-10-21)	N/A	✓	04-26-21	02-17-21
<p>1. The adopted amendment to the City of Pembroke Pines' Comprehensive Plan changes the land use designation on an approximately 558-acre parcel generally located on the southeast corner of SW 172 Avenue and Pines Boulevard (The Property). The land use change converts 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.</p> <p>2. This amendment affects the subject property, which is in the incorporated area of the City of Pembroke Pines.</p> <p>3. The amendment indicates increases in impacts on all public facilities and services with the exception of traffic circulation and solid waste. Council staff noted at the proposed stage that 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's 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> <p>4. The Council previously reviewed this amendment when proposed.</p>				
Town of Southwest Ranches 20-01ESR (received 03-10-21)	N/A	✓	04-26-21	02-11-21
<p>1. The adopted amendment to the Town of Southwest Ranches' Comprehensive Plan revises text to the Future Land Use Element (FLUE) pertaining to the US Highway 27 Business Land Use Category. The amendment clarifies that both the east and west sides of US Highway 27 may be designated within the US 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 US Highway 27 in the Town of Southwest Ranches.</p> <p>3. The amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
Town of Southwest Ranches				

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20-02ESR (received 02-10-21)	N/A	✓	04-26-21	01-28-21
<p>1. The adopted amendment to the Town of Southwest Ranches' Comprehensive Plan revises the text of the Future Land Use Element to eliminate the Residential Medium (16) land use category and amends 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.</p> <p>4. The Council previously reviewed this amendment when proposed. Council staff noted 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 02-10-21)	N/A	✓	04-26-21	01-28-21
<p>1. The adopted amendment to the Town of Southwest Ranches' Comprehensive Plan amends 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> <p>4. The Council previously reviewed this amendment when proposed.</p>				
Town of Southwest Ranches 20-04ESR (received 02-10-21)	N/A	✓	04-26-21	01-28-21
<p>1. The adopted amendment to the Town of Southwest Ranches' Comprehensive Plan adopts 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> <p>4. The Council previously reviewed this amendment when proposed.</p>				

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City of Wilton Manors 20-01ESR (received 02-22-21)	N/A	✓	04-26-21	02-09-21
<p>1. The adopted amendment revises the City of Wilton Manors' Comprehensive Plan by modifying the density and intensity of the Transit-Oriented Corridor (TOC) land use designation, with the intent to facilitate redevelopment within the City's mixed-use TOC designated area. The amendment allows a twenty percent increase in units within the TOC, in accordance with Broward Next.</p> <p>2. This amendment affects the City of Wilton Manors.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council reviewed this amendment when proposed.</p>				