



MEMORANDUM

AGENDA ITEM #IV.C

DATE: MARCH 18, 2024

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 the 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 as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



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PROPOSED AMENDMENTS

- **City of Dania Beach 24-01ESR**
Revises all Elements and Map Series of the Comprehensive Plan to reflect EAR-based amendments to update existing conditions, to include Statutory changes since the last EAR, including Peril of Flood compliance, and to reflect desired future outcomes.
- **Town of Davie 24-01ESR**
Amends the Future Land Use and Housing Elements by amending the Regional Activity Center (RAC), increasing the number of residential units by 1,000, industrial by 500,000 sf, and decreasing community facilities by 1,004,814 sf. The residential dwelling units would be restricted to the following unit types: 300 garden apartments and 700 mid-rise. The residential units would be further restricted as follows: 700 units shall be designated for affordable housing for moderate, low, and very low-income households. The proposed amendment includes changes to the Future Land Use Element, Housing Element, and Data, Inventory, and Analysis to provide a minimum 10-year planning horizon.
- **City of Hialeah Gardens 24-01ESR**
Amends the land use designation of an approximately 208.7-acre property from Parks and Open Space and Water District (POS) to Industrial Use, located East of the Homestead Extension of Florida's Turnpike (HEFT), West of NW 107 Avenue, and North of approximately NW 147 Street. The maximum allowable development intensity will be 6.25 million square feet of warehouse and 150,000 square feet of commercial retail.
- **Village of Virginia Gardens 24-01ER**
Amends the map and text of the Future Land Use Element (FLUE) for a development identified as Nove of Margate. The amendment increases the average density of approximately a 104-acre area from 7.6 to 8.4 dwelling units per acre. The map designation of 21.96 gross acres with this dashed-line area is being amended from Commercial Recreation and Residential R(7) to Residential R(7) and Parks to redevelop a golf course into a 132-unit townhouse development.

ADOPTED AMENDMENTS

- **Broward County 23-04ESR**
Amends the Broward County Land Use Plan for property within the City of Hollywood from Commercial Recreation (CR) to Recreation and Open Space (RO) comprising of approximately 130 acres. The amendment location is generally between Stirling Road and Sheridan Street and between North Park Road and North 56 Avenue. The amendment intends to allow the Emerald Hills golf course to be redeveloped as recreation and open space.

*Property Rights Amendment

** **Staff Note:** Due to the different time requirements for Agencies' responses, some comments may not have been received. Of the Agencies that have submitted comments, those comments do not reflect potential adverse regional or extra-jurisdictional impacts.

No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.