

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

December 27, 2019

The Honorable Ken Thurston
Mayor, City of Lauderhill
5581 West Oakland Park Boulevard
Lauderhill, Florida 33313

Dear Mayor Thurston:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan amendment for the City of Lauderhill (Amendment No. 19-01ER), which was received and determined complete on October 28, 2019. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified an objection and have included recommendations regarding measures that can be taken to address the objection.

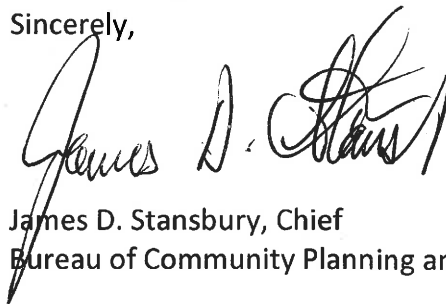
The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of the Department's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Department staff is available to assist the City to address the objection. If you have any questions related to this review, please contact Matthew Preston, Planning Analyst, by telephone at (850) 717-8490 or by email at matt.preston@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with the first name "James" being the most prominent.

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/mp

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Stephen Tawes, City Planner, City of Lauderdale
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

**Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
City of Lauderhill 19-01ER**

The Department of Economic Opportunity has identified an objection regarding the City of Lauderhill's proposed comprehensive plan amendment. The objection is provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan amendment without adequately addressing the objection, the Department may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S.

Department staff has discussed the basis of the report with local government staff and is available to assist the City to address the objection.

I. Objection:

Objection 1: Five Year Schedule of Capital Improvements (CIE Schedule)

The City's comprehensive plan does not include a CIE Schedule, as required by Section 163.3177(3)(a)4., F.S. The Goals, Objectives, and Policies section of the Capital Improvements Element proposes to delete the Five-Year Schedule of Capital Improvements, which includes projects through the Fiscal Year 1993-94. An updated CIE Schedule has not been proposed to replace the deleted Schedule.

Statutory Authority: Section 163.3177(3)(a)4., Florida Statutes.

Recommendation: The City must revise the proposed amendment prior to adoption to include a revised and updated Five Year Schedule of Capital Improvements within the Capital Improvements Element, for five years after the adoption of the City's proposed amendment in accordance with Section 163.3177(3)(a)4., Florida Statutes.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, in **color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.

From: [Plan Review](#)
To: [Eubanks, Ray](#); [DCPexternalagencycomments](#)
Cc: [Plan Review](#)
Subject: [EXTERNAL] - Lauderhill 19-1ER Proposed
Date: Wednesday, November 27, 2019 3:28:56 PM
Attachments: [image002.png](#)

To: Ray Eubanks, DEO Plan Review Administrator

Re: Lauderhill 19-1ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@floridadep.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



From: [Hymowitz, Larry](#)
 To: [DCE/transportationcomments: Preston, Matt](#)
 Cc: [Bush, Lois](#); [LA-SEA-Climate: Isabella, Christine](#); [Carver, Jennifer](#); [Costa-Carbello, Isabel](#); [Yee-Fong, Sherron](#); [shaw@laudhill.fl.gov](#)
 Subject: [EXTERNAL]: City of Lauderdale 19-1ER - FDOT District Four Review
 Date: Tuesday, November 19, 2019 8:13:20 AM
 Attachments: [image002.png](#)
[image003.docx](#)

Pursuant to Section 163.3184(4)(c), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the City of Lauderdale proposed EAR based amendment 19-1ER.

FDOT is providing technical assistance comments consistent with Section 163.3168(3), Florida Statutes. The technical assistance comments will not form the basis of a challenge. These comments can strengthen the local government's comprehensive plan in order to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

The City should consider modifying its new Infrastructure Element Objective 2.3: "Increase resiliency to the impacts of climate change through the review and implementation of mitigative and adaptive infrastructure projects and policies."

New Infrastructure Element Policy 2.3.2 provides for an assessment, with periodic updates, of at risk public investments and infrastructure. New Infrastructure Element Policies 2.3.4 and 2.3.5 provide for drainage/stormwater improvements that may increase the resiliency of transportation infrastructure. New Infrastructure Element Objective 2.5 and its policies emphasize water-related infrastructure. Suggest adding more specifics in policy on how the City will increase the resiliency of transportation infrastructure found or confirmed to be at risk through the assessment, including working with partners.

The Regional Climate Action Plan (RCAP) 2.0 developed by the Southeast Florida Regional Climate Change Compact (Compact) includes recommendations in the Sustainable Communities and Transportation (ST) section on use of best available data and tools, including data and tools related to identifying vulnerable/at risk transportation infrastructure (<http://www.southeastfloridacclimatecompact.org/regional-climate-action-plan/>). Information follows on studies/projects and tools focused on addressing vulnerable/at risk transportation infrastructure in Southeast Florida that may be useful to the City for its assessment and other purposes:

Studies/Projects

The FHWA-funded South Florida Climate Change Vulnerability Assessment and Adaptation Pilot Project (Pilot Project), led by the Broward MPO and covering the four counties in the Compact, was completed in 2015. A brief description follows:

An approach for analyzing climate change-related risks to the regional transportation network designated by the Southeast Florida Transportation Council (SEFTC) that can be replicated and updated over time was developed, and vulnerability rating and other maps were produced. Adaptation-oriented actions that can provide a stronger linkage between climate-related concerns/risks and transportation decision-making were identified. They relate to five areas: transportation policy, planning and project prioritization; rehabilitation or reconstruction of existing facilities in high risk areas; new facilities on new right of way in high risk areas; system operations; and system maintenance.

The final report, posted at <http://www.browardmpo.org/images/WhatWeb/0/SouthFloridaClimateChangePilotFinalRpt.pdf>, includes future flooding hotspot, adaptive capacity rating, vulnerability rating (road and rail track), current FEMA 100-year flood road segment inundation, and sea level rise (SLR) road segment inundation maps for Broward and the other counties in the Compact. As a follow up to the Pilot Project, the Broward MPO completed a project in 2016 focused on extreme weather and climate change risk to the transportation system in Broward County. The final report for that project is posted at http://www.browardmpo.org/images/Final_Report_-_FINAL_Submital_to_BMPO_161103.pdf. A contact at the Broward MPO for more information is Buffy Sanders at 954-876-0046, sandersb@browardmpo.org.

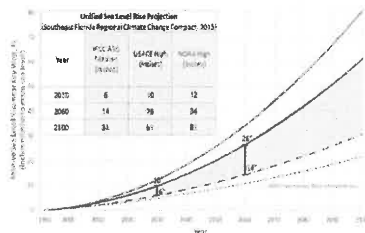
At the Broward MPO's request, FDOT sponsored a project on storm surge, SLR, and transportation network disruption (using the region's regional travel demand model) to supplement the regional Pilot Project. This project involved running six scenarios, surge and surge + SLR for three storms including one that made landfall in Fort Lauderdale. The inches of SLR used for the 2040 modeling horizon are from the Compact's Unified Sea Level Rise Projection. The final report includes maps showing inundated areas and disrupted links. A contact at FDOT for more information on this project and GIS data layers available for maps in this and the other final reports noted is Lois Bush at 954-777-4654, lois.bush@dot.state.fl.us.

Sea Level Scenario Sketch Planning Tool

The Sea Level Scenario Sketch Planning Tool, developed by the UF GeoPlan Center for FDOT, can be used to help identify vulnerable/at risk transportation infrastructure in and around the Town. The tool evaluates the vulnerability of current and future transportation infrastructure relative to the 100- and 500-year FEMA flood zones and five hurricane storm surge categories as well as potential impacts of sea level rise in seven future years (every decade from 2040 - 2100). It is being used by local governments in their community planning and resiliency efforts (e.g., Monroe County and Satellite Beach) and can be accessed at <http://ds.geoplan.ufl.edu>. A contact at FDOT for more information is Jennifer Carver at 850-414-4820, jennifer.carver@dot.state.fl.us.

Upon request, FDOT can assist the City in using the results of these projects and the Sea Level Scenario Sketch Planning Tool. Lois Bush is the contact person at 954-777-4654.

The Compact's Unified Sea Level Rise Projection for Southeast Florida, is shown below and posted at <https://southeastfloridacclimatecompact.org/wp-content/uploads/2015/10/2015-Compact-Unified-Sea-Level-Rise-Projection.pdf>.



As one of multiple municipalities in Broward County with tidally influenced waterways, the City may want to consider Recommendation ST-1 in RCAP 2.0, which is to incorporate unified sea level rise projections, by reference, into all city, county, and regional agency comprehensive plans, transportation and other infrastructure plans, and capital improvement plans. One of the workshops held to implement the first version of the RCAP focused on integrating the Unified Sea Level Rise Projection into Local Plans (<https://southeastfloridacclimatecompact.org/wp-content/uploads/2017/01/ST-1-Guidance-Doc.pdf>). The Compact is in the process of updating the projections, with the update scheduled to be completed in 2020.

The Department requests a digital copy from the City of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

If you have any questions, please do not hesitate to contact me.

Larry Hymowitz
 Planning Specialist - Policy Planning & Growth Management
 Planning & Environmental Management - FDOT District Four
 3400 West Commercial Boulevard
 Fort Lauderdale, Florida 33309-3421
 Phone: (954) 777-4663; Fax: (954) 677-7892
larry.hymowitz@dot.state.fl.us





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.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfrationalcouncil.org

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)	v	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)	v	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>					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
<p>The 2nd Amendment:</p> <ol style="list-style-type: none"> 1. 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. 2. The amendment site is located northwest of the intersection of Eller Drive and Federal Highway in the City of Dania Beach. 3. 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"> 1. 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. 2. The amendment affects Broward County as a whole. 3. 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"> 1. 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. 2. The amendment would affect properties located at 6325 First Street, 6125 Second Street and 5700 Laurel Avenue on Stock Island. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
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>					

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 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 Lauderdale'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 Lauderdale.</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>					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
<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>					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
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>					

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 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>					

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 Hollywood 19-1ESR (received 11-18-19)	N/A	v	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	v	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	v	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>					

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 Pembroke Pines 19-1ESR (received 11-01-19)	N/A	v	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	v	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>					

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 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 Manor's 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>					

From: [Manning, Terese](#)
To: [DCPexternalagencycomments](#)
Cc: ["stawes@laudhill-fl.gov"](#); [Corvin, Kelly D.](#); [Barbara Blake Boy \(Business Fax\)](#); [Josie P. Sesodia - \(JSOSODIA@broward.org\)](#); [Isabel Cosio Carballo \(isabelc@sfrpc.com\)](#); [Isabel Moreno \(imoreno@sfrpc.com\)](#)
Subject: [EXTERNAL] - FW: City of Lauderhill, DEO #19-1ER Comments on Proposed Comprehensive Plan Amendment Package
Date: Friday, November 22, 2019 2:08:51 PM

Dear Mr. Eubanks:

The South Florida Water Management District (District) has completed its review of the amendment package submitted by the City of Lauderhill (City). The amendment package includes the Evaluation and Appraisal Review amendments to the City's Comprehensive Plan. The District provides the following comments under Section 163.3184(3)(4)(g), Florida Statutes (F.S.). The important state resource impacted by this amendment is regional water supply. These comments need to be addressed before final adoption of this amendment. If these comments are not addressed prior to adoption, the District may recommend the state land planning agency, the Department of Economic Opportunity (DEO), challenge the amendment:

- Revise the proposed amendment to ensure the planning timeframes in the amendment are consistent throughout all of the Elements of the Comprehensive Plan and cover two timeframes, as required in Section 163.3177(5)(a), F.S. The Statute states: "Each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period." The planning timeframes should be consistent throughout the Comprehensive Plan, the Data, Information and Analysis (DIA) document, and the Goals, Objectives and Policies.
- Revise the proposed amendment to ensure the population projections in the Comprehensive Plan are consistent throughout all of the Elements in the amendment. The population projections need to be consistent throughout the Comprehensive Plan, the DIA documents for each element, and the Water Supply Facilities Work Plan Update (Work Plan).

At this time, the City has not updated the Work Plan. The Work Plan referenced in the proposed Comprehensive Plan Amendment is the City's adopted February 9, 2009 Work Plan, which is not consistent with the City's planning timeframes, new population projections and the 2018 LEC Water Supply Plan Update. Provide an update to the City's Work Plan to be consistent with the Evaluation and Appraisal Review Amendment and the 2018 Lower East Coast Water Supply Plan Update.

The City is required to revise its Water Supply Facilities Work Plan (Work Plan)

within 18 months after approval of the LEC Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. The Work Plan must cover at least a 10-year planning period after adoption of the Work Plan, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands. The Work Plan Update must be consistent with the other sections of the Comprehensive Plan, including the population projections and water demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: <https://www.sfwmd.gov/doing-business-with-us/work-plans>.

- Update references to the Lower East Coast Water Supply Plan to reference by title the current "2018 Lower East Coast Water Supply Plan Update."
- Revise references to the currently adopted Water Supply Facilities Work Plan to reference by title the adopted "2009 Water Supply Facilities Work Plan."
- Provide a density analysis determining changes in land use density and intensity from the current adopted Comprehensive Plan to the proposed Comprehensive Plan. The analysis needs to show the potential increase/decrease in density and intensity and potential impact to public facilities.
- Include a water demand analysis showing the impact of the updates to population and density/intensity standards on water supply.
- Revise the last bullet point of Infrastructure Element Objective 2.1 and Policies 1.1.5 and 2.2.4 to not delete the requirements to develop and implement a water conservation program and to implement the Work Plan to complete identified projects that will eliminate existing and projected water supply deficiencies.
- Revise Infrastructure Policy 2.2.3 to adopt by reference the Broward County and City of Fort Lauderdale Work Plans as required in Section 163.3177(1)(b), F.S. The Statute states: "The reference must identify the title and author of the document and indicate

clearly what provisions and edition of the document is being adopted.” The District provides the following example draft policy for use by local governments in adopting Work Plans by reference:

“[The Local Government] hereby adopts by reference the Water Supply Facilities Work Plan (Work Plan), dated xxxx, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the [Local Government’s] water service area. [The Local Government] shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of the water management district approves an updated regional water supply plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Work Plan and the Capital Improvements Element.”

- Revise Future Land Use Element Policy 1.3.1.3, Capital Improvements Element Policy 1.2.1 and Infrastructure Element Policies 1.1.1 and 1.1.5 to not delete the existing Level of Service (LOS) Standard, 110 gallons per day. The policies propose using the City’s Water Use Permit (WUP) allocation as the LOS Standard. A Level of Service, as defined by Section 163.3164(28), F.S., states: “Level of Service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.”

Revise the Capital Improvement Element Data, Information and Analysis Document (CIE DIA) on page 5, second paragraph, to not delete information on the District’s Mandatory Year Round Year-Round Landscape Irrigation Conservation Measures Rule. The information should also be expanded to describe how the Rule has been implemented, as detailed in Chapter 40E-24, Florida Administrative Code.

- Revise CIE DIA Section II. A. 1. Potable Water (page 4) to include information on the alternative water supply options the City will explore to address the City’s anticipated forecast of future water demand requirements and the water supply limitations associated with the WUP. The WUP is anticipated will reach existing water supply limits at some point between the end of Fiscal Year 2025 and Fiscal Year 2030.
- Revise CIE DIA Section II. A. 1. Potable Water (page 4) and Future Land Use Element DIA (page 6) to reflect that the City’s Work Plan Update must be adopted with a comprehensive plan amendment by May 2020.
- Revise proposed Intergovernmental Coordination Element Policies 1.2.4 and 1.2.5 to

describe the way in which the City will undertake activities to coordinate programs and activities with the LEC Plan Update and in the implementation of alternative water supply projects, the establishment of its LOS standards and resource allocations.

- Revise the proposed amendment to include an updated Conservation Element, as the City committed it would update in the Evaluation and Appraisal Review Notification Letter of May 1, 2018 to DEO, as required by Section 163.3191(2), F.S., and as referenced in the Infrastructure DIA document (page 6, second paragraph). Updates to the Element should include how the City will conserve, appropriately use, and protect current and projected water sources and provides for the emergency conservation of water sources in accordance with the plans of the District.

The District offers its technical assistance to the City and DEO in developing sound, sustainable solutions to meet the City's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Ms. Terry Manning, Policy and Planning Analyst
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