



MEMORANDUM

AGENDA ITEM #III.D

DATE: APRIL 4, 2016

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT
CONSENT AGENDA

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida (SRPP)* and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, 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.

Council staff has not identified adverse effects to regional resources and facilities or extra-jurisdictional impacts that would result from the following map and text 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 16-4ESR (received 03-11-16)	√	N/A	04/02/2016	03/08/2016	9-0
The proposed Broward County Land Use Plan (BCLUP) text amendment (PCT 16-2) seeks to address future housing demand and enhance the mixed-use, urban character of the “Pembroke Pines Local Activity Center (LAC) by adding 476 dwelling units and 60,000 square feet of commercial uses. The LAC is generally bound on the north by Pines Boulevard, on the east by Palm Avenue and on the south by Washington Street. These additional uses complement existing uses in the City and will help meet growing demand for housing.					



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 15-1ACSC (received 03-09-16)	N/A	√	04/02/2016	12/10/2014	5-0
The adopted resolution amends the Future Land Use Map (FLUM) for four specific parcels of land from Industrial to Commercial and from Mixed Use/Commercial Fishing and Industrial to Mixed Use/Commercial. This amendment provides limitations on development and specific restrictions and incorporates the recommendations of the ORC report. A Comprehensive Plan text amendment will establish a subarea policy for the Big Coppitt portion of the property, restricting any residential use on the subject property to only affordable housing.					
City of Hialeah 15-5ER (received 03-09-16)	N/A	√	04/04/2016	09/22/2015	7-0
The City of Hialeah has adopted a text amendment to its Comprehensive Plan, to include a new Health Element. This Element incorporates public health considerations and provides for a well-planned, livable and safe urban environment therefore improving the welfare of residents of the City of Hialeah. The adopted text amendment includes an updated capital improvement schedule as recommended by DEO.					
Islamorada, Village of Islands 16-2ACSC (received 03-03-16)	√	N/A	04/04/2016	02/25/2016	4-1
The proposed amendment seeks to amend the Village's Future Land Use Map from Residential Conservation to Residential Low for property located at 100 Sapodilla Drive on Lower Matecumbe Key. RC allows one dwelling unit per four acres and RL allows one dwelling units per two acres. The Florida Department of Economic Opportunity (DEO) has expressed concern about the change in designation because the amendment does not include relevant data and analysis demonstrating need or address the approximately 288 allocations remaining under building permit system or the 1000 plus vacant lots. DEO recommends the amendment be revised to include a site specific Future Land Use Map Change (FLUM) that limits the development to the number of ROGO exempt units that are being considered for transfer. Council staff is available to assist with the recommended changes.					
North Bay Village 16-1ESR (received 03-09-16)	√	N/A	04/04/2016	02/23/2016	5-0
This proposed amendment amends the Comprehensive Plan Elements, Future Land Use Map and updates the Water Supply Facilities Work Plan. These text amendments will be used in the creation of an economic redevelopment strategy for the expansion of businesses in the Village. Future Land Use Map Amendments are included.					

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Village of Palmetto Bay 16-2ESR (received 03-18-16)	√	N/A	04/04/2016	03/07/2016	*TBP
The proposed text amendment seeks to change the Village of Palmetto Bay's Comprehensive Plan's Future Land Category Village's Mixed Use (VMU) designation. The VMU designation would classify all permitted residential uses as multifamily and make land properties eligible for transfer of development rights in order to conserve natural areas.					

*TBP – To Be Provided

Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the table above 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.