



# MEMORANDUM

AGENDA ITEM #III.D

DATE: JUNE 6, 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 16-1ESR (received 05-02-16)	N/A	√	06/06/2016	04/26/2016	8-0
The adopted amendment amends the Broward County Comprehensive Plan (BCCP) text regarding Miramar’s “Regional Activity Center”, and provides for severability and an effective date. The changes to the text allow for increased density and intensity for residential and industrial land uses: increasing residential dwelling units from 7,460 to 8,710, and industrial use from 10,550,000 square feet to 11,500,000 square feet.					



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 16-6ESR (received 05-02-16)	√	N/A	06/06/2016	04/26/2016	8-0
The proposed amendment to the Broward County Comprehensive Plan (BCCP) amends the Land Use designation of a 65.3 acre parcel in the City of Pembroke Pines from Community Facilities to Industrial. The parcel is adjacent to Sheridan Street and US 27 and was the site of the Broward County Institution (BCI) prison which is now closed and vacated. The site is surrounded on the west by the Broward County Interim Landfill, to the north by vacant land, to the east by Planned Industrial land and to the south by Conservation Area Land.					
Monroe County 15-3ER ACSC (received 05-06-16)	N/A	√	06/06/2016	04/13/2016	5-0
The adopted amendment updates the <i>Monroe County 2010 Comprehensive Plan</i> to be consistent with the revised Data and Analysis, adopted Evaluation and Appraisal Report (EAR), and 2014 EAR Notification Letter to the Department of Economic Opportunity. The adopted amendment creates the <i>Monroe County 2030 Comprehensive Plan</i> .					
City of Doral 16-1ER (received 05-17-16)	√	N/A	06/06/2016	05/11/2016	5-0
The proposed amendment is a Comprehensive Plan Update, which makes changes to Goals, Objectives and Policies (GOP) of the City of Doral's Comprehensive Plan. The intent of the amendment is to update the City's Comprehensive Plan to reflect current conditions and to incorporate new elements to respond to emerging planning issues. As part of the Plan Update process, significant public involvement was conducted as well as data inventory and analysis. The update includes a new Green Element to encourage sustainable land use and design, and preserve natural resources: expand mobility and connectivity; and incentivize smart building and places that incorporate renewable energy into design. The Goals, Objectives and Policies also include the following elements: future land use, transportation, housing, infrastructure, parks and recreation, educational facilities, intergovernmental coordination, and capital improvements and new flood management policies are incorporated.					
Islamorada, Village of Islands 16-5ACSC (received 05-05-16)	√	N/A	06/06/2016	04/28/2016	5-0
The proposed amendment to the Village's Comprehensive Plan amends policy 1-2.4.7, "limit transient rental use of residential properties" to revise valuation criteria for transient rentals. Absent this					

amendment, due to a fall in real estate market values, a number of properties would have lost their qualification or eligibility as vacation rentals. This amendment amends the Comprehensive Plan to equitably reflect current real estate market conditions. According to the current regulations, each vacation rental must assess in excess of 600 % of the median annual income for Monroe County. The nationwide economic recession caused a portion of properties located within the Residential High (RH) and Mixed Use (MU) Future Land Use Map (FLUM) categories to currently fall below the minimum required assessed values. Current ordinances permit the Village to utilize the 2007 assessed values through 2015-2016, but the exemption will expire September 30, 2016. The proposed amendment would allow properties within the RH or MU FLUM categories to apply for vacation rental licenses utilizing the 2007 value through the 2016 license period to provide additional time for property values to continue to rise. Of existing licensed vacation rental, only three (3) of the ninety-five (95) properties have returned to their pre-recession values. This amendment would provide a short-term remedy to the potential loss in licenses to affected property owners.

Town of Miami Lakes 16-1ESR (received 05-09-16)	√	N/A	06/06/2016	05/03/2016	7-0
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The proposed amendment to the Town's Comprehensive Plan amends the Transportation Element and the Capital Improvement Element. It is the result of an effort to support multi-modal mobility in the Town and shift the focus from automobile centric policies. The amendments support an increase in connectivity between parts of the Town and replace traditional traffic concurrency with a multi-modal mobility fee.

City of North Miami 15-2ER (received 05-06-16)	N/A	√	06/06/2016	04/26/2016	5-0
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The adopted amendments to the City of North Miami's Comprehensive Plan are based on the City's Evaluation and Appraisal Review process. The final adopted package contains amendments to the following elements of the Comprehensive Plan: Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Parks and Recreation, Intergovernmental Coordination, Economic and Capital Improvement. The adopted amendments also reflect revisions made to address the Objections, Recommendations, and Comments Report issued by the Department of Economic Opportunity, including the need to map the Coastal High Hazard Area and address the newly required Peril of Flood legislation.

Village of Palmetto Bay 16-1ESR (received 05-20-16)	N/A	√	06/06/2016	05/02/2016	5-0
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This adopted large-scale amendment of the Future Land Use Map (FLUM) changed the land use designation of certain lands within the downtown area of the Village of Palmetto Bay from low density residential, low medium residential, and medium residential to Franjo Activity Center (FAC) and amended the Village's Comprehensive Plan's land use category adjusting the number of units permitted within the FAC.

<b>Local Government and Plan Amendment Number</b>	<b>Proposed</b>	<b>Adopted</b>	<b>Council Review Date</b>	<b>Local Government Transmittal or Adoption Public Hearing and Meeting</b>	<b>Governing Body Adoption Vote</b>
Village of Palmetto Bay 16-2ESR (received 05-20-16)	N/A	√	06/06/2016	05/02/2016	3-2
The adopted text amendment changed the Village of Palmetto Bay's Comprehensive Plan's Future Land Category Village's Mixed Use (VMU) designation. The VMU designation classified all permitted residential uses as multifamily and made land properties eligible for transfer of development rights in order to conserve natural areas. In response to the Objections, Recommendations and Comments (ORC) Report, revisions to Policy 1.1.3 of the Land Use Element of the Village's Comprehensive Plan were made. Another recommendation was to limit the overall amount of development rights that could be transferred into the Villages' Mixed Use land use category.					
City of Pembroke Pines 16-2ESR (received 05-02-16)	√	N/A	06/06/2016	12/02/2015	5-0
The proposed land use amendment would alter the land use plan map for the subject site from Community Facilities to Industrial by amending the City of Pembroke Pines and Broward County land use plans to permit industrial development. The 65.4-acre area adjacent to Sheridan Street and US 27 was the site of the Broward County Institution (BCI) prison which is now closed and vacated. The site is surrounded on the west by the Broward County Interim Landfill, to the north by vacant land, to the east by Planned Industrial land and to the south by conservation area land.					
City of South Miami 15-3ESR (received 05-09-16)	N/A	√	06/06/2016	04/05/2016	5-0
These adopted amendments consist of changes to elements of the City's Comprehensive Plan pertaining to adoption of the 20-Year Water Supply Facilities Work Plan in order to strengthen coordination between water supply and local land use planning as required by Florida Law.					
City of Sunny Isles Beach 16-1ESR (received 05-09-16)	N/A	√	06/06/2016	04/21/2016	5-0
The adopted amendment updated the City's Water Supply Facilities Work Plan that identified and planned for the water supply sources and facilities needed to serve existing and new development with the local					

government's jurisdiction.

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.