



MEMORANDUM

AGENDA ITEM #IV.D

DATE: AUGUST 8, 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.

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	Governing Body Adoption Vote
Monroe County 16-3ACSC (received 07/01/16)	√	N/A	08/08/16	06/15/16	5-0
<p>1. The proposed amendment to the Monroe County Comprehensive Plan is a change to the Future Land Use Map to recognize an existing non-conforming office use. The Future Land use designation on the affected property would change from Residential Medium (RM) to Mixed use/Commercial (MC).</p> <p>2. The affected property is located at 105030 Overseas Highway, Key Largo, Mile Marker 105, and is 3,000 square feet/0.06887 acres of upland.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Town of Cutler Bay 16-1ER (received 07/11/16)	√	N/A	08/08/16	06/30/16	5-0
<p>1. The proposed amendment to the Town of Cutler Bay seeks to amend the Town Growth Management Plan to address the effects of climate change.</p> <p>2. The affected amendment area would encompass the entire Town of Cutler Bay with emphasis on areas with lower elevations.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami Beach 16-1ER (received 07/20/16)	√	N/A	08/08/16	07/13/16	5-0
<p>1. The proposed amendment to the City of Miami Beach Comprehensive Plan seeks to provide tools that will better allow the City to address issues related to sea level rise, coastal flooding, and storm surges pursuant to the requirements of 2015 Florida Senate Bill 1094 entitled “Peril of Flood”. Additionally, the amendment proposes to designate the City as an Adaptation Action Area (AAA).</p> <p>2. The amendment designates the entire City as an Adaptation Action Area with the purpose of prioritizing funding for infrastructure and adaptation planning. The amendment also adds and amends policies in the Comprehensive Plan with the intent to improve storm sewer and drainage levels of service, including the use of landscaping techniques to enhance storm water management, and incorporating minimum freeboard requirements into the Land Development Regulations.</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 Opa-locka 16-1ESR (received 07/14/16)	√	N/A	08/08/16	06/01/16	4-0
<p>1. The proposed amendment will incorporate the City's 2015 20-Year Water Supply Facilities Plan, adopted on May 25, 2016, into the City of Opa-locka Comprehensive Plan. Included is a new element to promote the use of water conservation use efficiency standards and guidelines.</p> <p>2. The amendment area covers the City's entire 4.4 square miles and is bounded by NW 151 Street to the north, NW 119 Street to the south, NW 17 Avenue to the east and NW 47 Avenue to the west.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Parkland 16-3ESR (received 07/18/16)	√	N/A	08/08/16	06/22/16	4-1
<p>1. The proposed amendment to the City of Parkland Comprehensive Plan seeks to change the designation of 148.3 acres from Low (3) Residential (Broward County) to Low (3) Residential (Parkland, FL) to reflect this property was officially annexed into Parkland effective March 20, 1974.</p> <p>2. The affected amendment area of 148.3 acres is known as the McJunkin parcel and is located on the south side of Loxahatchee Road approximately 750 feet west of Riverside Drive at 11997 Loxahatchee Road.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

*TBP – To Be Provided

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
Monroe County 15-1ACSC (received 07/20/16)	N/A	√	08/08/16	05/20/16	4-0
<p>1. The adopted amendment revises the Monroe County Comprehensive Future Land Use Map to change the future land use designation for a property located at 97770 and 97702 Overseas Highway, Key Largo, Mile Marker 98 from Residential Low Density (RL) to Mixed Use/Commercial (MC). The adopted amendment recognizes an existing non-conforming use of a property as a hotel and allows for improvements.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The Department of Economic Opportunity objected to the proposed amendment, specifically recommending that the amendment be revised to allow for uses other than residential. It is notable that the entire amendment lies within the Military Installation Area of Impact (MIAI). Monroe County responded to the objection by proposing and adopting amendment 16-2ACSC, creating Policy 107.1.5 Key Largo Mixed Use Area 2, to provide limitations on development and specific restrictions on the amendment area.</p> <p>4. The additional revisions do not create any adverse impacts.</p>					
Monroe County 15-5ACSC (received 07/20/16)	N/A	√	08/08/16	04/20/16	4-0
<p>1. The adopted amendment to the Monroe County Comprehensive Plan is a change to the Future Land Use Map to recognize an existing non-conforming use, specifically, the site known as “Harriette’s Restaurant”, located at 95710 Overseas Hwy, Key Largo, approximately MM 96. The adopted amendment amends the future land use designation from Residential Low (RL) to Commercial (COMM).</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The amendment was adopted 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
Monroe County 16-1ACSC (received 07/20/16)	N/A	√	08/08/16	04/20/16	4-0
<p>1. The adopted amendment revises the Monroe County Comprehensive Plan Future Land Use Map (FLUM) by changing the designation of a parcel of land located in Ocean Reef, Key Largo from Residential Conversation (RC) to Recreation (R) and Conservation (C) to allow for the development of a trail and passive recreational space.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The amendment was adopted as proposed.</p>					
Monroe County 16-2ACSC (received 07/20/16)	N/A	√	08/08/16	04/20/16	4-0
<p>1. The adopted amendment revises the Monroe County Comprehensive Plan to recognize an existing non-conforming use of a property as a hotel and allow for improvements. The amendment creates Policy 107.1.5 Key Largo Mixed Use Area 2, to provide limitations on development and specific restrictions to accompany a proposed amendment to the Future Land Use Map (FLUM) from Residential Low (RL) to Mixed Use/Commercial (MC) for property located at 977770 and 97702 Overseas Highway in Key Largo.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The amendment was adopted as proposed.</p>					
Islamorada, Village of Islands 15-5ACSC (received 07/20/16)	N/A	√	08/08/16	07/23/16	4-1
<p>1. The adopted amendment revises the Islamorada, Village of Islands Comprehensive Plan Future Land Use Map to change the designation for four (4) parcels from Residential Medium (RM) to Mixed use (MU) located at approximately Mile Marker 87.4 and establishes Policy 1-2.11.1 Plantation Key Mixed use 1 (PKMU1).</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The Department of Economic Opportunity objected to the proposed amendment because the proposed sub-area policy would allow a floor area ratio higher than the underlying Mixed Use category. The Village of Islamorada responded to this objection by including further limitations on residential density specific to the four (4) parcels.</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
Islamorada, Village of Islands 15-3ACSC (received 07/28/16)	N/A	√	08/08/16	07/21/16	5-0
<p>1. The adopted amendment revises Policy 1-3.1.1 “establish a building permit allocation system (BPAS)” of the Village’s Comprehensive Plan regarding the allocation of nonresidential floor area. All applications for the issuance of non-residential square footage shall be evaluated and ranked based on project merit including consideration of:</p> <ul style="list-style-type: none"> ○ Focus on redevelopment versus new development ○ Development potential of the site ○ Provision of amenities associated with the proposed development ○ Provision of affordable housing in conjunction with the proposed project, and Environmental sensitivity of the proposed development site. <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The amendment was adopted as proposed.</p>					
City of Parkland 16-1ER (received 7/20/16)	N/A	√	08/08/16	06/22/16	7-0
<p>1. The adopted amendment revises the City of Parkland Comprehensive Plan to allow for submittal of the City’s adopted update of the Evaluation and Appraisal Report which reflects the impacts of the Wedge piece’s annexations.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The local government adopted the amendment as proposed.</p>					
City of Parkland 16-2ESR (received 7/20/16)	N/A	√	08/08/16	06/22/16	7-0
<p>1. The adopted amendment incorporates the second reading of the 10-Year Water Supply Facilities Work Plan Update into the City of Parkland Comprehensive Plan to bring the City into compliance by updating data conditions and relevant regulatory changes from the South Florida Water Management District Lower East Coast Water Supply Plan.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impacts to state or regional resources/facilities.</p> <p>3. 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 Sunny Isles Beach 16-2ER (received 07/08/16)	N/A	√	08/08/16	05/19/16	5-0
<p>1. The adopted amendment revises the City of Sunny Isles Beach Comprehensive Plan to allow for adoption of the Evaluation and Appraisal Report and amendments to the community vision statement; future land use, transportation, housing, recreation and open space, capital improvement, coastal management, infrastructure, conservation, intergovernmental coordination, and education facilities elements; and monitoring and evaluation amendments.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The local government made the following changes based on one objection and three comments cited by the Florida Department of Economic Opportunity:</p> <ul style="list-style-type: none"> ○ Objection – Future land use map missing the associated time horizon should be revised to reflect “Year 2030 Future Land Use Map” ○ Comment – Revise the incorrect coastal high-hazard area mapping and missing definition of coastal high-hazard area ○ Comment – Implementation of recent statutory changes should be addressed, that is, identify and map flood risk in coastal areas and designate adaptation action areas (AAA) in flood risk areas ○ Comment – Clarify regulation of housing by tenure in the housing element <p>4. The additional revisions do not create any adverse impacts.</p>					

*TBP – To Be Provided