



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JULY 24, 2017

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.



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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
City of Coral Gables 17-1ESR (received 07-18-17)	√	N/A	07-24-17	05-30-17	5-0
<p>1. The proposed amendments to the City of Coral Gables Comprehensive Plan seek to revise the Future Land Use Map (FLUM) of the city’s comprehensive plan to reflect the “North Ponce de Leon Boulevard Mixed-Use Overlay District” and to revise the text of the City’s Land Use element amending the “Multi-Family Medium Density” land use classification to allow an increase in density, intensity and height. The North Ponce district serves to improve the transition from large scale commercial and mixed-use development ongoing on Ponce de Leon Blvd to the mid-rise Neighborhood Conservation District to the east and west. The text amendment allows a mixed-use overlay district in the “Multi-Family Medium Density” land use in order to promote development in accordance with the underlying land use. The amendment would allow a maximum of 75 units per acre, or 100 units per acre with design incentives; and up to 100 feet maximum height with architectural incentives per city code.</p> <p>2. The map amendment for the “North Ponce de Leon Boulevard Mixed-Use Overlay District” covers properties along Ponce de Leon Blvd between Navarre Avenue on the south and SW 8th Street on the north, around ¾ of a mile.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami Springs 17-1ESR (Received 06-29-17)	√	N/A	07-24-17	06-26-17	5-0
<p>1. The proposed text amendment to the City of Miami Springs Comprehensive Plan seeks to update the City’s 10-year Water Supply Facilities Work Plan and related Comprehensive Plan amendments. Based on the evaluation, the Capital Improvements, Conservation, Intergovernmental Coordination, and Infrastructure elements were amended to ensure consistency with the water supply work plan. The plan also addressed EAR amendment requirements to address state requirements.</p> <p>2. 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
Town of Southwest Ranches 17-1ESR (Received 07-05-17)	√	N/A	07-24-17	06-22-17	5-0
<p>1. The proposed text amendment to the Town of Southwest Ranches Comprehensive Plan seeks to modify the definitions of two categories of Special Residential Facilities, along with correcting and updating language for consistency. The revised definition for Special Residential Facilities (also known as group homes) revises the number of Individuals living and receiving care in each category, reducing the number of permitted beds in Special Residential Facilities permitted uses in Land Use Categories.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Town of Southwest Ranches 17-2ESR (Received 07-05-17)	√	N/A	07-24-17	06-22-17	5-0
<p>1. The proposed amendment to the Town of Southwest Ranches Comprehensive Plan seeks to amend the definitions, Future Land Use Element and Transportation Element of the Plan to prevent, whenever possible, new through-streets within the Town, with the exception of SW 184th Avenue as a two-lane roadway. The intent of the amendment is to preserve the rural character of the Town.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Village of Virginia Gardens 17-2ER (received 07-17-17)	√	N/A	07-24-17	06-15-17	4-0
<p>1. The proposed text amendment to the Village of Virginia Gardens Comprehensive Plan seeks to adopt EAR-based amendments, a Future Land Use Map update and a Capital Improvements Element Update.</p> <p>3. This amendment does 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
Village of El Portal 17-1ESR (received 07-05-17)	N/A	√	07-24-17	04-25-17	4-0 (1 absent)
<p>1. The adopted amendment to the Village of El Portal’s Future Land Use Map, Future Land Use Element, Coastal Management Element, and Recreation and Open Space Element of the Comprehensive Plan adopts a form-based code. The new code will facilitate redevelopment of the former Little Farm Trailer Park site as a mixed-use development that could include commercial, office, institutional, residential, or recreation and open space uses.</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 revised to address the Department of Economic Opportunity’s (DEO) technical assistance comments. The adopted changes include: the date of the Future Land Use Map was updated to 2027 to reflect a ten-year planning horizon; and, Policy 1.53 was revised to include adopted maximum intensity (floor lot ratios) for Medium Density Mixed Use (1.25), High Density Mixed Use (5.0), Parks and Recreation (0), and Institutional (.5). The adopted maximum intensity is based on an analysis of envisioned building envelopes, including setbacks, height limits, and lot coverage.</p> <p>4. The additional revisions do not create any adverse impacts.</p>					
Islamorada, Village of Islands 17-3ASCS (received 06-29-17)	N/A	√	07-24-17	06-22-17	4-0 (1 abstained)
<p>1. The adopted amendment to the Village of Islamorada Comprehensive Plan allows detached deed-restricted affordable housing up to four units within the Residential Medium (RM) Future Land Use Map category, on lots contiguous to US 1. The amendment increases the maximum range of allocated density along US 1 and Old Highway to promote affordable housing.</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>					