



MEMORANDUM

AGENDA ITEM #IV.C

DATE: SEPTEMBER 25, 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.



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
Miami-Dade County 17-3ESR (received 08-14-17)	√	N/A	09-25-17	6-21-17	7-0 (4 absent)
<p>1. The proposed amendment to the Miami-Dade Comprehensive Plan seeks to amend the Land Use Plan map designation of a parcel from “Business and Office” to “Business and Office” on approximately 3.66 acres and “Medium Density Residential (13 to 25 dwelling units per acre)” on approximately 1.97 acres.</p> <p>2. The affected parcel is located approximately 530 feet west of SW 87th Avenue between SW 72nd Street and SW 74th Street.</p> <p>3. To determine if the amendment does not create any adverse impact to state or regional resources/facilities, additional analysis is required as detailed by the Florida Department of Transportation. The analysis should determine the maximum potential impact on SR 826/Palmetto Expressway and SR 874/Don Shula Expressway, both of which are Strategic Intermodal System facilities, and therefore significant regional resources/facilities. If roadway deficiencies are identified, Miami Dade County will need to demonstrate the long-term adequacy of transportation facilities to meet established acceptable levels of service, and include a plan for how it will correct existing facility deficiencies.</p>					
Bal Harbour Village 17-1ER (received 08-01-17)	√	N/A	09-25-17	07-18-17	5-0
<p>1. The proposed amendment to the Bal Harbour Village Comprehensive Plan includes EAR-based amendment updates, an updated Water Supply Facilities Work Plan, as well as other general plan updates. These amendments reflect the changes to existing conditions in the Village as well as compliance with updated state laws since the last EAR amendment in 2010.</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
City of Miami Beach 17-2ESR (received 07-24-17)	√	N/A	09-25-17	07/07/17	7-0
<p>1. The proposed amendment to the City of Miami Beach Comprehensive Plan seeks to modify the allowable uses language in the RM-1 (Low Density Multi-Family Residential) land use to allow non-conforming hotels located on the north side of Belle Isle to rebuild structures up to 50% of the floor area of the existing building in a manner that reduces daily trips, improving traffic circulation within and around the neighborhood, and improve the resiliency of the buildings.</p> <p>2. The amendment affects all hotel use buildings located on the north side of Belle Isle, these buildings are in legal non-conforming use based on the current RM-1 land use code, specifically the Standard Hotel.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami Beach 17-3ESR (received 08-14-17)	√	N/A	09-25-17	07-26-17	Unanimously
<p>1. The proposed amendment to the City of Miami Beach Comprehensive Plan seeks to change the Future Land Use Map designation from Low Density Multi-Family Residential (RM-1) to Public Facility: Governmental Uses (PF) and to allow for commercial uses within the PF category. The designation change will activate the site along Collins Ave, as well as complement government uses and facilities, and facilitate delivery of public services.</p> <p>2. The affected amended area includes all the RM-1 designated properties bounded by Collins Avenue on the east, 87th Street on the north, Collins Court on the west, and 79th Street on the south.</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 Miami Beach 17-4ESR (received 08-14-17)	√	N/A	09-25-17	07-26-17	Unanimously
<p>1. The proposed amendment to the City of Miami Beach Comprehensive Plan seeks to allow for increased density within certain future land use categories for the limited purpose of providing affordable housing and workforce housing. The amendment will also allow residential uses on the Parking (P) future land use category. The amendment also provides incentive for developing workforce and affordable housing by allowing density increases to incentivize development of workforce and affordable housing projects. This will allow local households to have greater housing options in the city, and assist local employers in reducing labor shortages of skilled workers by providing housing accessible to workplaces, and reduce traffic congestion and commute distances for employees who would live elsewhere due to housing cost burden.</p> <p>2. Affected amendment area includes all properties under Parking (P), Commercial, and residential uses located on frontage opposite a land use category that permits commercial use.</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
Broward County 17-3ESR & 17-4ESR (received 08-28-17)	N/A	v	09-25-17	08-22-17	Unanimously
<p>1. 17-3ESR: The adopted amendments revise the Broward County Comprehensive Plan to revise land uses within the Broward County Land Use Plan for consistency between the Cities of Pembroke Pines and Plantation, and the County plan.</p> <p>2. The City of Pembroke Pines proposes map and related text amendments. PC 17-4 is a map amendment seeking to change 18.2 acres of City Hall property currently designated Employment Center and 146.37 acres of Local Activity Center (LAC) to 164.6 acres of Regional Activity Center (RAC). The new land use designation would encourage mixed-use development and multimodal transportation system. The amendment is generally bound on the north by Pines Boulevard, on the east by Palm Avenue, and on the south by Washington Street.</p> <p>PC 17-2 is a text amendment corresponding to the proposed Broward County Land Use Plan (BCLUP) map amendment 17-4 in the City of Pembroke Pines. The amendments do not create adverse effects to state or regional resources/facilities. PC 17-7 is a map amendment changing 26.26 acres of Commercial within the City of Plantation to 20 acres of commercial and 6.26 acres of irregular (12.6) residential within a dashed-line area, subject area generally located on the east side of Pine Island Road, between Peters Road and I-595.</p> <p>3. 17-4 ESR: The adopted amendments revise the Broward County Comprehensive Plan to allow land uses within the Broward County Land Use Plan for consistency between the City of Deerfield Beach’s and the County’s Plans, corresponding to the amendment on the City of Deerfield Beach 17-1ESR.</p> <p>4. The City of Deerfield Beach proposes a map amendment PC 17-5 which seeks to change 188.72 Acres of Commercial Recreation and 0.34 acre of Medium-High Residential (25) to a combined 109 acres of Irregular Residential (3.81). The subject property is located on the west side of Military Trail and north of Sample Road in Deerfield Beach. The new designation would develop an underutilized golf course, encourage residential development consistent with surrounding land uses in the city, and would allow for up to 415 residential units on the property.</p> <p>5. These amendments was previously reviewed by the Council and were determined to 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
Miami-Dade County 17-2ESR (received 08-10-17)	N/A	√	09-25-17	07-19-17	8-0
<p>1. The adopted amendment revises the Miami-Dade County Comprehensive Development Master Plan's map and text revisions. The Land Use Plan map amendment (Application 6) seeks to re-designate an approximately 7.54-acre parcel adjacent to the Douglas Road Metro-Rail station from Community Urban Center to Metropolitan Urban Center. The amendment would promote transit oriented design by facilitating the development of 1,878 multifamily units, 152,504 square feet of retail, 425,000 square feet of office space and 400 hotel units next to a train station. Application 8 is a text amendment to the Land Use Element that would reduce the minimum Area Median Income threshold from 65% to 60% to provide consistency with the County's recently adopted Workforce Housing Development Program, and it relates to the application of the 25% density bonus allowance for workforce housing. The related text amendment would add language to the Urban Center text of the Land Use Element, related to the Douglas Road Metrorail Station proposed development.</p> <p>2. The amendment site is generally located at the Northwest corner of Douglas Road/SW 37th Avenue and South Dixie Highway/US1.</p> <p>3. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p>					
City of Doral 17-1ESR (received 09-06-17)	N/A	√	09-25-17	08-23-17	5-0
<p>1. The adopted amendment revises the City of Doral Comprehensive Plan to seeks to amend the adopted Comprehensive Plan Future Land Use Element (FLUE) Policy 2.1.2 for the "Downtown Mixed Use" (DMU) future land use category regarding the permitted mix of uses. The text amendment expands on the current development standards for the DMU land use category to allow for development programs to use a combination of at least two uses from "retail/business", "office", and "residential", meaning all developments will need to allow for at least two of the uses when developing within that land use designation. The proposed amendment does not change the maximum density or intensity currently permitted, but only the uses. The amendment area applies to all designated DMU land uses at City of Doral over 10 acres. The DMU land use category will help the city attract well-planned large scale mixed-use development that encourages high quality design, promotes pedestrianism, efficient use of land and infrastructure, and an enhanced sense of community.</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 and it is being 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
Islamorada, Village of Islands 17-2 ACSC (received 09-06-17)	N/A	√	09-25-17	08-24-17	5-0
<p>1. The adopted amendment to the Islamorada, Village of Islands' Comprehensive Plan is an update to the 10-Year Water Supply Facilities Work Plan. The provisions of the Plan are consistent with the Village Comprehensive Plan, the Principles for Guiding Development in the Florida Keys Area of Critical State Concern, the Lower East Coast Water Supply Plan and the Florida Keys Aqueduct Authority's 20-Year Water System Capital Improvement Master Plan.</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>					
City of Miami 17-1ESR (received 07-20-17)	N/A	√	09-25-17	02-23-17	Unanimously
<p>1. The adopted amendment to the City of Miami's Comprehensive Neighborhood Plan seeks to promote more mixed-income housing. The revisions to the Future Land Use and Housing Elements incentivize affordable housing by allowing density increases based on specified thresholds for workforce, affordable, and extremely low income housing, based on location. Higher residential density bonuses will target urban areas.</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>					
City of Pembroke Pines 17-1ESR (received 07-26-17)	N/A	√	09-25-17	06-21-17	5-0
<p>1. The adopted map amendment to the City of Pembroke Pines Comprehensive Plan changes the land use designation of an approximately 13.9-acre site from Industrial and Irregular 1.95 to Irregular 2.0. The amendment would add 132 dwelling units to the 3,700-existing units. The amendment area is generally located on the north side of Pine Boulevard and east of US 27, within the Chapel Trail Development of Regional Impact.</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
City of Pembroke Pines 17-2ESR (received 07-26-17)	N/A	√	09-25-17	06-21-17	5-0
<p>1. The adopted map amendment to the City of Pembroke Pines Comprehensive Plan changes the land use designation of a 30-acre site from Residential 2.16 to Residential 2.14 with 4.2 acres of Commercial. The amendment facilitates the development of 125 dwelling units and 40,000 square feet of commercial space. The amendment area is generally located on the east side of Southwest 172nd Avenue between Pembroke Road and Pines Boulevard.</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> <p>4. The additional revisions do not create any adverse impacts.</p>					
Village of Virginia Gardens 17-1ESR (received 08-14-17)	N/A	√	09-25-17	07-20-17	5-0
<p>1. The adopted text amendment to the Village of Virginia Gardens Comprehensive Plan creates new future land use categories and adds three new land use categories to accommodate existing industrial uses within the future annexation area. The new categories are “Industrial and Office”, “Restricted Industrial and Office”, and “Transportation” (Including Terminals).</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> <p>4. The additional revisions do not create any adverse impacts.</p>					