



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JULY 23, 2018

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
City of Aventura TBA ESR (received 07-18-18)	√	N/A	07-23-18	07-10-18	5-0
<p>1. The proposed text amendment to the City of Aventura’s Comprehensive plan seeks to revise the City’s Future Land Use Element to add “Limited-Service Hotel in combination with Multifamily Residential use” to allowable uses within its existing Medium-High Density Category. This category allows a range of densities from 25 to 60 dwelling units per gross acre.</p> <p>2. All properties within the Medium High Residential Land Use category will be impacted. The City has received a proposal to build a combine residential/limited service hotel at the corner of NE 28 Avenue and NE 185 Street in Aventura, FL. Section 31-53 of the City’s Land Development Regulations provides that the Comprehensive Plan may be amended by application of an owner of property subject to the amendment.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Florida City 18-1ESR (received 06-25-18)	√	N/A	07-23-18	05-22-18	5-0
<p>1. The proposed text amendment to the City of Florida City seeks to amend the Future Land Use Element (FLUE) of its Comprehensive Development Master Plan to provide an affordable housing density bonus for residential development located in the medium density residential and high density residential land use categories. The density bonus would be 15% over and above the maximum permitted density.</p> <p>2. Affected properties are all parcels currently under the medium density residential and high density residential land use categories.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of North Miami 18-1ESR (received 06-28-18)	√	N/A	07-23-18	06-12-18	5-0
<p>1. The proposed amendment to the City of North Miami amends the Future Land Use Element to create a new land use designation called the Special Development Transit Overlay District as a sub area of the existing Regional Activity Center. It also changes a policy to establish maximum density and height for the New Overlay District further amending the Future Land Use Map to reflect the</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
<p>boundary of the New Overlay from 40 du/ac to 125 du/ac. Maximum height of 110 ft. remains the same; however, incentives are recognized to allow up to 150 ft. The sub-area was identified as a premium transit hub in the RAC amendment in 2003. The current predominant land use is industrial and a 15-acre high density residential development.</p> <p>2. The SDTOD was created for the approximately 70-acre sub-area of the Regional Activity Center, generally bound by NE 151st Street to the north, NE 18th Avenue to the west, the Florida East Coast Railway (FEC) to the east, and NE 146th Street to the south.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Weston 18-1ESR (received 06-28-18-)	v	N/A	07-23-18	06-18-18	5-0
<p>1. The proposed amendment to the City of Weston seeks to amend the Future Land Use Map (FLUM) with the Comprehensive Plan in order to clarify the boundaries of the Irregular Residential 1.83 Dashed Line area and make it consistent with the boundaries of the Indian Trace Development of Regional Impact (DRI). The map amendment clarifies that the Conservation and Industrial areas are part of the gross land area of the DRI and need to be included in the Irregular Residential 1.83 Dashed Line land use area on the City's FLUM.</p> <p>2. The subject area is bound by I-75 on the north, US-27 and South Post Rd on the West, Griffin Road on the south, and I-17 and Weston Road on the East.</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
Monroe County 18-1ACSC (received 07-02-18)	N/A	√	07-23-18	05-16-18	5-0
<p>1. This adopted amendment to the Monroe County 2030 Comprehensive Plan was amended to include the definition of Perimeter Canal in the glossary, amending policies to allow maintenance dredging within areas vegetated with seagrass beds or characterized by hardbottom communities within the canals of Duck Key (MM61) with the purpose of restoring navigational access. The amendment is limited to previously dredged canals, limited to minus six feet MLW, and with the provision there will not be degradation of water quality or impact on surrounding benthic resources, as well as mitigation required for impacts within dredging area.</p> <p>2. Duck Key is a census-designated place and unincorporated community in Monroe County, on an island of the same name in the middle Florida Keys at MM61.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Key West 18-3ACSC (received 07-09-18)	N/A	√	07-23-18	06-05-18	5-0 (2 absent)
<p>1. The adopted text amendment amended the City’s Comprehensive Plan as part of a process to address the affordable housing shortage in the City. The amendment updated the Building Permit and Allocation System, removing transient uses from the language.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Town of Medley 18-1ESR (received 07-09-18)	N/A	√	07-23-18	05-07-18	5-0
<p>1. The adopted amendment to the Town of Medley’s Comprehensive Plan amended the Future Land Use Map to change designation of approximately 172 acres from “Water” to “Industrial and Office.” The amendment created a uniform land use designation over the entire parcel and permits industrial distribution development proposed for the property as currently zoned for industrial development.</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
<p>2. The affected area is 172 acres located on the southeast corner of the intersection of NW 90th Street and NW 87th Avenue.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Town of Surfside 18-1ER (received 07-02-18)	N/A	√	07-23-18	06-12-18	5-0
<p>1. The adopted amendment to the Town of Surfside’s Comprehensive Plan revised goals, objectives, policies, and data, inventory and analysis of the Town’s plan based on an Evaluation and Appraisal Report of the plan. The plan served to ensure compliance and consistency with state requirements. The amendment meets the State of Florida Peril of Flood requirements of the Comprehensive Plan. The amendment revised all elements of the plan, with the exception of the Land Use Element policies related to density reductions affecting properties between Collins and Harding Avenues.</p> <p>2. The amendment does not create any adverse impacts to state or regional resources/facilities.</p>					