



# MEMORANDUM

DRAFT

AGENDA ITEM #IV.A

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DATE: AUGUST 8, 2018

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT  
CONSENT AGENDA

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## Amendment Review

Pursuant to the Interlocal Agreement creating the South Florida Regional Planning Council in 1974, the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare and quality of life of the residents of the Region.”

The South Florida Regional Planning Council (Council) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

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 North Miami 18-2ESR (received 07-25-18)	√	N/A	08-08-2018	07-23-18	5-0
<p>1. The proposed amendment revises the Future Land Use Element text and the Future Land Use Map. The City’s Comprehensive Plan Policy 1.20.6 requires that a minimum of 75% of the ground floor gross area of a development in the Mixed Use land use designation contain retail. This proposed amendment clarifies that this requirement is applicable only to mix use development along a major corridor. The Future Land Use Map Amendment seeks to correct a land use designation scrivener’s error assigned to a property developed pursuant to a Conditional Use Permit (CUP). The property was designated Mixed-Use Low in error, rendering the property non-conforming. The map amendment seeks to change the land use designation from Mixed Use Low to Mixed Use High (110ft, 45 DU/AC) in order to cure the non-conformity, as well as ensuring the Land Use Map designation is consistent with the previously approved CUP.</p> <p>2. The text amendment applies to all Mixed Use designated areas along major corridors within the City of North Miami. The Land Use Map amendment applies to the approximately 23-acre property located at 1820 NE 142<sup>nd</sup> Street, North Miami, FL 33181.</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
City of Miami Beach 18-1ESR (received 07-24-18)	N/A	√	08-08-18	05-16-18	7-0
<p>1. The adopted amendment to the City of Miami Beach’s 2025 Comprehensive Plan establishes the “North Beach Town Center Revitalization Overlay” allowing an increased floor area ratio for properties within the overlay in following land use categories: Public Facility, Governmental Uses (PF), Town Center Core Category (TC-1), Town Center Commercial Category (TC-2) and Town Center Residential Office (TC-3). The intent of the amendment is to facilitate redevelopment in the North Beach area.</p> <p>2. The properties are bounded by 72nd Street to the north, Collins Avenue to the east, 69nd Street to the south and Dickens Avenue/Indian Creek Drive to the west.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The local government adopted the amendment as proposed.</p>					
City of Tamarac 18-1ESR (received 07-25-18)	N/A	√	08-08-18	07-17-18	5-0
<p>1. The adopted amendment to the City of Tamarac’s Comprehensive Plan creates a new Economic Development Element to the Comprehensive Plan entitled “Economic Development Strategy Plan 2018-2022” to provide the principles, guidelines, standards and strategies for the orderly and balanced future economic and fiscal development of the City. The mission of the plan is to “foster the economic resilience, sustainability, and comprehensive revitalization of the City of Tamarac through effective pro-growth, business friendly development policies and programs.</p> <p>2. This amendment does 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 Tamarac 18-2ESR (received 07-25-18)	N/A	√	08-08-18	07-17-18	5-0
<p>1. This adopted amendment to the Future Land Use Element and Future Land Use Map of the City of Tamarac’s Comprehensive Plan implements the adopted 2014 Commercial Arterial Redevelopment Study and provides a mechanism for conformance with the new Land Development Regulations and Zoning Map. The amendment adds and revises language to address density, sustainability, multimodal transportation, and housing.</p> <p>2. This amendment does not create any adverse impact 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
North Bay Village 18-1ESR (received 07-31-18)	N/A	√	08-08-18	07-10-18	5-0
<p>1. The adopted amendment to the North Bay Village Comprehensive Plan seeks to amend the Future Land Use Element to allow a transfer of density from three Village-owned properties to properties in the Multi-Family High Density Residential Future Land Use Category and Commercial Future Land Use Category. Total density (including potential bonus allocation) shall not exceed 70 dwelling units per acre for any property in the Multi-Family High Density Residential Future Land Use Category and for properties without direct access to Kennedy Causeway in the Commercial Future Land Use Category. In the Commercial Future Land Use Category, total density (including potential bonus allocation) shall not exceed 100 dwelling units per acre for properties with direct access to Kennedy Causeway.</p> <p>2. The transfer of density program amendment applies to properties in the Commercial Future Land Use Category and Multi-Family High Density Residential Future Land Use Category.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The local government adopted the amendment as proposed.</p>					