



MEMORANDUM

AGENDA ITEM #IV.C

DATE: DECEMBER 07, 2018

TO: COUNCIL MEMBERS

FROM: STAFF

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

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), 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.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. 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.

A written report of Council’s evaluation 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.

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.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 221, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfregionalcouncil.org

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
Broward County 18-5ESR (received 10-26-18)	√	N/A	12-07-18	10-09-18	9-0
<p>1. The proposed Broward County amendment contains a completely revised and updated Comprehensive Plan entitled “BrowardNEXT2.0” and the Broward Municipal Services District (BMSD) Future Land Use Map series. The intent of the amendment is to be consistent with the recently adopted countywide Broward County Land Use Plan. The changes include: a new Broward Municipal Services District Land Use and Community Planning Element being added; a new Water Management Element, replacing the Potable Water, Sanitary Sewer, and Drainage and Natural Aquifer Groundwater Recharge elements; a new Historic Preservation Component being added to the Conservation Element; and Administration and Urban Design elements being deleted and partially included in other elements. There are also two future land use amendments.</p> <p>2. The proposed amendment affects Broward County in its entirety.</p> <p>3. Staff recommends that prior to adoption, the proposed amendments be revised to reflect that the Lower East Coast Water Supply Plan Update was approved by the South Florida Water Management District’s Governing Board on November 8, 2018. Staff also recommends that prior to adoption of the proposed amendments, the County addresses the comments of the Florida Department of Transportation, specifically the LOS standards on the Strategic Intermodal System (SIS), including the local SIS connectors.</p>					
Miami Dade County 18-5ESR (received 10-18-18)	√	N/A	12-07-18	09-27-18	13-0
<p>1. The proposed amendment to the Miami-Dade County Comprehensive Development Master Plan seeks to encourage transit-oriented development (TOD) along the SMART Plan rapid transit corridors. The proposed amendment would affect the unincorporated area within ½ mile of the existing Metrorail corridor and the SMART Plan rapid transit corridors, except for the East-West Corridor which includes the area within 1 mile of the proposed alignment. Mixed use projects within ¼ mile of the SMART Plan corridors would be eligible for a residential density of 60 dwelling units per acre and up to 1.5 floor to area ratio (FAR). Mixed use projects located in the portion of the East-West SMART Plan Corridor between ½ mile and 1 mile would be eligible for 18 dwelling units per acre and up to 1.25 FAR. The amendment establishes a timeline for completion of Urban Center area plans for rapid transit stations located in unincorporated Miami-Dade County, the specific location of which, in the case of the SMART Plan corridor, will be determined in ongoing and future studies.</p> <p>2. The County staff analysis uses a 30% modal split for future planning purposes. Council staff anticipates that the Council will be performing detailed analysis for the Miami-Dade Transportation</p>					

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<p>Planning Organization on mode split, to be completed by June of 2019. The forthcoming Council mode split analysis could identify mode split for each corridor, and any potential modifications to the assumed mode split for each corridor could be used for future planning purposes. Council staff notes that the increases in density that would occur as a result of this proposed amendment will need to be addressed in the water supply planning for the County as the additional demand on the system will be significant. Council staff recommends addressing the increase in water demand and wastewater infrastructure concurrently with the amendment process. Council staff also recommends that storm water management area plans be developed for all Urban Centers during the area plan processes. Creating a resilient transit network requires addressing potential flooding risks and solutions in station areas that will experience future increased urbanization and density.</p>					
City of Homestead 18-1ESR (received 10-02-18)	√	N/A	12-07-18	09-26-18	6-0 1 absent
<ol style="list-style-type: none"> 1.The proposed amendment to the City of Homestead Comprehensive Plan would amend the Future Land Use Map designation of an approximately 10.99-acre parcel from Light Commercial Use to Medium Density Residential Use. 2.The subject property is located at 1554 NE 8th Street. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 					
Islamorada, Village of Islands 18-1ACSC (received 11-15-18)	√	N/A	12-07-18	09-27-18	5-0
<ol style="list-style-type: none"> 1. The proposed amendment to the Village of Islamorada Comprehensive Plan is a text amendment that seeks to revise the valuation criteria for transient rentals, by extending the deadline from 2018 to 2020 for using year 2007 Monroe County Property Appraiser assessed values to calculate the threshold for value to income ratio for permitting transient rental units. Village staff analysis indicates that without this deadline extension, transient rental units would be too severely limited as property prices have not rebounded as expected from the last nationwide economic recession. 2. The amendment would affect the Village of Islamorada in its entirety. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 					

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City of Marathon 18-1ACSC (received 10-01-18)	√	N/A	12-07-18	09-11-18	5-0
<p>1. The proposed amendment to the City of Marathon’s Comprehensive Plan is a text amendment that seeks to add a Goal, Objectives, and Policies to the Future Land Use Element as part of a “Workforce-Affordable Housing Initiative” providing for an additional 300 affordable housing unit allocations. The units would be multifamily structures, be rental units, and be deed-restricted to workforce-affordable housing in perpetuity, among other standards and specifications.</p> <p>2. The entire City of Marathon would be affected as the housing allocations would be part of a pool to be allocated and managed by the City.</p> <p>3. The local government adopted the amendment as proposed.</p>					
City of Margate 18-1ER (received 11-19-18)	√	N/A	12-07-18	11-07-18	5-0
<p>1. The proposed amendment to City of Margate Comprehensive Plan is a text amendment that seeks to revise the following elements: Capital Improvements; Transportation; and Intergovernmental Coordination. The intent of the amendment is to update the relevant elements to reflect current Florida Statutes and regional planning. It is noted that the amendment seeks to revise Intergovernmental Coordination to use the South Florida Regional Planning Council’s dispute resolution program to resolve intergovernmental disputes.</p> <p>2. The amendment affects the City of Margate in its entirety.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Town of Medley 18-2ESR (received 10-25-18)	√	N/A	12-07-18	10-01-18	5-0
<p>1. The proposed text amendment to the Town of Medley Land Use Plan seeks to permit hotel use in the Industrial land category and to establish a density cap for hotel rooms in the Industrial and Industrial & Office land use categories. The amendment also limits hotel development to 95 hotel rooms per acre and would surrender one acre of projected industrial or business use for everyone acre of hotel use.</p> <p>2. The text amendment impacts all Industrial Land use, currently 74% of the town’s land use.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

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City of Miami 18-1ESR (received 11-09-18)	√	N/A	12-07-18	07-26-18	5-0
<p>1. The proposed amendment to City of Miami Comprehensive Neighborhood Plan (MCNP) is a text amendment that adds a new policy to the future land use element that will allow for the transfer of density to areas within ¾-mile of rapid transit stations from properties that are historically designated or that are contributing to historic districts. The transfer will accommodate increased residential density within transit-oriented development (TOD) areas up to fifty percent, which would support regional initiatives to encourage TOD and a regional transit network.</p> <p>2. The amendment would affect the areas around rapid transit stations and historically designated areas within the City of Miami.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Miami Shores Village 18-1ER (received 10-11-18)	√	N/A	12-07-18	10-02-18	5-0
<p>1. The proposed amendment to the Miami Shores Village Comprehensive Plan amends the goals, objectives, and policies consistent with required Evaluation and Appraisal Report (EAR) updates. The proposed amendment also satisfies FS 163.3178 for Peril of Flood requirements.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Town of Pembroke Park 18-1ESR (received 10-15-18)	√	N/A	12-07-18	09-12-18	
<p>1. The proposed amendment to the Town of Pembroke Park Comprehensive Plan is a set of text amendments to the Comprehensive Plan Future Land Use Element (FLUE) and the Goals Policies and Objectives. The intent of the amendment is to support and establish policy for ongoing agricultural/community garden/private garden activities and possible grant applications.</p> <p>2. The amendment would affect the Town in its entirety.</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 18-4ESR (received 10-02-18)	N/A	√	12-07-18	09-25-18	9-0
<p>1. The Broward County adopted amendment revises the Wetlands Map of the Natural Resources Map series of the Broward County Land Use Plan. The intent of the amendment is to keep the Wetlands Map current on a biennial schedule, in concurrence with the policy set forth in BrowardNext – Broward County Land Use Plan.</p> <p>2. The amendment to the Wetlands Map results in the addition of 102.5 acres and the removal of 133.9 acres, based on Environmental Resource Licenses issued by the Broward County Environmental Protection and Growth Management Department (EPGMD).</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>					
Miami Dade County 18-4ESR (received 11-01-18)	N/A	√	12-07-18	09-27-18	10-0
<p>1. The adopted amendments to the Miami Dade County’s Comprehensive Development Master Plan (CDMP) on Application #4 re-designated the site on the Land Use Plan Map from “Low Density Residential (2.5 to 6 dwelling units per acre)” to “Low Medium Density Residential (6 to 13 dwelling units per acre)”.</p> <p>Application #5 amends the CDMP Land Use Element interpretive text related to the Ludlam Trail Corridor District to include interim rails to trails agreement approval as an alternative to the required US surface Transportation Board Final abandonment approval.</p> <p>2. Application #4’s site is 11.65 gross acres and located on the NW corner of SW 147th Avenue and SW 184th Street. Application #5’s site is in the Ludlam Trail Corridor District, a 5.8-mile segment of the former Florida East Coast Railway South Little River Branch spur line that is generally 100 feet wide and extends from SW 80th Avenue to approximately 400 feet north of NW 7th Street and generally along a theoretical NW/SW 69th Avenue.</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>					

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 18-3ESR (Received 08-14-18)	N/A	√	12-07-18	09-27-18	13-0
<p>1. The proposed amendment to the Miami-Dade County Comprehensive Development Master Plan (CDMP) is seeking to redesignate the application site from “Industrial and Office” to “Low Density Residential (6-13 dwelling units per acre)” on the Land Use Map (LUP) as well as adding a declaration of restrictions.</p> <p>2. The proposed amendment is located on the southwest corner of SW 136th Street and SW 157th Avenue. The subject property is approximately 10.3 acres.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Miami Dade County 18-1ESR (received 11-13-18)	N/A	√	12-07-18	09-27-18	13-0
<p>1. The adopted amendment Applications #7 to the Miami-Dade County’s Comprehensive Development Master Plan (CDMP) contained map and text changes to the CDMP. Application #7 re-designated the subject site on the Land Use Plan Map from Industrial and Office to Business and Office and added a proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element.</p> <p>2. Application #7 subject area was revised from 70.82 gross acres to 60.82- acre site located north of NW 170th Street, between NW 97th Avenue and I-75. This site is east of the American Dream Mall/Graham Property site.</p> <p>3. Application #7 is located within one mile of two SIS corridors (I-75 and HEFT.) Per Miami-Dade County, the subject property has a Covenant of Restrictions to limit the total number of afternoon peak hour trips generated by the site given the current land use designation, as well as a condition that the applicant provide funding for the purchase of a fire rescue and suppression unit as part of the development. This site is also located less than two miles away from the Miami-Dade/Broward County line, therefore the impact into City of Miramar and Broward County needs to be addressed in the Covenant of Restrictions.</p> <p>4. Though the site currently has an approved Environmental Resource Permit, a full stormwater analysis will be performed by the SFWMD when the applicant submits a Stormwater Management Permit. Because of the forecasted population, revisions at the County level include reimbursement for transit service purchases to service the new development, dedication of 6.95 acres for recreation open space, funding for a new rescue and suppression unit and related equipment, as well as surveys for presence of endangered species to assess appropriate mitigation.</p> <p>5. This amendment is not anticipated to create any adverse impacts to state or regional resources / facilities as the SFWMD has stated that it will address impacts during the permitting process.</p>					

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City of Aventura 18-1ESR (received 10-02-18)	N/A	√	12-07-18	9-04-18	7-0
<p>1. The adopted amendment to the City of Aventura’s Comprehensive plan seeks revises 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>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>					
Town of Hillsboro Beach 18-1ER (received 10-12-18)	N/A	√	12-07-18	10-02-18	5-0
<p>1. The adopted amendment to the Town’s Comprehensive Plan adopts the Evaluation and Appraisal Report (EAR) based amendments, various updates of Goals, Objectives and Policies and other portions of the Plan.</p> <p>3. The local government revised the amendment from proposed based on the Objections, Recommendations and Comments Report from the Florida Department of Economic Opportunity, specifically the policy language relating to Peril of Flood. The revisions do not create any adverse impact to state or regional resources/facilities.</p>					
City of Marathon 18-1ACSC (received 10-30-18)	N/A	√	12-07-18	10-23-18	5-0
<p>1. The adopted amendment to the City of Marathon’s Comprehensive Plan is a text amendment that added a Goal, Objectives, and Policies to the Future Land Use Element as part of a “Workforce-Affordable Housing Initiative” providing for an additional 300 affordable housing unit allocations. The units are multifamily structures, be rental units, and be deed-restricted to workforce-affordable housing in perpetuity, among other standards and specifications.</p> <p>2. The entire City of Marathon is affected as the housing allocations is part of a pool, to be allocated and managed by the City.</p> <p>3. The local government adopted the amendment as proposed.</p>					

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City of Miami Beach 18-2ESR (received 11-26-18)	N/A	√	12-07-18	11-14-18	6-1
<p>1.The adopted amendment to the 2025 City of Miami Beach Comprehensive plan established a new Future Land Use designation “Town Center- Central Core Category (TC-C)” which replaced the existing “Town Center Core category (TC-1),” “Town Center Commercial category (TC-2),” and “Town Center Residential Office (TC-3)” on the City’s Future Land Use Map for the properties within the North Beach Revitalization Area. The amendment allowed for an expanded array of uses that encourage and enhance the high-density development required for the redevelopment of that are located within said overlay. The amendment also allowed for a uniform density limit of 150 units per acre.</p> <p>2.The amendment subject area are all properties within the North Beach Revitalization Area.</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 Miramar 17-1ESR (received 11-14-18)	N/A	√	12-07-18	10-17-18	4-1
<p>1. The adopted amendment to the City of Miramar’s Comprehensive Plan amended the Broward County Land Use Plan Map and the Broward County Land Use Plan text.</p> <p>2. The amendments changed approximately 120 acres from “Rural” Residential to “Irregular (3.21)” Residential, generally located on the southwest corner of SW 172nd Avenue and Bass Creek Road. The amendment to the Broward County Land Use Plan Text corrected amendment to the BrowardNext – Broward County Land Use Plan.</p> <p>3. The amendment does not create any adverse impacts to state or regional resources/facilities.</p> <p>4. The local government adopted the amendment as proposed.</p>					
City of Sunrise 18-2ER (received 11-01-18)	N/A	√	12-07-18	10-09-18	5-0
<p>1. The adopted amendment to the City of Sunrise’s Comprehensive Plan included an EAR-based amendment update on the Goals, Objectives and Policies for nine elements: Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Public School Facilities and Capital Improvement Elements. These amendments updated and improved the City’s Comprehensive plan, addressing the community’s needs and vision.</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>					

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City of Sunrise 18-3ESR (received 11-01-18)	N/A	√	12-07-18	09-26-18	5-0
<p>1. The adopted amendment to the City of Sunrise Comprehensive Plan changes the land use on a 15.5-acre property from Commercial to Irregular. The intent of the amendment is to allow for the redevelopment of the shopping center originally known as the Village Shoppes of Pine Plaza to allow for the construction of the proposed development known as Pine Plaza Apartments.</p> <p>2. The location of the subject parcel is 4151 N. Pine Island Road.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					