



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: JANUARY 28, 2019

TO: COUNCIL MEMBERS

FROM: STAFF

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

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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.



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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
Broward County 18-6ESR (received 12-10-18)	√	N/A	01-28-19	12-04-18	9-0
<p>1. The proposed text amendment to the Broward County Comprehensive Plan (BCCP) seeks to reduce 500,000 square feet of office use and revise the dwelling unit types within the “Miramar Activity Center II” to reflect the local Comprehensive Plan amendment from the City of Miramar’s Transit Oriented Corridor (TOC).</p> <p>2. Miramar TOC/Activity Center II is generally located east of SW 66th Avenue and bound on the north by Pembroke Road, on the east by SR 7/ US 441, and on the south by County Line Road.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Miami-Dade County 19-1ESR (received 01-03-19)	√	N/A	01-28-19	12-06-18	12-0 (1 absent)
<p>1. The proposed amendment to the Miami-Dade County’s Comprehensive Development Master Plan (CDMP), composed of standard applications No. 4 and No. 5. No. 4 seeks to redesignate the application site on Land Use Plan map from “Low-Medium Density Residential (6-13 du/acre)” and “Medium Density Residential (13-25 du/acre)” to “Medium-High Density Residential (25-60 du/acre)”. This amendment application would allow an additional 112 units to the existing senior apartment complex development and the 192 existing units to be dedicated as affordable to individuals whose income does not exceed 60% of area median income. Application No. 5 seeks to redesignate the application site on the Land Use Plan map from “Estate Density Residential (1-2.5 du/acre)” to “Low Density Residential with One Density Increase (6-13 du/acre)”. This amendment application would allow a housing development of no more than 170 dwelling units.</p> <p>2. Application No. 4 is located on the west side of NW 62nd Avenue between NW 183rd Street and NW 186th Street. The property is 11.09 gross acres; 8.49 net acres. Application No. 5 is located on the south side of SW 184th Street; between SW 136th Court and SW 132nd Place, Unincorporated Miami-Dade County. This property is 16.39 gross acres; 15.3 net acres, Unincorporated Miami-Dade County.</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
Islamorada, Village of Islands 18-1ACSC (received 01-03-19)	√	N/A	01-28-19	09-27-18	5-0
<p>1. The proposed text amendment to the Village of Islands, Islamorada Comprehensive Plan seeks to revise their “limit transient rental use of residential properties” policy valuation criteria for transient rentals. The amendment uses 2007 Monroe County Property Appraiser assessed values through the 2020 instead of the 2018 Vacation Rental licensing period.</p> <p>2. Affected properties are those in the Residential High (RH) or Mixed Use (MU) Future Land Use Map categories that apply for vacation rental licenses. They will be able to use 2007 values through the 2020 license period.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Key West 18-4ACSC (received 12-21-18)	√	N/A	01-28-19	11-20-18	5-1 (1 absent)
<p>1. The proposed text amendment to the City of Key West’s Comprehensive Plan seeks to amend their Land Use Element by adding objective 1-1.17 “Workforce-Affordable Housing Initiative” providing for an additional 300 affordable allocations in addition to the existing building permit allocations to an allocation pool identified as “Affordable-Early Evacuation Pool”. This allocation intends to alleviate the constraints on affordable housing. This initiative creates the requirement for new and voluntary participating construction projects to commit to evacuating tenants in the Phase I clearance window of evacuation, as well as other specific standards and requirements.</p> <p>2. The text amendment impacts the entire City of Key West.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Marathon 18-2ACSC (received 12-04-18)	√	N/A	01-28-19	11-13-18	4-0 (1 abstain)
<p>1. The proposed map amendment to the City of Marathon’s Comprehensive Plan seeks to amend the Future Land Use Map from Residential Low (RL) to Mixed Use (MU) and Residential Low (RL) to allow for the development of future residential and commercial structures.</p> <p>2. Subject property is located at 10155 Overseas Highway, Marathon. Aggregated lot size is 6.69 acres.</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 Miramar 18-3ESR (received 12-10-18)	√	N/A	01-28-19	07-03-18	5-0
<p>1. The proposed text amendment to the City of Miramar’s Comprehensive Plan seeks to revise the Future Land Use Element’s Transit Oriented Corridor (TOC) policy to modify the approved land use program within that land use category. The amendment intends to adjust to the market trends for residential and office space demand within the area involved by reallocating the approved mix of uses. This amendment does not increase currently adopted densities or intensities within the TOC land use category. The reallocation transfers 100 dwelling units from the multifamily residential pool to increase the single-family allocation pool and reduces the office use allocation from 2.5 million square feet to 2 million square feet.</p> <p>2. The impacted area is the existing City of Miramar TOC also known as Miramar Activity Center II with approximately 439.7 Acres. The Miramar TOC is generally bound by SW 66th Avenue to the west, Pembroke Road to the north, SR 7 to the east, and County Line Road to the south.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Sweetwater 19-1ER (received 12-21-18)	√	N/A	01-28-19	12-12-18	5-0 (2 absent)
<p>1. The proposed text amendment to the City of Sweetwater’s Comprehensive Plan seeks to update each one of its elements as well as add an Economic Development Element. Updates include a section dedicated to regional issues, which addresses the importance of the South Florida Water Management District (SFWMD) Lower East Coast Supply Plan, its relationship with the Miami-Dade County Water and Sewer Department (WASD) infrastructure assessment and improvement needs, and the need for the City to achieve Water Conservation goals.</p> <p>2. This amendment impacts the entire City of Sweetwater.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities; however, Council staff offers the following comments: ensure the Comprehensive Plan refers to the most updated version of the SFWMD LEC Plan, the list of needs (if applicable), and address any comments from the SFWMD.</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 Coral Gables 18-1ESR (received 01-03-19)	N/A	√	01-28-19	08-28-18	4-0 (1 absent)
<p>1. The adopted amendment revises the City of Coral Gables Comprehensive Plan to change the land use designation of two tracts of land near the coast from single family residential to conservation areas.</p> <p>2. This amendment was not previously reviewed by the Council.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Hialeah 18-2ESR (received 12-19-18)	N/A	√	01-28-19	12-19-18	7-0
<p>1.The adopted amendment to the City of Hialeah’s Comprehensive plan amended the Future Land Use Map from Transit Oriented Development (TOD) Land Use to Industrial Land Use.</p> <p>2.The subject property is 19.63 Acres and located at 725 SE 9th Court in Hialeah.</p> <p>3. The local government adopted the amendment as proposed.</p>					
City of Homestead 18-1ESR (received 01-04-19)	N/A	√	01-28-19	12-19-18	4-0
<p>1. The adopted amendment to the City of Homestead’s Comprehensive Plan Future Land Use Map (FLUM) designated the subject property from Light Commercial Use (LCU) to Medium Density Residential Use (MRU). The change in FLUM will allow multifamily apartment development.</p> <p>2. Subject property is approximately 10.99 acre, located at 1554 NE 8th Street (Campbell Drive) in Homestead. The property is generally bound on the north by SW 312th Street / NE 8th Street and south by NE 5th Street, Homestead, FL.</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
City of Plantation 18-1ESR (received 12-21-18)	N/A	√	01-28-19	12-12-18	5-0
<p>1. The adopted amendment to the City of Plantation’s Comprehensive Plan changed the Plantation Midtown Square Future Land Use designation for approximately 28.7 acres of property from Commercial to Commercial and Irregular Residential all within a dashed line area with an overlay density of 21 dwelling units per acre. The intent of the amendment is to allow for residential development in an area where it was not previously permitted.</p> <p>2. The subject property is generally located on the south side of Cleary Boulevard, between Pine Island Road and American Express Way.</p> <p>3. The local government adopted the amendment as proposed.</p>					
City of Plantation 17-CIE1 (received 01-03-19)	N/A	√	01-28-19	12-19-18	5-0
<p>1. The adopted amendment revises the City of Plantation Comprehensive Plan to provide for the annual update to the Capital Improvements Element.</p> <p>2. Council did not receive a copy of the amendment as proposed.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of South Miami 18-2ESR (received 12-11-18)	N/A	√	01-28-19	11-20-18	5-0
<p>1. This adopted amendment amends the Future Land Use category “Parks and Open Space” and amends the Future Land Use Map (FLUM) of the Comprehensive Plan, to identify the area located under the Metrorail, including the Underline Linear Park, as part of the City’s Parks and Open Space land use category. The text amendment revises the description of “Parks and Open Space” in the Future Land Use Element to include lands owned by other governmental entities to be designated as Parks and Open Space. The amendment allows the Underline area, currently owned by Miami-Dade County and not classified under the City’s current Land Use Map, to be classified as Parks and Open Space land use on the City’s FLUM.</p> <p>2. The FLUM amendment concerns the land below Miami’s Metrorail known as the Underline. This ten-mile area, 11.5 acres of which are in the City of South Miami, is being transformed into a linear park, urban trail, and living art destination.</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
Village of Virginia Gardens 17-2ER (received 12-04-18)	N/A	√	01-28-19	09-21-17	4-0 (1 absent)
<ol style="list-style-type: none"> <li>1. The adopted text amendment to the Village of Virginia Gardens' Comprehensive Plan adopted EAR-based amendments, a Future Land Use Map update and a Capital Improvements Element Update.</li> <li>2. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>3. The local government adopted the amendment as proposed.</li> </ol>					