



MEMORANDUM

AGENDA ITEM #IV.C

DATE: APRIL 15, 2019

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.



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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 19-1ESR (received 03-01-19)	√	N/A	04-15-19	02-26-19	9-0
<p>1. The proposed amendments to Broward County’s Comprehensive Plan are to the Broward County Land Use Plan map (PC 19-2) and the Broward County Land Use Plan text (PCT 19-5). These amendments seek to re-designate 140.7 acres of land currently designated for Recreation & Open Space (132.7 acres), Low-Medium Residential (6.0 acres), and Low Residential (2.0 acres) to Irregular (2.88) Residential. The estimated net effect of this re-designation is the addition of 335 dwelling units to the currently permitted 70 dwelling units per the Broward County Land Use Plan. With the new designation, it’s estimated that up to 405 dwelling units would be permitted, resulting in the reduction of 132.7 acres of Recreation & Open Space.</p> <p>2. The proposed amendments impact a total of 140.7 acres. The site is located in Section 17, Township 49 South, Range 42 East; generally located on the west side of Northwest 21st Avenue, between Commercial Boulevard and Northwest 44th Street.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities; however, Council review notes that the regional trend of golf course repurposing is significant. The issues of loss of aquifer recharge and of open space that serves as wildlife habitat and provides positive community aesthetics may have cumulative impact regionally. More locally, Council recommends stormwater management planning during golf course repurposing that addresses the additional potential hazards of emerging flooding trends and extreme weather events.</p>					
Monroe County 19-2ACSC (received 03-25-19)	√	N/A	04-15-19	11-20-18	5-0
<p>1. The proposed amendment to the Monroe County’s Comprehensive Plan seeks to allow for the award of Rate of Growth Ordinance (ROGO) allocations to Tier I and Tier III-A for the redevelopment of lawfully existing ROGO exempt market rate dwelling units with replacement Affordable Dwelling Units. The amendment package also amends Policy 101.3.7 of the Monroe County 2030 Comprehensive Plan by extending the duration of temporary emergency housing after a natural disaster to allow for temporary emergency housing to be placed at mobile home parks and RV parks.</p> <p>2. The amendment would affect areas throughout Monroe 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
Monroe County 19-1ACSC (received 03-26-19)	√	N/A	04-15-19	01-23-19	5-0
<p>1. The proposed amendment to the Monroe County's Comprehensive Plan seeks to amend the land use designation of a parcel on the Future Land Use Map (FLUM) from mixed used/commercial (MC), recreation (R), and conservation (C), to commercial (COMM).</p> <p>2. The amendment affects a portion of the property at 100 Anchor Drive, Key Largo, at the Ocean Reef Club, a site that is 1.246 acres.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Doral 19-1ESR (received 04-04-19)	√	N/A	04-15-19	03-27-19	4-0 1 Absent
<p>1. The proposed amendment to the City of Doral's Comprehensive Plan seeks to amend the Goals, Objectives, and Policies (GOPs) of the Transportation Element, and the Parks and Recreation Element. Transportation Element proposed changes include creation of a maximum parking regulation, development of parking requirements for electric vehicle (EV) charging stations, the establishment of Transit Oriented Development (TOD) nodes along NW 12th Street, including at NW 82nd Avenue, NW 107th Avenue, and NW 97th Avenue. The proposed amendment also includes goals of expanding the bicycle network by 5% per year and increasing transit ridership on the Doral trolley system by 5% per year. The Parks and Recreations Element amendment changes include an increase in the number of multi-purpose trails in the City by 18.5 miles by 2030 through new trail development, and redevelopment of current infrastructure.</p> <p>2. The amendment affects areas throughout the City of Doral.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Key West 19-1ACSC (received 02-28-19)	√	N/A	04-15-19	02-05-19	7-0
<p>1. The proposed amendment to the City of Key West's Comprehensive Plan is a text amendment to Table 1-1.1.5 and Policy 1-1.1.10 to allow for deed restricted affordable housing development at a maximum of 16 dwelling units per acre as a conditional use within the Historic Public and Semipublic Services District (HPS) zoning district.</p> <p>2. The HPS zoning district is found ten times in the Zoning Map of the City of Key West. Based on the densities of abutting districts which range from 8 to 22 dwelling units per acre, the 16 du/acre has been deemed compatible.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

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City of Marathon 19-1ACSC (received 03-14-19)	√	N/A	04-15-19	02-26-19	5-0
<p>1. The proposed amendment to the City of Marathon’s Comprehensive Plan seeks to amend land use designation of a parcel on the Future Land Use Map (FLUM) from Residential Medium (RM) to Mixed Used (MU) and Residential Medium (RM) for a portion of the Ferrucci property. The intent of the amendment is to allow for six workforce housing units to be built.</p> <p>2. The approximately 0.84-acre property is located at 222 99th Street, Marathon, Florida on Vaca Key near mile marker 52.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of North Miami 19-1ESR (received 03-11-19)	√	N/A	04-15-19	02-26-19	5-0
<p>1. The proposed amendment to the City of North Miami’s Comprehensive Plan seeks to revise Policy 1.18.3 of the Future Land Use Element to allow residential use within the NW 7th Avenue Planned Corridor Development (PCD) Overlay, instead of restricting use to the standard C-1, Commercial District, which does not allow residential use. This amendment allows for compatibility with the City’s other PCD Overlay Districts.</p> <p>2. This amendment affects the NW 7th Avenue Planned Corridor Development Overlay District.</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 Oakland Park 19-1ESR (received 03-01-19)	√	N/A	04-15-19	02-26-19	9-0
<p>1. This amendment proposes to change the Future Land Use Map designation of 140.7 acres from Parks/Recreation to Irregular (2.88) Residential within a Dashed-Line Area to facilitate the future development of up to 405 residential units, subject to rezoning and site plan approval.</p> <p>2. The subject property is located on the west side of NW 21st Avenue between NW 44th Street and Commercial Boulevard. The property consists of 139+/-net acres and 140.7+/- gross acres which includes half of the adjacent right of way for NW 21st Avenue and West Prospect Road.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities; however, Council review notes that the regional trend of golf course repurposing is significant. The issues of loss of aquifer recharge and of open space that serves as wildlife habitat and provides positive community aesthetics may have cumulative impact regionally. More locally, Council recommends stormwater management planning during golf course repurposing that addresses the additional potential hazards of emerging flooding trends and extreme weather events. Additionally, the City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. Therefore, the City's Work Plan needs to be updated and adopted by May 2020. Council review notes that the City should enhance its existing affordable/workforce housing programs to increase the supply of affordable housing for very low, low- and moderate-income households by working with the public and private sectors; allowing and encouraging accessory dwelling units is an effective strategy towards this goal.</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Wilton Manors 19-1ER (received 04-08-19)	√	N/A	04-15-19	03-12-19	5-0
<p>1. The proposed amendment to the City of Wilton Manor's Comprehensive Plan are Evaluation and Appraisal Review (EAR) based changes. The amendments reflect changes in state requirements since the last time the Comprehensive Plan was updated and updates the plan based on current local conditions and data. It also updated the plan to reflect a focus on sustainability, resiliency, climate change and sea level rise.</p> <p>2. The amendments affect the City of Wilton Manors in its entirety.</p> <p>3. Council staff recommends that under "Joint Planning Areas" that it be stated that the City coordinates with the South Florida Regional Transportation Authority (SFRTA). The City has proactively participated in planning for a potential future station area of the proposed Coastal Link Corridor, which would provide commuter rail on the historic FEC rail corridor. The City could also reflect this coordination and planning under other headings of the Comprehensive Plan. For example, Objective 12 "Transit Oriented Corridor" could also reference the SFRTA Transit Development Plan.</p> <p>4. 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 18-6ESR (received 03-01-19)	N/A	√	04-15-19	02-26-19	9-0
<p>1. The adopted text amendment to the Broward County’s Comprehensive Plan (BCCP) reduced 500,000 square feet of office use and revised 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. The local government adopted the amendment as proposed.</p>					
Miami-Dade County 18-5ESR (received 03-21-19)	N/A	√	04-15-19	01-24-19	13-0
<p>1. The adopted amendment to the Miami-Dade County’s Comprehensive Development Master Plan encourages Transit-Oriented Development (TOD) along the SMART Plan rapid transit corridors. The amendment affected 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 are 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 are 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 is performing a detailed analysis for the Miami-Dade Transportation Planning Organization on mode split, to be completed by June of 2019. The forthcoming Council mode split analysis will identify mode split for each corridor, and any potential modifications to the assumed mode split for each corridor can be used for future planning purposes. Council staff notes that the increases in density that would occur as a result of this adopted 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> <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
Islamorada, Village of Islands 19-1ACSC (received 04-11-19)	N/A	√	04-15-19	04-04-19	5-0
<p>1. The adopted amendment to the Village of Islamorada’s Comprehensive Plan established an ordinance to amend Chapter 3 “Housing Element” and the associated objectives and policies. This establishes Goal 3-2 “Workforce-Affordable Housing Initiative” to allow for an allocation of an additional 300 workforce-affordable housing permits. The permits are to be allocated for the development of multi-family rental units and are to be identified as the “Affordable-Early Evacuation Pool.”</p> <p>2. The amendment affects the portion of the Village of Islamorada that falls outside of the V-Zone and Coastal Barrier Resource Systems.</p> <p>3. The local government adopted the amendment as proposed.</p>					