



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JULY 22, 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.



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
Miami-Dade County 19-2ESR (received 05-30-19)	√	N/A	07-22-19	04-11-19	13-0
<p>1. The proposed amendment to the Miami-Dade County’s Comprehensive Plan seeks to re-designate a 67.7-acre parcel from Industrial and Office to Low Density Residential (2.5-6 dwelling units/acre) as well as main the 20.35-acre parcel to Business and Office. Additionally, a second site will be re-designated from Estate Density Residential to Low-Medium Density Residential. This will increase residential unit numbers in these areas.</p> <p>2. The first re-designation is approximately 89 acres located between NW 22nd and NW 27th Avenues, and between NW 119th and NW 131st Streets. The second location is 86 acres between SW 120th and SW 117th Avenues, and SW 238th and SW 248th Streets.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Deerfield Beach 19-1ESR (received 05-30-19)	√	N/A	07-22-19	05-21-19	4-0
<p>1. The proposed amendment to the City of Deerfield Beach’s Comprehensive Plan seeks to amend the text of the Future Land Use Element of the comprehensive plan, related to the Mixed-Use Land Residential Use category, permitting uses in the category related to density and intensity standards. This change will allow for commercial to be expanded to non-residential, while allowing up to 50 DU/Acre in the land use code.</p> <p>2. This will affect the Mixed-Use Land designation within Deerfield Beach.</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 Hialeah 19-1ESR (received 07-09-19)	√	N/A	07-22-19	06-25-19	5-0 (2 absent)
<p>1. The proposed amendments to the City of Hialeah’s Comprehensive Plan seeks to eliminate Policy 2.3.5 from the Future Land Use Element and seeks to change a land use designation. Policy 2.3.5 requires that all proposed developments in the Downtown Urban Center are subject to review by the Growth Management Advisory Committee (GMAC). The proposed land use amendment changes an existing property from Industrial and Office (Miami-Dade County designation) to Industrial. The property is currently vacant, and the applicant intends on developing the site with a warehouse distribution facility, which is consistent with surrounding developments and with the City’s Comprehensive Plan.</p> <p>2. The first amendment will affect the Downtown Urban Center, while the second amendment will impact a 20.19-acre site located at the NE corner of NW 102nd Avenue and W 108th Street.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Key West 19-2ACSC (received 05-20-19)	√	N/A	07-22-19	01-17-19	7-0
<p>1. The proposed amendment to the City of Key West’s Comprehensive Plan seeks to change the Future Land Use table for MDR-1, Medium Density Residential, from 8 to 16 dwelling units per acre.</p> <p>2. This amendment will affect all MDR-1 land use areas within the City of Key West.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Layton 19-1ACSC (received 07-01-19)	√	N/A	07-22-19	06-06-19	3- 0 (2 absent)
<p>1. The proposed amendment to the City of Layton’ Comprehensive Plan’s Future Land Use Plan seeks the following changes of the definition of ‘Commercial’ to allow for 17.36 units per net acre of tourist lodging up from 16 units per net acre.</p> <p>2. This will affect the Future Land Use of the City’s Commercial use areas.</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 Marathon 19-2ACSC (received 05-24-19)	√	N/A	07-22-19	03-26-19	4-0
<p>1. The proposed amendment to the City of Marathon’s Comprehensive Plan seeks to amend the City’s Future Land Use table, to provide assurances for the RL-C Zoning, so that the single-family residences may be rebuilt, providing for severability, providing for the repeal of conflicting provisions.</p> <p>2. The amendment will affect the City of Marathon.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Marathon 19-3ACSC (received 06-10-19)	√	N/A	07-22-19	05-28-19	5-0
<p>1. The proposed amendment to the City of Marathon’s Comprehensive Plan seeks to amend the Coastal Management Element to comply with Florida Senate Bill 1094, the Peril of Flood. There are several amendments centered around reducing flood risk and increasing resiliency of structures and systems within the City. SFRPC Council staff assisted the City in the development of these amendments.</p> <p>2. This amendment will affect the City in its entirety.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Miami Beach 19-2ESR (received 05-15-19)	√	N/A	07-22-19	06-05-19	5-0
<p>1. The proposed amendment to the City of Miami Beach’s Comprehensive Plan seeks to amend the Future Land Use Element policy 1.2 to modify how Accessory Dwelling Units affect maximum density, specifying that accessory dwelling units shall not count towards the maximum density limit of 7 residential units per acre, amending Chapter 3 to provide the development of accessory dwelling units in order to encourage development of housing at an attainable rate.</p> <p>2. This affects the total area of the City.</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 Miami Beach 19-1ESR (received 06-17-19)	√	N/A	07-22-19	05-08-19	5-0
<p>1. The proposed amendment to the City of Miami Beach’s Comprehensive Plan seeks to amend the Comprehensive Plan to establish a new type of housing, known as Co-Living Units. These units are 550 square feet or less and are generally occupied by a single person. It is expected that these units will be rented at a price that is more attainable than a conventional, larger unit.</p> <p>2. This amendment also encourages redevelopment in the North Beach Town Center area – Center Core (TC-C) area of the City.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Wilton Manors 19-2ESR (received 06-24-19)	√	N/A	07-22-19	06-11-19	7-0
<p>1. The proposed amendment to the City of Wilton Manors’ Comprehensive Plan seeks to amend the Land Use Plan. The proposed amendment affects 117.8 gross acres of land with Commercial, Community Facility, Low-5 Residential, Low-Medium 10 Residential, and Medium 16 Residential designations. The land use change will designate these areas as Transit-Oriented Corridor (TOC).</p> <p>2. This amendment will affect the Andrews Avenue/Oakland Park Boulevard Corridor. The specific properties are along the south side of Oakland Park Boulevard and are between Interstate 95, east to NE 6th Avenue, South along the west side of NE 6th Avenue to the river, and along the east and west sides of North Andrews Avenue, South of Oakland Park Boulevard to the boundary with Fort Lauderdale. The limits are approximately 1-2 lots deep.</p> <p>3. This amendment is supportive of the work completed by the South Florida Regional Planning Council, Treasure Coast Regional Planning Council, and South Florida Regional Transportation Authority to improve Transit-Oriented Development conditions in Wilton Manors and other communities along the Tri-Rail Coastal Link.</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 19-1ESR (received 06-10-19)	N/A	√	07-22-19	06-04-19	8-0 (1 absent)
<p>1. The adopted 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 re-designated 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 are permitted, resulting in the reduction of 132.7 acres of Recreation & Open Space.</p> <p>2. The adopted amendments impact a total of 140.7 acres. The site is in Section 17, Township 49 South, Range 42 East; generally located on the west side of NW 21st Avenue, between Commercial Boulevard and NW 44th Street.</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 Doral 19-1ESR (received 07-09-19)	N/A	√	07-22-19	06-19-19	5-0
<p>1. The adopted amendment to the City of Doral’s Comprehensive Plan amended the Goals, Objectives, and Policies (GOPs) of the Transportation Element, and the Parks and Recreation Element. Transportation Element 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 adopted 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 includes 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> <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
Islamorada, Village of Islands 17-1ER (received 06-14-19)	N/A	√	07-22-19	05-30-19	5-0
<p>1. The adopted text amendments to the Village were made to the Housing, Coastal Management, Conservation, and Intergovernmental Coordination Elements of Islamorada, Village of Islands' Comprehensive Plan for consistency with changes in state requirements, and to address impacts related to climate change and sea level rise. The amendments contained within this update will bring the Village's Comprehensive Plan into compliance with the Peril of Flood amendment to the State Statute. SFRPC Council staff assisted the Village with the preparation of these amendments.</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 Key West 19-1ACSC (received 06-27-19)	N/A	√	07-22-19	05-21-19	6-0 (1 absent)
<p>1. The adopted 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> <p>4. The local government adopted the amendment as proposed.</p>					
City of Marathon 18-2ACSC (received 05-24-19)	N/A	√	07-22-19	05-14-19	5-0
<p>1. The adopted map amendment to the City of Marathon's Comprehensive Plan amended 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> <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 Marathon 19-1ACSC (received 05-24-19)	N/A	√	07-22-19	05-14-19	5-0
<p>1. The adopted amendment to the City of Marathon’s Comprehensive Plan amended the 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 was 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> <p>4. The local government adopted the amendment as proposed.</p>					
City of North Miami 19-1ESR (received 07-11-19)	N/A	√	07-22-19	06-25-19	5-0
<p>1. The adopted amendment to the City of North Miami’s Comprehensive Plan revised 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>					