



MEMORANDUM

AGENDA ITEM #IV.D

DATE: NOVEMBER 14, 2016

TO: COUNCIL MEMBERS

FROM: STAFF

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

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
Broward County 16-8ESR (received 10-03-16)	√	N/A	11-14-16	09-27-16	8-0
<p>1. Broward County is proposing eight amendments to the Broward County Land Use Plan. The first is a text change for the addition of 1,139 dwelling units and 50,882 square feet of industrial use. This text amendment also reduces 1,021,902 square feet of commercial and 15,879 square feet of office uses within the “Margate Transit Oriented Corridor” (Margate TOC). The amendment affects the Margate TOC, which is generally located south of Sample Road and approximately half a mile north of McNab Road/Cypress Creek Road, bisected by State Road 7/US 441. The other seven amendments affect the County as a whole.</p> <p>The other seven (7) amendments are related to the “Broward Next” initiative, a comprehensive evaluation and update of the Broward County Land Use Plan. The intent of the “Broward Next” initiative amendments is to comprehensively update the land use planning program to reflect projected population growth. The amendments include changes to the Broward County Land Use Plan text, map, and natural resource map series.</p> <p>2. This amendment does not create any adverse impacts to state or regional resources/facilities.</p>					
Town of Cutler Bay 16-2ESR (received 11-01-16)	√	N/A	11-14-16	10-19-16	5-0
<p>1. The proposed amendment to the Town of Cutler Bay Comprehensive Plan seeks to amend the Coastal Management Element to address the Peril of Flood state mandate. The changes include requiring that development or re-development in vulnerable areas meet or exceed flood-resistant construction requirements of the Florida Building Code.</p> <p>2. The affected areas are those in the Town of Cutler Bay that have a high risk of flooding.</p> <p>3. This amendment does not create any adverse impacts to state or regional resources/facilities.</p>					
City of Margate 16-1ESR (received 10-03-16)	√	N/A	11-14-16	01-13-16	5-0
<p>1. The proposed amendment to the City of Margate Comprehensive Plan is a text change to correct the nonresidential square footage and increase the number of residential units for the Margate US 441/State Road 7 Transit Oriented Corridor (Margate 441 TOC). This amendment remedies the overestimation of commercial uses by reducing commercial development and the underestimation of residential uses by adding 1,139 condo units, thereby increasing the reservation of developable rights within the TOC boundary.</p> <p>2. The gross acreage of the Margate 441 TOC is approximately 1,184.3 acres. The amendment area</p>					

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<p>generally incorporates all parcels fronting State Road 7 within the City of Margate between Sample Road/City Limits to the north, Forest Boulevard/City Limits to the south, Banks Road to the east, and Cocomar Canal to the west.</p> <p>3. This amendment does not create any adverse impacts to state or regional resources/facilities.</p>					
Town of Southwest Ranches 16-1ESR (received 09-15-16)	√	N/A	11-14-16	08-25-16	5-0
<p>1. The proposed amendment to the Town of Southwest Ranches Comprehensive Plan seeks to create a new land use category to allow for light industrial and limited commercial use along the US 27 Corridor while preserving the Town’s rural character. The amendment would also make non-substantive formatting changes to the document.</p> <p>2. The amendment affects the US 27 Corridor in the Town of Southwest Ranches from Sheridan Street north to Griffin Road.</p> <p>3. This amendment does not create any adverse impacts to state or regional resources/facilities.</p>					
City of Tamarac 16-1ESR (received 10-13-16)	√	N/A	11-14-16	09-28-16	5-0
<p>1. The proposed amendment to the City of Tamarac Comprehensive Plan seeks to update the 10-year Water Supply Facilities Work Plan to ensure coordination and conformity with the South Florida Water Management District’s recent update to the regional water supply plan. The amendment also updates the Capital Improvements Schedule.</p> <p>2. The amendment amends the Future Land Use Element, Infrastructure Element, Conservation Element, Intergovernmental Coordination Element, and Capital Improvements Element of the City’s Comprehensive Plan.</p> <p>3. This amendment does not create any adverse impacts to state or regional resources/facilities.</p>					
City of West Miami 16-1ESR (received 09-29-16)	√	N/A	11-14-16	09-14-16	5-0
<p>1. The proposed amendment to the City of West Miami Comprehensive Master Plan seeks to update the Future Land Use Map (FLUM) and add a new Economic Development Element to allow for creating a positive business climate and improving the quality of life for City residents.</p> <p>2. The FLUM Amendments are 1) SW 67th Avenue from SW 23rd Street to SW 22nd Street providing for “Mixed-Use,” “Commercial Parking,” and “Moderate Density” for approximately 186,000 square feet, and 2) SW 16th Street from SW 59th Avenue to SW 58th Avenue providing for “Moderate Density,” “Public Building,” “Low Density,” and “Recreation/Open Space” for approximately 235,000 square feet.</p>					

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3. This amendment does not create any adverse impacts to state or regional resources/facilities and the City requests an Expedited State Review Process.					
City of Weston 16-1ER (received 11-07-16)	√	N/A	11-14-16	10-17-16	5-0
<p>1. The proposed amendment to the City of Weston’s comprehensive plan reflects changes that were recommended as part of the City’s Evaluation and Appraisal Report (EAR) process. The EAR based amendments include updates to the text, tables, and maps to reflect current development as well as changes in the housing market and demographics.</p> <p>2. The amendment amends the Future Land Use, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Transportation, and Public School Facilities Elements.</p> <p>3. This amendment does not create any adverse impacts 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 16-6ESR (received 10-03-16)	N/A	√	11-14-16	09-27-16	8-0
<p>1. The adopted amendment to the Broward County Comprehensive Plan revises the Eastern Broward County Wetlands Map of the Natural Resource Map Series of the Broward County Land Use Plan by allowing for a change from “Community Facilities” and “Use Designation” to “Industrial Land Use Designation” within the City of Pembroke Pines.</p> <p>2. This amendment was previously reviewed by the Council. A determination was made that the amendment does not create any adverse impacts to state or regional resources/facilities.</p> <p>3. The local government adopted the amendment as proposed.</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Broward County 16-7ESR (received 11-01-16)	N/A	√	11-14-16	09-27-16	13-0
<p>1. The proposed amendment amends the Broward County Land Use Plan (BCLUP) Natural Resource Map Series (PCNRM 16-1). The intent of the amendment is to update the Broward County Wetlands map, which the Broward County Environmental Protection and Growth Management Department (EPGMD) is required to update annually. The changes are based on actions that the EPGMD staff undertook in 2015, including observing or delineating wetlands on a parcel, or issuance of an Environmental Resource License, which formally identified wetlands.</p> <p>2. This amendment was previously reviewed by the Council. A determination was made that the amendment does not create any adverse impacts to state or regional resources/facilities.</p> <p>3. Since the amendment was proposed, Broward County prepared and included a map identifying the location of the 2015 changes to the Natural Resource Map Series – Eastern Broward County Wetlands Map, in response to technical assistance comments received from the Florida Department of Transportation.</p> <p>4. The additional revisions do not create any adverse impacts.</p>					
Monroe County 16-3ACSC (received 10-13-16)	N/A	√	11-14-16	10-19-16	5-0
<p>1. The adopted amendment to the Monroe County Year 2030 Comprehensive Plan is an ordinance amending the Monroe County Future Land Use Map from Residential Medium (RM) to Mixed Use Commercial (MC).</p> <p>2. This amendment was previously reviewed by the Council. It was determined that it does not create any adverse impacts to state or regional resources/facilities.</p> <p>3. The amendment revises the Monroe County Future Land Use Map from Residential Medium to</p>					

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<p>Mixed Use Commercial for property located at 105030 Overseas Highway, Key Largo, Mile Marker 105, legally described as Lot 11, Block 3.</p> <p>4. The local government adopted the amendment as proposed.</p>					
Town of Cutler Bay 16-1ER (received 11-01-16)	N/A	√	11-14-16	10-19-16	5-0
<p>1. The adopted amendment revises the Town of Cutler Bay's Growth Management Plan by incorporating a Climate Change Element.</p> <p>2. This amendment was previously reviewed by the Council. It was determined that it does not create any adverse impacts to state or regional resources/facilities.</p> <p>3. The Village revised the amendment based on input from Florida's Department of Economic Opportunity. The adopted revision includes an objective implementing policies to its Coastal Management Element, which address peril of flood.</p> <p>4. The additional revisions do not create any adverse impacts.</p>					
Islamorada, Village of Islands 16-5ACSC (received 10-27-16)	N/A	√	11-14-16	10-13-16	5-0
<p>1. The adopted amendment revises the Islamorada, Village of Islands Comprehensive Plan to allow for the limitation of transient rental use of residential properties by revising valuation criteria for transient rentals.</p> <p>2. This amendment was previously reviewed by the Council. A determination was made that the amendment does not create any adverse impacts to state or regional resources/facilities.</p> <p>3. The Village revised the amendments based on input from Florida's Department of Economic Opportunity. The adopted changes included 1) limiting the exception extension to properties that are licensed by the State and registered with the Village of September 30, 2016; 2) amending the start date of the annual vacation rental license period to allow for publication of the most recent year's assessed values according to the Monroe County Property Appraiser; and 3) recommending that the Village Council consider directing staff to conduct an analysis of major shifts in the magnitude, distribution, and characteristics of housing as indicators of change in various aspects of housing supply and demand to support allowing additional properties to qualify as vacation rental and refine the corresponding policy.</p> <p>4. The additional revisions do not create any adverse impacts.</p>					

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City of Miami Beach 16-1ESR (received 11-09-16)	N/A	√	11-14-16	09-14-16	5-0
<p>1. The adopted amendment to the City of Miami Beach Comprehensive Plan seeks to provide tools that will allow the City to address issues related to sea level rise, coastal flooding, and storm surges pursuant to the requirements of 2015 Florida Senate Bill 1094 entitled, "Peril of Flood". Additionally, the amendment will designate the City as an Adaptation Action Area (AAA).</p> <p>2. The amendment designates the entire City as an Adaptation Action Area in order to prioritize funding for infrastructure and adaptation planning. The amendment also adds and amends policies in the Comprehensive Plan with the intent to improve storm sewer and drainage levels of service, including the use of landscaping techniques to enhance storm water management, and incorporating minimum freeboard requirements into the Land Development Regulations.</p> <p>3. This amendment was previously reviewed by the Council. A determination was made that 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 Miramar 16-1ESR (received 10-21-16)	N/A	√	11-14-16	08-17-16	5-0
<p>1. The adopted amendment to the City of Miramar's Comprehensive Plan consists of the annual update to the Capital Improvements Schedule of the Capital Improvement Element and a text amendment, which reflects the Florida Department of Transportation's (FDOT) changes to the 2015-2020 Work Program. The text amendment creates a new policy in support of additional lanes and reconstruction to Florida's Turnpike, which is consistent with the City's Transportation Element.</p> <p>2. This amendment was previously reviewed by the Council. A determination was made that the amendment does not create any adverse impacts to state or regional resources/facilities.</p> <p>3. The local government adopted the amendment as proposed.</p>					
City of Pembroke Pines 16-2ESR (received 10-19-16)	N/A	√	11-14-16	10-05-16	4-0 (1 absent)
<p>1. The adopted amendment to the City of Pembroke Pines Land Use Plan alters the Land Use Plan Map for the subject site from "Community Facilities" to "Industrial" by amending the City of Pembroke Pines and Broward County land use plans to permit industrial development. [Please see Broward County 16-6ESR above.]</p> <p>2. This amendment was previously reviewed by the Council. A determination was made that the amendment does not create any adverse impacts to state or regional resources/facilities.</p>					

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3. The local government adopted the amendment as proposed.					
City of Sweetwater 16-1ESR (received 10-10-16)	N/A	√	11-14-16	09-12-16	7-0
<p>1. The adopted amendment revises the City of Sweetwater’s Comprehensive Development Master Plan to allow for the release of a covenant associated with a former Miami-Dade County property that was annexed into the City. The covenant required the property to include a bus parking facility. A bus facility has since been located at another location, negating the need for the covenant.</p> <p>2. This amendment was previously reviewed by the Council. A determination was made that the amendment does not create any adverse impacts to state or regional resources/facilities.</p> <p>3. The City of Sweetwater adopted the amendment as proposed.</p>					