



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JUNE 26, 2017

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.



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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 17-5ESR (received 05-30-17)	√	N/A	06-26-17	05-23-17	8-0 (1 absent)
<p>1. The proposed amendment to the Broward County Comprehensive Plan seeks to revise land uses within the Broward County Land Use Plan for consistency between the City of Plantation and the County Plan.</p> <p>2. PC 17-8 is a map amendment that aims to change the land use designation of an approximately 35.1-acre site from Commercial to a Dashed-Line Area consisting of 21.6 acres of Commercial and 13.5 acres of Irregular (20) Residential. The new designation would result in 702 new dwelling units. The amendment area is generally bound by University Drive to the east, Broward Boulevard to the south, and NW 82th Avenue to the west.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Miami Dade County 17-2ESR (received 05-22-17)	√	N/A	06-26-17	04-26-17	8-0
<p>1. This application contains two proposed amendments to the Miami-Dade County Comprehensive Plan. Application 6 is a combination of map and text revisions. The Land Use Plan map amendment seeks to re-designate an approximately 7.54-acre parcel adjacent to the Douglas Road Metro-Rail station from Community Urban Center to Metropolitan Urban Center. The amendment would promote transit oriented design by facilitating the development of 1,878 multifamily units, 152,504 square feet of retail, 425,000 square feet of office space and 400 hotel units next to a train station. The amendment site is generally located at the Northwest corner of Douglas Road/NW 37th Avenue and South Dixie Highway/US1.</p> <p>2. The related text amendment would add language to the Urban Center text of the Land Use Element, related to the Douglas Road Metrorail Station proposed development. Application 8 is a text amendment to the Land Use Element that would reduce the minimum Area Median Income threshold from 65% to 60% to provide consistency with the County’s recently adopted Workforce Housing Development Program.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>					

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Monroe County 17-1ACSC (received 05-22-17)	√	N/A	06-26-17	04-12-17	4-1
<p>1. The proposed amendment to the Monroe County Comprehensive Plan seeks the following changes: to revise the height limit policy to provide an exception to the height limit for wind turbines owned and operated by a public utility, address non-habitable architectural decorative features within the Ocean Reef Master Planned Community, and provide exceptions to the height limit to protect property from flooding and reduce flood insurance costs by establishing standards when a structure can elevate above FEMA base flood elevation and including a maximum height limit.</p> <p>2. The Ocean Reef Master Planned Community is a gated housing development inaccessible to the surrounding communities. Some of its character results from non-habitable architectural decorative features. It is located at the northern tip of Key Largo, bordered on three sides by water and the fourth side by federal and state protected land.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities, although Monroe County is in an area of critical concern.</p>					
Monroe County 17-2ACSC (received 06-05-17)	√	N/A	06-26-17	05-17-17	5-0
<p>1. The proposed amendment to the Monroe County Comprehensive Plan seeks to revise the Future Land Use Map from “Residential High” to “Mixed Use/Commercial.” The site currently supports light industrial use (including a 9,963 auto parts/repair building with associated outdoor storage) which is not currently allowed under the existing designation. The change in designation would eliminate nonconformity between current site uses and the comprehensive plan.</p> <p>2. The amendment site is located at 5713 First Avenue, South Stock Island, Mile Marker 5.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities, although Monroe County is in an area of critical concern.</p>					
Town of Cutler Bay 17-1ESR (received 05-25-17)	√	N/A	06-26-17	05-17-17	5-0
<p>1. The proposed amendment to the Town of Cutler Bay Comprehensive Plan clarifies requirements for mixed-use developments, within the mixed-use future land use district. The proposed revisions provide greater guidance for the inclusion (optional) of residential uses.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

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City of Doral 17-1ESR (received 06-05-17)	√	N/A	06-26-17	05-24-17	5-0
<p>1. The proposed text amendment to the City of Doral Comprehensive Plan seeks to amend the adopted Comprehensive Plan Future Land Use Element (FLUE) Policy 2.1.2 for the “Downtown Mixed Use” (DMU) future land use category regarding the permitted mix of uses. The text amendment expands on the current development standards for the DMU land use category to allow for development programs to use a combination of at least two uses from “retail/business”, “office”, and “residential”, meaning all developments will need to allow for at least two of the uses when developing within that land use designation. The proposed amendment does not change the maximum density or intensity currently permitted, but only the uses.</p> <p>2. The amendment area applies to all designated DMU land uses at City of Doral.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Florida City 17-1ESR (received 05-22-17)	√	N/A	06-26-17	04-25-17	5-0
<p>1. The proposed amendment to the City of Florida City Comprehensive Plan seeks to approve the City’s 10-year water supply facilities work plan into the City’s Comprehensive Development Master Plan.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Hialeah Gardens 17-1ESR (received 05-30-17)	√	N/A	06-26-17	02-07-17	3-1 (1 absent)
<p>1. The proposed amendment to the City of Hialeah Gardens Comprehensive Plan seeks to change the land use designation of a 1.46-acre triangular parcel from BU (General Business) to HDR (High Density Residential). This amendment will facilitate the development of senior housing.</p> <p>2. The amendment area is 1.46 acres and is between NW 103rd and Samari Lakes, and between City Hall and HDR Development, Santa Navila.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

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City of Key West 17-1ACSC (received 05-30-17)	√	N/A	06-26-17	04-04-17	6-0 (1 absent)
<p>1. The proposed text amendment to the City of Key West Comprehensive Plan seeks to eliminate the one year residency requirement for affordable housing applicant eligibility in Chapter 3, Policy 3-1.1.8, sub-part 3.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Key West 17-2ACSC (received 06-19-17)	√	N/A	06-26-17	06-06-17	6-0 (1 absent)
<p>1. The proposed amendment to the City of Key West Comprehensive Plan seeks to create a method to transfer Building Permit Allocations not utilized within the City to the Lower Keys area of Monroe County, for beneficial use purposes and/or affordable housing that will directly benefit the City of Key West as determined by the City Commission. The amendment would also operate as a one-time transfer of 104 previously un-allocated BPAS units to Monroe County for allocation and use at the workforce housing project known as “The Quarry”.</p> <p>2. The one-time transfer that is part of this amendment would be used at the project known as “The Quarry”, which is located on Rockland Key, about four miles east of Key West, and at approximately mile markers 8-9.5 on U.S. 1.b</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Layton 17-1ACSC (received 06-19-17)	√	N/A	06-26-17	05-04-17	*TBP
<p>1. The proposed amendment seeks to revise the City of Layton Comprehensive Plan by incorporating EAR based amendments and the water supply facilities work plan. The amendments also include the conservation designation of the Peter F. Riley Conservation area from a property donation in June 2012. The property is 50.2 acres and undevelopable in perpetuity. The plan also includes an amendment to address the peril of Flood state requirement to ensure development and redevelopment meet flood resistant building requirements.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					

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City of Miami Beach 17-1ESR (received 05-22-17)	√	N/A	06-26-17	05-12-17	7-0
<p>1. The proposed amendment to the City of Miami Beach Comprehensive Plan seeks to prohibit gambling and casino uses in all future land use categories in the City.</p> <p>2. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Plantation 17-3ESR (received 05-30-17)	√	N/A	06-26-17	11-30-16	5-0
<p>1. The proposed amendment to the City of Plantation Comprehensive Plan seeks to change the Future Land Use Map from “Commercial” to “Commercial and Residential” all within a dashed like area with an overall density of 20 dwelling units per acre on both City of Plantation and Broward County’s Land Use Maps. This new designation would permit up to 701 new dwelling units on site and 350,670 sq. ft. of commercial space.</p> <p>2. The subject property of 35.067 acres is generally located north of W. Broward Blvd, west of N. University Drive, and east of NW 82nd Avenue in Plantation.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities, however, staff recommends the applicant to work with the City and County to address any deficiencies with water distribution and sewer capacity as a result of the additional dwelling units and commercial space.</p>					
Village of Virginia Gardens 17-1ESR (received 05-25-17)	√	N/A	06-26-17	04-20-17	5-0
<p>1. The proposed text amendment to the Village of Virginia Gardens Comprehensive Plan seeks to create new future land use categories and add three new land use categories to accommodate existing industrial uses within the future annexation area. The new categories are “Industrial and Office”, “Restricted Industrial and Office”, and “Transportation” (Including Terminals).</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities and the new categories are compatible with both Miami-Dade Land Use Element.</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 17-2ESR (received 06-19-17)	N/A	√	06-26-17	06-13-17	5-0
<p>1. The adopted amendment revises the Broward County Comprehensive Plan to amend the future land use designation of a Dashed-Line Area consisting of 513.9 acres of Irregular (2.16) Residential and 44.3 acres of Commercial to a Dashed-Line Area consisting of 509.2 acres of Irregular (2.243) Residential and 49.0 acres of Commerce. This will allow for an overall increase in residential density in the area from 2.16 to 2.243 (increase of 125 dwelling units total). The amendment area is approximately 558.2 acres and is generally located on the east side of Southwest 172nd Avenue, between Pembroke Road and Pines Boulevard.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The local government adopted the amendment as proposed.</p>					
Monroe County 16-5ACSC (received 06-05-17)	N/A	√	06-26-17	05-17-17	5-0
<p>1. The adopted amendment to the Monroe County Comprehensive Plan seeks to provide a maximum net density of one dwelling unit per platted plot with the transfer of one Transferable Development Rights (TDR) for the development of one Tier 3 platted lot with a Residential Low (RL). The amendment would only affect Tier 3 platted lots with a Residential Low designation.</p> <p>2. This amendment was previously reviewed by the Council and was determined to 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 Deerfield Beach 16-1ESR (received 05-25-17)	N/A	√	06-26-17	05-16-17	5-0
<p>1. The adopted amendment to the City of Deerfield Beach Comprehensive Plan seeks to change the land use designation on a 119.7 gross acre parcel to Local Activity Center (LAC) to allow for increased local retail and more housing choices within a walkable neighborhood that has close access to the beach and I-95. The affected amendment area is generally located north of SE 7th Street, south of the Hillsboro Canal, east of Dixie Highway, and west of NE and SE 6th Avenue. It is noted that the Florida Department of Transportation (FDOT) submitted technical assistance comments on this amendment, and made recommendations for increased coordination with the FDOT to address failing segments on the Strategic Intermodal System in the affected area.</p>					

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<p>2. This amendment was previously reviewed by the Council and was determined to 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 Pembroke Park 16-1ER (received 06-13-17)	N/A	√	06-26-17	03-08-17	5-0
<p>1. The Town of Pembroke Park’s adopted amendment application includes an updated Water Supply Facilities Work Plan and Evaluation and Appraisal Report (EAR) revisions. The EAR based amendments include corrections to the Future Land Use Map and required updates. The EAR related revisions include updates to: 1) Objectives and Policies supportive of grant funds for the creation of a passive park, 2) Concurrency requirements, 3) Five Year Capital Improvement Program and 4) Data and Information.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. The Town revised the amendment from proposed based on the ORC report from the Department of Economic Opportunity, and technical assistance comments from the Florida Department of Transportation. The following changes were made: planning horizons, ITE trip generation rates, FDOT LOS standards, identification of vacant areas, and changes in the names of organizations were corrected, and clarity was improved in the descriptions of the maps.</p> <p>4. The additional revisions do not create any adverse impacts.</p>					
City of Plantation 17-1ESR (received 06-13-17)	N/A	√	06-26-17	05-24-17	5-0
<p>1. The adopted map amendment revises the City of Plantation Comprehensive Plan to allow for 10.84 acres of property to change from “Commercial” to “Commercial and Residential all within a dashed like area with an overall density of 25 dwelling units per acre”. The new designation will allow 271 apartments and a parking garage.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. City of Plantation adopted the amendment as proposed.</p>					

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Village of Virginia Gardens 16-1ESR (received 05-25-17)	N/A	√	06-26-17	01-19-17	5-0
<p>1. The adopted amendment revises the Village of Virginia Gardens Comprehensive Plan to adopt a 10-year water supply facilities work plan and capital improvements, conservation, intergovernmental coordination, and infrastructure elements amendments to ensure coordination with the regional water supply plans and update data for the 10-year planning period to address state requirements.</p> <p>2. This amendment was previously reviewed by the Council and was determined to not create any adverse impact to state or regional resources/facilities.</p> <p>3. Village of Virginia Gardens made the following changes based on input from review agencies: section 3.7 (Conservation), 4.0 (Intergovernmental Coordination), 5.0 (Capital Improvements), 6.0 (Goals, Objectives, and Policies), and Table 3 (MDWASD- Water Supply CIE Projects, Village of Virginia Gardens).</p> <p>4. The additional revisions do not create any adverse impacts.</p>					

*TBP = To Be Provided