



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JANUARY 27, 2020

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.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfrationalcouncil.org

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 19-8ESR (received 11-19-19)	√	N/A	01-27-20	11-05-19	9-0
<p>1. The proposed amendment to the Broward County’s Comprehensive Plan seeks to delete and replace Water Management Element Policy 2.1. The current policy addresses adoption of the Broward County Water Supply Facilities Work Plan (BCWSFWP) within eighteen months of adoption of the South Florida Water Management District’s Lower East Coast Water Supply Plan (SFWMD LECWSP). The replacement policy adopts the BCWSFWP by reference, provides for the BCWSFWP to be included in the Water Management Element, requires the BCWSFWP to be updated at least every five years within eighteen months of an update to the SFWMD LECWSP, and requires any changes that occur within the first five years to BCWSFWP to be included in the annual updates to the Capital Improvements Plan.</p> <p>2. This amendment affects Broward County.</p> <p>3. This proposed amendment received comments from the South Florida Water Management District on December 20th, 2019 requesting revisions to the proposed changes.</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
Broward County 19-10ESR (received 12-23-19)	N/A	√	01-27-20	12-03-19	8-0 (1 absent)
<p>1. The proposed amendments to the Broward County’s Comprehensive Plan seek to adopt the BrowardNEXT 2.0 changes related to the Broward Municipal Services District (BMSD) Land Use and Community Planning Element, Intergovernmental Coordination Element, and Public School Facilities Element. The Broward Municipal Services District adds Objective BMSD 1.4; which states that Broward County shall maintain policies to ensure building permit, level of service, and platting requirements are consistent with the Broward County Land Use Plan. Objective BMSD 1.4 includes eleven new related policies. The Intergovernmental Coordination Element, Objective IC10, coordinates population estimates and projections, and includes two new related policies. The Public School Facilities Element amends Objective PSF4-collaborate and coordinate to maximize quality education to add reference to Section 163.31777, F.S.</p> <p>2. The amendments affect Broward County.</p> <p>3. The amendments do 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
Cutler Bay 19-1ESR (received 11-25-19)	√	N/A	01-27-20	11-20-19	5-0
<p>1. The proposed amendment to the Town of Cutler Bay’s Growth Management Plan seeks to amend the Future Land Use Map designation of two properties owned by the South Florida Water Management District (SFWMD) from “Estate Density–Conservation,” and “Low Density–Conservation” Land Use Categories to the “Conservation” Land Use Category. The intent of the designation is to remove the residential designation for these properties to accurately reflect uses on the FLUM and to preserve open spaces.</p> <p>2. One property is located east of Old Cutler Road, west of Biscayne National Park, north of SW 188th Street and south of SW 184th Street. The second property is located east of SW 87th Avenue, west of Biscayne National Park, North of SW 232nd Street, and South of SW 216th Street.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>					
City of Marathon 19-4ACSC (received 01-03-20)	√	N/A	01-27-20	11-12-19	5-0
<p>1. The proposed amendment to the City of Marathon’s Comprehensive Plan seeks to increase the maximum building height to forty-two (42) feet for residential structures. The intent of the amendment is to accommodate and prepare for the increases in required elevations reflected in the “Working Draft” FEMA flood insurance rate maps, so that it will still be possible to build structures up to three (3) stories.</p> <p>2. The amendment affects all areas within 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 20-01ACSC (received 01-06-20)	√	N/A	01-27-20	12-10-19	5-0
<p>1. The proposed amendment to the City of Marathon’s Comprehensive Plan seeks to allow transient rights to be allowed in an RV/mobile home park that also allows permanent code compliant residences. The intent of the proposed amendment is to allow Permanent RVs (as structures) to be demolished and to allow RVs, to occupy the site, and thereby preserving affordable housing options for seasonal workers.</p> <p>2. Affects properties or RV/Mobile Home Park spaces in the City of Marathon.</p> <p>3. 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 19-5ESR (received 12-06-19)	N/A	√	01-27-20	12-03-19	8-0 (1 absent)
<p>1. The adopted amendment to the Broward County’s Comprehensive Plan changed the Land Use Plan (BCLUP) Designations from Rural Residential (1 dwelling unit per 10 acres) to Low Residential (3 dwelling units per 10 acres).</p> <p>2. The amendment area is generally located on the south side of Loxahatchee Road, east of the Levee 36 Canal / Palm Beach County line.</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>					
Broward County 19-6ESR (received 01-10-20)	N/A	√	01-27-20	01-07-20	8-0 (1 absent)
<p>1. The adopted amendment to the Broward County’s Comprehensive Plan added a policy regarding top elevations for seawalls, banks and berms and other appurtenant infrastructure; and added a definition for “Tidally Influenced Areas”. This ensured consistency among municipalities in Broward County on adaptation to rising seas, and with the findings and recommendations of the United States Army Corps of Engineers/Broward County Flood Risk Management Study for Tidally Influenced Areas.</p> <p>2. The amendment affects all tidally-influenced municipalities in Broward County.</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>					
Broward County 19-9ESR (received 12-23-19)	N/A	√	01-27-20	12-03-19	8-0 (1 absent)
<p>1. The adopted amendment to the Broward County’s Comprehensive Plan changed the Land Use Plan (BCLUP) text and added 2,350 dwelling units and 250,00 square feet of office uses and reduced 165,000 square feet of retail uses and 1,007,216 square feet of industrial uses within the “Miramar Activity Center 1”.</p> <p>2. The amendment area is generally located on the south side of Pembroke Road, between Flamingo Road and Palm Avenue/SW 101st Avenue.</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
Miami-Dade County 19-2ESR (received 12-05-19)	N/A	√	01-27-20	10-30-19	10-0
<p>1. The adopted amendment to the Miami-Dade County’s Comprehensive Plan re-designated a 67.75-net acre parcel from Industrial and Office to Low Density Residential (2.5-6 dwelling units/acre) as well as maintain the 20.35 net acre parcel (total of 88.11 net acres) directly to the south as Business and Office. Additionally, a second site is re-designated from Estate Density Residential (1 to 2.5 dwelling units/acre) and Low Density Residential (2.5 to 6 dwelling units/acre) to Low-Medium Density Residential (6 to 13 dwelling units/acre) and Business and Office. This amendment allows for increased numbers of residential units in these areas.</p> <p>2. The first location is approximately 88.11 net acres located between NW 22nd and NW 27th Avenues, and between NW 119th and NW 131st Streets. The second location is approximately 81.77 net 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> <p>4. The local government adopted the amendment as proposed.</p>					
Miami-Dade County 19-3ESR (received 12-13-19)	N/A	√	01-27-20	10-30-19	12-0
<p>1. The adopted amendment to the Miami-Dade County’s Comprehensive Plan changed the land use designation of one parcel on the Future Land Use Map from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) to “Low-Medium Density Residential (6 to 13 dwelling units per gross acre); and a second parcel from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) to “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) and “Medium-Density Residential” (13 to 25 dwelling units per gross acre).</p> <p>2. The first parcel, approximately 10.34 acres, is located on the southwest corner of SW 136th Street and SW 157th Avenue, and the second parcel, approximately 44.32 acres, is located on the west side of SW 132nd Avenue between SW 284th Street and SW 288th Street. Both parcels are in unincorporated Miami-Dade County.</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
Miami-Dade County 19-4ESR (received 12-05-19)	N/A	√	01-27-20	10-30-19	10-0
<p>1. The adopted amendment to the Miami-Dade County’s Comprehensive Plan changed the land use designation of a site on the Future Land Use Map from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) to “Medium-Density Residential” (13 to 25 dwelling units per gross acre) with One Density Increase [DI-1].</p> <p>2. The site is approximately 16.46 gross (±15.05 net) acres in southwest unincorporated Miami-Dade County, south of SW 216th Street, abutted on the east by the Homestead Extension of Florida’s Turnpike and on the west by SW 107th Avenue. Approximately a half-mile to the north, northeast, and east is the boundary for the Town of Cutler Bay.</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>					
Monroe County 19-3ACSC (received 11-21-19)	N/A	√	01-27-20	10-16-19	4-0 (1absent)
<p>1. The adopted amendment to the Monroe County’s Comprehensive Plan amended Policy 101.5.25 of the 2030 Monroe County Comprehensive Plan to address density issues on parcels of land within the “Residential Medium” Future Land Use Map category and the “Improved Subdivision” (IS) zoning district that are not platted lots. Modifications were made to reflect a residential density of 1 unit/lot, or 1/pre-1986 parcel.</p> <p>2. The affected area are all County lands zoned on the Future Land Use Map as “Residential Medium” and “Improved Subdivision.”</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
Monroe County 19-4ACSC (received 11-21-19)	N/A	√	01-27-20	10-16-19	4-0 (1 absent)
<p>1. The adopted amendment to the Monroe County’s Comprehensive Plan amended Policy 101.5.29 to address existing lawfully established nonconforming residential uses, not including mobile homes, and transient uses, to allow for repair and replacement. The adopted amendment would allow the replacement of existing lawfully established residential uses, not including mobile homes and not including transient uses, with the same type of dwelling units and would not be considered nonconforming use. The replacement dwelling unit would still be required to comply with regulations set forth in the Land Development Code and Florida Building Code.</p> <p>2. This amendment will affect the County residential uses, excluding mobile homes and other transient residential uses.</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>					
Monroe County 19-5ACSC (received 11-21-19)	N/A	√	01-27-20	10-16-19	4-0 (1 absent)
<p>1. The adopted amendment to the Monroe County’s Comprehensive Plan amended Policy 101.9.4 of the 2030 Monroe County Comprehensive Plan, to allow for repair and replacement of homes that are nonconforming to open space requirements. The properties are allowed to repair/replace structures to the previously approved open space ratio; however, in no event shall the shoreline setback be less than ten (10) feet from Mean High Water.</p> <p>2. This amendment affects all residential properties within the County that require repair or partial replacement.</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 19-2ACSC (received 12-23-19)	N/A	√	01-27-20	12-12-19	4-0 (1 absent)
<p>1. The adopted amendment to the Islamorada, Village of Islands' Comprehensive Plan changed the land use designation of two parcels on the official Future Land Use Map (FLUM) from Residential High (RH) to Mixed Use (MU). The intent of the amendment is to allow for the development of 22 market-rate single family residences and one affordable housing unit in place of 33 mobile home units.</p> <p>2. The 4.6-acre amendment area is located at 82779 Old Highway in Islamorada.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. It is noted by the South Florida Water Management District (SFWMD) that the Village's Water Supply Facilities Work Plan needs to be updated and adopted by May 2020.</p> <p>4. The local government adopted the amendment as proposed.</p>					
City of Miami 19-3ESR (received 11-19-19)	N/A	√	01-27-20	06-27-19	4-0 (1 absent)
<p>1. The adopted amendment to the City of Miami's Comprehensive Plan amended the "Major Institutional, Public Facilities, Transportation and Utilities" designation on the Future Land Use Map to allow for general commercial uses within the Future Land Use designation, and to reflect what is currently allowed by the land development regulations.</p> <p>2. This amendment affects the areas of the City with a zoning designation on the Future Land Use Map of "Major Institutional, Public Facilities, Transportation, and Utilities" designation.</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 Miami Beach 19-2ESR (received 11-21-19)	N/A	√	01-27-20	10-16-19	7-0
<p>1. The adopted amendment to the City of Miami Beach's Comprehensive Plan amended 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 allow for the development of accessory dwelling units in order to encourage development of housing at an attainable rate.</p> <p>2. This amendment 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> <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 Miami Beach 19-3ER (received 11-21-19)	N/A	√	01-27-20	10-16-19	7-0
<p>1. The adopted amendment to the City of Miami Beach’s Comprehensive Plan updated the plan with a set of Evaluation and Appraisal Report (EAR) based amendments. The amendments reflect changes to local conditions, particularly the issues of sea level rise and availability of workforce housing, as well as incorporating the recommendations of local and regional planning initiatives. The incorporation of a Climate Resiliency and Sustainability Element that incorporates the goals, objectives and policies of the Coastal Zone Management Element is notable. Additionally, among the notable resilience strategies that are incorporated into the amendments are: an integrated water management approach that embraces blue and green infrastructure; public spaces with green infrastructure water management co-benefits; the concept of living with water; the development of resiliency districts as an adaptation approach; commitment to collaboration with educational institutions on resilience; pedestrian priority zones; and a 2035 vision of a 20% transit modal split.</p> <p>2. The amendment area is the City of Miami Beach as a whole.</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 19-2ESR (received 01-10-20)	N/A	√	01-27-20	11-26-19	5-0
<p>1. The adopted amendments to the City of North Miami’s Comprehensive Plan amended the Future Land Use Element and Future Land Use Map by creating the North Miami Transit Station Overlay District (NMTSOD). The overlay district integrated multiple modes of transportation, and allowed for mixed uses including: residential, commercial, office, and hotels. The amendment allowed for a maximum density of 150 dwelling units per acre, a maximum height of 200 ft., and 80% maximum lot coverage. The adopted amendment is consistent with the City’s Comprehensive Plan, specifically Policy 1.3.4 of the Future Land Use Element which requires a map amendment to create a transit center overlay for the NE 125th Street Tri-Rail Coastal Link Station. It is also consistent with Policy 3B.2.7 of the Housing Element, which requires the City to allow for a range of housing options, including multifamily. It is also consistent with Policy 9.8.3 of the Economic Element that requires the City to “encourage the use of transit-oriented development land use designation...to spur development.”</p> <p>2. This amendment affects the area between NE 10th Avenue to the west, NE 121st Street to the south, NE 131st Street to the north, and Biscayne Boulevard to the east. The site is approximately two miles east of I-95.</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 19-1CIE (received 01-09-20)	N/A	√	01-27-20	12-04-19	4-0
<p>1. The adopted amendment revises the City of Plantation’s Capital Improvements Element Annual Update of the City’s Comprehensive Plan. The changes include updates to the Five-Year Schedule of Capital Improvements, including the addition of FY 2023-2024 to the schedule; and the addition of transportation projects that are State or County managed and funded, and being listed in the Broward County MPO’s five-year Transportation Improvement Plan (TIP). Infrastructure projects on the Five-Year Schedule have also been updated. The Data & Analysis portion of the Capital Improvement Element has also been updated.</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> <p>4. The local government adopted the amendment as proposed.</p>					
Pompano Beach 19-1ESR (received 12-06-19)	N/A	√	01-27-20	10-22-19	5-0
<p>1. The adopted amendment to the City of Pompano Beach’s Comprehensive Plan amended the Land Use Category Intensity Policy 01.07.20 to remove height limits from several non-residential land use categories. Current height limits in the affected categories range from 30 feet to 105 feet. This amendment replaced those maximum heights to allow for the zoning code to set those limits.</p> <p>2. This amendment affects all commercial, recreation and open space, regional and local centers, and transportation parcels within the City of Pompano Beach.</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 Sunny Isles Beach 19-1ESR (received 12-23-19)	N/A	√	01-27-20	12-19-19	4-1
<p>1. The adopted amendments to the City of Sunny Isles Beach’s Comprehensive Plan aligned the City’s Comprehensive Plan with its Land Development Regulations as they relate to the City’s Town Center District. The amendments divided the current Town Center District into two districts: Town Center South and a Town Center North. Town Center South District has permitted increases in density and intensity. Town Center South has a base density of 75 dwelling units (du) per acre and a base Floor Area Ratio (FAR) allowed intensity of 3.5. Additional density and FAR intensity may be permitted in Town Center South for developments that comply with the Transfer of Development Rights (TDR), or with bonus programs and requirements according to the City’s Land Development Regulations. The FAR intensity in Town Center South shall not exceed 5.20. The Florida Department of Transportation, District-6 (FDOT-D6) reviewed the adopted amendments and determined that the amendments will not have an adverse impact on transportation resources and facilities of State importance. However, FDOT-D6 encouraged the City to include multi-modal transportation options.</p> <p>2. These amendments affect Town Center District, which extends from 172nd Street to the north to south of Sunny Isles Boulevard (167th Street) to the south, North Bay Road to the west, and Collins Avenue to the east.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. The local government adopted the amendment as proposed.</p>					