



MEMORANDUM

AGENDA ITEM #III.E

DATE: JANUARY 9, 2012

TO: COUNCILMEMBERS

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) extrajurisdictional 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.

Staff analysis confirms that the proposed and/or adopted amendments identified in the Table below are generally consistent with and supportive of the Goals and Policies of the *SRPP*. Attached are the separate amendment review forms that will be forwarded to the local government and State Land Planning Agency.

Local Government and Plan Amendment Number	Proposed	Adopted *	Attachment	Proposed Council Review Date and Consistency Finding*	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Islamorada, Village of Islands #12-1ACSC	✓	N/A	1	N/A	11/10/11	5-0
City of Lauderdale Lakes #11-1ER	N/A	✓	2	11/02/09 Consistent	01/09/12	6-0
City of Tamarac #10-1AR	N/A	✓	3	7/12/10 Consistent	10/27/10	5-0
City of South Miami #11-1ESR	N/A	✓	4	9/12/11 Consistent	11/1/11; 11/15/11**	5-0; 4-0
Broward County #12-1ESR	✓	N/A	5	N/A	12/13/11	9-0

*If adopted the proposed Council Review Date and Consistency Finding is shown in Column 5;

**South Miami #11-ESR was split into multiple Ordinances with different adoption dates

N/A: not applicable

Recommendation

Find the proposed and/or adopted plan amendments from the local governments of Islamorada, Lauderdale Lakes, Tamarac, South Miami and Broward County generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this report for transmittal to the local government with a copy to the State Land Planning Agency.

Attachment 1

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.E; 1/9/12.

Local Government Amendment Number: **Islamorada, Village of Islands proposed #12-1ACSC.**

Date Comments due to Local Government: 12/22/11.

Date Mailed to Local Government and State Land Planning Agency: Prior to 12/22/11.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional 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.

DESCRIPTION OF AMENDMENT

The proposed amendment consists of a text change to the Future Land Use Element. In the Village Building Permit Allocation System (BPAS), the amount of non-residential development allowed is tied to the amount of residential development, which is spread out in annual allocations. Approximately 17,627 non-residential square feet were waived between 2004 and 2009 due to an adopted nonresidential/residential ratio less than that established in the Monroe County Rate of Growth Ordinance.

Existing Policy 1-3.1.1 would be amended to allow a one-time increase of 16,486 square feet of non-residential use in 2012. The proposed amendment would recapture non-residential square footage for new projects. No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the amendment.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.

Not Applicable.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.

Not Applicable.

The Council requests the local government to please send a copy of the adopted version of the amendment.

Attachment 2

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.E; 1/9/12.

Local Government Amendment Number: **City of Lauderdale Lakes adopted #11-1ER.**

Date Comments due to Local Government: 1/8/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 1/8/12.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional 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.

DESCRIPTION OF AMENDMENT

The adopted amendment contains the City of Lauderdale Lakes Evaluation and Appraisal Report (EAR)-based amendments, including the annual Capital Improvements Element update, annual Public School Facilities Element update, and the City's Water Supply Plan with related water supply amendments.

Changes were made between transmittal and adoption based on the former Department of Community Affairs' sufficiency review comments.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.

Not Applicable.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.

Not Applicable.

Attachment 3

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.E; 1/9/12.

Local Government Amendment Number: **City of Tamarac adopted #10-1AR.**

Date Comments due to Local Government: 1/5/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 1/5/12.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional 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.

DESCRIPTION OF AMENDMENT

The adopted amendment package contains text amendments to the Future Land Use Element and a map amendment to the Land Use Plan. The map amendment changes the land use designation of approximately 133.57 acres of land from Commercial (122.40 acres) and Recreation and Open Space (3.21 acres) to Local Activity Center (LAC). The text amendment incorporates Policies that define the requirements of the LAC.

The site is generally located north of and adjacent to West Commercial Boulevard between the streets of NW 76th Avenue (University Drive) and NW 94th Avenue. The intent of the LAC is to facilitate the City's mixed use zoning district, generate economic activity, and accommodate new multi-family housing along Commercial Boulevard.

Minor text changes were made between transmittal and adoption that define residential density bonus allowance for the Local Activity Center through Land Development Regulations and for consistency with the Broward County Land Use Plan.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.

Not Applicable.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.

Not Applicable.

Attachment 4

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.E; 1/9/12.

Local Government Amendment Number: **City of South Miami adopted #11-1ESR.**

Date Comments due to Local Government: 1/12/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 1/9/12.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional 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.

DESCRIPTION OF AMENDMENT

The adopted amendment package contains text amendments to the Future Land Use Element that incorporate new future land use map categories, including Low Density Multiple-Family Residential (Two Story), Religious (Two Story), Hospital, Mixed-Use Commercial/Residential (Two Story) and changes to Public/Institutional (Four Story). The intent of the new land use categories is to enhance compatibility between residential and commercial uses within the City when applied to the Future Land Use Map.

No additional changes were made between transmittal and adoption.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.

Not Applicable.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.

Not Applicable.

Attachment 5

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

South Florida Regional Planning Council Agenda Item and Date: III.E; 1/9/12.

Local Government Amendment Number: **Broward County proposed #12-1ESR.**

Date Comments due to Local Government: 1/26/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 1/9/11.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional 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.

DESCRIPTION OF AMENDMENT

The proposed amendment consists of a text changes to the Future Unincorporated Area Land Use, Recreation and Open Space, Public School Facilities, and Capital Improvements Elements. Changes would reflect amendments to Chapter 163, Part II, Florida Statutes, related to the 2011 Community Planning Act (House Bill 7207) and provide for consistency with the County's 2011 Evaluation and Appraisal Report (EAR).

The County will retain school concurrency, minor statutory revisions to the Public School Facilities Elements would be incorporated. Per the County 2011 EAR, proposed amendments would include Data and Analysis updates and general housekeeping. A new Policy in the Future Unincorporated Area Land Use Element would promote the implementation of the County's Abandoned/Vacant Real Property Registration and Certification Program. No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the text amendments.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.

Not Applicable.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.

Not Applicable.

The Council requests the local government to please send a copy of the adopted version of the amendment.