



# MEMORANDUM

AGENDA ITEM # III.D

DATE: MARCH 3, 2014

TO: COUNCIL MEMBERS

FROM: STAFF

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

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.

Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the following map and text amendments:

| Local Government and Plan Amendment Number | Proposed | Adopted | Proposed Council Review Date and Consistency Finding | Local Government Transmittal or Adoption Public Hearing and Meeting | Governing Body Adoption Vote |
|--|----------|---------|--|---|------------------------------|
| Monroe 14-1ACSC (received 02/24/2014)      | √        | N/A     | N/A  | 01/31/2014  | 5-0                          |

The amendment would extend, from May 1, 2014 to May 1, 2022, a moratorium in unincorporated Monroe County on transient allocations for hotel or motel rooms, campground spaces, or spaces for parking a recreational vehicle or travel trailer. The moratorium extension would allow Monroe County to review this issue as part of its next Evaluation and Appraisal Report.

The County's data and analysis notes the Administration Commission approved, in March 2013, 10 years of growth at 197 units per year, as long the 24-hour evacuation clearance time is maintained. The data and analysis also notes hotel rooms are considered residential units and would require an allocation from the Rate of Growth Ordinance units, thereby competing with the 8,168 privately-owned vacant parcels in the unincorporated county. The County indicated its policy is hotel occupancy rates must exceed 90% to warrant new construction.

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|--|----------|---------|--|---|------------------------------|
| Coconut Creek 14-1ESR (received 02/25/2014)  | N/A      | √       | 03/03/2014   | 02/13/2014  | 5-0                          |
| This amendment would allow wholesale, storage, light fabricating, and warehouse uses in the Commercial Future Land Use category. The proposed amendment was reviewed at the 01/06/14 Council meeting and no changes were made to the adopted amendment.  |          |         |  |   |                              |
| Surfside 13-1ESR (received 02/24/2014)   | N/A      | √       | 03/03/2014   | 02/11/2014  | 3-2                          |
| The amendment would remove public schools as an allowable use with the Moderate Density Residential/Tourist land use category and provides policy guidance regarding where religious land uses may be provided in accordance with the Religious Land Use and Institutionalized Persons Act of 2000 and Florida Religious Freedom Restoration Act of 1998. The proposed amendments were reviewed at the 10/18/13 Council meeting and no changes were made to the adopted amendment. |          |         |  |   |                              |

Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the table above 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.