



# MEMORANDUM

AGENDA ITEM #III.E

DATE: MARCH 5, 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 sent to the local government and State Land Planning Agency.

Local Government and Plan Amendment Number	Proposed	Adopted*	Attach-ment	Proposed Council Review Date and Consistency Finding*	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of Coconut Creek #12-1ESR	N/A	✓	1	12/5/11 Consistent	1/12/12	5-0
City of Sunrise #12-1ESR	N/A	✓	2	N/A	1/10/12	5-0
City of Marathon #11-2ACSC	N/A	✓	3	N/A**	7/12/11	5-0
City of Doral #12-1ESR	✓	N/A	4	N/A	1/25/12	5-0
City of Deerfield Beach #11-2ESR	N/A	✓	5	12/5/11 Consistent	1/24/12	5-0
City of Sweetwater #12-1ESR	✓	N/A	6	N/A	2/6/12	7-0
Islamorada, Village of Islands #12-1ACSC	N/A	✓	7	1/9/12 Consistent	2/9/12	5-0

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

\*\*The proposed amendment was not reviewed by the Council; please see Attachment 3 for information.; N/A: not applicable

### Recommendation

Find the proposed and/or adopted plan amendments from the local governments of Coconut Creek, Sunrise, Marathon, Doral, Deerfield Beach, Sweetwater, and Islamorada 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.

### Council Action

At its March 5, 2012 meeting, the Council was briefed on comments the Florida Department of Transportation (FDOT) District Six (6) and Miami-Dade County Public Schools (MDPS) will be submitting for amendments proposed by the City of Doral and Sweetwater, respectively. FDOT will be formally recommending Doral to provide up-to-date traffic analyses that project impacts for the proposed maximum allowable development and identify Floor Area Ratios for the Downtown Mixed Use and Doral Design District Core land use designations within the Comprehensive Plan. MDPS will be notifying Sweetwater on the importance of complying with the Interlocal Agreement for public school concurrency, which requires amendments to be submitted to MDPS for a preliminary impact analysis.

The Council recommends Doral and Sweetwater coordinate and respond to the appropriate review agencies prior to adoption.

The Council moved staff recommendation, finding the proposed and/or adopted amendments herein generally consistent with the *SRPP* and approved the transmittal of this staff report 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; 3/5/12.

Local Government Amendment Number: **City of Coconut Creek adopted #12-1ESR.**

Date Comments due to Local Government: 3/8/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 3/5/12.

*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 contains changes to the Public School Facilities Elements to meet statutory requirements of public school concurrency and the Second Amended Interlocal Agreement between the School Board of Broward County and the City.

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 2**

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

South Florida Regional Planning Council Agenda Item and Date: III.E; 3/5/12.

Local Government Amendment Number: **City of Sunrise adopted #12-1ESR.**

Date Comments due to Local Government: 3/8/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 3/5/12.

*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 contains the City's annual Five-Year Schedule of Capital Improvements for Fiscal Years 2011/12 through 2015/16 (within the Capital Improvements Element).

The annual Capital Improvements Element update is not subject to review as a proposed 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.**

**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; 3/5/12.

Local Government Amendment Number: **City of Marathon adopted #11-2ACSC.**

Date Comments due to Local Government: 3/9/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 3/5/12.

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**DESCRIPTION OF AMENDMENT**

The adopted amendment package contains Future Land Use Map amendment changing the land use designation of approximately 0.69 acres of land from Residential High (RH) to Public (P). The site is generally located on Overseas Highway, nearest Mile Marker 58 in the City of Marathon. The land has been used as and is surrounded by a trailer park. The amendment will enable the City to develop a wastewater treatment facility and fire station, providing service to residents on Grassy Key and adjacent islands.

No additional changes were made between transmittal and adoption. *Please Note:* Council staff did not provide comments on the proposed amendment, but confirms the amendment will not adversely affect regional resources or cause extrajurisdictional impacts. Significant issues were not raised by other review agencies at transmittal.

**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; 2/6/12.

Local Government Amendment Number: **City of Doral proposed #12-1ESR.**

Date Comments due to Local Government: 3/9/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 3/5/12.

*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 proposed amendment package contains five (5) map amendments and one (1) text amendment to the City of Doral Comprehensive Development Master Plan.

##### 1. Doral Corporate Park | Map and Text Change

Proposed Future Land Use Map (FLUM) change to approximately 13.62 acres of land from Office/Residential to Downtown Mixed Use located on the southwest corner of NW 87<sup>th</sup> Avenue and NW 36<sup>th</sup> Street. The proposed amendment includes a Future Land Use Element text change to extend the Urban Central Business District overlay to include the subject property.

The property is developed with two (2) office buildings and a surface parking lot. The development proposal would allow up to an additional 50,000 square feet of retail and 150,000 to 350,000 square feet of office and/or hotel space. No residential uses are proposed.

##### 2. Atrium | Map and Text Change

Proposed FLUM change to approximately 9.82 acres of land from Office/Residential to Downtown Mixed Use located on the northwest corner of Doral Boulevard (NW 36<sup>th</sup> Street) and NW 79<sup>th</sup> Avenue. The proposed amendment includes a Future Land Use Element text change to extend the Urban Central Business District overlay to include the subject property and approximately 15 additional acres located between NW 41<sup>st</sup> Street, NW 79<sup>th</sup> Avenue, NW 36<sup>th</sup> Street, and theoretical NW 83<sup>rd</sup> Avenue.

The property is developed with an office building and retail outlet. The development proposal would allow up to 450,000 square feet of retail and 660,000 square feet of office; residential use would be restricted.

##### 3. Downtown Mixed Use Land Use Category | Text Change

Proposed text changes to the Downtown Mixed Use Land Use Category within the Future Land Uses Element would allow a building height bonus (to allow more than 14 stories) for projects that exhibit design excellence, subject to City Council approval. The proposed amendment will not grant new development or intensity rights.

##### 4. Federal Reserve Bank | Map Change

Proposed FLUM change to approximately 28.26 acres of land from Institutional and Public Facility to Office/Residential located at 9100 NW 36<sup>th</sup> Street.

The property is developed with a 257,018 square foot office/bank building and a surface parking lot, owned by a private property owner. The change would provide consistency with the current land use on the subject site.

5. NW 58<sup>th</sup> Street Strip Area | Map Change

Proposed FLUM change to approximately 21.0 acres of land from Medium Density Residential to Business located on the south side of NW 58<sup>th</sup> Street between NW 97<sup>th</sup> and NW 58<sup>th</sup> Avenues.

The property is fully developed with industrial and commercial uses. The change would provide consistency with the current land use on the subject site, allowing the landowners to expand their non-residential uses which the current designation does not allow.

6. Doral Design District Core | Text and Map Change

Proposed FLUE text change would create a new land use category: the Doral Design District Core (DDDC). The amendment includes a FLUM change to designate approximately 185.0 acres as DDDC, generally bounded on the north by NW 37<sup>th</sup> Street, south by NW 25<sup>th</sup> Street, west by NW 82<sup>nd</sup> Avenue, and east by the Palmetto Expressway.

The subject area is comprised of light industrial uses, such as mini-warehouses, offices, showrooms and distribution centers. The change would provide for consistency with the City Council approved Doral Design District Master Plan (August 2010).

**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 send a copy of the adopted version of the amendment.**

**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; 3/5/12.

Local Government Amendment Number: **City of Deerfield Beach adopted #12-2ESR.**

Date Comments due to Local Government: 3/10/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 3/5/12.

*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 contains text changes to the Future Land Use Element that revise the permitted uses within the Industrial land use category of the City's Future Land Use Map. The changes provide for consistency with existing uses and permitted uses adopted within the Broward County Land Use Plan.

Minor changes were made between transmittal and adoption to further refine the permitted uses within the industrial land use category.

**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 6**

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

South Florida Regional Planning Council Agenda Item and Date: III.E; 2/6/12.

Local Government Amendment Number: **City of Sweetwater proposed #12-1ESR.**

Date Comments due to Local Government: 3/16/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 3/5/12.

*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 proposed amendment consists of text changes to the Future Land Use Element (FLUE) that would revise the density and intensity standards of "Mixed Use Residential/Commercial (16 to 105 units per acre)". To calculate density for hotel or university housing uses on properties of 21,80 square feet or more, one residential dwelling unit shall be considered equivalent of one-half (0.5) of a unit, which will allow up to 210 units per acre.

The proposed text amendment is aligned with the City's most recent Evaluation and Appraisal Report (EAR) recommendations.

**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 send a copy of the adopted version of the amendment.**

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

South Florida Regional Planning Council Agenda Item and Date: III.E; 3/5/12.

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

Date Comments due to Local Government: 3/22/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 3/5/12.

*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 contains text changes to the Future Land Use Element that would allow a one-time increase of 16,486 square feet of non-residential use in 2012. The amendment recaptures non-residential square footage for new projects that was waived between 2004 and 2009 due to an adopted nonresidential/residential ratio less than that established in the Monroe County Rate of Growth Ordinance.

No 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.**