



MEMORANDUM

AGENDA ITEM #III.E

DATE: APRIL 2, 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
Monroe County #12-2ACSC	✓	N/A	1	N/A	2/13/12	5-0
Town of Southwest Ranches #12-1ESR	✓	N/A	2	N/A	2/23/12	5-0
Broward County #12-2ESR	N/A	✓	3	8/1/11 Consistent	2/28/12	7-0
City of Oakland Park #12-1ESR	N/A	✓	4	N/A**	3/7/12	5-0

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

**The amendment is not required to be reviewed at transmittal; N/A: not applicable

Recommendation

Find the proposed and/or adopted plan amendments from the local governments of Monroe County, Southwest Ranches, Broward County, and Oakland Park 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.

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; 4/2/12.

Local Government Amendment Number: **Monroe County proposed #12-2ACSC.**

Date Comments due to Local Government: 4/4/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 4/4/12.

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

1. Upland Vegetation Clearing (Resolution 20-2012)

Revisions to Policies 101.4.22 and 205.2.7 and new Policy 101.4.23 would address limitations on clearing of upland native vegetation, as recommended in the 2008, 2009, and 2010 Administration Commission 30-Day Report to Monroe County and by the State Land Planning Agency. The text would define maximum square footage for permitted clearing Tier I, II, III and III-A lands.

2. Discourage Increases in Density and Intensity (Resolution 21-2012)

New Policy 101.4.20 would discourage private application for future land use changes that increase allowable density and intensity and further preserve the native habitat of the County, implementing the Florida Keys Carrying Capacity Study and Rule 28-20.110 and 28-20.140 of the Florida Administration Code (F.A.C.).

The definition for "private application" would be applications from private entities with ownership of the upland development and parcel(s) of land or includes private upland development on County-owned land. Those private applicants requesting FLUM amendments shall be required to comply with either of the following:

1. For every acre of land for which there is a request to increase density and/or intensity, the applicant shall purchase and donate 2 acres of land that contain non-scarified native upland habitat and/or undisturbed wetland habitat to Monroe County for conservation (specific requirements shall apply).
2. For each requested additional unit of density, the applicant shall purchase and donate a lot designated as Improved Subdivision (IS) district on the Land Use (Zoning) District map that contain non-scarified native upland habitat and/or undisturbed wetland habitat to Monroe County (Specific requirements shall apply).

The parcel which is the subject of the request to increase its density and intensity must be designated as Tier III and have existing public facilities, services, and central wastewater facilities.

3. Tier System positive point allocation for wetland dedication (Resolution 22-2012)

Revisions to Policies 101.5.4 and 101.5.1 would assign positive points under the residential and non-residential permit allocation system for the dedication of parcels that contain wetlands or Tier III-A (Special Protection Area) parcels.

The Tier system is used for purposes of land acquisition and smart growth initiatives. Tier I are Natural Areas, Tier II are Transition and Sprawl Reduction Areas on Big Pine and No Name Keys, Tier III are Infill Areas, and Tier III-A are Special Protection Areas. Currently protective criteria for wetlands are not addressed.

4. Tier Re-designation for Seacamp Property (Resolution 23-2012)

Revisions to the Livable CommuniKeys Master Plan for Big Pine and No Name Keys, which is adopted by reference into the Comprehensive Plan, would amend the designation of ten parcels known as the Seacamp property (approximately 12 acres) from Tier I to Tier III and as Institutional Use. The property is used by a not-for-profit organization that provides marine education to children. The change would be consistent with the existing land use and correct a scrivener's error in the original Master Plan.

5. Tier System negative point allocation for wetland protection (Resolution 24-2012)

Revisions to Policies 101.5.4 and 101.5.5 would assign negative points under the residential and non-residential permit allocation system to Tier III parcels that contain submerged lands and/or wetlands that require 100% open space and that are located adjacent or contiguous to Tier I properties. This amendment would provide an additional layer of protection for wetlands, similar to County Amendment 4 (Resolution 22-2012).

6. Mixed Use/Commercial Land Use Map Designation and Maritime Industry Zoning (Resolution 25-2012)

Revisions to Policies 101.4.5 and 101.4.21 would amend the Mixed Use/Commercial (MC) future land use category description to allow Maritime Industries (MI) zoning in the MC category. Of 29 parcels currently zoned MI, all but one are on Stock Island, with 59.7 acres in the Industrial future land use category, and 29.5 acres in Public Facilities. Although MI zoning allows transient (hotel/motel) units, the Industrial future land use category does not. The staff backup indicates that the amendment is intended to encourage the preservation of recreational and commercial working waterfronts for water-dependent uses.

The changes would:

- Add language that MC future land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industry, commercial fishing, transient and permanent residential, institutional, public, office, commercial and retail use;
- Encourage the maintenance and enhancement of community character, recreational, and commercial working waterfronts; and
- Apply certain criteria to lands designated with the Maritime Industries zoning, including maintaining a minimum of 35% of the upland area for working waterfront and water dependent uses and similar wet slips, dock, and public access walkway preservation.
- Limit parcels to commercial apartments only. Commercial apartments would be an attached or detached residential dwelling unit located on the same parcel as a nonresidential use that is to serve as housing for the owner or employees of the nonresidential use.

7. Lower Keys Livable CommuniKeys Plan (Resolution 26-2012)

A revision to Policy 101.20.2 would incorporate the Lower Keys Livable CommuniKeys Master Plan by reference into the Comprehensive Plan. The intent of the County's Livable CommuniKeys Plans is to contain framework for future development and redevelopment based on the applicable community character and environmental conditions.

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; 4/2/12.

Local Government Amendment Number: **Town of Southwest Ranches proposed #12-1ESR.**

Date Comments due to Local Government: 4/11/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 4/2/12.

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 contains the Town's annual Five-Year Schedule of Capital Improvements for Fiscal Years 2011/12 through 2015/16. Minor text revisions are proposed to the Capital Improvements Element to delete date-specific references.

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; 4/2/12.

Local Government Amendment Number: **Broward County adopted #12-2ESR.**

Date Comments due to Local Government: 4/1/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 4/2/12.

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 one (1) map amendment within the City of Fort Lauderdale, changing the land use designation of approximately 67.8 acres of land from Recreation and Open Space and 4.8 acres of Employment Center-High to Transportation (72.6 acres total) on the Broward County 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 4

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

South Florida Regional Planning Council Agenda Item and Date: III.E; 4/2/12.

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

Date Comments due to Local Government: 4/14/12.

Date Mailed to Local Government and State Land Planning Agency: Prior to 4/2/12.

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. Minor text revisions are proposed for consistency with projects identified in the updated Schedule.

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.