South Florida Regional Planning Council

MEMORANDUM

AGENDA ITEM #III.B

DATE: AUGUST 6, 2012

TO: EXECUTIVE COMMITTEE MEMBERS

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
Broward County #12-2ESR	N/A	✔	1	5/7/12 consistent	6/26/12	9-0
Cutler Bay #12-1ESR	✔	N/A	2	N/A	7/18/12	5-0
Davie #12-1ESR	✔	N/A	3	N/A	7/18/12	5-0
Deerfield Beach #12-2ESR	N/A	✔	4	6/4/12 consistent	6/19/12	5-0
Doral #12-3ESR	✔	N/A	5	N/A	6/27/12	5-0
Islamorada, Village of Islands #12-3ACSC	✔	N/A	6	N/A	6/28/12	5-0
Pinecrest #12-1ESR	✔	N/A	7	N/A	7/10/12	5-0
Pompano Beach #12-2ESR	✔	N/A	8	N/A	6/12/12	6-0
Southwest Ranches #12-1ESR	N/A	✔	9	4/2/12 consistent	6/14/12	5-0
Weston #12-1ESR	✔	N/A	10	N/A	6/18/12	4-0

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

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Recommendation

Find the proposed and adopted plan amendments from the local governments of Broward County, Cutler Bay, Davie, Deerfield Beach, Doral, Islamorada, Pinecrest, Pompano Beach, Southwest Ranches, and Weston 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.D; August 6, 2012.

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

Date Comments due to Local Government: August 2, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to August 2, 2012.

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 a map amendment to the Broward County Land Use Plan that would change approximately 23.2 acres of land from Commercial to Medium (16) Residential (County Number PC 12-2). The site is located on the northeast corner of State Road 7/U.S. 441 and Northwest 61st Street, in the City of Coconut Creek.

No additional changes were made between transmittal and adoption. 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.

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

South Florida Regional Planning Council Agenda Item and Date: III.D; August 6, 2012.

Local Government Amendment Number: **Town of Cutler Bay proposed #12-1ESR.**

Date Comments due to Local Government: August 24, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to August 24, 2012.

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 six (6) Future Land Use Map (FLUM) amendments within the Town of Cutler Bay. The table below summarizes the proposed changes.

	Location	Acres	Current Use	Existing Future Land Use	Proposed Future Land Use	Proposed LOS Impacts
1	N. of Marlin Rd., W. of Belview Dr., E. of US-1	4.5	Single-Family Residential	Estate Residential	Low Density Residential	Decrease
2	10000 S.W. 200 St.	1.98	Vacant	Low Density Residential	Parks and Recreation	Decrease
3	N. of Manta Dr., W. of Old Cutler Rd., E. of Marlin Rd., S. of SW 92 Ave.	16.3	Multi-Family Residential	Low Density Residential	Medium Density Residential	Increase if redeveloped
4	N. of SW 229 St., W. of SW 87 Ave., E. of SW 227 St., S. of SW 223 Ter.	21.09	Multi-Family Residential	Low Density Residential	Medium Density Residential	Increase if redeveloped
5	N. of SW 107 Ave., W. of SW 103 Ct., E. of US-1, S. of Marlin Rd.	8.2	Multi-Family Residential	Mixed Use	Medium Density Residential	Decrease
6	N. of SW 223 Ter.; W. of the lake, E. of SW 97 Ave.; S. of SW 216th St.	10.39	Open Space	Low Density Residential	Parks and Recreation	Decrease

The intent of the proposed map changes is to accurately reflect the current and existing land uses and reconcile the uses with the Town's newly adopted zoning map. Overall, the proposed changes would result in a decreased demand for public facilities and services.

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the text or map 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

LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

South Florida Regional Planning Council Agenda Item and Date: III.D; August 6, 2012.

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

Date Comments due to State Land Planning Agency: August 22, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to August 22, 2012.

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 minor text changes to the Capital Improvements and Public School Facilities Elements for consistency with the Broward School District's Facilities Plan and Chapter 163, Part II, Florida Statutes, related to the 2011 Community Planning Act (House Bill 7207). A revision to Transportation Element Policy 4.1.13 would clarify that the Local Road Master Plan may be amended by a resolution.

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.

LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

South Florida Regional Planning Council Agenda Item and Date: III.D; August 6, 2012.

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

Date Comments due to the City: August 8, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to August 8, 2012.

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 changes text within the Capital Improvements and Public School Facilities Elements for consistency with the Broward School District's Facilities Plan and Chapter 163, Part II, Florida Statutes, related to the 2011 Community Planning Act (House Bill 7207).

No additional changes were made between transmittal and adoption. 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.

LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

South Florida Regional Planning Council Agenda Item and Date: III.D; August 6, 2012.

Local Government Amendment Number: **City of Doral proposed #12-3ESR.**

Date Comments due to Local Government: August 8, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to August 8, 2012.

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 Future Land Use Map (FLUM) changes to three, contiguous parcels of land north of NW 74 Street, between NW 97 Avenue and NW 107 Avenue in the City of Doral. The proposed changes include:

A) 16.46 acres, from Industrial (I) to High Density Residential (HDR)
B) 17.74 acres, from Industrial (I) to Low Density Residential (LDR)
C) 19.57 acres, from Business (B) to Low Density Residential (LDR)

The properties are currently vacant. Surrounding existing land uses include Residential to the west, Vacant to the north and south, and vacant (Miami-Dade County) to the east. Surrounding future land use designations include Low Density Residential to the west; Community Mixed Use, Office Residential, and Park to the north; Institutional Public Facility and Office to the south; and Industrial (Miami-Dade County) to the east. The table below indicates the combined existing and proposed allowable uses.

This development proposal would result in a reduction of 403,300 square feet of non-residential retail space, elimination of all hotel rooms, elimination of non-residential office space, and an addition of 382 single family residential units.

	Existing	Proposed
Non-Residential Retail	**553,300 square feet**	150,000 square feet
Hotel Rooms	**250**	0
Non-Residential Office	**200,000 square feet**	0
Residential Units	282	664

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the text or map 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

Attachment 6

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

South Florida Regional Planning Council Agenda Item and Date: III.D; August 6, 2012.

Local Government Amendment Number: **Islamorada, Village of Islands proposed #12-3ACSC.**

Date Comments due to State Land Planning Agency: August 4, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to August 4, 2012.

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 the Village's annual update to the 5-Year Schedule of Capital Improvements, reflecting Fiscal Year 2011/2012 to 2015/2016.

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.

Attachment 7

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

South Florida Regional Planning Council Agenda Item and Date: III.D; August 6, 2012.

Local Government Amendment Number: **Village of Pinecrest proposed #12-1ESR.**

Date Comments due to the City: August 22, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to August 22, 2012.

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, Public Facilities, Conservation, Intergovernmental Coordination, and Capital Improvements Elements to fulfill water supply planning requirements pursuant to Florida Statutes, Chapter 163, Part II.

New Policies would require coordination of the Village's water supply with future land use planning and to coordinate planning efforts with Miami-Dade County Water and Sewer Department (WASD) and the South Florida Water Management District; establish concurrency management for potable water and sanitary sewer; and provide direction for water conservation. The amendment would also incorporate a Ten-Year Water Supply Facilities Work Plan, which provides the data, inventory, and analysis needed to support the new Policies. The Village receives potable water from WASD.

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.

Attachment 8

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

South Florida Regional Planning Council Agenda Item and Date: III.D; August 6, 2012.

Local Government Amendment Number: **City of Pompano Beach proposed #12-2ESR.**

Date Comments due to the City: July 26, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to July 26, 2012.

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, Transportation, and Public Schools Facilities Element for consistency with the Broward County Planning Council Provisional Recertification Report (2011) and Chapter 163, Part II, Florida Statutes, related to the 2011 Community Planning Act (House Bill 7207).

The major changes to the Future Land Use Element would provide for consistency with the County's concurrency management system for public facilities, affordable housing, and the designation of conservation areas. Minor housekeeping revisions to the Transportation and Public School Facilities Elements reflect new statutory changes.

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.

Attachment 9

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

South Florida Regional Planning Council Agenda Item and Date: III.D; August 6, 2012.

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

Date Comments due to the City: August 8, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to August 8, 2012.

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 Town's annual Five-Year Schedule of Capital Improvements for Fiscal Years 2011/12 through 2015/16 and minor text revisions for consistency with Chapter 163, Part II, Florida Statutes, related to the 2011 Community Planning Act (House Bill 7207).

No additional changes were made between transmittal and adoption. 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.

Attachment 10

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

South Florida Regional Planning Council Agenda Item and Date: III.D; August 6, 2012.

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

Date Comments due to the City: August 8, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to August 8, 2012.

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 Capital Improvements and Public School Facilities Elements for consistency with the Broward School District's Facilities Plan and City's current Five-Year Schedule of Capital Improvements.

In addition, new Policy 8.1.6 to the Transportation Element would direct the City to accommodate bicyclists on all roadways through a number of strategies such as implementing complete street concepts and requiring bicycle facilities for new development or redevelopment projects and offering incentives for bicycle lockers and indoor showers.

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.