



# MEMORANDUM

AGENDA ITEM #III.D

DATE: OCTOBER 1, 2012

TO: COUNCIL 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 #12-5ESR	✓	N/A	1	N/A	9/11/12	**see attachment 1
Doral #12-1ESR	N/A	✓	2	3/5/12 consistent	6/27/2012; 8/22/2012	**see attachment 2
Hallandale Beach #12-1ESR	✓	N/A	3	N/A	9/5/12	5-0
Hialeah #12-1ESR	N/A	✓	4	6/4/12 consistent	8/28/12	7-0
Islamorada #12-4ACSC	✓	N/A	5	N/A	8/21/12	5-0
Pompano Beach #12-2ESR	N/A	✓	6	8/6/12 consistent	9/11/12	5-0

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

\*\*The amendment package contains separate Ordinances for each amendment. See the attached report for the individual governing body vote.

### **Recommendation**

Find the proposed and adopted plan amendments from the local governments of Broward County, Doral, Hallandale Beach, Hialeah, Islamorada, and Pompano Beach 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; October 1, 2012.

Local Government Amendment Number: **Broward County adopted #12-5ESR.**

Date Comments due to Local Government: October 14, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to October 1, 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 package contains two (2) text amendments to the Broward County Land Use Plan (BCLUP), two (2) changes to the Planning Council Natural Resource Map Series (PCNRM), and one (1) text amendment to the Broward County Comprehensive Plan (BCCP).

#### **BCLUP | Text Amendment PCT 12-2**

The text changes would revise Policies within the “Parks and Open Space Use” section to include a new definition for “public access”; incorporate new signage requirements for community parks; limit and restrict future waterway/water body acreage eligible to be counted as a community or regional park unless it has safe public access; and restrict private golf courses from being eligible to count towards park requirements. The Broward County Board of County Commissioners (BOCC) approved the transmittal of the proposed text changes by a 7-1 vote.

#### **PCNRM | Map Update PCNRM 12-1**

The Eastern Broward County Wetlands Map would incorporate changes per new observations or permits over the past year. The Broward County BOCC approved the transmittal of the map update by a 7-0 vote.

#### **Climate Change amendments | BCLUP Text PCT 12-3, BCCP Text 12-T1, and PCNRM Map 12-3**

The climate change related amendments would implement the recommendations of the Broward County Climate Action Plan, developed by the Broward County Climate Change Task Force and approved by the County Commission on May 4, 2010. The amendments also address the recommendations of the County’s 2011 Evaluation and Appraisal Report, which identified climate change as a major issue.

The text changes to the BCLUP would incorporate new Objective A.03.00 and related Policies within the “Smart Growth, Green/Energy Efficiency, and Sustainable Land Use Patterns” section by directing the County to implement and encourage land use planning strategies which increase community resiliency, and protect property, infrastructure, cultural and natural resources from the impacts of climate change. Other BCLUP text revisions would discourage future development at risk of flooding from sea level rise; continue efforts to develop water resource modeling and planning; update the 100-year stormwater elevation projections to include projected conditions for sea level rise; consider impacts of climate change

when making future infrastructure investments and with regards to future coastal management and development.

The text changes to the BCCP would incorporate a new Element to be known as the “Climate Change Element”. The Element’s Goal and eight (8) Objectives would provide a framework aimed to achieve a sustainable, climate resilient community by promoting and encouraging: energy efficiency and greenhouse gas reduction strategies; the protection and adaptation of public infrastructure, services, natural systems and resources; and coordination to address the needs and conditions of the community. The Policies would set benchmarks for reducing greenhouse gas emissions and increased use of renewable energy sources; include mitigation, protection and adaptation strategies related to transportation, the built environment, natural systems, water infrastructure, and emergency management; promote collaboration between the County, public, and local, regional, state, national and international agency on climate change issues; and incorporate social, public health, education and economic considerations into long-term planning strategies. The Element’s data and analysis section would include a: definitions section, greenhouse gas emissions inventory, vulnerability assessment, including inundation mapping, potential impacts, and implementation mechanisms.

The proposed PCNRM map amendment would incorporate a new map to be known as “Priority Planning Areas for Sea Level Rise”. The map would implement proposed text changes in the BCLUP and BCCP by designating areas that are at increased risk of flooding due to, or exacerbated by, sea level rise over the next 50 years. The map would identify areas near tidal water body at increased risk of inundation under a 2-foot sea level rise scenario, projected to occur as soon as 2060. This planning horizon is consistent with the Southeast Florida Climate Change Compact’s regional Unified Sea Level Projection. The related proposed Policies would discourage density increases and encourage adaptation and mitigation strategies be applied to the priority areas.

The Broward County BOCC approved the transmittal of the climate change proposed BCLUP text amendment by a 7-1 vote; BCCP text amendment by an 8-1 vote; and the PCNRM map addition by a 6-1 vote.

#### *Comment*

The Council commends Broward County's efforts to create guidelines that are intended to increase climate resiliency. Council staff served on the Broward County Climate Change Advisory Task Force. Community resiliency is a focus of the Comprehensive Economic Development Strategies, which is in the latter stages of review and approval, and the Seven50 Southeast Florida Prosperity Plan, which is scheduled to conclude in 2014. The Council is prepared to continue to assist Broward County as requested.

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the BCLUP, PCNRM or BCCP 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 2

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

South Florida Regional Planning Council Agenda Item and Date: III.D; October 1, 2012.

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

Date Comments due to Local Government: October 19, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to October 1, 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 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

A Future Land Use Map (FLUM) change on 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 amendment includes a Future Land Use Element text change that extends the Urban Central Business District overlay to include the subject property. The City of Doral Council approved the adopted amendment by a 5-0 vote on June 27, 2012.

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

A FLUM change on 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 amendment includes a Future Land Use Element text change that extends 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 City of Doral Council approved the adopted amendment by a 5-0 vote on June 27, 2012.

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

A text change to the Downtown Mixed Use Land Use Category within the Future Land Uses Element that allows a building height bonus for projects that exhibit design excellence, subject to City Council approval. The amendment does not grant new development or intensity rights. The City of Doral Council approved the adopted amendment by a 5-0 vote on June 27, 2012.

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

A FLUM change on approximately 28.26 acres of land from Institutional and Public Facility to Office/Residential located at 9100 NW 36<sup>th</sup> Street. The City of Doral Council approved the adopted amendment by a 5-0 vote on June 27, 2012.

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

A FLUM change on 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 City of Doral Council approved the adopted amendment by a 4-1 vote on June 27, 2012.

##### 6. Doral Design District Core | Text and Map Change

A FLUE text change that creates a new land use category, the Doral Design District Core (DDDC). The amendment includes a FLUM change that designates approximately 185.0 acres of land 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 City of Doral Council approved the adopted amendment by a 5-0 vote on August 22, 2012.

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 3**

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

South Florida Regional Planning Council Agenda Item and Date: III.D; October 1, 2012.

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

Date Comments due to Local Government: October 19, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to October 1, 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 text amendments to the Future Land Use Element for consistency with the Broward County Land Use Plan to achieve recertification of the City's Comprehensive Plan. The changes would adopt by cross-reference certain Goals, Objectives, and Policies within other Elements of the Plan into the FLUE; include minor revisions to the Commercial Recreation, Historical, and Hallandale Beach Regional Activity Center land use categories; and eliminate out-dated flexibility zone tables.

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 4

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

South Florida Regional Planning Council Agenda Item and Date: III.D; October 1, 2012.

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

Date Comments due to Local Government: October 17, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to October 1, 2012.

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#### DESCRIPTION OF AMENDMENT

The adopted amendment package contains a map amendment to the Future Land Use Map for approximately 0.24 acres of land from Low Density Residential to High Density Residential. The development is restricted to 6 dwelling units for affordable, senior housing.

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 5

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

South Florida Regional Planning Council Agenda Item and Date: III.D; October 1, 2012.

Local Government Amendment Number: **Islamorada, Village of Islands proposed #12-4ACSC.**

Date Comments due to State Land Planning Agency: October 5, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to October 1, 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 a map amendment to the Village Future Land Use Map that would change an approximately 0.56-acre parcel from Conservation to Residential Medium. The parcel is adjacent to Overseas Highway near mile marker 77.5, ocean-side, in Islamorada, Village of Islands.

The site is vacant, comprised of disturbed uplands, low quality tropical hammock, beach berm and mangrove fringe along the shoreline. Surrounding existing uses include a single-family residence to the east, and vacant land owned by the Florida Department of Transportation containing hammock, mangroves and disturbed habitats to the west. Future land uses include Residential Medium to the east and Conservation to the west.

The proposed change would allow one (1) market-rate residential dwelling unit or four (4) attached affordable housing dwelling units. No non-residential uses would be permitted. According to the Village staff report, the amendment change would correct a mapping error made during the transition from the Monroe County Plan to the Village Plan in 2001. The parcel was previously designated Residential Medium. The Village staff analysis concludes the proposed amendment would not impact public facilities or natural resources.

#### *Comment*

Council staff would like to remind the Village that the limited potential for additional development throughout the Florida Keys, combined with the existence of a large number of potentially buildable lots, without a plan in place to acquire the excess development rights, means that increases in density or intensity should only be granted in limited circumstances in order to achieve a specific purpose related to other Goals or Policies of the Village Plan. Although the proposed amendment is to correct a mapping error, the amendment has the potential to increase hurricane evacuation clearance times and demands in services.

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 6**

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

South Florida Regional Planning Council Agenda Item and Date: III.D; October 1, 2012.

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

Date Comments due to Local Government: October 17, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to October 1, 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 consists of text changes to the Future Land Use, Transportation, and Public Schools Facilities Elements 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).

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.**