



MEMORANDUM

AGENDA ITEM #III.D

DATE: DECEMBER 3, 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 12-4ESR	N/A	✓	1	6/4/12 Consistent	10/23/12	9-0
Islamorada #12-2ACSC	N/A	✓	2	5/7/12 Inconsistent	11/8/12	5-0
Miami #12-1ESR	✓	N/A	3	N/A	10/25/12	4-0
Miami-Dade County #12-2ESR	N/A	✓	4	7/9/12 Consistent	10/3/12	11-0
Miami Shores #12-1ESR	N/A	✓	5	N/A**	11/16/12	3-0
Miami Springs #12-2ESR	✓	N/A	6	N/A	10/22/12	5-0
Monroe County #12-3ACSC	✓	N/A	7	N/A	10/17/12	5-0

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
Opa-locka #12-1ESR	N/A	✓	8	9/10/12 Inconsistent	10/24/12	5-0

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

**The State Land Planning Agency determined the amendment would be processed as adopted.

Recommendation

Find the proposed and adopted plan amendments from the local governments of Broward County, Islamorada, Miami, Miami-Dade County, Miami Shores, Miami Springs, Monroe County, and Opa-locka 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; December 3, 2012.

Local Government Amendment Number: **Broward County adopted #12-4ESR.**

Date Comments due to Local Government: November 28, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to November 28, 2012 with final Council Action on December 3, 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 a text and map amendment (County Number PCT 12-1, PC 12-1) to the Broward County Land Use Plan establishing a Downtown Pompano Transit Oriented Corridor (TOC) in the City of Pompano Beach for approximately 272.8 acres of land. The TOC area is generally bounded on the north by Northwest 6th Street/NW 6th Court, on the south by Atlantic Boulevard/SW 2nd Street, on the east by NE 5th Avenue and on the west by NW 10th Avenue. The changes would allow for 4,387,220 square feet of Commercial, 2,835,557 square feet of Office, 1,459,260 square feet of Community Facilities, 95,832 square feet of Utilities, a 300-room hotel, 2.1 acres minimum of Recreation and Open Space, and 1,368 single family, townhomes, and multi-family dwelling units.

Changes were made between transmittal and adoption to incorporate guiding design principles and procedures, land use compatibility, connectivity, historic resources, and affordable housing for the application area. 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 2

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

South Florida Regional Planning Council Agenda Item and Date: III.D; December 3, 2012.

Local Government Amendment Number: **Islamorada, Village of Islands adopted #12-2ACSC.**

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

Date Mailed to Local Government and State Land Planning Agency: Prior to December 19, 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 one map amendment to the Village's Future Land Use Map, changing approximately 0.53 acres of land out of a 3.4-acre parcel from Conservation to Mixed Use. The portion of the site that is changed is proximate, but not adjacent, to the south side of Overseas Highway at mile marker 86.5 in Islamorada, Village of Islands. The 0.53-acre site is vacant, comprised of disturbed and scarified uplands, and formerly Florida Department of Transportation Right-of-Way. The change allows a maximum of 8,086 square feet of non-residential use and a Declaration of Restrictive Covenants prohibits residential use on the property.

To address concerns raised at transmittal of increased residential development and its implications on hurricane evacuation clearance times by the State Land Planning Agency and South Florida Regional Planning Council, the Applicant executed the above referenced Declaration of Restrictions, limiting development to non-residential uses. 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; December 3, 2012.

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

Date Comments due to Local Government: December 1, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to December 1, 2012 with final Council Action on December 3, 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 text amendments to the Recreation and Open Space, Capital Improvements, and Future Land Use Elements of the City of Miami Comprehensive Neighborhood Master Plan. The amendments would revise the Level of Service (LOS) Standard for Parks, Recreation and Open Space based on the City of Miami Parks and Recreation Level of Service Study (2012) that was conducted to assess LOS for parks and concurrency requirements per Policy PR-1.1.4.

The major changes to the Recreation and Open Space Element would direct the City to provide a park within a ten-minute walk of every resident; include Regional Parks into the City Park inventory system; revise the LOS for Parks, Recreation and Open Space from 1.3 acres of public park space per 1,000 residents to provide a municipally-owned park within a ten-minute, barrier-free walk to park entrances for 72% of the city's population using a Geographic Information System pedestrian network analysis, which is to be updated every three years; and limit the amount of building footprint and impervious parking area surfaces in parks of one (1) acre or more to no more than 25% of the park land area. Minor changes to the Capital Improvements and Future Land Use Element would reflect the new LOS Standards.

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

The Council requests the local government to please send a copy of the adopted version of the amendment.

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; December 3, 2012.

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

Date Comments due to Local Government: December 15, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to December 15, 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 two applications (County Ordinance 12-87, Application Nos. 2 and 3) to the Future Land Use Element text and Future Land Use Map of the Miami-Dade County Comprehensive Development Master Plan. At transmittal, a third application was included in the County's amendment cycle; however, the Board of County Commissioners deferred official action on the Application 1.

Application 2 removes the current Declaration of Restrictions that prohibits residential development from the Restrictions Table in the Land Use Element for a 42.0-acre property, located south of SW 88th Street/Kendall Drive and west of SW 167th Avenue. Since the covenant was originally proffered, there is a projected need for residential development, which has been estimated by County staff. The change allows for mixed-use development on the site.

Application 3 affects approximately 141.57 acres of land located on the southwest corner of SW 124th Avenue and Southwest 152nd Street, of which 67.89 acres of land are redesignated from Low-Medium Density Residential to Business and Office. The application revises the existing Declaration of Restriction in the Land Use Element for the entire application area from 1,200 to 900 residential dwelling units to allow for a greater mix of non-residential uses, and define commercial intensities.

Minor changes were made to the Declaration of Restrictions for *Application 3* 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; December 3, 2012.

Local Government Amendment Number: **Miami Shores Village adopted #12-1ESR.**

Date Comments due to Local Government: December 16, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to December 16, 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 consists of text changes to the Capital Improvements, Public School Facilities, and Future Land Use Elements. Regarding the first two amendments, the City is proposing its annual update to its Capital Improvement Element and fulfilling concurrency requirements for consistency with Miami-Dade County Public Schools Five-Year District Work Program within the Public School Facilities Element. The third amendment would incorporate new Objective 12 into the Future Land Use Element to address the land use designation of vacated streets, alleys or public right-of-ways. Currently, the Village Future Land Use Map only follows property boundaries. The future land use designation adjoining each side of such street, alley, or public way shall be automatically extended to the center of such vacation.

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; December 3, 2012.

Local Government Amendment Number: **City of Miami Springs proposed #12-2ESR.**

Date Comments due to Local Government: December 1, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to December 1, 2012 with final Council Action on December 3, 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 a text amendment to the Future Land Use Element of the City Comprehensive Plan. The amendment would change the intensity standard for the City "Airport Golf District" from a Floor Area Ratio (FAR) of 1.0 to a floating FAR of between 1.0 and 3.0. The intent of the amendment is to be consistent with the neighboring "NW 36th Street District" and "Abraham Tract District". In 2007, the City created these three districts in place of the former "Airport, Marine, and Highway Business District". The determined FAR for development projects within these districts are dependent upon meeting certain criteria or incentive provisions.

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

The Council requests the local government please send a copy of the adopted version of the amendment.

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; December 3, 2012.

Local Government Amendment Number: **Monroe County proposed #12-3ACSC.**

Date Comments due to Local Government: December 6, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to December 6, 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 a text amendment to the Future Land Use Element of the 2010 Monroe County Comprehensive Plan. The text amendment would create a new "Commercial" future land use category and corresponding Commercial zoning categories, and establish density and intensity standards for its application.

The existing Comprehensive Plan does not have an exclusive commercial future land use category. Commercial uses are allowed in the Mixed Use/Commercial and Mixed Use/Commercial Fishing categories, which allow for residential uses. The proposed Commercial category would not allow residential use; therefore, it will not contribute to increases in density and hurricane evacuation times. The amendment also addresses recommendations of the County's 2012 Evaluation and Appraisal Report to create a category that assists in implementing economic sustainability through the trend toward a service and retail-based economy and address existing nonconformities of use.

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

The Council requests the local government to please send a copy of the adopted version of the amendment.

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; December 3, 2012.

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

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

Date Mailed to Local Government and State Land Planning Agency: Prior to December 2, 2012 with final Council Action on December 3, 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 a related Future Land Use text and Future Land Use Map amendment that establishes a Transit Oriented Development Overlay land use designation, its design and procedure guidelines, and applies the TOD Overlay to a 23.40-acre area in the center of downtown Opa-locka. A text change to the Parks and Recreation Element includes an update to its Existing Park and Recreation Inventory (Table 1.3.1).

Changes were made between transmittal and adoption to address concerns raised the State Land Planning Agency, Florida Department of Transportation, and the South Florida Regional Planning Council. A Policy mechanism has been incorporated into the Future Land Use Element to authorize and define the TOD Overlay, and new data and analysis reflecting the projected number of trips to the regional transportation network have been submitted and found to be adequate. 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