



MEMORANDUM

AGENDA ITEM #III.E

DATE: DECEMBER 5, 2011

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 forwarded to the local government and State Land Planning Agency.

Local Government and Plan Amendment Number	Proposed	Adopted	Attachment	Proposed Council Review Date and Consistency Finding	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
City of Coconut Creek #11-2ESR	✓	N/A	1	N/A	10/13/11	5-0
City of Deerfield Beach #11-2ESR	✓	N/A	2	N/A	11/1/11	5-0
City of Doral #11-4ESR	✓	N/A	3	N/A	10/12/11	5-0
City of Doral #11-3ESR	N/A	✓	4	7/11/11 Consistent	9/14/11	5-0

Local Government and Plan Amendment Number	Proposed	Adopted	Attachment	Proposed Council Review Date and Consistency Finding*	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Broward County #11-2ESR	N/A	✓	5	8/9/11 Consistent	10/25/11	7-0
City of Deerfield Beach #11-1ESR	N/A	✓	6	5/2/11 Consistent	10/18/11	4-0
Miami-Dade County #11-2ESR	N/A	✓	7	7/11/11 Consistent	10/19/11	8-0
Town of Southwest Ranches #11-1ESR	N/A	✓	8	8/9/11 Consistent	9/22/11	5-0

*If adopted the proposed Council Review Date and Consistency Finding is shown in Column 3;
N/A: not applicable

Recommendation

Find the proposed and/or adopted plan amendments from the local governments of Coconut Creek, Deerfield Beach, Doral, Broward County, Miami-Dade County, and Southwest Ranches generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this report for transmittal to the local government 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; 12/5/11.

Local Government Amendment Number: City of Coconut Creek proposed #11-2ESR.

Date Comments due to Local Government: 12/1/11.

Date Mailed to Local Government and State Land Planning Agency: Prior to 12/1/11.

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 Public Education Facilities Element that would provide for consistency with existing state statutes for school concurrency and the Second Amended Interlocal Agreement between the School Board of Broward County and the City.

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 2

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

South Florida Regional Planning Council Agenda Item and Date: III.E; 12/5/11.

Local Government Amendment Number: City of Deerfield Beach proposed #11-2ESR.

Date Comments due to Local Government: 12/7/11.

Date Mailed to Local Government and State Land Planning Agency: Prior to 12/5/11.

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 that would include minor revisions to the permitted uses within the industrial land use category of the City's Future Land Use Map. The proposed changes would provide for consistency with existing uses and permitted uses adopted within the Broward County Land Use Plan.

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 3

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

South Florida Regional Planning Council Agenda Item and Date: III.E; 12/5/11.

Local Government Amendment Number: City of Doral proposed #11-4ESR.

Date Comments due to Local Government: 12/1/11.

Date Mailed to Local Government and State Land Planning Agency: Prior to 12/1/11.

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 City's Future Land Use Map that would change approximately 16.42 acres of land from Community Mixed Use to High Density Residential (14.6 acres) and Business (1.82 acres), respectively. The site is located north of NW 41st Street between NW 114th Avenue and NW 117th Avenue.

Both the Community Mixed Use and High Density Residential land use categories permit a maximum of 25 units per gross acre, therefore no additional residential units would be permitted. The restriction of the majority of the property (14.6 acres) to High Density Residential and 1.82 acres to Business would reduce potential impacts to schools, transportation networks, water, sewer, solid waste, drainage, environmental and parks and recreation.

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.E; 12/5/11.

Local Government Amendment Number: City of Doral adopted #11-3ESR.

Date Comments due to Local Government: 12/1/11.

Date Mailed to Local Government and State Land Planning Agency: Prior to 12/1/11.

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 new Green Element to the City's Comprehensive Development Master Plan (CDMP). The Element consists of Goals, Objectives and Policies and the backing Data and Analysis in order to implement the Element. The new Element focuses on conserving natural resources, minimizing greenhouse gas emissions, enhancing community health and education, nurturing city neighborhoods and promoting carbon-neutral business growth.

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 5

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

South Florida Regional Planning Council Agenda Item and Date: III.E; 12/5/11.

Local Government Amendment Number: Broward County adopted #11-2ESR.

Date Comments due to Local Government: 12/1/11.

Date Mailed to Local Government and State Land Planning Agency: Prior to 12/1/11.

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 Coconut Creek, changing the land use designation of approximately 25.9 acres of land from Commercial to Medium (16) Residential on the Broward County Land Use Map.

Three (3) separate amendments update the County's Map Series and inventory for Cultural and Natural Resources, Historic Sites, and Wetlands. Two (2) text amendments incorporate changes to the Coastal Management Element and Transportation Element for consistency with the updated Port Everglades Master/Vision Plan.

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 6

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

South Florida Regional Planning Council Agenda Item and Date: III.E; 12/5/11.

Local Government Amendment Number: City of Deerfield Beach adopted #11-IESR.

Date Comments due to Local Government: 12/7/11.

Date Mailed to Local Government and State Land Planning Agency: Prior to 12/5/11.

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) Future Land Use Map, changing the land use designation of approximately 97.0 acres of land from Commercial Recreation, Residential Medium, and Residential Irregular to Community Facilities and Recreation and Open Space. The amendment site is generally located west of N. Military Trail and south of NW 49th Street, formerly the Tam O'Shanter Golf Course and Clubhouse, which shut down in 2005.

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 7

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

South Florida Regional Planning Council Agenda Item and Date: III.E; 12/5/11.

Local Government Amendment Number: Miami-Dade County adopted #11-2ESR.

Date Comments due to Local Government: 12/8/11.

Date Mailed to Local Government and State Land Planning Agency: Prior to 12/5/11.

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 to the County Comprehensive Development Master Plan, changing the land use designation of approximately 18.5 acres from Low Density Residential and Business and Office solely to Business and Office. The amendment site is generally located at the southeast corner of SW 137th Avenue and SW 288th Street. The amendment site would prohibit residential use, and require transit, bicycle, and pedestrian accessibility.

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 8

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

South Florida Regional Planning Council Agenda Item and Date: III.E; 12/5/11

Local Government Amendment Number: Town of Southwest Ranches adopted #11-IESR.

Date Comments due to Local Government: 12/10/11.

Date Mailed to Local Government and State Land Planning Agency: Prior to 12/5/11.

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 and Capital Improvements Elements to meet statutory requirements of public school concurrency and the Second Amended Interlocal Agreement between the School Board of Broward County and the Town.

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.