



MEMORANDUM

AGENDA ITEM #III.D

DATE: JUNE 3, 2013

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. Exhibit A, attached, is a general location map of those amendments listed below that includes a Future Land Use Map amendment.

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
Miami-Dade County #13-2ESR	✓	N/A	1	N/A	April 2, 2013	12-0
Monroe County #13-2ACSC	✓	N/A	2	N/A	April 18, 2013	5-0
Parkland #13-1ESR	N/A	N/A	3	March 4, 2013 Consistent	March 6, 2013	3-0

Recommendation

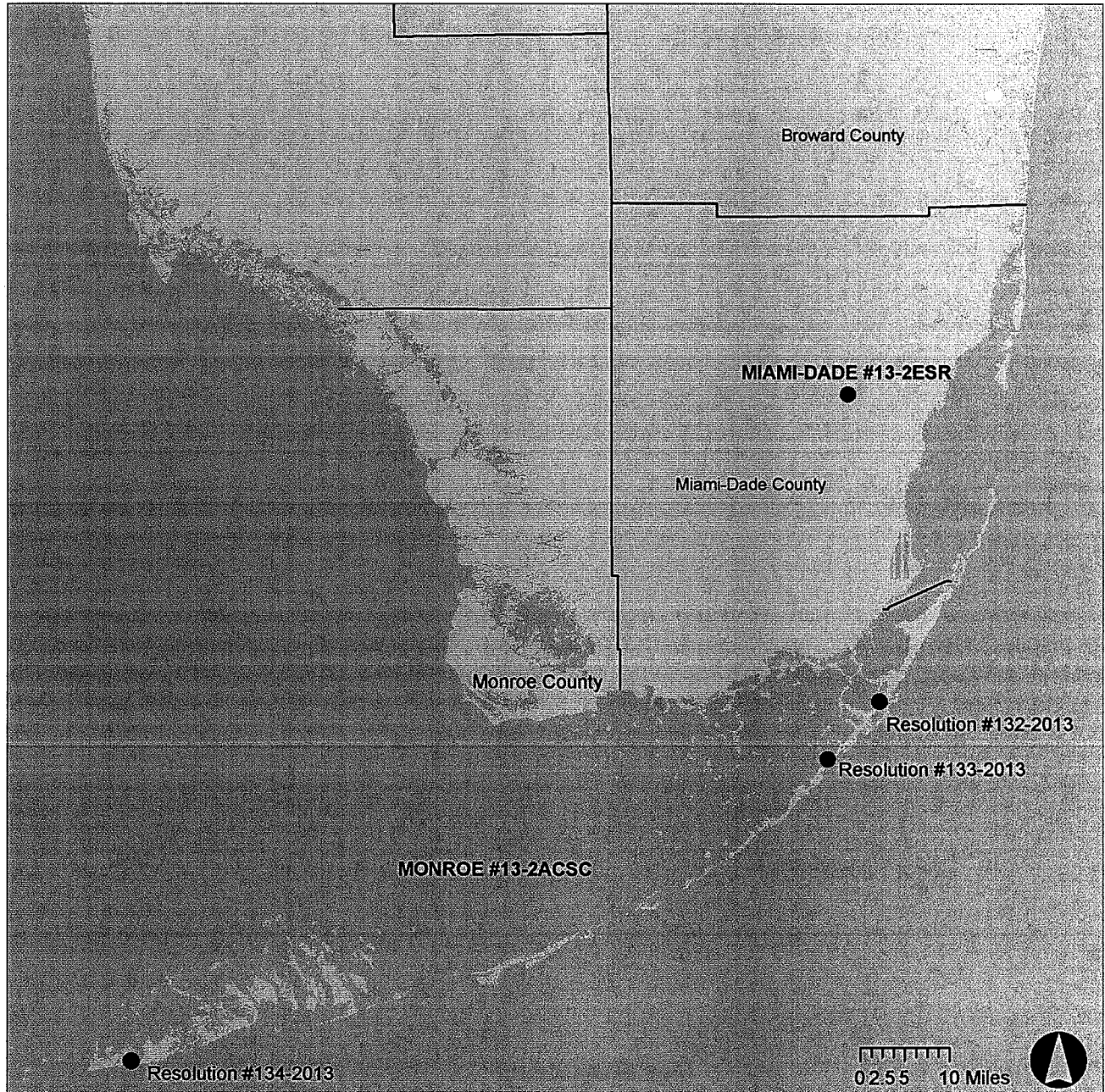
Find the proposed and adopted plan amendments from the local governments of Miami-Dade County, Monroe County and Parkland generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.

Exhibit A

Future Land Use Map (FLUM) Amendments

for the June 3, 2013 Council Meeting

General Location Map



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; June 3, 2013.

Local Government Amendment Number: Miami-Dade County proposed #13-2ESR.

Date Comments due to State Land Planning Agency: June 19, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to June 19, 2013.

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 would revise the County's Future Land Use Map as follows.

This map amendment would change approximately 57.42 acres (multi-parcels) of land from Industrial and Office to Low-Medium Density Residential on 51.49 acres and Business and Office on 4.92 acres. The proposed amendment site is located west of SW 147th Avenue between SW 112th and SW 120th Streets, within the existing Hammocks Development of Regional Impact. The Hammocks DRI is undergoing a separate but concurrent review process. The application site is currently approved for warehouse and office development. Adjacent land uses consist of residential to the north, industrial and office to the east, and commercial and residential to the west. The Kendall-Tamiami Executive Airport is south of the proposed site. The intent of the amendment is to allow for a greater mix of uses.

The amendment application also includes a proffered declaration of restrictions to the Comprehensive Development Master Plan's Land Use Element. The proffered covenant ensures that dwelling design and construction incorporate noise level reduction; property owners grant and convey aviation easements; and disclosure of dwelling units within close proximity to the airport and details about related impacts are included in sales contracts.

Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the map and text 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; June 3, 2013.

Local Government Amendment Number: **Monroe County proposed #13-2ACSC.**

Date Comments due to State Land Planning Agency: June 2, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to June 2, 2013, with final Council Action on June 3, 2013.

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 three amendments to the County's Future Land Use Map described below.

County Amendment Resolution 132-2013 (Riviera Village, Key Largo)

This map amendment would change approximately 0.34 acres (three parcels) of land from Residential Medium to Mixed Use/Commercial, at 10498 Overseas Highway, near Mile Marker 105 in Key Largo. The property is developed land with a Tier III designation, no endangered or threatened species, and home to a 960-square foot pet boarding and grooming business dating as far back as 1992. No residential uses are within the subject property. Adjacent land uses consist of vacant to the north, residential to the south and east, and commercial to the west. The intent of the amendment is to eliminate the nonconformity to the existing use.

County Amendment Resolution 133-2013 (Rock Harbor Estates, Key Largo)

This map amendment would change an approximately 0.97-acre parcel from Residential Medium to Mixed Use/Commercial located at 98175 Overseas Highway, near Mile Marker 98, in Key Largo. The property is developed land with a Tier III designation, no endangered or threatened species, and home to a veterinary clinic/animal hospital in an existing two-story 3,695-square foot building. The property has been used as retail and commercial dating back as far as 1977. No residential uses are within the subject property. Adjacent land uses consist of a day care center to the south, residential to the north and west, and U.S. 1 right-of-way to the east. The intent of the amendment is to eliminate the nonconformity to the existing use.

County Amendment Resolution 134-2013 (South Stock Island)

This map amendment would change the land use designations for 18 parcels of land (total of 51.5 acres) from Industrial to Mixed Use/Commercial located near Mile Marker 5 on South Stock Island. All the properties are developed land with a Tier III designation and no endangered or threatened species. The surrounding areas include a mix of uses from commercial, office, industrial, service and repair, storage, warehouse, restaurants, residential, public utility, commercial fishing and recreation. The proposed cumulative development potential would be 49 residential units, 481 transient units, or 1.3 million square feet of non-residential use. The change would not affect residential or non-residential uses but allow for transient units. Upon inquiry, County staff informed that any transient units would have to be purchased from the existing pool of transient units from other areas of the Keys.

In late 2012, the Monroe County Board of County Commissioners adopted Ordinance 032-2012, amending the Comprehensive Plan to assign Maritime Industries (MI) Zoning District to the Mixed Use/Commercial Future Land Use Map category, including provisions to preserve and promote working waterfront uses. If the proposed change were adopted, all properties would be subject to said provisions, such as maintaining a

minimum of 35% of the upland area for waterfront and water dependent uses and limiting residential units to commercial apartments or employee housing.

Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that 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.

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; June 3, 2013.

Local Government Amendment Number: **City of Parkland adopted #13-1ESR**

Date Comments due to Local Government: June 7, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to June 7, 2013.

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 consists of text changes to the Capital Improvements Element within the City's Comprehensive Plan. The adopted changes represent the annual update to its Five-Year Schedule of Capital Improvements and changes to references to third party capital plans and adoption dates.

In the absence of comments or objections from the appropriate review agencies, no additional changes were made between transmittal and adoption. Staff analysis concludes 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.