



MEMORANDUM

AGENDA ITEM #III.B

DATE: AUGUST 5, 2013

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
Hiialeah Gardens #13-1ESR	✓	N/A	1	N/A	June 18, 2013	5-0
Miami-Dade County #13-4ER	✓	N/A	2	N/A	May 22, 2013	7-1

Recommendation

Find the proposed plan amendments from the local governments of Hiialeah Gardens and Miami-Dade County 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 5, 2013.

Local Government Amendment Number: **City of Hialeah Gardens proposed #13-1ESR**

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

Date Mailed to Local Government and State Land Planning Agency: Prior to August 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 proposed amendment package contains text amendments to the City of Hialeah Gardens Comprehensive Plan's Future Land Use and Housing Elements. The proposed changes would amend the High Density Residential District land use category to allow multi-family residential uses and congregate living facilities for the elderly up to 75 units an acre. The intent of the amendment is to correct existing non-conforming uses on the Future Land Use Map.

Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the 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; August 5, 2013.

Local Government Amendment Number: **Miami-Dade County proposed #13-4ER.**

Date Comments due to State Land Planning Agency: July 25, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to July 25, 2013, with final Council Action on August 5, 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 the County's Evaluation and Appraisal Report (EAR)-based text and map amendments per the recommendations adopted in the County's March 2011 EAR.

EAR-based Map Amendments

The Land Use Plan Map changes: A) reflect municipal Future Land Use designations and add a new urban center at State Road 826 and Bird Road and update the Expressways, Major and Minor Roadway network; B) adjust the Urban Expansion Areas (UEA) boundaries; and C) expand the County's Urban Development Boundary (UDB).

A) The municipal future land use designations, new urban center, and updates to roadway network are administrative changes for consistency with municipal and County planning documents. Municipal land uses for Parcels 1-6, 8-19, 21-121, 123-156, 158-164, 167-236, 238-252, and 255-29 would be updated to reflect existing Future Land Use designations in the cities of Aventura, Sunny Isles Beach, North Miami Beach, North Miami, Miami Gardens Miami Beach, Miami Lakes, Miami Shores, Opa-locka, Hialeah, Hialeah Gardens, Doral, Coral Gables, Sweetwater, Pincrest, Palmetto Bay, Cutler Bay, Homestead and Florida City and areas in unincorporated Miami-Dade County. The addition of the Urban Center at SR 826 would correspond to a text change to Land Use Element Policy LU-8I. The revision to the roadway network would reflect the most recently adopted Miami-Dade County Long-Range Transportation Plan.

B) The current UEA boundaries are adjusted to exclude Parcels 292-295 because of developmental constraints due to environmental issues, such as being located in high flood risk areas; the Homestead Air Force Base Accident Potential Zones and Noise Contours; the Comprehensive Everglades Restoration Plan (CERP) project areas; or within the West Wellfield Protection and Everglades/East Coast Buffer Areas.

C) The current UDB boundary is expanded to include Parcel 296, an approximately 521-acre site, redesignating "Open Land" to "Restricted Industrial and Office." Parcel 296 is currently abutting the UDB's northernmost boundary and is surrounded to the north, east and west by areas designated "Restricted Industrial and Office" and "Low Density Single Family" to the south. All surrounding areas are currently served by public infrastructure. The parcel is in close proximity to the Dolphin Expressway and the Homestead Extension of the Florida Turnpike. The amendment would allow this parcel to be developed for urban uses and ensure public facility level of services can be met. The proposed change is consistent with the existing Policy LU-8H, which governs changes to the UDB. See Exhibit A for an aerial view of the site.

EAR-based Text Amendments

The major proposed changes to each Element of the Miami-Dade County Comprehensive Development Master Plan are summarized below. Please note that due to the nature of EAR-based amendments,

numerous housekeeping revisions are included in the amendment package, but not limited to, the deletion of references to Rule 9J-5 of the Florida Administrative Code; updates to planning horizons, demographic and population changes; government department, division, agency or program name changes; infrastructure, inventory and capital improvement schedule updates; improvements to monitoring measures; the deletion of irrelevant policies due to current or recent County accomplishments or initiatives; and for consistency with federal, state, and county regulations and codes.

Land Use Element

Major changes revise Policy LU-1P to encourage agritourism in compatible areas of the county and LU-8G to clarify the criteria for Urban Development Boundary (UDB) expansion. New Policies would address bicycle and pedestrian facilities, environmental issues, expansion of the Urban Development Boundary (UDB), Urban Expansion Area (UEA) designations, Urban Form guidelines and infill development incentive. Development that promotes bike and walking facilities would be encouraged through Policy LU-1T. Climate change and sea level impacts are addressed in Policies LU-3E-3M; LU-3R would protect waterfronts and LU-3S supports CERP and local habitat restoration. Policy LU-8H provides additional criteria for UDB expansion requests. LU-8I allows the County to study and consider the area east of SW 147 Avenue and south of SW 232 for UEA designation. Policy LU-9V directs the County to evaluate and proposed updates to the Guidelines for Urban Form by 2015 and LU-12E encourages opportunities to incentivize infill development.

The Transportation Element

Major changes to this Element and its Sub-Elements (Traffic Circulation, Mass Transit, Aviation, Port of Miami River, and the Port of Miami Master Plan) are revisions to and new Policies that promote climate resiliency strategies, "Complete Streets" programs, Activity Corridors designations, and industrial marine activities along the Miami River; ensure Level of Service (LOS) standards are met; clarify airport functions; and update the Port of Miami Master Plan. Specifically, Goal and Objective TE-1 of the Transportation Element are revised to include climate resiliency in the fiscal decision-making process. Policies TE-1G and TE-1H have also been revised to incorporate climate resiliency adaption strategies. TE-4, TE-4A, TE-5 and TE-5A are new Objectives and Policies that seek the development and monitoring of a "Complete Streets" program and the monitoring and evaluation of multimodal transportation corridors for designation as "Activity Corridors," respectively. Objective TC-1 of the Traffic Sub-Element requires all roadways to operate at their adopted LOS standards or better. Policy MT-1A of the Mass Transit Sub-Element increases the minimum headways for public transit service from 30 to 60 minutes.

Comment

Revisions to Policy MT-1A would increase the minimum LOS public transit service headways by 30 minutes. The change as presented appears to be at odds with many of the proposed changes to the Traffic Circulation Policies that promote transit use. The change would have the opposite affect of encouraging transit use by impacting riders who depend on transit throughout the Region. While budget constraints may limit the County's ability to sustain current headways system-wide, the County may consider amending this Policy to include criteria such as destinations and ridership levels to determine what routes would be affected.

Housing Element

Major changes include new Policies (HO-3H, HO-6E) related to affordable housing that would direct the County to explore ways to reduce barriers on County properties, lack of infrastructure and other obstacles that inhibit the development of affordable housing; the changes also improve administrative procedures to preserve existing government-assisted affordable housing projects. Objective HO-7 and related Policies are revised to encourage residents and builders to incorporate energy and natural resource conservation strategies into housing and site plan design, and improvements for existing mobile homes.

Conservation, Aquifer, Recharge and Drainage Element

Major changes include revisions to Objectives and Policies to take into consideration climate resiliency, sea level rise and adaptation strategies, including those of the Southeast Florida Regional Climate Change Compact. New Policy CON-2M directs the County to coordinate and distribute information regarding beach water quality with municipalities and other agencies. Objective CON-5 directs the County to update each of

its 16 Stormwater Master Plans every five years, with the next update scheduled for 2017. New Policy CON-6B allows rockmining or quarrying uses in the Rockmining Overlay Zoning Area, the Lake Belt Area, and in specified Subareas of Open Land as long as natural resources remain protected. New Policies CON-6F and 6G direct the County to continue to preserve land suitable for agriculture and to develop a long-term vision for agricultural and undeveloped lands outside the UDB.

Water, Sewer, and Solid Waste Element

Major changes revise how the County determines its potable water supply maximum daily flow by calculating the average of the highest five single-day flows for the previous 12 months. Objectives and Policies are revised to take into consideration climate resiliency, sea level rise and adaptation strategies. New Policy WS-4H would direct the County to coordinate with municipalities and the State to monitor existing septic tanks and implement programs to abandon malfunctioning systems.

Recreation and Open Space Element

The major change to this Element provides a new evaluation method for calculating recreation and open space sites for public acquisition through Equity Access Criteria, a spatial distribution of various parks and recreation programs.

Coastal Management Element

Major changes include revised Policy CM-2C, to provide further protection of offshore reefs, grass flats and benthic resources from environmental impacts from development. For example, such resources will not be used as burrow areas for beach restoration projects. New Policy CM-4J directs the County to continue to restore its coastal habitat, wildlife, protected species and corridors. Policy CM-7G revisions call for a study to support and sustain tourism, marina, water-dependent and -related uses to quantify the economic, health, and recreational benefits from such uses in conjunction with the protection of coastal resources. Revised Policy CM-8N advises all mobile home park residents to evacuate in the event of a hurricane. The County would consider public acquisition of properties and the relocation of damaged facilities from hurricanes outside the Coastal High Hazard Area in revised Policy CM-11E.

Intergovernmental Coordination Element

Major changes strengthen language in Policy ICE-3G to direct the County to retain the authority to enforce covenants accepted in land use and zoning changes. New Policies ICE-5F and 5G direct the County to continue participation in the Southeast Florida Regional Climate Change Compact, integrate regional climate change objectives into the CDMP, and prioritize climate change mitigation and adaptation strategies while considering extended planning horizons and developing monitoring measures.

Capital Improvements Element

The majority of changes provide consistency with various LOS Standards or Policy changes proposed in the various Elements of this amendment package.

Educational Element

No major changes.

Economic Element

No major changes.

Council staff has not identified any 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.

EXHIBIT A

Parcel 296 - Urban Development Boundary Expansion (Proposed)

Miami-Dade County #13-4ER

