



MEMORANDUM

AGENDA ITEM #III.D

DATE: SEPTEMBER 9, 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.

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 #13-4ESR	✓		1	N/A	August 27, 2013	9-0 (all)
Davie #13-2ESR	✓		2	N/A	April 3, 2013	5-0
Islamorada #13-7ACSC	✓	N/A	3	N/A	August 22, 2013	5-0 (both)
North Miami-Beach #13-1ESR	✓	N/A	4	N/A	August 6, 2013	7-0
Parkland #13-3ESR	✓	N/A	5	N/A	August 14, 2013	Unanimous
Islamorada #13-5ACSC		✓	6	March 28, 2013	August 22, 2013	5-0
Miami Springs #13-1ESR	N/A	✓	7	December 2, 2012	August 12, 2013	5-0

Recommendation

Find the proposed and adopted plan amendments from the local governments of North Miami Beach, Miami Springs, Parkland, Islamorada (two), Davie, and Broward 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; September 9, 2013.

Local Government Amendment Number: **Broward County proposed #13-4ESR.**

Date Comments due to Local Government and State Land Planning Agency: September 27, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to September 27, 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

Application 1 | Coral Springs (Broward County PC 13-2)

The proposed amendment would change the Future Land Use Map for a 96.3-acre site on the north side of Sample Road between University Drive and Northwest 85 Avenue. The property is currently a golf course and designated Commercial Recreation (93.4 acres) and Medium (16) Residential. The proposed designations are: Low (5) Residential (56.1 acres), Low-Medium (10) Residential (35.1 acres), and Recreation and Open Space (5.1 acres), which will allow an additional 585 dwelling units and an increase of 264 peak hour trips. The existing uses are: North (Religious institution, multi-family residential and utilities); East (multi-family residential, single-family residential and utilities); South (multi-family residential, utilities and single-family residential); and West (Religious institution, multi-family residential, single-family residential and utilities). See Map 1.

Application 2 | Deerfield Beach (Broward County PC 13-4)

The proposed amendment would change the Future Land Use Map for a 73.7-acre site located in the northeast quadrant of the I-95 interchange at Hillsboro Boulevard. The property is currently a golf course and designated Commercial Recreation (71.8 acres) and Low (5) Residential (1.9 acres). The proposed designation is Employment Center - High. The proposed change would add 894 p.m. peak hour trips to the regional transportation network. Two roadway segments would be adversely affected: (1) Hillsboro Boulevard between I-95 and Dixie Highway and (2) Hillsboro Boulevard between Military Trail and I-95. The applicant has proposed mitigation, which has been determined to be adequate to address the adverse impacts. See Map 2.

Application 3 | Davie (Broward County PC 13-6)

The proposed amendment would change the Future Land Use Map for a 15.05-acre site north of Stirling Road between University Drive and Southwest 76 Avenue. The property is currently vacant and designated Commercial. The proposed designation is Medium (16) Residential, which will allow an additional 240 dwelling units and a decrease of 627 p.m. peak hour trips. The existing uses are: North (warehouse); East (single-family residential); South (retention area and vacant); and West (vacant and retail). See Map 3.

Application 4 | Southwest Ranches (Broward County PC 13-7)

The proposed amendment would change the Future Land Use Map for an 18.4-acre site south of Griffin Road and bisected by Southwest 160 Avenue/Dykes Road. The property is currently vacant and designated Estate (1) Residential. The proposed designation is Recreation and Open Space. The existing uses are: North (vacant, gas station, retail and FPL substation); East (multi-family residential and single-family residential); South (equestrian facility, single-family residential and equestrian facility); West (vacant, gas station and single-family residential). See Map 4.

Application 5 | Administration Element

The amendment would revise portions of the Administration Element regarding population projection methodology, the required Elements for Broward County's Comprehensive Plan, and departmental names.

Application 6 | Capital Improvements Element

The amendment would include the School Board's adopted capital improvements into the Comprehensive Plan's Capital Improvement Element.

Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from either text amendment.

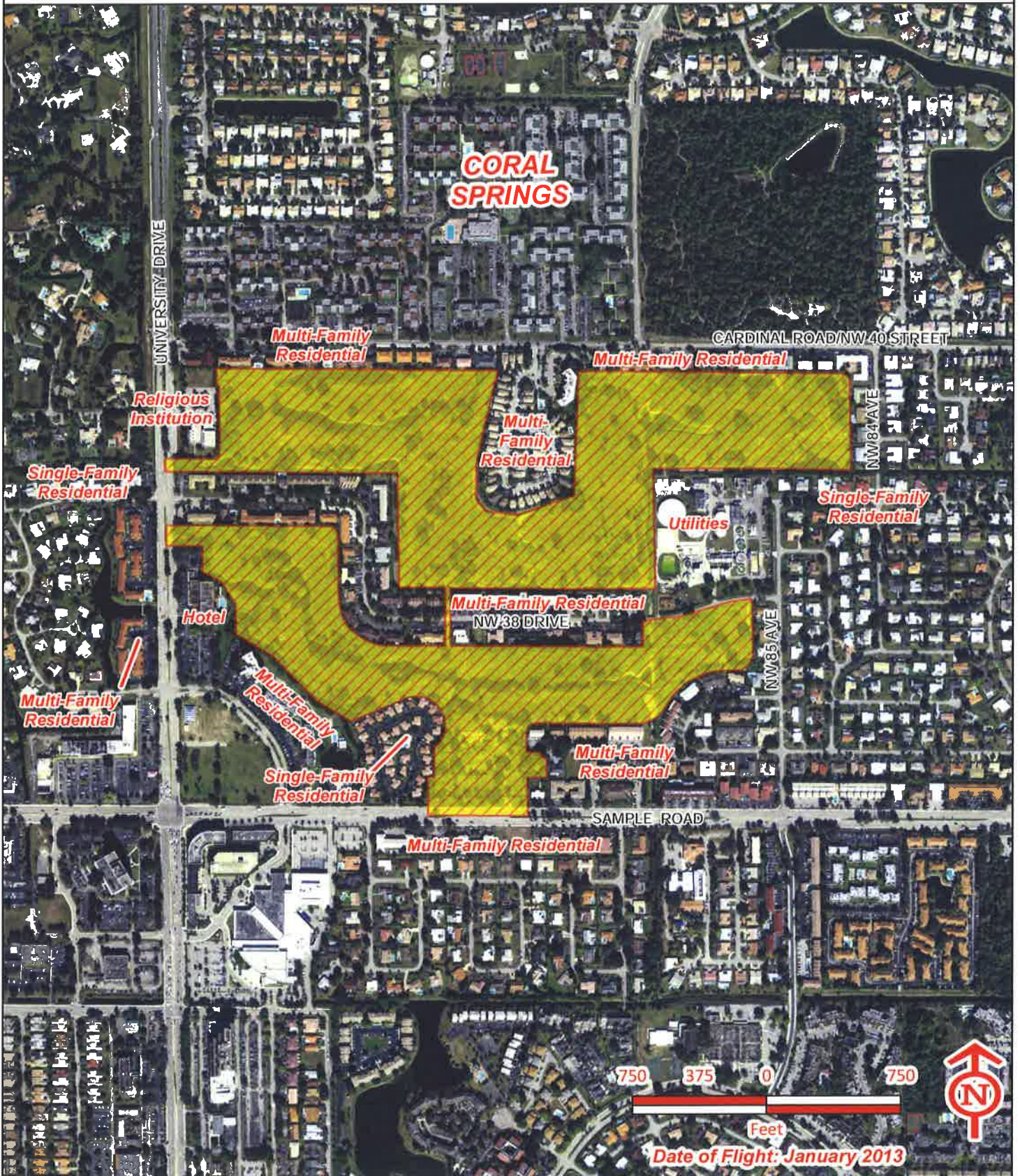
1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.

Not Applicable.

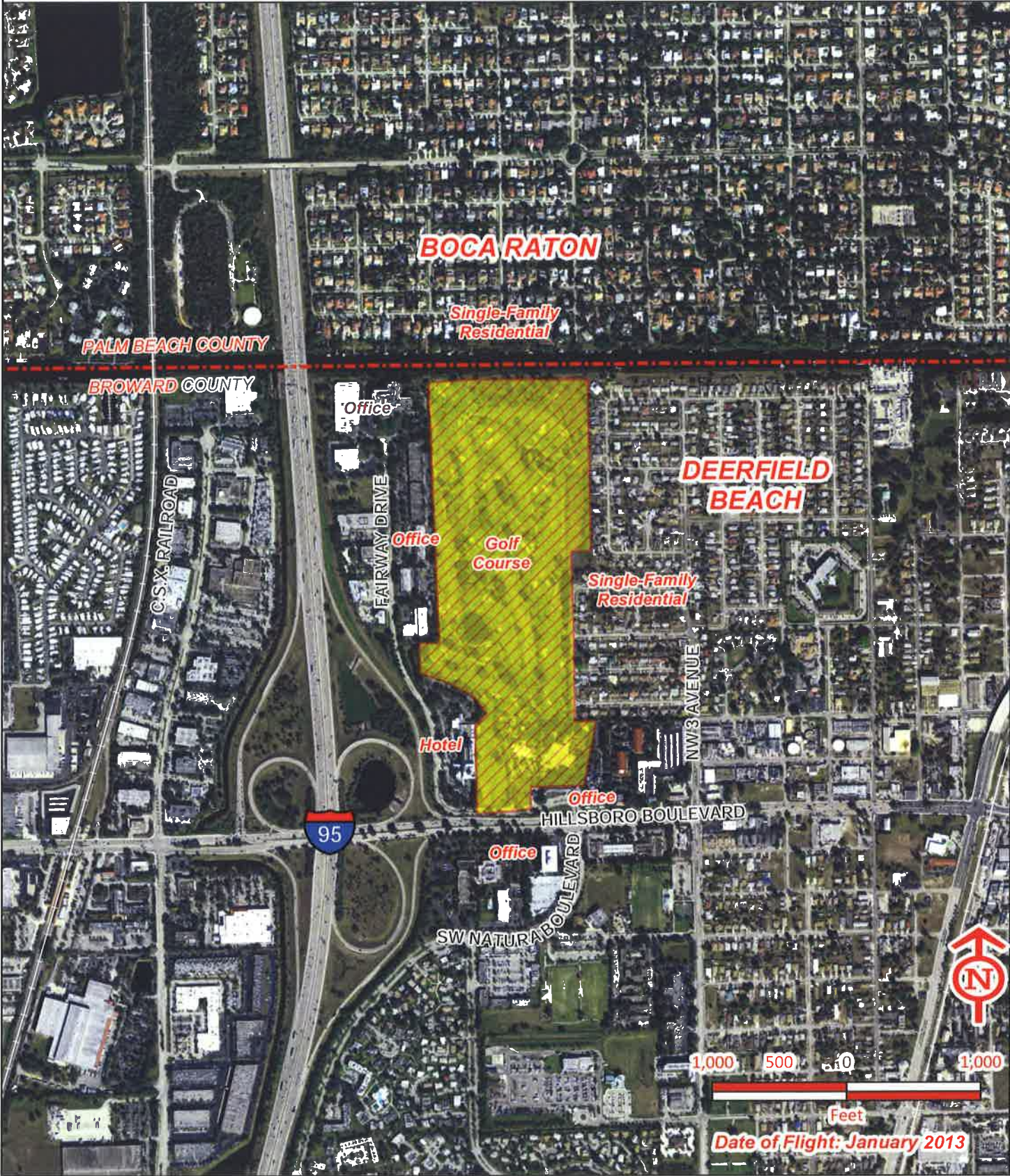
2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.

Not Applicable.

MAP 1
AERIAL PHOTOGRAPH
AMENDMENT PC 13-2



MAP 2
AERIAL PHOTOGRAPH
AMENDMENT PC 13-4



MAP 3
AERIAL PHOTOGRAPH
AMENDMENT PC 13-6



MAP 4
AERIAL PHOTOGRAPH
AMENDMENT PC 13-7



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; September 9, 2013.

Local Government Amendment Number: **Davie proposed #13-2ESR.**

Date Comments due to Local Government and State Land Planning Agency: September 29, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to September 29, 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 change the Future Land Use Map for a 15.05-acre site north of Stirling Road between University Drive and Southwest 76 Avenue. The property is currently vacant and designated Commercial. The proposed designation is Medium (16) Residential, which will allow an additional 240 dwelling units and a decrease of 627 p.m. peak hour trips. The existing uses are: North (warehouse); East (single-family residential); South (retention area and vacant); and West (vacant and retail). The proposed amendment is also included in the Broward County Amendment Series (Broward County PC 13-6).

Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from either text 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; September 9, 2013.

Local Government Amendment Number: **Islamorada proposed #13-7ACSC.**

Date Comments due to Local Government and State Land Planning Agency: September 27, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to September 27, 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

Application 1 | Native Vegetation Clearance

The proposed amendment would revise the criteria regarding clearing tropical hardwood hammocks within a development area. Policy 6-1.7.7. would be amended to allow a minimum of 3,000 square feet per parcel, including the construction impact zone, of any quality tropical hardwood hammock to be removed. The Policy would allow the following maximum clearance amounts, including the construction impact zone, based on the quality of the tropical hardwood hammock:

- 7,500 square feet not to exceed 10% of the parcel for high quality;
- 7,500 square feet not to exceed 30% of the parcel for moderate quality; and
- 7,500 square feet not to exceed 50% of the parcel for low quality.

Developments comprised of more than one parcel or with a common plan of development will be considered one parcel.

Application 2 | Vacation Rentals

The amendment would revise Policy 1-2.4.7., which guides the number and location of vacation rentals. The total number of annual rentals cannot exceed 331. No new rental units are allowed in most land use categories; however, there is an exemption for properties with a 2007 assessed value at 600% or greater of the annual income for Monroe County and located in the Residential High and Mixed Use land use categories. There is separate exemption for properties with a 2007 assessed value at 900% or greater of the annual income for Monroe County for properties in the RC, RL, or A land use categories. The amendment addresses the former of the two exemptions.

In 2007, 71 properties qualified as vacation rentals properties based on an assessed value of at least \$375,000. In 2011, the Village adopted a provision, through the year 2012, that would allow the 2007 assessed value to continue as the basis for rental qualification. Last year, only 28 of the previously qualified properties were eligible. This amendment would allow the use of 2007 assessed values through the year 2014. The change would apply to the previously qualifying properties as well as any new applications.

Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from either text 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; September 9, 2013.

Local Government Amendment Number: **North Miami Beach proposed #13-1ESR.**

Date Comments due to Local Government and State Land Planning Agency: September 19, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to September 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 delete Future Land Use Element Policy 1.8.3. The Policy limited approval of amendments that increased building height or density to once every two years. In addition, the Policy required the City to wait at least nine (9) months between the initial application for a height or density increase and final action by the City.

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 5

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

South Florida Regional Planning Council Agenda Item and Date: III.D; September 9, 2013.

Local Government Amendment Number: **Parkland proposed #13-3ESR.**

Date Comments due to Local Government and State Land Planning Agency: September 26, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to September 26, 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 a text amendment to the Future Land Use Element of the city Comprehensive Plan. In February of 2013, Broward County completed the process of adding two policy amendments to the Broward County Land Use Plan, made revisions to the definition of "Community and Regional Parks" and made administrative revisions to application for amendments and re-certifications of local land use plans. The amendments and revisions regulate the amount water acreage that can be used to meet the County's 3 acre per 1,000 population for parks and open space requirement. The regulations also eliminate allowing acreage of private golf courses from being counted. Lastly, the second policy requires the County and Cities publish an inventory list of all Community Parks within their boundaries on the City's website (or equivalent).

The City's amendment is intended to further the changes made by Broward County. The changes added criteria for lands in order to count toward the City's recreation and open space areas (owned by the City and accessible to the public). Any land to be considered for community parks must include conspicuous signage indicating that the acreage is accessible to the public, including identification of safe access point(s). The amendment also contains the following guidance:

- Any additional waterway or water body that is counted as a City "community park" as of March 21, 2013, must have sufficient safe public access from the landward side along the shoreline of the waterway/water body within the City;
- Water body and/or waterway acreage added to the community parks inventory may count no more than ten (10) percent of such additional inventory; and
- Golf course acreage used to satisfy the level of service standard shall not exceed 50% of the total acreage of publicly owned golf courses that are zoned for recreational use, and semi-public golf courses that are either zoned and deed restricted for open space use or zoned and restricted by other development order, such as site plan or subdivision approval, for open space use. However, golf course acreage may satisfy no more than 15% of the total Community Park requirement.

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 6

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

South Florida Regional Planning Council Agenda Item and Date: III.D; September 9, 2013.

Local Government Amendment Number: **Islamorada adopted #13-5ACSC.**

Date Comments due to Local Government and State Land Planning Agency: October 2, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to October 2, 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 contains text amendments to the Capital Improvements Element of the Village's Comprehensive Plan related to transportation concurrency. Policy 9-1.2.1 would be amended to clarify how roadways/transportation facilities and services are to be satisfied. The proposed concurrency requirements would have to meet one or more of the following:

- A. necessary facilities and services are in place at the time a development permit is issued;
- B. the development permit is issued subject to the condition that necessary facilities and services will be in place when the impacts of development occur;
- C. necessary facilities are under construction at the time a permit is issued;
- D. an enforceable development agreement guarantees that the necessary facilities and services will be in place when the impacts of development occur;
- E. the applicant enters into a binding agreement to pay for or construct its proportionate share of the costs of providing the needed facilities; or
- F. the proportionate share contribution or construction is sufficient to accomplish one or more mobility improvements that will benefit a regional significant transportation facility.

Comment

Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the text amendment. However, the Florida Legislature provided specific guidelines regarding transportation concurrency in the 2011 Community Planning Act (§ 163.3180 (5)(h), Fla. Stat). The proposed amendment should be revised to include the mandatory components. Council staff is prepared to assist Islamorada to make changes to the amendment prior to addition.

Also, the Village as well as the other municipalities and the County should work with the Council, Florida Departments of Transportation, Florida Department of Economic Opportunity, and Florida Division of Emergency Management to ensure the implementation of the 2011 Community Planning Act concurrency requirements do not lead to a reduction of the hurricane evacuation clearance times as defined in the Florida Keys Clearance Time Memorandum Of Understanding (MOU).

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 7

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

South Florida Regional Planning Council Agenda Item and Date: III.D; September 9, 2013.

Local Government Amendment Number: **Miami Springs adopted #13-1ESR.**

Date Comments due to Local Government and State Land Planning Agency: September 18, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to September 18, 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 a text amendment to the Future Land Use Element of the City's 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.

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.