



# MEMORANDUM

AGENDA ITEM #III.D

DATE: JULY 9, 2012

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 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
Hialeah Gardens #12-1ESR	✓	N/A	1	N/A	5/1/12	5-0
Miami-Dade County #12-2ESR	✓	N/A	2	N/A	5/16/12	12-0
Marathon #12-1ACSC	✓	N/A	3	N/A	6/12/12	5-0
Coconut Creek #12-2ESR	N/A	✓	4	12/5/11 Consistent	5/24/12	4-0
Monroe County #12-1ACSC	N/A	✓	5	2/6/12 Consistent	5/22/12	5-0

\*If adopted the proposed Council Review Date and Consistency Finding is shown in Column 5;

\*\*The amendment is not required to be reviewed at transmittal.; N/A: not applicable

**Recommendation**

**Find the adopted plan amendments from the local governments of Coconut Creek, Hialeah Gardens, Marathon, Miami-Dade County, and Monroe 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; July 9, 2012.

Local Government Amendment Number: Hialeah Gardens proposed #12-IESR.

Date Comments due to Local Government: June 30, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to June 30, 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 consists of text changes to the Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental, Capital Improvements, and Educational Elements of the City Comprehensive Plan. The proposed changes reflect amendments to Chapter 163, Part II, Florida Statutes, related to the 2011 Community Planning Act (House Bill 7207), addressing current population, infrastructure, and resource data and inventory, and include general housekeeping revisions.

Proposed changes would provide for consistency with the City's land development regulations, Concurrency Management System, Design Guidelines Ordinance, Water Supply Facilities Work Plan, Five-Year Capital Improvements Schedule, and the Miami-Dade County Public Schools Five-Year Work Program; restrict residential mixed use development from the City's Northwest District; incorporate a definition for low-income residents and revise targets for providing a specific number of rental and homeownership units as affordable by 2020.

No adverse effects to regional resources and facilities or extrajurisdictional impacts 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; July 9, 2012.

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

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

Date Mailed to Local Government and State Land Planning Agency: Prior to July 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 three applications and consists of a Future Land Use Map and Land Use Element text amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP).

*Application 1* would change approximately 1.96 acres of land from Parks and Recreation and Low-Medium Density Residential to Industrial and Office and Business and Office. The site is located between NW 22<sup>nd</sup> Avenue and NW 27<sup>th</sup> Avenue, and between NW 132<sup>nd</sup> Street and NW 107<sup>th</sup> Street; bisected by NW 119<sup>th</sup> Street (Gratigny Parkway). The site is vacant and formerly a golf course. Surrounding existing uses are single-family Residential to the north, east, and south; Institutional to the south; and single- and multi-family Residential and Commercial to the west. This application would also revise the Restrictions Table in the Land Use Element to include a proffered Declaration of Restrictions, limiting retail and services uses to 400,000 square feet and office, light-industrial, warehouse and flex space uses to 1,600,000 square feet. The proposed changes would allow business, office and industrial uses on the site.

*Application 2* would remove 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 88<sup>th</sup> Street/Kendall Drive and west of SW 167<sup>th</sup> Avenue. The site is currently designated Business and Office, which allows residential uses but the proffered covenant restricts residential development. Since the covenant was originally proffered, there is a projected need for residential development, which has been estimated by County staff. The proposed removal of the covenant would allow for mixed-use development on the site.

*Application 3* would change approximately 141.57 acres of land from Low-Medium Density Residential to Business and Office. The site is located on the southwest corner of SW 124<sup>th</sup> Avenue and Southwest 152<sup>nd</sup> Street. The site is mostly vacant land, with the existing land uses of Residential to the north, retail and Institutional to the east, U.S. government properties to the south and Natural Forest Community to the west. The planned uses include Residential to the north and south, and Institutions, Utilities and Communications, Zoo Miami Entertainment District and Environmentally Protected Parks to the east, south, and west. Additionally, the application would revise the existing Declaration of Restrictions in the Land Use Element from 1200 to 900 residential dwelling units to allow for a greater mix of non-residential uses; and define commercial intensities.

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the text or 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; July 9, 2012.

Local Government Amendment Number: Marathon proposed #12-1ACSC.

Date Comments due to State Land Planning Agency: July 19, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to July 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 proposed amendment consists of a text change to Future Land Use Element. Policy 1-3.2.6 would be revised from "restricting" to "manage" development of new transient units. The amendment is in response to an approval by the Governor and Cabinet (Administration Commission) on January 18, 2012, for 100 transient units and up to an additional 100 transient units which the City may allocate at its discretion from the Administrative Relief and/or Residential Building Permit Allocation System (BPAS) pools.

New Policy language would require that prior to the allocation of any units, the City must adopt land development regulations to establish an allocation process for transient residential units that:

- provides a BPAS ranking system, incentives for in-fill and mixed-income developments, disincentives for development in environmentally sensitive lands, or development on offshore islands, COBRA and High Velocity Zones;
- provides means of replacement and an accounting mechanism if transient residential units are borrowed forward; and
- maintains an up-to-date hurricane evacuation plan and meet the required 24-hour evacuation clearance time or other applicable hurricane standard.

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 4**

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

South Florida Regional Planning Council Agenda Item and Date: III.D; July 9, 2012.

Local Government Amendment Number: Coconut Creek adopted #12-2ESR.

Date Comments due to Local Government: July 12, 2012.

Date Mailed to Local Government and State Land Planning Agency: July 12, 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 map amendment to the Land Use Plan for approximately 23.28 acres of land from Commercial to Medium 16.0 Residential (16 dwelling units per acre). The Medium 16.0 Residential would permit a maximum of 372 dwelling units.

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.D; July 9, 2012.

Local Government Amendment Number: **Monroe County adopted #12-1ACSC.**

Date Comments due to State Land Planning Agency: July 6, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to July 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 adopted amendment consists of Future Land Use Element (FLUE) text amendments related to land use within and adjacent to the Boca Chica Airfield of the Naval Air Station Key West (NASKW), a military installation. New Goal 108 has been incorporated into the County Comprehensive Plan to achieve land use compatibility with NASKW. Two Objectives and 15 Policies lay the foundation for coordination and the exchange of information between the County and NASKW and outline how land use planning will ensure the protection of public health, safety and welfare as it relates to NASKW.

Changes were made between transmittal and adoption to address the State Land Planning Agency's Objections, Recommendation, and Comments Report. A letter of support from NASKW was transmitted with the adoption package.

**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.**