



# MEMORANDUM

AGENDA ITEM #III.D

DATE: MAY 6, 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
Islamorada #13-5ACSC	✓	N/A	1	N/A	March 28, 2013	5-0
Islamorada #13-6ACSC	✓	N/A	2	N/A	April 8, 2013	5-0
Marathon #13-4ER	✓	N/A	3	N/A	April 9, 2013	5-0
Miami #13-2ESR*	N/A	✓	4	March 4, 2013 Consistent	March 28, 2013	3-0
Southwest Ranches #13-1ESR	N/A	✓	5	March 4, 2013 Consistent	Feb. 28, 2013	5-0
Sunrise #13-1ESR	N/A	✓	6	April 1, 2013 Consistent	April 23, 2013	5-0

\*includes FLUM amendment

**Recommendation**

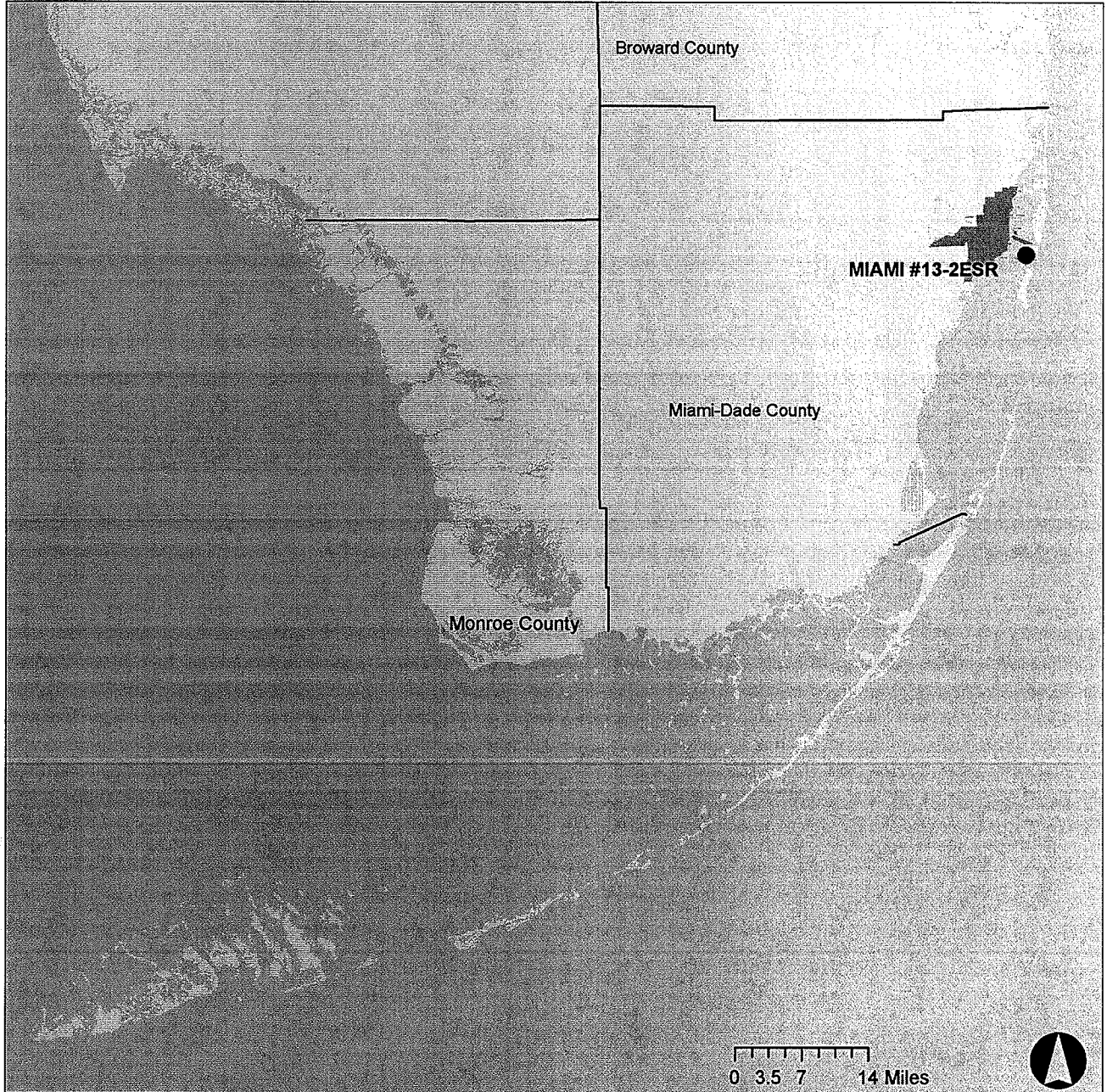
Find the proposed and adopted plan amendments from the local governments of Islamorada, Marathon, Miami, Southwest Ranches, and Sunrise generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.

Exhibit A

Future Land Use Map (FLUM) Amendments

for the May 6, 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; May 6, 2013.

Local Government Amendment Number: Islamorada, Village of Islands proposed #13-5ACSC

Date Comments due to Local Government: May 10, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to May 10, 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 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).

**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 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.D; May 6, 2013.

Local Government Amendment Number: Islamorada, Village of Islands proposed #13-6ACSC

Date Comments due to Local Government: May 18, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to May 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 text amendments to Future Land Use Element of the Village's Comprehensive Plan related to the existing transfer of development rights program. Policy 1-3.1.4 would be amended to permit residential dwelling unit and density transfers from Mixed Use (MU) sender sites to new receiver sites: Residential Low (RL), Residential Medium (RM) or Airport (A). It should be noted that the Airport category in the Village covers a residential fly-in community. The intent of the amendment is to provide applicants seeking to transfer existing dwelling units on property located within the MU category with additional options. The transfers would occur to that of a lower density residential potential, maintaining the objective of the TDR program to protect environmental resources, encourage development in less environmentally sensitive parcels, facilitate redevelopment and revitalization of the Village Center zoning district and protect private property rights.

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

The Council requests the local government 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.D; May 6, 2013.

Local Government Amendment Number: City of Marathon #13-4ER

Date Comments due to Local Government: May 15, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to May 15, 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 City of Marathon's 2013 Evaluation and Appraisal Report-based text and map amendments. Nine (9) Elements and the Future Land Use Map (FLUM) of the Comprehensive Plan would be amended. The majority of the amendments address updating Policies to reflect accomplishments, temporal changes or changes in state requirements, including housekeeping revisions. For example, changing the Department of Community Affairs to Economic Opportunity, updating statute and rule changes and references, including cross-references for Policies for consistency across the Plan's Elements, and grammatical tense or temporal changes to reflect current status of Goals, Objectives, and/or Policies. Other changes would include a new 5-Year Capital Improvements Program (Fiscal Year 2013 - 2017), two new proposed maps within the City's Map Series: Protected Species and Species Focus Area, and an update to the Future Land Use Map reflecting all adopted FLUM changes since 2005. No new FLUM changes are being proposed.

*Comment*

Council staff commends the City for its efforts to thoroughly update its Comprehensive Plan despite the 2011 legislative changes that deleted the requirements for adopting an Evaluation and Appraisal Report every seven years. Council staff has not identified adverse effects to regional resources and facilities or extrajurisdictional impacts that would result from the text amendments. However, regarding the new proposed Policy 1-2.2.4 related to Hurricane Modeling, staff recommends incorporating the underlined changes below:

"For hurricane evacuation clearance time modeling purposes, as long as the non-resident population can be evacuated in the 24 hours prior to a general evacuation order, clearance time shall begin when the Monroe County Emergency Management Coordinator issues the evacuation order for the permanent resident population for a hurricane that is classified as a Category 3-5 wind event or Category C-E surge event..."

Additionally, the City may want to incorporate a reference to the Florida Keys Clearance Time Memorandum of Understanding (MOU).

**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 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.D; May 6, 2013.

Local Government Amendment Number: City of Miami adopted #13-2ESR.

Date Comments due to Local Government: May 12, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to May 12, 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 one Future Land Use Map amendment to Miami's Comprehensive Neighborhood Master Plan. The amendment changes the land use designation of a 40.2-acre site from "Major Institutional, Public Facilities, Transportation, and Utilities" (12.2 acres) and "Conservation" (28.0 acres) to "Public Parks and Recreation", located at approximately the east side of Virginia Key in Miami.

The change allows the conservation of open and green spaces as park with access to recreational uses that will not interfere with the preservation of significant environmental features. Building footprints may cover no more than 25% of park land area and no residential uses are permitted. The amendment is in compliance with the Virginia Key Master Plan, aimed to increase public recreational opportunities on Virginia Key.

No additional changes were made between transmittal and adoption. 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 5

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

South Florida Regional Planning Council Agenda Item and Date: III.D; May6, 2013.

Local Government Amendment Number: **Town of Southwest Ranches adopted #13-1ESR**

Date Comments due to Local Government: May 5, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to May 5, 2013, with final Council Action on May 6, 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 revises text within the Town's Future Land Use Element related to the permitted uses and intensities in the Community Facilities land use designation for consistency with the Town's rural character. The Floor Area Ratio on parcels that exceed five acres has been revised to 0.25 for the first five acres and 0.75 for the remaining parcel area, minimizing the amount of improved and impervious surfaces, and retaining or restoring the maximum amount of possible open space. A definition for "places of worship" was incorporated.

In response to a comment from the Florida Department of Education, the Town has exempted any property owned by the Broward County School Board that is designated for Community Facilities from the new FAR requirements. 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 6

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

South Florida Regional Planning Council Agenda Item and Date: III.D; May 6, 2013.

Local Government Amendment Number: City of Sunrise adopted #13-1ESR.

Date Comments due to Local Government: May 25, 2013.

Date Mailed to Local Government and State Land Planning Agency: Prior to May 25, 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 amends text in the Future Land Use Element of the City's Comprehensive Plan. The changes revised the maximum height and intensity standards for the "Industrial", "Commercial", and "Office Park" land use categories.

The Floor Area Ratio (FAR) for Commercial and Office Park that are greater than four stories (maximum 20) is now 2.0, previously 1.0. The Industrial has also been revised to 2.0 from 1.0 and its maximum building height is 20, previously 15. Any proposed mixed use developments that combine two or more types (hotel, retail commercial or offices) may increase the maximum permitted FAR from 1.5 to 3.0 subject to the granting of a Special Exception by the City Commission.

No additional changes were made between transmittal and adoption. However, the City provided additional information to the Florida Department of Transportation, District IV, to further explain the intent of the text change, which is to be consistent with the desire of the City to concentrate activity proximate to future transit routes and opportunities and emphasized that any proposed development shall still pay impact fees and comply with concurrency requirements. No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the 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.