



# MEMORANDUM

AGENDA ITEM #IV.C

---

DATE: OCTOBER 19, 2020

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT  
CONSENT AGENDA

---

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of Council’s evaluation 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.

### Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the tables below 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.



**PROPOSED AMENDMENTS**

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Broward County 20-05ESR (received 09-16-20)	✓	N/A	10-19-20	09-10-20
<p>1. Both of the proposed amendments are to the Broward County Land Use Plan (PCT 20-3 and PCT 20-4). PCT 20-3 provides for bonus density formulas for each income category of very-low, low, and moderate; and to require the designated affordable housing units to remain affordable housing for a minimum of 30 years. PCT 20-4 permits additional residential density on parcels designated “Commerce” and “Activity Center,” subject to inclusion of an affordable housing component.</p> <p>2. The amendments affect Broward County overall.</p> <p>3. The amendments do not create any adverse impacts to state or regional resources/facilities.</p>				
City of Coral Gables 20-01ESR (received 09-11-20)	✓	N/A	10-19-20	09-08-20
<p>1. The proposed amendments revise the Future Land Use Map (FLUM) of the City of Coral Gables’ Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” providing for the “Design &amp; Innovation District.” The proposed amendments also revise the text of the following areas of the City of Coral Gables Comprehensive Plan Future Land Use Element: A) Policy FLU-1.1.3, “Table FLU-2 Commercial Land Uses;” B) Policy FLU-1.1.4, “Table FLU-3. Industrial Land Use;” and C) Policy FLU-1.1.5, “Table FLU-4. Mixed-Use Land use” to amend the “Commercial Low-Rise Intensity,” “Commercial Mid-Rise Intensity,” “Commercial High-Rise Intensity,” “Industrial,” and Mixed-Use Overlay Districts” Land Use classifications to provide for a maximum density for mixed-use buildings and a maximum height in the Design &amp; Innovation District. The proposed amendments also include a new Policy FLU 1.9.4. to provide development strategies for the new “Design &amp; Innovation District.”</p> <p>2. These amendments affect the area within incorporated Coral Gables bound by US1, SW 42<sup>nd</sup> Ave, SW 40<sup>th</sup> St, Ponce De Leon Road, and San Lorenzo Ave.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>				
Town of Golden Beach 20-01ESR (received 09-29-20)	✓	N/A	10-19-20	09-08-20
<p>1. The proposed amendments to the Town of Golden Beach’s Comprehensive Plan’s Future Land Use and Recreation and Open Space Elements allow for public uses and facilities on parks and recreation land in excess of adopted levels of service. The amendments do not propose a change in levels of service nor do they redesignate the lands.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>2. These amendments affect parks and recreation land in the Town of Golden Beach.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>				
City of Miami Beach 20-02ESR (received 09-11-20)	✓	N/A	10-19-20	07-29-20
<p>1. The proposed amendment to the City of Miami Beach’s Comprehensive Plan establishes the Wolfsonian Arts District within the Medium Intensity Commercial (CD-2) land use category and increases the maximum floor area ratio from what is currently allowed. The intent of the amendment is to allow for the expansion of the Wolfsonian Art Museum.</p> <p>2. This amendment affects the area within the Wolfsonian Arts District in the City of Miami Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Miami Beach 20-03ESR (received 09-11-20)	✓	N/A	10-19-20	07-29-20
<p>1. The proposed amendment to the City of Miami Beach’s Comprehensive Plan intends to allow for development of hotels along Lincoln Lane South, an alley on the south side of the Lincoln Road Mall, authorizing hotel uses within the Low Density Multi Family Residential (RM-1) future land use category within a small area.</p> <p>2. This amendment affects the area within the Flamingo Park Historic District that abuts Lincoln Lane South between Drexel Avenue and Lenox Avenue in the City of Miami Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Miami Beach 20-04ESR (received 09-23-20)	✓	N/A	10-19-20	09-16-20
<p>1. The proposed amendment to the City of Miami Beach’s Comprehensive Plan would allow development of hotels in the Low-Density Multi-Family Residential (RM-1) land use category at designated historic sites in North Beach.</p> <p>2. This amendment affects sites north of Normandy Drive in the City of Miami Beach, which are designated historic, and lots that are greater than 30,000 square feet.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Miami Beach 20-05ESR (received 09-23-20)	✓	N/A	10-19-20	09-16-20
<p>1. The proposed amendment to the City of Miami Beach’s Comprehensive Plan provides policy guidance, and establishes a neighborhoods map, with the intent of retaining the unique character of the Sunset Harbor neighborhood. The amendment would support the neighborhood vision of a small town, mixed-use community.</p> <p>2. This amendment affects the Sunset Harbor neighborhood in the City of Miami Beach, located north of Dade Boulevard, west of Alton Road, approximately encompassing the blocks of 18<sup>th</sup> through 20<sup>th</sup> Street.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Miramar 20-02ESR (received 09-10-20)	✓	N/A	10-19-20	08-13-20
<p>1. The proposed amendment restates and amends the school-related provisions of the City of Miramar’s Comprehensive Plan to reflect the new districtwide level of service (LOS) standards for bounded public schools in the City.</p> <p>2. This amendment affects the City of Miramar.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Pompano Beach 20-03ESR (received 09-16-20)	✓	N/A	10-19-20	09-08-20
<p>1. The proposed amendment to the City of Pompano Beach’s Comprehensive Plan would amend the land use entitlements of the LIVE! Resorts Pompano Beach Regional Activity Center (RAC) to allow for an industrial park, reducing the Office land use from 2 million square feet to 1.35 million square feet, and including Industrial land use of 1.5 million square feet, whereas it was originally not permitted.</p> <p>2. This amendment affects the LIVE! Resorts Pompano Beach RAC, consisting of the Pompano Beach Racetrack and adjacent property, located south of Racetrack Road, between Powerline Road and the CSX Railroad, and comprises approximately 230 gross acres.</p> <p>3. Council recommends working closely with the Florida Department of Transportation to address all technical assistance comments that may be provided. Close coordination with FDOT is necessary to address safety and resiliency issues on the transportation network, and for effective intergovernmental coordination on issues related to the planning and maintenance of the Strategic Intermodal System.</p>				

**ADOPTED AMENDMENTS**

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Broward County 20-02ESR (received 09-25-20)	N/A	✓	10-19-20	09-22-20
<p>1. The adopted amendment to the Broward County Land Use Plan (BCLUP) is a text amendment that will affect the “Pompano Beach Downtown Activity Center”, adding 2,000 dwelling units and 120 hotel rooms, while reducing 336,000 square feet of commercial uses within the affected area. The intent of the amendment is to create a healthy balance of uses in the Downtown Pompano Transit Oriented Corridor area that reflects market demand and supports the continued development of a vibrant and multi-modal community.</p> <p>2. The affected area is generally bound on the north by NW 6<sup>th</sup> Street/NW 6<sup>th</sup> Court, on the south by Atlantic Boulevard/SW 2<sup>nd</sup> Street, on the east by NE 5<sup>th</sup> Avenue and on the west by NW 10<sup>th</sup> Avenue.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. The Pompano Beach initiative to create a vibrant, downtown transit-oriented corridor is supportive of the regional Mobility and Livability policy goals of the Council.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
Monroe County 20-02ACSC (received 09-24-20)	N/A	✓	10-19-20	09-16-20
<p>1. The adopted amendment to the Monroe County 2030 Comprehensive Plan amends land use designation of a specific property in Key Largo from Residential High (R-H) to Institutional (INS) on the Future Land Use Map (FLUM).</p> <p>2. This amendment affects a property located at 32 Ocean Reef Drive in Key Largo.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
Monroe County 20-03ACSC (received 10-02-20)	N/A	✓	10-19-20	09-16-20
<p>1. The adopted amendment to the Monroe County 2030 Comprehensive Plan amends Policy 101.5.25 to reduce the open space ratio for the Recreation (R) future land use category. The intent of the amendment is to allow the County to meet the needs of constituents’ requests for additional active recreational facilities and allow for American Disabilities Act (ADA) improvements.</p> <p>2. The amendment affects the areas of Monroe County that are designated Recreation.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Cooper City 20-01ESR (received 09-10-20)	N/A	✓	10-19-20	08-25-20
<p>1. The adopted amendment to the City of Cooper City’s Comprehensive Plan updates the 10-Year Water Supply Facility Work Plan (WSFWP). The City received technical comments from the South Florida Water Management District (SFWMD) and have addressed the received comments.</p> <p>2. The amendment affects the incorporated area of the City of Cooper City.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
Town of Cutler Bay (received 09-17-20)	N/A	✓	10-19-20	08-26-20
<p>1. The adopted amendment to the Town of Cutler Bay’s Growth Management Plan updates the Town’s Water Supply Facilities Work Plan for a 10-year planning period, as mandated by Florida Statutes 163.3177(6)(C). The Work Plan updates the Plan for water supply sources and facilities needed to serve existing and new development within the Town’s jurisdiction. The adopted amendment addressed the comments provided by the South Florida Water Management District and the Miami-Dade County Department of Regulatory and Economic Resources when the amendment was proposed.</p> <p>2. The amendment affects the incorporated area of the Town of Cutler Bay.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
Town of Davie 20-01ESR (received 09-14-20)	N/A	✓	10-19-20	04-15-20
<p>1. The two adopted amendments to the Town of Davie’s Comprehensive Plan (1) amend the minimum level of service standard for school facilities in the Public School Facilities Element, and (2) eliminate the 32 units per gross acre cap on residential density in the Transit Oriented Corridor Land Use Category, while not affecting the overall level of density allowed within the Transit Oriented Land Use Category.</p> <p>2. The affected amendment areas are within the incorporated area of the Town of Davie.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed these amendments when proposed.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Islamorada, Village of Islands 20-01ACSC (received 09-17-20)	N/A	✓	10-19-20	08-20-20
<ol style="list-style-type: none"> <li>1. The adopted amendment to the Village of Islamorada’s Comprehensive Plan adopts the Water Supply Facilities Work Plan update.</li> <li>2. This amendment affects the Village of Islamorada.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. At the proposed stage, the Council recommended that the Village address the technical assistance comments provided by the South Florida Water Management District (SFWMD), which the Village responded to with appropriate edits. The Department of Economic Opportunity’s (DEO) comments were also addressed by the Village.</li> </ol>				
City of Marathon 20-01ACSC (received 09-23-20)	N/A	✓	10-19-20	08-11-2020
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Marathon’s Comprehensive Plan allows transient rights to be allowed in an RV/mobile home park that also allows permanent code compliant residences. The intent of the proposed amendment is to allow Permanent RVs (as structures) to be demolished and to allow RVs, to occupy the site, and thereby preserving affordable housing options for seasonal workers.</li> <li>2. The amendment affects properties or RV/Mobile Home Park spaces in the City of Marathon.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. The Council previously reviewed this amendment when proposed.</li> </ol>				
City of Marathon 20-02ACSC (received 09-23-20)	N/A	✓	10-19-20	09-08-20
<ol style="list-style-type: none"> <li>1. The adopted amendment to the Monroe County 2030 Comprehensive Plan amends land use designation of a specific property in Key Largo from Residential High (R-H) to Institutional (INS) on the Future Land Use Map (FLUM).</li> <li>2. The amendment affects a property located at 32 Ocean Reef Drive in Key Largo.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. The Council previously reviewed this amendment when proposed.</li> </ol>				
City of Miami Beach 20-01ESR (received 09-10-20)	N/A	✓	10-19-20	07-29-20

<b>Local Government and Plan Amendment Number</b>	<b>Proposed</b>	<b>Adopted</b>	<b>Council Review Date</b>	<b>Local Government Transmittal or Adoption Public Hearing and Meeting</b>
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Miami Beach’s Comprehensive Plan provides flexibility in the Public Facility land use category to allow public/private redevelopment of the Miami Beach Marina, including resiliency improvements and a public park.</li> <li>2. This amendment affects the areas within the City of Miami Beach that fall under the Public Facility land use category.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities. The Council commends the efforts of the City to improve resiliency, maintain public marina access, and employ green infrastructure.</li> <li>4. The Council previously reviewed this amendment when proposed.</li> </ol>				