



MEMORANDUM

AGENDA ITEM #IV.C

DATE: FEBRUARY 22, 2021

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
Monroe County 21-01ACSC (received 01-28-21)	✓	N/A	02-22-21	01-20-21
<p>1. The proposed amendments to Monroe County’s Comprehensive Plan are text amendments to the Comprehensive Plan’s Glossary and to the Future Land Use, Housing, and Ports, and Aviation and Related Facilities Element, including modifying the definitions of accessory use or accessory structure, household, transient unit and dwelling unit; deleting the definition of family; and inserting definitions of kitchen, lock-out unit and wet bar.</p> <p>2. The amendments affect Monroe County.</p> <p>3. The amendments do not create any adverse impacts to state or regional resources/facilities.</p>				
Monroe County 21-02ACSC (received 01-28-21)	✓	N/A	02-22-21	01-20-21
<p>1. The proposed amendment to Monroe County’s Comprehensive Plan modifies provisions related to wetlands, open spaces, and mangroves to allow airport improvements, which may impact wetland areas when there is no other viable alternative available, at the Key West International Airport and the Florida Keys Marathon International Airport.</p> <p>2. The amendment affects the Key West International Airport and the Florida Keys Marathon International Airport in Monroe County.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities.</p>				
Monroe County 21-03ACSC (received 01-28-21)	✓	N/A	02-22-21	01-20-21
<p>1. The proposed amendment to Monroe County’s Comprehensive Plan modifies the Future Land Use Element and the Housing Element to establish a new building permit allocation category to accept and award 300 workforce housing early evacuation unit building permit allocations pursuant to the Workforce-Affordable Housing Initiative, and establishes specific requirements.</p> <p>2. This amendment affects Monroe County.</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 Marathon 21-01ACSC (received 02-03-21)	✓	N/A	02-22-21	01/12/21
<p>1. The proposed amendment revises the City of Marathon’s Comprehensive Plan by amending the land use designation of two properties on the Future Land Use Map (FLUM) from Residential High (RH) to Mixed Use Commercial (MU-C) with the intent of allowing the expansion of an adjacent marine aquaculture/research facility.</p> <p>2. This amendment affects two properties located at 163 63rd Street (Ocean) in the City of Marathon.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Wilton Manors 21-01ESR (received 01-05-21)	✓	N/A	02-22-21	12-08-20
<p>1. The proposed amendment revises the City of Wilton Manors’ Comprehensive Plan by modifying the density and intensity of the Transit-Oriented Corridor (TOC) land use designation, with the intent to facilitate redevelopment within the City’s mixed-use TOC designated area. The amendment would allow a twenty percent increase in units within the TOC, in accordance with Broward Next.</p> <p>2. This amendment affects the City of Wilton Manors.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</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 20-06ESR (received 01-28-21)	N/A	✓	02-22-21	01-26-21
<p>1. The proposed amendments revise Broward County’s Land Use Plan (BCLUP) by amending the Natural Resource Map Series (PCNRM 20-1) and reflecting amendments of the cities of Pembroke Pines and Tamarac to the future land use elements of their respective comprehensive plan as follows:</p> <p>1.1. The Natural Resource Map series is updated every other year and the proposed revisions are based on actions that the Broward County Environmental Protection and Growth Management Department (EPGMD) took from January 1, 2018 through December 31, 2019. The actions included observing or delineating wetlands on a parcel and issuing an Environmental Resource License which formally identifies wetlands or removing wetlands that are no longer environmentally significant. The actions resulted in the addition of 85.25 acres and the removal of 9.21 acres.</p> <p>1.2. The amendment to the BCLUP – City of Pembroke Pines – amends the land use designation of 49 acres of Commerce and 509.2 acres of Irregular Residential to 30.6 acres of Commerce and 527.6 acres of irregular Residential, located on the east side of SW 172nd Avenue between Pembroke Road and Pines Boulevard.</p> <p>1.3. The amendment to the BCLUP – City of Tamarac – amends the land use designation of 168.7 acres of Commercial Recreation to Low (5) Residential.</p> <p>2. The amendments affect Broward County.</p> <p>3. The amendments do not create any adverse impacts to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
Town of Davie 20-02ESR (received 01-26-21)	N/A	✓	02-22-21	01-06-21
<p>1. The adopted amendment to the Town of Davie’s Comprehensive Plan updates the Town’s Water Supply Facilities Work Plan.</p> <p>2. The amendment affects the incorporated area of the Town of Davie.</p> <p>3. The amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. At the proposed stage of this amendment, the South Florida Water Management District provided comments that were addressed prior to adoption.</p>				
City of Miami Beach 20-02ESR (received 01-20-21)	N/A	✓	02-22-21	12-09-20

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>1. The adopted 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> <p>4. The Council did not review this amendment when proposed.</p>				
City of Miami Beach 20-03ESR (received 01-20-21)	N/A	✓	02-22-21	10-14-20
<p>1. The adopted amendment to the City of Miami Beach’s Comprehensive Plan allows 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> <p>4. The Council previously reviewed the amendment when proposed.</p>				
City of Miami Beach 20-04ESR (received 01-20-21)	N/A	✓	02-22-21	11-18-20
<p>1. The adopted amendment to the City of Miami Beach’s Comprehensive Plan allows 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> <p>4. The Council previously reviewed these amendments when proposed.</p>				
City of Miami Beach 20-05ESR (received 01-20-21)	N/A	✓	02-22-21	11-18-20
<p>1. The adopted 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 18th through 20th Street.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<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>				
City of Miramar 20-02ESR (received 02-03-21)	N/A	✓	02-22-21	01-27-21
<p>1. The adopted 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> <p>4. The Council previously reviewed this amendment when proposed.</p>				
City of Oakland Park 20-02ESR (received 01-14-21)	N/A	✓	02-22-21	12-16-20
<p>1. The adopted amendment to the City of Oakland Park's Comprehensive Plan incorporates the City's 10-Year Water Supply Facilities Work Plan and related amendments.</p> <p>2. This amendment affects the City of Oakland Park.</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>				
City of Parkland 20-02ESR (received 01-05-21)	N/A	✓	02-22-21	12-16-20
<p>1. The adopted amendments provide updates to the Future Land Use Element, Capital Improvement Element, Intergovernmental Coordination Element, and Transportation Element of the City of Parkland's Comprehensive Plan. In addition, the City adds a new element, titled Public Schools Facilities Element. The updates are to maintain consistency with the Broward County Comprehensive Plan Transportation Element to support complete streets, and to provide an annual update to the five-year Capital Improvement Plan (CIP). The Public Schools Facilities Element establishes compliance with the provisions of the third amended and restated Interlocal Agreement (TRILA) which requires parties to the agreement to adopt state provisions for school concurrency, level of service measurement, approval processes, student generation rates, mitigation approval, and the School Board's Capital Plan.</p> <p>2. The amendments affect the incorporated area of the City of Parkland.</p> <p>3. The amendments do 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
Village of Sea Ranch Lakes 20-01ER (received 01-29-21)	N/A	✓	02-22-21	01-13-21
<p>1. The adopted amendment updates the Coastal Management Element of the Village of Sea Ranch Lakes' Comprehensive Plan and adopt the Evaluation and Appraisal Report (EAR) based amendments to be consistent with state, regional, and local regulations.</p> <p>2. This amendment affects the incorporated area of the Village of Sea Ranch Lakes.</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>				
City of Sweetwater 20-01ESR (received 01-05-21)	N/A	✓	02-22-21	12-07-20
<p>1. The adopted amendment to the Future Land Use Element of the City of Sweetwater's Comprehensive Master Plan addresses elderly and workforce housing issues in the City. The amendment provides specific density incentives for projects encompassing 100% elderly or workforce housing units, addressing the needs of the elderly, and workforce populations.</p> <p>2. This amendment affects the incorporated area within the City of Sweetwater.</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>				