



MEMORANDUM

AGENDA ITEM #IV.C

DATE: MAY 24, 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
City of Aventura 21-01ESR (received 04-12-21)	✓	N/A	05-24-21	04-26-21
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Aventura’s Comprehensive Plan would revise the Future Land Use Element by revising the Business and Office land use categories to permit residential units in the Medical Office (MO) District and Business and Office land use categories, with an associated increase in the maximum floor area ratio, subject to conditional use approval. The intent is to allow a mixed-use development in the northwest corner of the City known as “Aventura North”. 2. The amendment affects the City of Aventura. 3. Council staff recommends that the City revise the amendment in accordance with the Department of Economic Opportunity technical assistance comment to provide clarity and specificity on intensity and density standards. Council staff also notes that the City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the South Florida Water Management (SFWMD) District Board, and therefore the City’s Work Plan should have been updated and adopted by May 2020. Council recommends working with the South Florida Water Management District (SFWMD) for technical assistance, if needed. 				
City of Doral 21-01ESR (received 05-07-21)	✓	N/A	05-24-21	04-28-21
<ol style="list-style-type: none"> 1. The proposed amendment revises text of the City of Doral’s Comprehensive Plan to reflect the City’s updated 20-Year Water Supply Facilities Work Plan, and incorporates the update to the Green, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvement Elements. 2. This amendment affects the City of Doral. 3. Council staff recommends coordinating with the staff of the South Florida Water Management District (SFWMD) to ensure full compliance with all elements of the most recent Lower East Coast (LEC) Water Supply Plan Update approved by the SFWMD District Board. 				
City of Doral 21-02ESR (received 05-07-21)	✓	N/A	05-24-21	04-28-21
<ol style="list-style-type: none"> 1. The proposed amendment revises text of the City of Doral’s Comprehensive Plan with the intent of not permitting schools within the Industrial and Restricted Industrial land use category. 2. This amendment affects the City of Doral. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Florida City 21-01ESR (received 04/12/21)	✓	N/A	05-24-21	12-22-20
<ol style="list-style-type: none"> The proposed amendment amends the City of Florida City's Comprehensive Plan to add a new policy to the Future Land Use Element (FLUE) to create Transit Oriented Development (TOD) districts around the South Miami-Dade Busway (Busway) stations within the City by providing density and intensity incentives. The new FLUE policy provides for a 1000-foot radius around the three existing and planned stations within which residential developments may have a density of up to 36 units per net acre and business, office, and civic development may have a maximum Floor Area Ratio (FAR) of up to 1.0. This amendment affects the immediate area around the three existing and planned Busway stations at Palm Drive, Lucy Street, and Davis Parkway, all within the City of Florida City. Council staff commends the City's efforts to support regional mobility by creating TOD districts within the City, supporting the Miami-Dade County Transportation Planning Organization (TPO) long term plans. Council staff notes that the City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the South Florida Water Management (SFWMD) District Board, and therefore the City's Work Plan should have been updated and adopted by May 2020. Council recommends working with the South Florida Water Management District (SFWMD) for technical assistance, if needed. 				
City of Homestead 21-01ESR (received 04-29-21)	✓	N/A	05-24-21	04-21-21
<ol style="list-style-type: none"> The proposed amendment revises the City of Homestead's Comprehensive Plan with a text amendment that increases the allowable maximum density of a single residential parcel from twenty (20) to thirty-one (31) dwelling units, provided that all units are reserved for elderly housing. The intent of the amendment is to facilitate the development of mixed-use, multi-family elderly housing in the Southwest Planned Urban Neighborhood of the City, which is supported by the Homestead Community Redevelopment Agency (CRA). This amendment affects the City of Homestead. This amendment does not create any adverse impact to state or regional resources/facilities. Council staff recommends that pedestrian and bicycle facilities in the surrounding area, including crosswalks and sidewalks, be evaluated for safety, and improved, as necessary. Council staff recommends a particular focus on the needs of the elderly with the intent of promoting a walkable and connected community for all. 				
City of North Miami 21-02ESR (received 04-23-21)	✓	N/A	05-24-21	04-13-21
<ol style="list-style-type: none"> The proposed amendment revises the City of North Miami's Comprehensive Plan by updating the City's adopted Water Supply Plan, and incorporating the update into the Future Land Use, Infrastructure, Intergovernmental Coordination and Capital Improvements elements of the Plan. 				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<ol style="list-style-type: none"> 2. This amendment affects the City of North Miami. 3. This amendment does not create any adverse impact to state or regional resources/facilities. Council staff recommends coordinating with the staff of the South Florida Water Management District (SFWMD) to ensure full compliance with all elements of the most recent Lower East Coast (LEC) Water Supply Plan Update approved by the SFWMD District Board. 				
Town of Southwest Ranches 21-02ESR (received 05-04-21)	✓	N/A	05-24-21	04-22-21
<ol style="list-style-type: none"> 1. The proposed amendment revises the text of the Town of Southwest Ranches' Comprehensive Plan to address a land use compatibility issue. The amendment would preclude any change to the Future Land Use Map that would result in a Rural Estates or Estate land use designation, which allows one du/acre, abutting a Rural Ranches or Agricultural Land Use designation, which allows 2 du per net acre. 2. This amendment affects the Town of Southwest Ranches. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				
City of Sweetwater 21-01ESR (received 04-28-21)	✓	N/A	05-24-21	04-14-21
<ol style="list-style-type: none"> 1. The proposed amendment revises text of the City of Sweetwater's Comprehensive Plan to allow multi-family residential uses in the Commercial land use category. The intent of the amendment is to address the housing needs of the City's workforce and elderly populations. 2. This amendment affects the City of Sweetwater. 3. This amendment does not create any adverse impact to state or regional resources/facilities. Council staff recommends that pedestrian and bicycle facilities in the surrounding area, including crosswalks and sidewalks, be evaluated for safety, and improved, as necessary. Council staff recommends a particular focus on the needs of the elderly with the intent of promoting a walkable and connected community for all. Council staff also notes that the City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the South Florida Water Management (SFWMD) District Board, and therefore the City's Work Plan should have been updated and adopted by May 2020. Council recommends working with the South Florida Water Management District (SFWMD) for technical assistance, if needed. 				

ADOPTED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Broward County 21-03ESR (received 05-07-21)	N/A	✓	05-24-21	05-04-21
<ol style="list-style-type: none"> 1. The adopted amendment revises Broward County’s Land Use Plan (BCLUP) within the City of Tamarac, amending the land use designation of 168.7 acres of Commercial Recreation to Low (5) Residential. 2. The amendment affects Broward County. 3. The amendment does not create any adverse impacts to state or regional resources/facilities. 4. The Council reviewed this amendment when proposed as part of Broward County 20-06ESR. 				
Monroe County 21-03ACSC (received 05-04-21)	N/A	✓	05-24-21	04-21-21
<ol style="list-style-type: none"> 1. The adopted amendment revises Monroe County’s Comprehensive Plan’s 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. 2. This amendment affects Monroe County. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed this amendment when proposed. 				
City of Hallandale Beach 21-01ESR (received 04-12-21)	N/A	✓	05-24-21	02-17-21
<ol style="list-style-type: none"> 1. The adopted amendment revises the City of Hallandale Beach’s Comprehensive Plan to include the updated 10-Year Water Supply Facilities Work Plan. 2. This amendment affects the City of Hallandale Beach. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. Council reviewed the amendment when proposed and recommended that the City incorporate all technical comments provided by the South Florida Water Management District (SFWMD) prior to adoption to ensure full compliance with all elements of the most recent Lower East Coast (LEC) Water Supply Plan Update approved by the SFWMD District Board. 				
City of Miami 20-02ESR (received 04-20-21)	N/A	✓	05-24-21	03-25-21

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’s Comprehensive Neighborhood Plan (MCNP) Future Land Use Map revises the land use designation of 537 parcels to allow for increased density, which reflects a Community Vision Plan that was produced from a yearlong consensus building process. The land use designation would change as follows for the approximate number of parcels and acres.</p> <ul style="list-style-type: none"> • 287 parcels (40.6 acres) would change from Duplex Residential to High Density Multifamily Residential. • 12 parcels (1.8 acres) would change from Duplex Residential to Restricted Commercial. • 6 parcels (1.6 acres) would change from Low Density Restricted Commercial to Restricted Commercial. • 9 parcels (.6 acres) would change from Medium Density Multifamily Residential to High Density Multifamily Residential. • 36 parcels (4.8 acres) would change from Medium Density Multifamily Residential to Restricted Commercial. • 3 parcels (.4 acres) would change from Medium Density Multifamily Residential to General Commercial. • 112 parcels (22.4 acres) would change from Medium Density Restricted Commercial to Restricted Commercial. • 47 parcels (9.2 acres) would change from Medium Density Restricted Commercial to General Commercial. • 21 parcels (3.2 acres) would change from Restricted Commercial to General Commercial. • 4 parcels (3 acres) would change from Major Institutional, Public Facilities, Transportation and Utilities to General Commercial. <p>2. The amendment affects approximately 87.6 acres in total in the Wynwood Norte area, located in the southeast corner of I-95 and I-195 in the City of Miami.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities. Council supports addressing the multi-modal community needs, with a high priority on bicycle and pedestrian safety and connectivity. Council also notes that the City’s Water Supply Facilities Work Plan is overdue for an update and recommends coordination with the South Florida Water Management District (SFWMD).</p> <p>4. The Council reviewed this amendment when proposed.</p>				
City of Pompano Beach 20-04ESR (received 04-19-21)	N/A	✓	05-24-21	03-23-21
<p>1. The adopted amendment revises the text of the City of Pompano Beach’s Comprehensive Plan to remove the unit type restrictions, reduce the amount of commercial use, and add office use designation to the mix of uses permitted in the Local Activity Center (LAC). The changes will have the net effect of adding 96,000 square feet of office use designation and reducing commercial use designation by 27,700 square feet on approximately 65 acres.</p> <p>2. This amendment affects the City of Pompano Beach in an area containing John Knox Village, a seniors’ community situated on the east side of I-95, west of Dixie Road and south of Race Track Road/SW 3rd Street/Pompano Park Place.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council reviewed this amendment when proposed.</p>				