



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JUNE 28, 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
Miami-Dade County 21-01ESR (received 05-19-21)	✓	N/A	06-28-21	04-21-21
<p>1. The proposed amendments to Miami-Dade County’s Comprehensive Development Master Plan (CDMP) would revise the Future Land Use designations of two properties to increase their maximum residential intensity per acre as follows:</p> <ul style="list-style-type: none"> a. Revises a property from Low-Medium Density Residential (6 to 13 dwelling units per gross acre) to Medium Density Residential (13 to 25 dwelling units per acre) in response to an application by Old Cutler Apartments, Ltd. b. Revises a property from Low Density Residential (2.5 to 6 dwelling units per acre) to Low-Medium Density Residential (6 to 13 dwelling units per gross acre) in response to an application by Lennar Homes, LLC. <p>2. The amendments affect two properties in Miami-Dade County: approximately 22.57 gross acres north of Old Cutler Road between the Homestead Extension to Florida’s Turnpike and Black Creek Canal (Old Cutler Apartments, Ltd.) and approximately 35.8 gross acres on the south side of SW 288 Street between SW 162 and SW 164 Avenues (Lennar Homes, LLC.).</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
Monroe County 21-04ACSC (received 05-27-21)	✓	N/A	06-28-21	05-19-21
<p>1. The proposed amendment revises Monroe County’s Comprehensive Plan to reflect the U.S. 1 Level of Service (LOS) Task Force recommendations to the Board of County Commissioners on the LOS methodology.</p> <p>2. This amendment affects Monroe County.</p> <p>3. Council notes that the LOS on U.S. 1 in Monroe County shall be maintained within five percent (5%) of LOS C and encourages the County to continue supporting pedestrian and bicycle mobility, safety, and access to transit. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Coral Springs 21-01ER (received 05-11-21)	✓	N/A	06-28-21	05-05-21
<p>1. The proposed amendments to the City of Coral Springs’ Comprehensive Plan includes policy additions and revisions resulting from an Evaluation and Appraisal Report (EAR) process and includes the City of Coral Springs 10 Year Water Supply Plan.</p> <p>2. These amendments affect the City of Coral Springs.</p> <p>3. Council staff recommends addressing the technical assistance comments provided by the South Florida Water Management District (SFWMD) to ensure full compliance with all elements of the most recent Lower</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>East Coast Water Supply Plan Update approved by the SFWMD District Board. The inclusion of policies related to green development, Complete Streets, accessory dwelling units, traffic management, downtown mixed-use, and continued participation in the National Flood Insurance Program’s Community Rating System (CRS) are supportive of the Council’s regional goals and policies.</p>				
<p>City of Hialeah 21-01ESR (received 05-14-21)</p>	<p>✓</p>	<p>N/A</p>	<p>06-28-21</p>	<p>04-27-21</p>
<ol style="list-style-type: none"> 1. The proposed amendment amends the City of Hialeah’s Comprehensive Plan to incorporate the 20-Year Water Supply Facilities Work Plan Update (2020-2040). 2. This amendment affects the City of Hialeah. 3. This amendment does not create any adverse impact to state or regional resources/facilities. Council staff recommends addressing the technical assistance comments provided by staff of the South Florida Water Management District (SFWMD) to ensure full compliance with the Draft Miami-Dade Water and Sewer Department 10-Year Water Supply Facilities Work Plan and the Lower East Coast Water Supply Plan Update approved by the SFWMD District Board. 				
<p>City of Marathon 21-02ACSC (received 06-04-20)</p>	<p>✓</p>	<p>N/A</p>	<p>06-28-21</p>	<p>04-13-21</p>
<ol style="list-style-type: none"> 1. The proposed amendment revises the City of Marathon’s Comprehensive Plan to incorporate the City’s 10-Year Water Supply Facilities Work Plan. 2. This amendment affects the City of Marathon. 3. This amendment does not create any adverse impact to state or regional resources/facilities. The amendment is intended to be consistent with the South Florida Water Management District (SFWMD) Lower East Coast Water Supply Plan and the Florida Keys Aqueduct Authority 20-Year Water System Capital Improvement Master Plan. Council staff recommends continued coordination with the SFWMD regarding consistency, as 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 21-02ESR (received 06-04-21)	N/A	✓	06-28-21	06-01-21
<p>1. The adopted amendments to the Broward County Comprehensive Plan (BCCP) include three map amendments and two text amendments, and are concurrent with the following amendments:</p> <ul style="list-style-type: none"> • Miramar 21-01ESR – revises the land use designation of approximately 59 acres of Community and 24 acres of Commerce to Activity Center for a property located on both sides of Miramar Parkway, between Florida’s Turnpike and Hibiscus Place/SW 67 Avenue and a corresponding text amendment in the City of Miramar. • Hollywood 21-01ESR – revises the land use designation of approximately 15 acres of Commerce and approximately 11.6 acres of Low-Medium (10) Residential to Medium (16) Residential for a property located on the south side of Stirling Road, between Oakwood Boulevard and North 22 Avenue in the City of Hollywood. • Lauderdale 21-01ESR – revises the land use designation of approximately 14.2 acres of Commerce to High (50) Residential generally located on the west side of University Drive between Commercial Boulevard and Inverrary Boulevard/NW 50 Street in the City of Lauderdale. • Pompano Beach 20-03ESR – revises text to add 1,500,000 square feet of industrial uses and reduce 650,000 square feet of office uses within the “Pompano Park South Activity Center” generally located on the east side of Powerline Road, between SW 3 Street/Race Tract Road and North Cypress Bend Drive in the City of Pompano Beach. <p>2. The amendment affects areas within Broward County.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council reviewed this amendment when proposed.</p>				
Monroe County 21-01ACSC (received 06-01-21)	N/A	✓	06-28-21	05-19-21
<p>1. The adopted 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 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> <p>4. The Council 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 Coral Springs 20-01ESR (received 05-12-21)	N/A	✓	06-28-21	06-17-21
<ol style="list-style-type: none"> 1. The adopted amendment to the City of Coral Spring’s Comprehensive Plan revises the land use designation of 15.59 acres of Commercial use designation and 0.07 acres of Transportation use designation to 15.59 acres of Medium (8.00-20.00 du/acre) Residential use, circumscribed to 10.1 du/acre and 0.07 acres of Community Facilities. 2. This amendment affects a site located in Section 7, Township 48 South, Range 41 East, generally located on the north side of Wiles Road, west of Coral Ridge Drive in the City of Coral Springs. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. Council reviewed the amendment when proposed. 				
City of Marathon 21-01ACSC (received 05-24-21)	N/A	✓	06-28-21	01-12-21
<ol style="list-style-type: none"> 1. The adopted 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. 2. This amendment affects two properties located at 163 63 Street (Ocean) in the City of Marathon. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed this amendment when proposed. 				