



# MEMORANDUM

AGENDA ITEM #IV.C

---

DATE: JULY 26, 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
Broward County 21-04ESR (received 06-07-21)	✓	N/A	07-26-21	06-01-21
<ol style="list-style-type: none"> <li>1. The proposed amendment to Broward County’s Comprehensive Plan revises the Natural Resource Map Series, Cultural Resources/Local Areas of Particular Concern: Historic Sites Map, by adding, modifying, and deleting historic designations to reflect updated status of properties.</li> <li>2. The amendment affects Broward County.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> </ol>				
City of Hialeah 21-02ESR (received 06-28-21)	✓	N/A	07-26-21	06-08-21
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Hialeah’s Comprehensive Plan amends the Industrial Land Use Classification in the Future Land Use Element allowing Multi-family Residential uses subject to a Conditional Use Permit on properties with Industrial Land Use located within a quarter mile of properties with Mixed Use Hialeah Heights Classification.</li> <li>2. The amendment affects the City of Hialeah.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities. Council staff recommends that the conditional use include a review of transit access, pedestrian, and bicycle safety and mobility considerations to ensure a multi-modal, connected community with regional transit mobility.</li> </ol>				
City of Marathon 21-04ACSC (received 06-28-21)	✓	N/A	07-26-21	04-13-21
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Marathon’s Comprehensive Plan incorporates the City’s 10-Year Water Supply Facilities Work Plan to be consistent with the South Florida Water Management District Lower East Coast Water Supply Plan and the Florida Keys Aqueduct Authority 20-Year Water System Capital Improvement Master Plan.</li> <li>2. This amendment affects the City of Marathon.</li> <li>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 the South Florida Water Management District (SFWMD) to ensure full consistency with all elements of the most recent Lower East Coast Water Supply Plan Update approved by the SFWMD District Board.</li> </ol>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Miami Shores Village 21-01ESR (received 06-28-21)	✓	N/A	07-26-21	06-15-21
<ol style="list-style-type: none"> <li>1. The proposed amendment revises Miami Shores Village’s Comprehensive Plan to incorporate the 20-Year Water Supply Facilities Work Plan Update (2020-2040).</li> <li>2. This amendment affects Miami Shores Village.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities. Council staff recommends coordination, as needed, with the South Florida Water Management District (SFWMD) to ensure full consistency with all elements of the most recent Lower East Coast Water Supply Plan Update approved by the SFWMD District Board and the Draft Miami-Dade Water and Sewer Department 10-Year Water Supply Facilities Work Plan.</li> </ol>				

**ADOPTED AMENDMENTS**

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Broward County 21-01ESR (received 07-02-21)	N/A	✓	07-26-21	06-15-21
<p>1. The adopted amendments to the Broward County Comprehensive Plan (BCCP) are as follows:</p> <ul style="list-style-type: none"> <li>• Amendment 20-T4 revises the Water Management Element to ensure that policies reference the most recent sea level rise projections and to remove technical data from the Comprehensive Plan policies.</li> <li>• Amendment 20-T5 revises the Deepwater Port Component and Transportation Element to update the Comprehensive Plan Deepwater Port Component to be consistent with the 2018 Port Everglades Master Plan Update.</li> </ul> <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 reviewed this amendment when proposed.</p>				
Monroe County 21-02ACSC (received 07-08-21)	N/A	✓	07-26-21	06-16-21
<p>1. The adopted amendment to Monroe County’s Comprehensive Plan modifies provisions related to wetlands, open spaces, and mangroves such that they will not apply to 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 Florida Department of Economic Opportunity (DEO) issued an Objections, Recommendations and Comments Report upon review of the proposed amendment over concern regarding impacts to wetlands, mangroves, and wildlife habitat. In response, Monroe County added expanded language to explicitly address wetland impacts and mitigation.</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>5. The Council reviewed this amendment when proposed.</p>				
City of Aventura 21-01ESR (received 06-08-21)	N/A	✓	07-26-21	06-01-21
<p>1. The adopted amendment to the City of Aventura’s Comprehensive Plan revises the Future Land Use Element to permit residential units in the Medical Office 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”.</p> <p>2. The amendment affects the City of Aventura.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>3. The City revised the amendment as initially proposed based on the Florida Department of Economic Opportunity technical assistance comment regarding the need to provide clarity and specificity on intensity and density standards. Council staff also noted 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.</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>5. The Council reviewed this amendment when proposed.</p>				
City of Doral 21-01ESR (received 07-01-21)	N/A	✓	07-26-21	06-23-21
<p>1. The adopted amendment revises the City of Doral's Comprehensive Plan to incorporate 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.</p> <p>2. This amendment affects the City of Doral.</p> <p>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.</p> <p>4. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>5. The Council reviewed this amendment when proposed.</p>				
City of Doral 21-02ESR (received 07-01-21)	N/A	✓	07-26-21	06-23-21
<p>1. The adopted amendment revises text of the City of Doral's Comprehensive Plan to prohibit the permitting schools within the Industrial and Restricted Industrial land use category.</p> <p>2. This amendment affects the City of Doral.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. Council reviewed the amendment when proposed.</p>				
City of Homestead 21-01ESR (received 06-27-21)	N/A	✓	07-26-21	06-16-21
<p>1. The adopted 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)</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>dwelling units, provided that the 31 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).</p> <ol style="list-style-type: none"> <li>2. This amendment affects the City of Homestead.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. Council reviewed the amendment when proposed. Council staff recommended 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.</li> </ol>				
City of Wilton Manors 21-02ESR (received 07-01-21)	N/A	✓	07-26-21	06-22-21
<ol style="list-style-type: none"> <li>1. The adopted amendment revises the City of Wilton Manors' Comprehensive Plan by modifying the density and intensity standards 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.</li> <li>2. This amendment affects the City of Wilton Manors.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. Council reviewed the amendment when proposed.</li> </ol>				