



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: SEPTEMBER 27, 2021

TO: COUNCIL MEMBERS

FROM: STAFF

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

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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 Deerfield Beach 21-01ESR (received 07-29-21)	✓	N/A	09-27-21	07-20-21
<p>1. The proposed amendment to the City of Deerfield Beach’s Comprehensive Plan revises the Future Land Use Map (FLUM) to amend the Future Land Use designation on three parcels totaling 16.5 gross acres from Commercial to Medium-High (25) Mixed Use-Residential (21.82 du/ac). The intent of the amendment is to accommodate the development of an industrial warehouse with ancillary office space.</p> <p>2. The amendment affects the City of Deerfield Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. Council staff notes that the City is required to adopt a property rights element for amendments considered at public hearing and/or fully submitted after July 1, 2021. A public hearing for this amendment was held on June 3, 2021. Council staff recommends that the City comply with the recommendations and comments of the South Florida Water Management District (SFWMD) by revising its Water Supply Facilities Work Plan (Work Plan) as required.</p>				
City of Hialeah 21-03ESR (received 09-01-21)	✓	N/A	09-27-21	08-24-21
<p>1. The proposed amendment to the City of Hialeah’s Comprehensive Plan amends the Plan to include a Property Rights Element, which complies with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The Bill requires that “Each local government must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to Section 163.3191, Florida Statutes.” The proposed amendment meets the requirements of the Bill, including language regarding the right of a property owner to:</p> <ul style="list-style-type: none"> <li>• physically possess and control his or her interests in the property, including easements, leases, or mineral rights,</li> <li>• use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances,</li> <li>• privacy and to exclude others from the property to protect the owner's possessions and property, and</li> <li>• dispose of his or her property through sale or gift.</li> </ul> <p>2. The amendment affects the City of Hialeah.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Homestead 21-02ESR (received 08-23-21)	✓	N/A	09-27-21	08-18-21

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>1. The proposed amendment to the City of Homestead’s Comprehensive Plan includes a Property Rights Element, which complies with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment meets the requirements of the Bill, including language regarding the right of a property owner to:</p> <ul style="list-style-type: none"> <li>• physically possess and control his or her interests in the property, including easements, leases, or mineral rights,</li> <li>• use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances,</li> <li>• privacy and to exclude others from the property to protect the owner's possessions and property, and</li> <li>• dispose of his or her property through sale or gift.</li> </ul> <p>2. This amendment affects the City of Homestead.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
Islamorada, Village of Isles 21-01ACSC (received 08-09-21)	✓	N/A	09-27-21	07-22-21
<p>1. The proposed amendment revises Islamorada, Village of Isles’ Comprehensive Plan to amend the Future Land Use Map (FLUM) amendment from Residential Medium (RM) to Mixed Use (MU) for a parcel consisting of approximately .27 acres. The intent of the amendment is to combine lots to be compliant under single property ownership.</p> <p>2. This amendment affects property located Southeast of 81197 Overseas Highway on Upper Matecumbe Key in Islamorada, Village of Isles.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities and Council staff notes that the subject property does not include habitat. Council staff notes that the City is required to adopt a property rights element for amendments considered after July 1, 2021, and this proposed amendment was heard at a June 14, 2021, public hearing.</p>				
Town of Lauderdale-By-The-Sea 21-01ESR (received 08-05-21)	✓	N/A	09-27-21	05-25-21
<p>1. The proposed amendments revise the Town of Lauderdale-By-The-Sea’s Comprehensive Plan to comply with Peril of Flood amendment requirements and plan for the Town’s resilience to future potential flooding.</p> <p>2. The amendments affect the Town of Lauderdale-By-The-Sea.</p> <p>3. The amendments do not create any adverse impact to state or regional resources/facilities. The Council previously assisted the Town by creating flooding vulnerability assessments, reflecting the Coastal High Hazard Area (CHHA) and 1- and 2-foot potential Sea Level Rise. Council staff provided these maps to the Town and recommends including the maps in a revised amendment package. Additionally, Council staff</p>				

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<p>recommends addressing the comments of the South Florida Water Management District (SFWMD) by revising its Water Supply Facilities Work Plan (Work Plan) as required. Council staff notes that the City is required to adopt a property rights element for amendments considered after July 1, 2021, and notes that these amendments were first considered at public hearings prior to that date.</p>				

**ADOPTED AMENDMENTS**

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Monroe County 21-04ACSC (received 08-27-21)	N/A	✓	09-27-21	08-27-21
<ol style="list-style-type: none"> <li>1. The adopted 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.</li> <li>2. This amendment affects Monroe County.</li> <li>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.</li> <li>4. The Council reviewed this amendment when proposed.</li> </ol>				
Village of El Portal 21-01ER (received 08-04-21)	N/A	✓	09-27-21	07-27-21
<ol style="list-style-type: none"> <li>1. The adopted amendment revises all elements of the Village of El Portal’s Comprehensive Plan to update the plan to address current local priorities.</li> <li>2. This amendment affects the incorporated area of the Village of El Portal.</li> <li>3. This amendment will need to satisfy the Objections, Recommendations and Comments (ORC) Report issued by the Department of Economic Opportunity (DEO) at the proposed stage, including the Peril of Flood requirements, and the Capital Improvements Plan update. Council staff recommends addressing the comments of the South Florida Water Management District (SFWMD) by revising its Water Supply Facilities Work Plan (Work Plan) as required.</li> <li>4. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>5. Council reviewed the amendment when proposed.</li> </ol>				
City of Miramar 21-01ESR (received 07-22-21)	N/A	✓	09-27-21	07-07-21
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Miramar’s Comprehensive Plan is a text amendment and an amendment to the Future Land Use Map (FLUM). The intent of the amendment is to actualize the City’s revitalization vision of a central area to the City by creating the Miramar Innovation and Technology Activity Center (MITAC), and a pool of permitted uses as follows: <ul style="list-style-type: none"> <li>• Residential Land Uses: 942 dwelling units</li> <li>• Commercial Land Uses: 400,000 square feet</li> <li>• Office Land Uses: 200,000 square feet</li> <li>• Municipal Facility Land Uses: 160,000 square feet</li> </ul> </li> </ol>				

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<ul style="list-style-type: none"> <li>• Parks and Open Space: 10.23 acres</li> </ul> <ol style="list-style-type: none"> <li>2. This amendment area comprises approximately 83 acres in the historic center of Miramar, on both sides of Miramar Parkway between the Florida Turnpike and SW 67 Avenue.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. The Council reviewed this amendment when proposed.</li> </ol>				
Town of Southwest Ranches 21-02ESR (received 07-19-21)	N/A	✓	09-27-21	07-08-21
<ol style="list-style-type: none"> <li>1. The adopted 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 (1) du/acre, abutting a Rural Ranches or Agricultural Land Use designation, which allows two (2) du per net acre.</li> <li>2. This amendment affects the Town of Southwest Ranches.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. The Council reviewed this amendment when proposed.</li> </ol>				
City of Sweetwater 21-01ESR (received 08-04-21)	N/A	✓	09-27-21	07-12-21
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Sweetwater's Comprehensive Plan will 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.</li> <li>2. This amendment affects the City of Sweetwater.</li> <li>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 recommends addressing the comments of the South Florida Water Management District (SFWMD) by revising its Water Supply Facilities Work Plan (Work Plan) as required.</li> <li>4. The Council reviewed this amendment when proposed.</li> </ol>				