



# MEMORANDUM

AGENDA ITEM #III.B

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DATE: OCTOBER 25, 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**

	<b>Proposed</b>	<b>Adopted</b>	<b>Council Review Date</b>	<b>Local Government Transmittal or Adoption Public Hearing and Meeting</b>
City of Miramar 21-02ESR (Received 09-18-21)	✓	N/A	10-25-21	09-21-21
<p>1. The proposed amendment to the City of Miramar’s Comprehensive Plan includes a Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; 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; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</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>				
North Bay Village 21-01ESR (Received 09-20-21)	✓	N/A	10-25-21	10-5-21
<p>1. The proposed amendments revise North Bay Village’s Comprehensive Plan by:</p> <ul style="list-style-type: none"> <li>▪ Including a Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; 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; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift; and</li> <li>▪ Increasing the Floor Lot Ratio (FLR) for the Commercial Future Land Use category from a maximum of 7.0 to a maximum of 13.0.</li> </ul> <p>2. These amendments affect North Bay Village.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>				
City of Parkland 21-01ESR (Received 09-28-21)	✓	N/A	10-25-21	09-01-21
<p>1. The proposed amendment to the City of Parkland’s Comprehensive Plan includes a Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any</p>				

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<p>other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</p> <p>2. This amendment affects the City of Parkland.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Pompano Beach 21-01ESR (Received 09-22-21)	✓	N/A	10-25-21	09-13-21
<p>1. The proposed amendment to the City of Pompano Beach's Comprehensive Plan includes a Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; 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; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</p> <p>2. This amendment affects the City of Pompano Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of South Miami 21-01ESR (Received 09-23-21)	✓	N/A	10-25-21	09-13-21
<p>1. The proposed amendment to the City of South Miami's Comprehensive Plan includes a Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; 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; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</p> <p>2. This amendment affects the City of South Miami.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
Town of Southwest Ranches 21-03ESR (Received 10-05-21)	✓	N/A	10-25-21	09-14-21

	<b>Proposed</b>	<b>Adopted</b>	<b>Council Review Date</b>	<b>Local Government Transmittal or Adoption Public Hearing and Meeting</b>
<ol style="list-style-type: none"> <li>1. The proposed amendment to the Town of Southwest Ranches' Comprehensive Plan includes a Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; 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; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</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> </ol>				
City of Tamarac 21-01ESR (Received 09-10-21)	✓	N/A	10-25-21	09-07-21
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Tamarac's Comprehensive Plan includes a Property Rights Element, intended to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021.</li> <li>2. This amendment affects the City of Tamarac.</li> <li>3. Council staff recommends that the City of Tamarac revise the amendment prior to adoption to reflect the guidance of the Department of Economic Opportunity. The proposed objective should be revised to clarify that the City intends to ensure private property rights are considered in all decision making, and not limit it to those decisions that are limited to growth and development.</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 21-04ESR (Received 09-14-21)	N/A	✓	10-25-21	09-09-21
<ol style="list-style-type: none"> <li>1. The adopted amendment 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. This amendment affects Broward County.</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>				
Miami-Dade County 21-01ESR (Received 09-30-21)	N/A	✓	10-25-21	07-21-21
<ol style="list-style-type: none"> <li>1. The adopted amendments to Miami-Dade County’s Comprehensive Development Master Plan (CDMP) revise the Future Land Use designations of two properties to increase their maximum residential intensity per acre as follows: <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ 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.</li> </ul> </li> <li>2. The amendments affect two properties in Miami-Dade County known as Old Cutler Village: 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.).</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>				
City of Hialeah 21-02ESR (Received 09-24-21)	N/A	✓	10-25-21	09-14-21
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Hialeah’s Comprehensive Plan Text Amendment is to the Industrial Land Use classification in the Future Land Use Element allowing Multifamily Residential Uses subject to Conditional Use Permit on properties with Industrial Land Use located within a quarter mile of properties with Mixed Use Hialeah Heights Classification.</li> </ol>				

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"> <li>2. This amendment affects the City of Hialeah.</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 Hollywood 21-01ESR (Received 09-15-21)	N/A	✓	10-25-21	07-07-21
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Hollywood’s Comprehensive Plan revises the Future Land Use Map (FLUM) to change the land use designation of approximately a 26.1 net acre property from Industrial and Low Medium (10) Residential to Medium (16) Residential with the intent of allowing the developer to construct a multi-family residential development with a maximum of 427 dwelling units.</li> <li>2. This amendment affects a property generally located on the south side of Stirling Road, between Oakwood Boulevard and North 22 Avenue in the City of Hollywood.</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 Homestead 21-02ESR (Received 10-11-21)	N/A	✓	10-25-21	09-29-21
<ol style="list-style-type: none"> <li>1. The adopted 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.</li> <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. The Council reviewed this amendment when proposed.</li> </ol>				
City of Lauderhill 21-01ESR (Received 09-07-21)	N/A	✓	10-25-21	07-12-21
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Lauderhill’s Comprehensive Plan Text Amendment changes the designation of 13.73 acres from Commercial to Irregular 35.3 Residential at 7730 West Commercial Boulevard.</li> <li>2. This amendment affects 7730 West Commercial Boulevard in the City of Lauderhill.</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>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Town of Southwest Ranches 21-01ESR (Received 10-05-21)	N/A	✓	10-25-21	09-23-21
<ol style="list-style-type: none"> <li>1. The adopted amendment to the Town of Southwest Ranches' Comprehensive Plan adopts a Water Supply Facilities Work Plan.</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. The Town adopted changes to the amendments to address the SFWMD comments at the proposed stage.</li> </ol>				
City of Sunny Isles Beach 21-01ESR (Received 09-17-21)	N/A	✓	10-25-21	09-14-21
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Sunny Isles Beach's Comprehensive Plan adopts a Water Supply Facilities Work Plan.</li> <li>2. This amendment affects the City of Sunny Isles Beach.</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. The City adopted changes to the amendments to address the SFWMD comments at the proposed stage.</li> </ol>				
City of Weston 21-01ESR (Received 09-09-21)	N/A	✓	10-25-21	07-06-21
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Weston's Comprehensive Plan adopts a Water Supply Facilities Work Plan.</li> <li>2. This amendment affects the City of Weston.</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. The City adopted changes to the amendments to address the SFWMD comments at the proposed stage.</li> </ol>				