



MEMORANDUM

AGENDA ITEM #VI.C

DATE: NOVEMBER 8, 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

	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Broward County 21-05ESR (Received 09-29-21)	✓	N/A	11-8-21	07-23-21
<p>1. The proposed amendment to Broward County’s Comprehensive Plan updates the Plan with the intent to comply with the Peril of Flood requirements.</p> <p>2. This amendment affects Broward County.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities and the amendment seeks to protect Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan. Council concurs with the Department of Economic Opportunity comment that the County should consider revising the amendment to add or modify policies to specifically reference language in Statute that coastal area development or redevelopment shall “be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60,” and that redevelopment shall “require that any construction activities seaward of the coastal construction control lines established pursuant to s.161.053 be consistent with Chapter 161.”</p>				
Broward County 21-06ESR (Received 10-06-21)	✓	N/A	11-8-21	10-5-21
<p>1. The proposed amendment revises the Broward County Land Use Plan within the City of Hollywood to revise the land use designation of property with the intent of redeveloping the commercial areas known as Oakwood Plaza and surrounding development. The amendment would revise the Land Use designation of 110.9 acres of Commerce and 1.6 acres of Recreation and Open Space to Activity Center which is planned to include:</p> <ul style="list-style-type: none"> ▪ 3,800 multi-family dwelling units ▪ 625 hotel rooms ▪ 1,890,000 square feet of office uses ▪ 1,200,000 square feet of commercial uses ▪ 2.5 acres of recreation and open space <p>2. This amendment affects approximately 112.5 acres of land within the City of Hollywood generally located on the east side of Interstate 95 between Stirling Road and Sheridan Street in Broward County.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				

	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Miami-Dade County 21-03ESR (Received 10-19-21)	✓	N/A	11-8-21	09-22-21
<ol style="list-style-type: none"> The proposed amendment to Miami-Dade County's Comprehensive Development Master Plan would revise the land use designation of a 25.10-acre (gross) site in Northwest Miami-Dade County from Business and Office to Industrial and Office. This amendment affects a property generally located on the east side of NW 97 Avenue and approximately 1,300 feet north of NW 170 Street in Miami-Dade County. This amendment does not create any adverse impact to state or regional resources/facilities. Council recommends that the County address 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 East Coast Water Supply Plan Update approved by the SFWMD District Board. 				
City of Key West 21-03ACSC (Received 10-15-21)	✓	N/A	11-8-21	09-14-21
<ol style="list-style-type: none"> The proposed amendments to the City of Key West's Comprehensive Plan include: <ul style="list-style-type: none"> 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. Building Permit Allocation System These amendments affect the City of Key West. These amendments do not create any adverse impact to state or regional resources/facilities. 				
City of Marathon 21-07ACSC (Received 10-21-21)	✓	N/A	11-8-21	10-12-21
<ol style="list-style-type: none"> The proposed amendments to the City of Marathon's Comprehensive Plan include: <ul style="list-style-type: none"> 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; 				

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<p>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> <ul style="list-style-type: none"> Amending the Future Land Use Map (FLUM) from Residential Medium (RM) to Mixed Use Commercial (MU-C) for 209,000 square feet of property located adjacent to US1 and Banana Boulevard, nearest to Mile Marker 56.5. <p>2. These amendments affect the City of Marathon.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>				
City of Miami Beach 21-01ESR (Received 10-05-21)	✓	N/A	11-8-21	09-14-21
<p>1. The proposed amendment to the City of Miami 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 Miami Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				

ADOPTED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Miami-Dade County 21-04ESR (part of 21-01ESR as Proposed) (Received 10-25-21)	N/A	✓	11-8-21	07-21-21
<ol style="list-style-type: none"> 1. The adopted amendment to Miami-Dade County’s Comprehensive Development Master Plan (CDMP) revises the Future Land Use designations of a property in South Miami-Dade to increase their maximum residential intensity per acre by revising the Land Use designation of 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. 2. The amendment affects a property that is approximately 35.8 gross acres on the south side of SW 288 Street between SW 162 and SW 164 Avenues (Lennar Homes, LLC.). 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. Council reviewed the amendment when proposed. 				
City of Coral Springs 21-01ER (Received 10-14-21)	N/A	✓	11-8-21	10-06-21
<ol style="list-style-type: none"> 1. The adopted 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. 2. These amendments affect the City of Coral Springs. 3. Council staff recommended at the proposed stage that the City address 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 East Coast Water Supply Plan Update approved by the SFWMD District Board. The inclusion of policy related to green development, Complete Streets, Accessory Dwelling Units, Traffic Management, Downtown Mixed-Use, and continue participation in the National Flood Insurance Program’s Community Rating System (CRS) are supportive of Council regional goals and policies. 4. The Council reviewed these amendments when proposed. 				
City of Marathon 21-04ACSC (Received 10-20-21)	N/A	✓	11-8-21	09-14-21
<ol style="list-style-type: none"> 1. The adopted 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 				

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<p>East Coast Water Supply Plan and the Florida Keys Aqueduct Authority 20-Year Water System Capital Improvement Master Plan.</p> <ol style="list-style-type: none"> 2. This amendment affects the City of Marathon. 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. 4. The Council reviewed this amendment when proposed. 				