



MEMORANDUM

AGENDA ITEM #IV.C

DATE: FEBRUARY 28, 2022

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 22-01ESR (Received 01-26-22) | ✓ | N/A | 02-28-22 | 01-27-22 |
| <p>1. The proposed amendments to Broward County’s Comprehensive Plan updates the Broward County Land Use Plan (BCLUP) with three amendments, with the intent of developing properties with mixed-uses and a variety of housing options. The net effect of the amendments is an addition of 500 dwelling units (2,220 dwelling units currently permitted by the BCLUP), an addition of 162,000 square feet of commercial uses, and an addition of 190,000 square feet of industrial uses. Additional open space would also be added. The amendments are as follows:</p> <p>I. (A) AMENDMENT PC 21-7 (Map) Amendment to the Broward County Land Use Plan within the City of Oakland Park from 148.2 acres of Activity Center, 60.4 acres of Commerce, 10.3 acres of Low (5) Residential, 1.7 acres of Medium (16) Residential, and 13.7 acres of Medium-High (25) Residential to Activity Center, totaling approximately 234.3 acres; generally located south of Northeast 43 Street, north of the North Fork of Middle River, west of Northeast 12 Terrace and Northeast 13 Avenue and east of Northeast 6 Avenue.</p> <p>II. (B) AMENDMENT PCT 21-4 (Text) Amendment to the Broward County Land Use Plan text corresponding to the proposed map amendment PC 21-7, in the City of Oakland Park.</p> <p>III. AMENDMENT PCT 21-3 (Text) Text amendment to update the Definitions section of the Broward County Land Use Plan.</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.</p> | | | | |
| City of Coral Gables 22-01ESR * (Received 01-24-22) | ✓ | N/A | 02-28-22 | 01-11-22 |
| Town of Cutler Bay 22-01ESR * (Received 02-01-22) | ✓ | N/A | 02-28-22 | 01-19-22 |
| City of Dania Beach 22-02ESR * (Received 01-11-22) | ✓ | N/A | 02-28-22 | 12-14-21 |
| <p>1. The proposed amendments to the above-mentioned Comprehensive Plans reflect the creation of 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</p> | | | | |

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|--|----------|---------|---------------------|---|
| <p>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. These amendments affect the local governments named above.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities. If any agency provides comments on these proposed amendments, the local governments should consult with the pertinent agency to address the comments prior to adoption.</p> | | | | |
| City of Key West 22-01ACSC (Received 02-08-22) | ✓ | N/A | 02-28-22 | 10-19-21 |
| <p>1. The proposed amendment to the City of Key West's Comprehensive Plan updates the Plan with amendments related the Post Disaster Recovery and Reconstruction Plan "PDRRP". The intent of the amendment is to create a framework for resiliency, address the risks of climate change, and develop critical steps for City-wide post disaster recovery and reconstruction.</p> <p>2. This amendment affects the City of Key West.</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. If any agency provides comments on this amendment, the City should consult with the pertinent agency to address them prior to adoption.</p> | | | | |
| City of Oakland Park 22-01ESR (Received 01-31-21) | ✓ | N/A | 02-28-22 | 03-17-21 |
| <p>1. The proposed amendment to the City of Oakland Park's Comprehensive Plan text and Future Land Use Map for the Oakland Park Local Activity Center, proposes to change the land use designation from "Local Activity Center," "Low Density Residential," "Medium Density Residential," "Medium High Density Residential," "Commercial," and "Industrial" to "Local Activity Center". The intent of the amendment is to increase the number of dwelling units permitted in the expanded Local Activity Center and an additional allocation of commercial uses.</p> <p>2. This amendment affects a parcel within the City of Oakland Park comprised of approximately 234.5+/- gross acres in size, generally located south of Northeast 43 Street, north of the North Fork of Middle River, west of Northeast 12 Terrace and Northeast 13 Avenue, and east of Northeast 6 Avenue.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. The City should actively engage the Florida Department of Transportation to ensure no future adverse impacts to the regional transportation network.</p> | | | | |

ADOPTED AMENDMENTS

| Local Government and Plan Amendment Number | Proposed | Adopted | Council Review Date | Local Government Transmittal or Adoption Public Hearing and Meeting |
|--|----------|---------|---------------------|---|
| Broward County 21-05ESR (Received 02-07-22) | N/A | ✓ | 02-28-22 | 01-25-22 |
| <ol style="list-style-type: none"> 1. The adopted amendment to Broward County’s Comprehensive Plan updates the Plan with the intent to comply with the Peril of Flood requirements. 2. This amendment affects Broward County. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 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’s 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.” 4. Council reviewed the amendment when proposed. | | | | |
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| Broward County 21-06ESR (Received 02-10-22) | N/A | ✓ | 02-28-22 | 02-08-22 |
| <ol style="list-style-type: none"> 1. The adopted 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: <ol style="list-style-type: none"> a. 3,800 multi-family dwelling units b. 625 hotel rooms c. 1,890,000 square feet of office uses d. 1,200,000 square feet of commercial uses e. 2.5 acres of recreation and open space 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. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed these amendments when proposed. | | | | |

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| Town of Davie 21-01ESR * (Received 02-08-22) | N/A | ✓ | 02-28-22 | 01-19-22 |
| City of Doral 21-03ESR * (Received 02-01-22) | N/A | ✓ | 02-28-22 | 01-26-22 |
| City of Key West 21-03ACSC * (Received 02-02-22) | N/A | ✓ | 02-28-22 | 01-04-22 |
| City of Marathon 21-07ACSC * (Received 02-03-22) | N/A | ✓ | 02-28-22 | 01-11-22 |
| <ol style="list-style-type: none"> 1. The adopted amendments to the above-mentioned Comprehensive Plans reflect the creation of 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. If any agency provides comments on these adopted amendments, the local governments should consult with the pertinent agency to address the comments. 2. These amendments affect the local governments named above. 3. These amendments do not create any adverse impact to state or regional resources/facilities. 4. Council reviewed these amendments when proposed. | | | | |
| City of Florida City 21-01ESR (Received 01-25-22) | N/A | ✓ | 02-28-22 | 09-28-21 |
| <ol style="list-style-type: none"> 1. The adopted amendment amends the City of Florida City's Comprehensive Plan to add a new policy to the Future Land Use Element (FLUE) to create Transit Oriented Development (TOD) districts around the South Miami-Dade Busway (Busway) stations within the City by providing density and intensity incentives. The new FLUE policy provides for a 1000-foot radius around the three existing and planned stations within which residential developments may have a density of up to 36 units per net acre and business, office, and civic development may have a maximum Floor Area Ratio (FAR) of up to 1.0. | | | | |

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| <ol style="list-style-type: none"> 2. This amendment affects the immediate area around the three existing and planned Busway stations at Palm Drive, Lucy Street, and Davis Parkway, all within the City of Florida City. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. Council reviewed this amendment when proposed. | | | | |
| Village of Miami Shores 21-01ESR (Received 01-21-22) | N/A | ✓ | 02-28-22 | 10-07-21 |
| <ol style="list-style-type: none"> 1. The adopted amendment to the Village of Miami Shore’s Comprehensive Plan incorporates the Village’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. 2. This amendment affects the Village of Miami Shores. 3. This amendment does not create any adverse impact to state or regional resources/facilities. Council staff recommends addressing any and all 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. | | | | |