



MEMORANDUM

AGENDA ITEM #IV.C

DATE: MAY 16, 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 22-02ESR (Received 04-28-22)	✓	N/A	05-16-22	04-26-22
<ol style="list-style-type: none"> The proposed amendment to Broward County’s Comprehensive Plan updates the Wetlands Map of the Natural Resource Map Series of the Broward County Land Use Plan (BCLUP) (PCNRM 22-1). The proposed revisions are based on actions taken by staff from January 1, 2020, through December 31, 2021. Those actions include observing or delineating wetlands on a parcel, issuing an Environmental Resource License which formally identifies wetlands or removing wetlands that are no longer environmentally significant. These actions resulted in the addition of approximately 163 acres and the removal of approximately 222 acres. In addition, sites that were determined to be scrivener’s errors due to no historical or current evidence of wetlands have been removed from the Map; these sites are not included in the removal total. This amendment affects Broward County. 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. 				
City of Marathon 22-02ACSC (Received 04-14-22)	✓	N/A	05-16-22	04-12-22
<ol style="list-style-type: none"> The proposed amendment to the City of Marathon’s Comprehensive Plan amends the Future Land Use Map (FLUM) for a single .23-acre parcel from Residential Medium (RM) to Mixed Use-Commercial (MU-C) for the property described as Block 2, Lot 2 First Addition to Seacrest, Key Vaca Marathon, Monroe County, Florida. This amendment affects a parcel approximately at Key Vaca and Mile Marker 51 in the City of Marathon. This amendment does not create any adverse impact to state or regional resources/facilities. 				
City of Miami Beach 22-01ESR (Received 04-28-22)	N/A	✓	04-25-22	04-06-22
<ol style="list-style-type: none"> The proposed amendment to the City of Miami Beach’s Comprehensive Plan would modify the list of permitted uses in the Town Center-Central Core Category (TC-C) future land use designation to allow for self-storage warehouse uses. This amendment affects the areas in the TC-C category of the City of Miami Beach. This amendment does not create any adverse impact to state or regional resources/facilities. 				

ADOPTED 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 04-28-22)	N/A	✓	05-16-22	04-26-22
<p>1. The adopted amendments to Broward County’s Comprehensive Plan are to the Broward County Land Use Plan (BCLUP), comprising of 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 will also be added. The amendments are as follows:</p> <ul style="list-style-type: none"> 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. 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. III. AMENDMENT PCT 21-3 (Text) Text amendment to update the Definitions section of the Broward County Land Use Plan. <p>2. These amendments affect the City of Oakland Park in Broward County.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. Council reviewed these amendments when proposed.</p>				
Miami-Dade County 21-03ESR (Received 04-18-22)	N/A	✓	05-16-22	03-17-22
<p>1. The adopted amendment to Miami-Dade County’s Comprehensive Plan updates the land use designation of a 25.10-acre (gross) site in Northwest Miami-Dade County from Business and Office to Industrial and Office.</p> <p>2. 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.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. At the proposed stage, Council recommended 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.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
4. Council reviewed this amendment when proposed.				
City of Marathon 22-03ACSC (Received 04-26-22)	N/A	✓	05-16-22	04-12-22
<ol style="list-style-type: none"> 1. This adopted amendment to the City of Marathon’s Comprehensive Plan amends the Future Land Use Map (FLUM) from Residential Medium (RM) to Mixed Use Commercial (MU-C) for property described as part of Gov't Lot 1 and part of Gov't Lot 2, part of Parcel 3 and adjacent bay bottom south of, and adjacent to, part of Gov't Lot 1, Key Vaca, Marathon, Monroe County, Florida. 2. This amendment affects the City of Marathon. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed this amendment when proposed. 				