



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JUNE 27, 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	06-27-22	04-26-22
<p>1. 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.</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.</p>				
Monroe County 22-04ER * (Received 05-23-22)	✓	N/A	06-27-22	03-16-22 04-20-22
City of Deerfield Beach 22-01ER * (Received 05-02-22)	✓	N/A	06-27-22	04-19-22
City of Hallandale Beach 22-01ESR * (Received 05-31-22)	✓	N/A	06-27-22	05-18-22
<p>1. The proposed amendment to the above-mentioned Comprehensive Plans reflects 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.</p> <p>2. This amendment affects the local governments named above.</p>				

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<p>3. This amendment does 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>				
<p>Town of Cutler Bay 22-02ER (Received 06-01-22)</p>	<p>✓</p>	<p>N/A</p>	<p>06-27-22</p>	<p>05-18-22</p>
<p>1. The proposed amendment to the Town of Cutler Bay’s Comprehensive Plan consists of applications for amendments to the Town of Cutler Bay Growth Management Plan based on the 2021 Evaluation and Appraisal process that was conducted in accordance with the requirements of the Florida Statutes. The proposed amendment includes policies to enhance Town resilience through adaptation and mitigation measures including the identification of hard and green infrastructure to expand the flood protection system, higher base flood elevations for critical and vulnerable facilities, improved shading, and reduced energy consumption. The proposed amendment seeks to support a diversity of housing choices and improve affordable housing options. It updates the Plan to reflect current local and regional intergovernmental coordination efforts.</p> <p>2. This amendment affects the Town of Cutler Bay.</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.</p>				
<p>City of Hallandale Beach 22-02ESR (Received 05-31-22)</p>	<p>✓</p>	<p>N/A</p>	<p>06-27-22</p>	<p>05-18-22</p>
<p>1. The proposed amendment to the City of Hallandale Beach Comprehensive Plan’s Future Land Use Element is proposing 500 additional Regional Activity Center (RAC) residential dwelling units.</p> <p>2. This amendment affects the City of Hallandale Beach.</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.</p>				
<p>City of Key West 22-03ACSC (Received 05-25-22)</p>	<p>✓</p>	<p>N/A</p>	<p>06-27-22</p>	<p>05-18-22</p>
<p>1. The proposed amendment to the City of Key West’s Comprehensive Plan amends the Future Land Use Element to transfer 150 unallocated affordable housing units to be utilized for a planned affordable housing redevelopment. The transfer is intended to address the affordable housing shortage in the city.</p>				

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<p>2. This amendment affects a parcel in the northwest corner of Key West, at 241 Trumbo Road.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Marathon 22-02ACSC (Received 04-14-22)	✓	N/A	06-27-22	04-12-22
<p>1. 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.</p> <p>2. This amendment affects a parcel approximately at Key Vaca and Mile Marker 51 in the City of Marathon.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Marathon 22-04ACSC (Received 05-20-22)	✓	N/A	06-27-22	05-10-22
<p>1. The proposed amendment to the City of Marathon’s Comprehensive Plan modifies Chapter Four, Conservation and Coastal Element providing the maintenance of a 50-foot buffer adjacent to wetlands.</p> <p>2. This amendment affects the City of Marathon.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Marathon 22-05ACSC (Received 05-20-22)	✓	N/A	06-27-22	05-10-22
<p>1. The proposed amendment to the City of Marathon’s Comprehensive Plan would amend the Future Land Use Map (FLUM) from Mixed Use Commercial (MU-C) to Industrial (I-G) for a single parcel.</p> <p>2. This amendment affects an 0.11-acre property located on 7th Avenue (Gulf side), near Mile Marker 53 in the City of Marathon.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Marathon 22-06ACSC (Received 05-20-22)	✓	N/A	06-27-22	05-10--22
<p>1. The proposed amendment to the City of Marathon’s Comprehensive Plan intends to amend the Future Land Use Map (FLUM) designation for parcels from Residential Medium (RM) to mixed use Commercial (MU-C).</p> <p>2. This amendment affects parcels with an aggregate of .22 acres, located at 10881 7th Ave (Gulf side), in the City of Marathon.</p>				

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3. 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	06-27-22	04-06-22
<p>1. 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.</p> <p>2. This amendment affects the areas in the TC-C Category of the City of Miami Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Miami Beach 22-02ESR (Received 05-10-22)	✓	N/A	06-27-22	04-26-22
<p>1. The proposed amendment to the City of Miami Beach’s Comprehensive Plan would modify the list of permitted uses in the Public Facility: Governmental Uses (PF) future land use designation, for lots located between Lincoln Lane North on the south, Alton Road on the west, 17th Street on the north, and Washington Avenue on the east to allow for market-rate residential uses as part of mixed-use developments.</p> <p>2. This amendment affects the areas in the City of Miami Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of West Park 22-01ER * (Received 05-31-22)	✓	N/A	06-27-22	05-25-22
<p>1. The proposed amendments to the City of West Park’s Comprehensive Plan:</p> <ul style="list-style-type: none"> a. Update the Water Supply Facilities Work Plan, and b. Create 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>2. These amendments affect the City of West Park.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p>				

ADOPTED AMENDMENTS

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Broward County 22-01ESR (Received 04-28-22)	N/A	✓	06-27-22	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 21-02ESR * (Received 05-23-22)	N/A	✓	06-27-22	04-21-22
City of Dania Beach 22-02ESR * (Received 05-10-22)	N/A	✓	06-27-22	03-22-22
City of Margate 22-01ESR * (Received 05-18-22)	N/A	✓	06-27-22	05-04-22
<p>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</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. If any agency provides comments on these adopted amendments, the local governments should consult with the pertinent agency to address the comments.</p> <ol style="list-style-type: none"> These amendments affect the governments named above. These amendments do not create any adverse impact to state or regional resources/facilities. Council reviewed these amendments when proposed. 				
Miami-Dade County 21-03ESR (Received 04-18-22)	N/A	✓	06-27-22	03-17-22
<ol style="list-style-type: none"> The adopted 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 97th Avenue and approximately 1,300 feet north of NW 170th Street in Miami-Dade County. 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. Council reviewed this amendment when proposed. 				
City of Homestead 21-03ESR (Received 05-09-22)	N/A	✓	06-27-22	04-27-22
<ol style="list-style-type: none"> The adopted amendment to the City of Homestead's Comprehensive Plan amends the text and Future Land Use Map (FLUM), changing the designation of a Medium Density Residential (MRU) parcel currently developed with 150 rental-assisted units (Homestead Gardens). The intent of the amendment is to allow for demolition and redevelopment of the subject property with 301 new rental-assisted and affordable housing dwelling units owned and operated by the Miami-Dade County Public Housing and Community Development Department. The amendment would allow an increase in the allowable density from up to ten (10) dwelling units per gross acre to up to thirty-five (35) dwelling units per net acre for properties in the GP zoning district. This amendment affects an approximately 8.744-acre parcel in the City of Homestead approximately located at 1501 SW 6th Street. 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 				

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<p>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> <p>4. Council reviewed this amendment when proposed.</p>				
<p>Islamorada, Village of Isles 21-01ACSC (Received 05-03-22)</p>	<p>N/A</p>	<p>✓</p>	<p>06-27-22</p>	<p>12-02-21</p>
<p>1. The adopted 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.</p> <p>4. Council reviewed this amendment when proposed.</p>				
<p>City of Key West 22-01ACSC (Received 06-06-22)</p>	<p>N/A</p>	<p>✓</p>	<p>06-27-22</p>	<p>05-03-22</p>
<p>1. The adopted 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.</p> <p>4. Council reviewed this amendment when proposed.</p>				
<p>City of Marathon 22-03ACSC (Received 04-26-22)</p>	<p>N/A</p>	<p>✓</p>	<p>06-27-22</p>	<p>04-12-22</p>
<p>1. The 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</p>				

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<p>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.</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. 4. The Council reviewed this amendment when proposed. 				
City of Oakland Park 22-01ESR (Received 05-31-22)	N/A	✓	06-27-22	05-18-22
<ol style="list-style-type: none"> 1. The adopted 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. 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 43rd Street, north of the North Fork of Middle River, west of Northeast 12th Terrace and Northeast 13th Avenue, and east of Northeast 6th Avenue. 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. 4. The Council reviewed this amendment when proposed. 				