



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: JULY 18, 2022

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.



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**PROPOSED AMENDMENTS**

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Marathon 22-07ACSC (Received 06-22-22)	✓	N/A	07-18-22	06-14-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Marathon’s Comprehensive Plan amends the Future Land Use Map (FLUM) designation of a parcel from Residential High (RH) to Mixed Use Commercial (MU-C).</li> <li>2. This amendment affects a parcel at approximately Key Vaca in the City of Marathon.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> </ol>				
City of Miami Beach 22-03ESR (Received 06-22-22)	✓	N/A	07-18-22	5-25-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Miami Beach’s 2040 Comprehensive Plan would establish the Alton Road Gateway Area on the Future Land Use Map (FLUM). The amendment would also specify a floor to area ratio (FAR) of 2.6 for the Medium Density Multifamily Residential (RM-2) and Medium Intensity Commercial (CD-2) future land use categories located within the Alton Road Gateway Area. The proposal does not affect the maximum residential density of the affected areas.</li> <li>2. This amendment affects the Alton Road Gateway Area on the future land use map for the parcels located between Alton Road on the East, Fifth Street on the South, West Avenue on the West, and 8th street on the North within the City of Miami Beach.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> </ol>				
Sunny Isles Beach 22-01ESR * (Received 06-23-22)	✓	N/A	07-18-22	06-16-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to the Sunny Isles Beach’s Comprehensive Plan 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.</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. 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.</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 22-03ESR (Received 06-16-22)	N/A	✓	07-18-22	06-14-22
<p>1. The adopted amendments to Broward County’s Comprehensive Plan update 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> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>III. AMENDMENT PCT 21-3 (Text) Text amendment to update the Definitions section of the Broward County Land Use Plan.</li> </ul> <p>2. The amendments affect 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 21-06ESR (Received 06-08-22)	N/A	✓	07-18-22	06-07-22
<p>1. The adopted amendment to Miami-Dade County’s Comprehensive Development Master Plan seeks to replace the 2001 Covenant of Restrictions on a parcel of land known as Kendall Town Center with a new proffered covenant that allows for 800 residential units with an additional 200 units allowed as a workforce housing density bonus, to be included in an appendix of the Land Use Element.</p> <p>2. This amendment affects an approximately 161.48 gross acre parcel located between SW 88th Street and SW 96th Street and between SW 157th Avenue and SW 162nd Avenue in Miami-Dade County.</p> <p>3. 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.</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 Key Colony Beach 21-01ACSC * (Received 06-16-22)	✓	N/A	07-18-22	06-09-22
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Key Colony Beach’s Comprehensive Plan includes the 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 City of Key Colony Beach.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities. Council recommends 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.</li> <li>4. Council reviewed this amendment when proposed.</li> </ol>				
City of Marathon 22-02ACSC (Received 06-22-22)	✓	N/A	07-18-22	06-14-22
<ol style="list-style-type: none"> <li>1. The adopted 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.</li> <li>2. This amendment affects a parcel approximately at Key Vaca and Mile Marker 51 in the City of Marathon.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. Council reviewed this amendment when proposed.</li> </ol>				