



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: SEPTEMBER 19, 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
Miami-Dade County 22-01ER (Received 08-03-22)	✓	N/A	09-19-22	07-20-22
<ol style="list-style-type: none"> <li>The proposed amendment to Miami-Dade County’s Comprehensive Development Master Plan (CDMP) Application amends the Water and Sewer Subelement and Capital Improvements Element of the CDMP to incorporate Evaluation Appraisal Report recommendations including adoption by reference of Miami-Dade County’s Water Supply Facilities Work Plan.</li> <li>This amendment affects Miami-Dade County.</li> <li>Council recommends the recommendations of the South Florida Water Management District be satisfied prior to adoption, including revising proposed policies to include a Level of Service (LOS) Standard based on a capacity per unit of demand.</li> </ol>				
Monroe County 22-05ACSC (Received 08-25-22)	✓	N/A	09-19-22	05-18-22
<ol style="list-style-type: none"> <li>The proposed amendment to Monroe County’s Comprehensive Plan increases the residential building height limit to 40 ft to allow for elevation to protect against flooding hazards and reflect the Florida Building Code and updated FEMA Flood Insurance Rate Maps.</li> <li>This amendment affects Monroe County.</li> <li>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.</li> </ol>				
City of Fort Lauderdale 22-01ESR (Received 08-22-22)	✓	N/A	09-19-22	08-16-22
<ol style="list-style-type: none"> <li>The proposed amendment to the City of Fort Lauderdale’s Comprehensive Plan amends the Future Land Use Element to permit utility use in the Employment Center Future Land Use designation.</li> <li>This amendment affects areas of the City of Fort Lauderdale that are designated Employment Centers.</li> <li>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.</li> </ol>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Homestead 22-01ESR (Received 08-22-22)	✓	N/A	09-19-22	08-17-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Homestead’s Comprehensive Plan amends the text of the Planned Urban Neighborhood (PUN) description in the Future Land Use Element to increase the permitted net density from up to fifteen (15) dwelling units per acre to twenty (20) dwelling units per acre for properties in the designated PUN Subareas: Neighborhood Mixed Use (NMU) and Commercial Subareas located West of South Krome Avenue subject to the land development code.</li> <li>2. This amendment affects areas of the City of Homestead in the affected land use designations.</li> <li>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.</li> </ol>				
City of Lighthouse Point 22-01ESR * (Received 8-28-22)	✓	N/A	09-19-22	07-12-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Lighthouse Point’s Comprehensive Plan reflects (1) the creation of a Property Rights Element and (2) amends the Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater Aquifer Recharge Element, Capital Improvements Element, and the Intergovernmental Coordination Element required by the update of the 20-Year Water Supply Facilities Work Plan. The Property Rights Element amendment intends to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet legislative requirements, 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 Lighthouse Point.</li> <li>3. Council recommends that the City satisfy the comments of the South Florida Water Management District prior to adoption on all matters pertaining to regional water supply, water conservation, water supply planning, and water use permitting.</li> </ol>				
City of Marathon 22-08ACSC (Received 08-16-22)	✓	N/A	09-19-22	08-09-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Marathon’s Comprehensive Plan would amend the Future Land Use Map (FLUM) from Residential Medium (RM) to Parks and Recreation (PR) for a property located along Calle Ensenada about 1.4 miles from US-1/Overseas Highway near Mile Marker 52 on the oceanside.</li> <li>2. This amendment affects a parcel in the City of Marathon.</li> </ol>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<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 Miami Beach 22-04ESR (Received 08-10-22)</p>	<p>✓</p>	<p>N/A</p>	<p>09-19-22</p>	<p>07-20-22</p>
<p>1. The proposed amendment to the City of Miami Beach’s Comprehensive Plan would create the North Beach Oceanside Resort Overlay for properties located east of Collins Avenue generally between 65<sup>th</sup> Street and 69<sup>th</sup> Street. The Overlay would provide for a floor area ratio (FAR) of 3.0 regardless of lot size and allow unified development sites with over 150,000 SF a FAR of 4.5 if certain conditions are met, including a reduction in density from 150 to 75 dwelling units per acre.</p> <p>2. This amendment affects parcels in the City of Miami Beach that would lie within the subject overlay.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
<p>City of Miami Beach 22-05ESR (Received 08-10-22)</p>	<p>✓</p>	<p>N/A</p>	<p>09-19-22</p>	<p>05-04-22</p>
<p>1. The proposed amendment to the City of Miami Beach’s Comprehensive Plan would increase the floor area ratio (FAR) and create a density bonus to incentivize the seven (7) legally established non-conforming apartment hotels in the R-PS-1 and R-PS-2 future land use categories to convert to conforming residential uses.</p> <p>2. This amendment affects approximately 1.28 acres defined by Washington Avenue to the East, Michigan Avenue to the West, 4<sup>th</sup> Street to the North, and 2<sup>nd</sup> Street to the South, just east of Alton Road in the City of Miami Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
<p>Miami Shores Village 22-01ER * (Received 07-26-22)</p>	<p>✓</p>	<p>N/A</p>	<p>09-19-22</p>	<p>07-19-22</p>
<p>1. The proposed amendment to the Village of Miami Shores’ Comprehensive Plan would 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> <p>2. This amendment affects the Village of Miami Shores.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<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>				
City of Miami Springs 22-01ER (Received 08-23-22)	✓	N/A	09-19-22	08-22-22
<p>1. The proposed amendments to the City of Miami Springs' Comprehensive Plan would:</p> <ol style="list-style-type: none"> <li>a. Create "EAR" based amendments to update the Comprehensive Plan to reflect current planning and growth management issues within the City, and</li> <li>b. Update the City's 10-year Water Supply Facilities Work Plan.</li> </ol> <p>2. These amendments affect the City of Miami Springs.</p> <p>3. Council notes the inclusion of language reflecting the City's intention to utilize the South Florida Regional Planning Council's dispute resolution process to resolve disputes or conflicts, on planning, growth management, related issues between other local governments, and the commendable policies related to intergovernmental coordination.</p> <p>4. Council recommends that the City coordinate with the South Florida Water Management District prior to adoption on all matters pertaining to regional water supply, water conservation, water supply planning, and water use permitting, and address any related recommendations on the subject amendment.</p>				
Town of Pembroke Park 22-02ESR* (Received 08-26-22)	✓	N/A	09-19-22	07-13--22
<p>1. The proposed amendment to the Town of Pembroke Park's Comprehensive Plan would 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 legislation, 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 Town of Pembroke Park.</p> <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>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Wilton Manors 22-01ESR * (Received 09-02-22)	✓	N/A	09-19-22	08-23-22
<ol style="list-style-type: none"> <li>1. The proposed amendments to the City of Wilton Manors' Comprehensive Plan would (1) create a Property Rights Element and (2) amend the Transit Oriented Corridor (TOC) designation. The Property Rights Element is intended 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 legislation, 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. The proposed amendments to the City of Wilton Manors' Comprehensive Plan also amends the Future Land Use Element, adding 1,000 dwelling units within the Transit Oriented Corridor (TOC) land use designation, allowing for (a) double the maximum number of dwelling units for hotel units and (b) in the Special Residential Facility Category (3), development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths per gross acre.</li> <li>2. These amendments affect the City of Wilton Manors.</li> <li>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.</li> </ol>				

**ADOPTED AMENDMENTS**

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Aventura 22-01ER (Received 08-05-22)	N/A	✓	09-19-22	07-19-22
<p>1. The adopted amendments to the City of Aventura’s Comprehensive Plan are as follows:</p> <ul style="list-style-type: none"> <li>a. “Peril of Flood” based amendments that require local governments to plan for coastal flooding and the related impacts of sea level rise.</li> <li>b. “Property Rights Element” amendments to reflect comments received from the Department of Economic Opportunity from the first round of such amendments, and to fully 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 legislation, 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>c. “EAR” based amendments to update the Comprehensive Plan to reflect current land use and transportation issues within the City.</li> </ul> <p>2. These amendments affect the City of Aventura.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council reviewed these amendments when proposed.</p>				
Islamorada, Village of Isles 22-01ACSC* (Received 07-15-22)	N/A	✓	09-19-22	06-23-22
<p>1. The adopted amendment to Islamorada, Village of Isles’ Comprehensive Plans creates 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 legislation, 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.</p> <p>2. This amendment affects Islamorada, Village of Isles.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. Council reviewed this amendment when proposed.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Marathon 22-04ACSC (Received 08-15-22)	N/A	✓	09-19-22	08-09-22
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Marathon’s Comprehensive Plan modifies Chapter Four, Conservation and Coastal Element provides the maintenance of a 50-foot buffer adjacent to wetlands.</li> <li>2. This amendment affects the City of Marathon.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. The Council reviewed this amendment when proposed.</li> </ol>				
City of Marathon 22-05ACSC (Received 08-15-22)	N/A	✓	09-19-22	08-09-22
<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) from Mixed Use Commercial (MU-C) to Industrial (I-G) for a single parcel described as BK 1, E ½ of lot 4 Stirrup Key Bight PB3-168.</li> <li>2. This amendment affects an 0.11-acre property located on 7th Avenue (Gulf side), near Mile Marker 53 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. The Council reviewed this amendment when proposed.</li> </ol>				
City of Marathon 22-06ACSC (Received 08-15-22)	N/A	✓	09-19-22	08-09-22
<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) designation for parcels from Residential Medium (RM) to mixed use Commercial (MU-C).</li> <li>2. This amendment affects parcels with an aggregate of .22 acres, located at 10881 7th Ave (Gulf side), 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. The Council reviewed this amendment when proposed.</li> </ol>				



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City of Miami Beach 21-01ESR (Received 08-15-22)	N/A	✓	09-19-22	07-20-22
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Miami Beach’s Comprehensive Plan modifies 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.</li> <li>2. This amendment affects the areas in the TC-C Category of the City of Miami Beach.</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>				
City of Miami Beach 22-02ESR (Received 08-15-22)	N/A	✓	09-19-22	06-22-22
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Miami Beach’s Comprehensive Plan modifies 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.</li> <li>2. This amendment affects areas in the City of Miami Beach within the subject land use designations.</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>				