



MEMORANDUM

AGENDA ITEM #III.A

DATE: OCTOBER 17, 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 22-04ESR (Received 09-14-22)	✓	N/A	10-17-22	09-08-22
<ol style="list-style-type: none"> 1. The proposed amendments to Broward County’s Comprehensive Plan (BCCP) amends the Broward County Land Use Plan (BCLUP) text to clean-up and enhance policies regarding activity centers, platting, redevelopment units and transfer of development rights. The intent of the amendments includes eliminating redundancies, providing clarification, and supporting regional coordination. 2. These amendments affect Broward County. 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. 				
Broward County 22-05ESR (Received 09-22-22)	✓	N/A	10-17-22	09-20-22
<ol style="list-style-type: none"> 1. The proposed amendment to Broward County’s Comprehensive Plan (BCCP) amends the Broward County Land Use Plan (BCLUP) text to further incentivize and promote affordable housing policy through the provision of density bonuses. 2. This amendment affects Broward County. 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. 				
City of Cooper City 22-01ESR* (Received 09-12-22)	✓	N/A	10-17-22	08-23-22
City of North Miami 22-02ESR * (Received 09-15-22)	✓	N/A	10-17-22	09-01-22
City of North Miami Beach 22-01ESR* (Received 09-29-22)	✓	N/A	10-17-22	09-21-22
<ol style="list-style-type: none"> 1. The proposed amendment to the above-mentioned municipalities’ 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, 				

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<p>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> <ol style="list-style-type: none"> 2. This amendment affects the above-mentioned municipalities. 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. 				
City of North Miami 22-03ESR (Received 09-15-22)	✓	N/A	10-17-22	09-01-22
<ol style="list-style-type: none"> 1. The proposed amendment to the City of North Miami's Comprehensive Plan updates the Future land Use Element (FLUE) to combine the primary and secondary pools of floating dwelling units and to allow more flexibility within the Plan. 2. This amendment affects parcels in the City of North Miami. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				
City of Sunny Isles Beach 22-02ER (Received 09-26-22)	✓	N/A	09-19-22	09-15-22
<ol style="list-style-type: none"> 1. The proposed amendments to the City of Sunny Isles Beach's Comprehensive Plan coordinate with the City's existing efforts to prepare for the impacts of sea level rise. The amendments update the map depicting storm surge vulnerability and the coastal high hazard area, require consideration of sea level rise projections in capital improvements planning and long-term post-disaster recovery, require adoption of seawall design and elevation criteria, and encourage consideration of sea level rise in City regulations governing redevelopment and post-disaster recovery. 2. These amendments affect the City of Sunny Isles Beach. 3. The 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. 				
City of Sweetwater 22-01ESR (Received 09-19-22)	✓	N/A	10-17-22	09-12-22
<ol style="list-style-type: none"> 1. The proposed amendments to the City of Sweetwater's Comprehensive Plan would create a: <ol style="list-style-type: none"> a. Property Rights Element 				

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<p>b. Text amendment to the Medium Density Multi-Family Residential land use designation and creating Objective 8 which address Density Averaging. The intent of the amendment is to allow for the construction of a 316-unit senior housing development.</p> <p>2. These amendments affect the City of Sweetwater.</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>				

ADOPTED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Broward County 22-02ESR (Received 09-13-22)	✓	N/A	10-17-22	09-08-22
<ol style="list-style-type: none"> 1. The adopted 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. 2. This amendment affects Broward County. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed this amendment when proposed. 				
Monroe County 22-06ER (Received 09-15-22)	✓	N/A	10-17-22	08-17-22
<ol style="list-style-type: none"> 1. The adopted amendment to Monroe County’s 2030 Comprehensive Plan amends Policy 212.2.4 to provide for certain accessory structures in the shoreline setback. 2. This amendment affects Monroe County. 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 Coral Gables 22-02ESR (Received 09-26-22)	N/A	✓	10-17-22	05-10-22
<ol style="list-style-type: none"> 1. The adopted amendments to the City of Coral Gables Comprehensive Plan update the Recreation and Open Space Element; Capital Improvements Element and all corresponding map series; minor updates to the Community Recreation Master Plan and the City’s Strategic Plan; Mixed-Use Overlay District map; and Future Land Use Element. The Comprehensive Plan’s designation of maximum number of floors in the Future Land Use Element will be amended to reflect that it shall not apply to Planned Area Developments (PADs). In instances where density is limited, an additional height bonus will be available for qualifying PADs within the Central Business District. 2. These amendments affect the City of Coral Gables. 3. These amendments do not create any adverse impact to state or regional resources/facilities. 				

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4. The Council reviewed these amendments when proposed.				
Town of Cutler Bay 22-02ER (Received 09-27-22)	N/A	✓	10-17-22	09-21-22
<ol style="list-style-type: none"> 1. The adopted amendment to Town of Cutler Bay’s Comprehensive Plan is 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 the Town’s 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 also updates the Plan to reflect current local and regional intergovernmental coordination efforts. 2. This amendment affects the Town of Cutler Bay. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. Council reviewed this amendment when proposed. 				
City of Key West 22-03ACSC (Received 09-21-22)	N/A	✓	10-17-22	08-17-22
<ol style="list-style-type: none"> 1. The adopted 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. 2. This amendment affects a parcel in the northwest corner of Key West, at 241 Trumbo Road. 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 Sunny Isles Beach 22-01ESR* (Received 09-26-22)	N/A	✓	10-17-22	09-15-22
<ol style="list-style-type: none"> 1. The adopted 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 				

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<p>from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</p> <ol style="list-style-type: none"> 2. This amendment affects the City of Sunny Isles Beach. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. Council reviewed this amendment when proposed. 				
City of Tamarac 22-02ESR (Received 10-03-22)	N/A	✓	10-17-22	09-14-22
<ol style="list-style-type: none"> 1. The adopted amendment to the City of Tamarac's Comprehensive Plan incorporates a Water Supply Facilities Work Plan update and Text Amendment to the Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination and Capital Improvements Elements to the Plan. 2. This amendment affects areas in the City of Tamarac. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. Council reviewed this amendment when proposed. 				