



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: NOVEMBER 21, 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 the 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
Islamorada, Village of Isles 22-02ACSC (Received 10-18-22)	✓	N/A	11-21-22	08-25-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to Islamorada, Village of Isles’ Comprehensive Plan amends the Capital Improvements Element and policies related to the planning horizon within the Future Land Use Element by establishing a Building Permit Allocation System (BPAS) and adopt a five-year schedule of capital improvements annually.</li> <li>2. This amendment affects Islamorada, Village of Isles.</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 Key West 22-04ACSC (Received 11-02-22)	✓	N/A	11-21-22	10-19-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Key West’s Comprehensive Plan would amend the land use designation of a parcel from Public Service (PS) to High-Density Residential (HDR). The intent of the change in land use designation is to address the affordable housing shortage in the city by facilitating an affordable housing redevelopment project.</li> <li>2. This amendment affects an 8.77-acre parcel on White Street in northwest Key West.</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 Key West 22-05ACSC (Received 11-02-22)	✓	N/A	11-21-22	10-19-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Key West’s Comprehensive Plan would modify the City's Land Development Regulations to allow for the extension of the Building Permit Allocation System's (BPAS) 10-year allocation schedule so that any units that remain unallocated after Year 10 may be allocated in subsequent years (after June 30, 2023). It would also delineate a process for continued allocations after 2023.</li> <li>2. This amendment affects the City of Key West.</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>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Village of Pinecrest 22-01ESR (Received 10-25-22)	✓	N/A	11-21-22	10-12-22
<ol style="list-style-type: none"> <li>1. The proposed amendments to the Village’s Comprehensive Development Master Plan would implement the recommendations of the updated Pinecrest Parkway (US 1) Vision Plan. The Future Land Use Map would be amended to allow for increased density on properties adjacent to SW 88 Street, SW 104 Street, and SW 136 Street adjacent to Bus Rapid Transit Stations (BRT). The future land use classification of certain properties on SW 88 Street and SW 65 Court would also be amended from Residential Estate (EU-1) to Parks and Recreational Facilities (PR) with the intent of creating of a 2.85 public park.</li> <li>2. This amendment affects areas within the Village of Pinecrest.</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
City of Dania Beach 22-01ESR (Received 10-31-22)	✓	N/A	11-21-22	10-25-22
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Dania Beach’s Comprehensive Plan incorporates a Water Supply Facilities Work Plan Update for the City into the Plan.</li> <li>2. This amendment affects the City of Dania Beach.</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 Fort Lauderdale 22-01ESR (Received 11-01-22)	✓	N/A	11-21-22	10-18-22
<ol style="list-style-type: none"> <li>1. The adopted 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>2. This amendment affects areas of the City of Fort Lauderdale that are designated Employment Centers.</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> <li>4. The Council reviewed this amendment when proposed.</li> </ol>				
City of Marathon 22-07ACSC (Received 10-19-22)	N/A	✓	11-21-22	10-11-22
<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 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> <li>4. The Council reviewed these amendments when proposed.</li> </ol>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of West Park 22-01ER * (Received 10-25-22)	N/A	✓	11-21-22	10-19-22
<ol style="list-style-type: none"> <li>1. The adopted amendments to the City of West Park’s Comprehensive Plan: <ol style="list-style-type: none"> <li>a. Update the Water Supply Facilities Work Plan, and</li> <li>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.</li> </ol> </li> <li>2. These amendments affect the City of West Park.</li> <li>3. These amendments do not create any adverse impact to state or regional resources/facilities.</li> <li>4. The Council reviewed these amendments when proposed.</li> </ol>				