



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JANUARY 23, 2023

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 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
Broward County 22-06ESR (Received 12-08-22)	✓	N/A	01-23-23	12-06-22
<ol style="list-style-type: none"> 1. The proposed amendment to Broward County’s Comprehensive Plan includes one amendment to the Broward County Land Use Plan (BCLUP) map, which is concurrent with the proposed City of Sunrise Future Land Use Map Amendment 22-02ESR. The amendment revises the land use designation for an approximately 103-acre site to facilitate the redevelopment of a country club site. 2. This amendment affects an approximately 103-acre site (Sunrise Country Club) generally located south of NW 30 Place between Aragon Boulevard and East Sunrise Lakes Drive in the City of Sunrise. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				
City of Doral 22-02ESR (Received 11-07-22)	✓	N/A	01-23-23	10-26-22
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Doral’s Comprehensive Plan proposes a large-scale land use amendment to the City’s Comprehensive Plan Future Land Use Map (FLUM) to change the designation from Community Mixed Use (CMU) to Downtown Mixed Use (DMU) for a ±56.4-acre property. 2. The amendment affects a site located at 4400 NW 87 Avenue in the City of Doral. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				
Islamorada, Village of Isles 22-03ACSC (Received 11-22-22)	✓	N/A	01-23-23	11-17-22
<ol style="list-style-type: none"> 1. The proposed amendment to Islamorada, Village of Isles’ Comprehensive Plan would amend the Future Land Use Element policy related to Vacation Rentals to limit the transient rental use of residential properties. 2. This amendment affects Islamorada, Village of Islands. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				
City of Key West 22-06ACSC (Received 11-14-22)	✓	N/A	01-23-23	11-01-22
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Key West’s Comprehensive Plan’s Land Use Plan revises the boundaries of the Future Land Use Map (FLUM) designation of properties from Historic Residential (HR) to Historic Commercial (HC). 				

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<p>2. This amendment affects addresses of 318 and 320 Petronia Street, and 802, 804, and 806 Whitehead Street, in the City of Key West.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Key West 22-07ACSC (Received 11-14-22)	✓	N/A	01-23-23	11-01-22
<p>1. The proposed amendment to the City of Key West’s Comprehensive Plan incorporates a Water Supply Facilities Work Plan Update into the City’s Plan.</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. Council recommends that the City coordinate with the South Florida Water Management District (SFWMD) to address their technical assistance comments and revise the amendment as needed prior to adoption.</p>				
City of Layton 22-01ER (Received 11-22-22)	✓	N/A	01-23-23	11-10-22
<p>1. The proposed amendments to the City of Layton Comprehensive Plan would create revisions related to Peril of Flood, adding resiliency objectives and policies to the Coastal Management Element. A Property Rights Element was also created and an update to the 5-year Schedule of Capital Improvements was completed. The amendments are intended to result in internal consistency with the Plan Elements, the City’s Land Development Regulations, and the Monroe County Comprehensive Plan. Modifications/deletions were made to various policies in the Plan where tasks have been accomplished.</p> <p>2. This amendment affects the City of Layton.</p> <p>3. Council recommends that the Department of Economic Opportunity (DEO) Objections, Recommendations, and Comments (ORC) Report be used as a guideline to revise and correct the amendments prior to adoption. The revisions are necessary and will be integral to ensuring that meeting the Peril of Flood requirements will meaningfully addresses the need for improved resiliency within the City and region.</p>				
City of Miami 21-01ESR (Received 12-09-22)	✓	N/A	1-23-23	11-17-22
<p>1. The proposed amendment to the City of Miami’s Comprehensive Plan is a text amendment to address the Peril of Flood requirements within the Miami Comprehensive Neighborhood Plan (MCNP).</p> <p>2. This amendment affects the City of Miami.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities. The South Florida Water Management District (SFWMD) notes that The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply</p>				

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<p>Plan Update by the District’s Governing Board. The District’s Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. Therefore, the City’s Work Plan was to be updated and adopted by May 2020. The Work Plan has not been received by the District to date. Council recommends that the Work Plan be expedited.</p>				
<p>North Bay Village 22-01ER (Received 11-18-22)</p>	<p>✓</p>	<p>N/A</p>	<p>1-23-23</p>	<p>11-02-22</p>
<ol style="list-style-type: none"> 1. The proposed amendment to North Bay Village’s Comprehensive Plan reflects the Evaluation and Appraisal (EAR) Review. The Comprehensive Plan is being amended to resolve inconsistencies with state requirements enacted since the last update, as well as to address issues of local concern. The proposed amendments based are on this EAR-based process. 2. This amendment affects North Bay Village. 3. This amendment does not create any adverse impact to state or regional resources/facilities. Council recommends that the Department of Economic Opportunity (DEO) Objections, Recommendations, and Comments (ORC) Report be used to revise the proposed amendments prior to adoption, including revising and adding definitions related to affordable housing. The South Florida Water Management District (SFWMD) notes that The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District’s Governing Board. The District’s Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. Therefore, the City’s Work Plan was to be updated and adopted by May 2020. The Work Plan has not been received by the District to date. Council recommends that the Work Plan be expedited. 				
<p>City of Sunny Isles Beach 22-03ESR (Received 12-12-22)</p>	<p>✓</p>	<p>N/A</p>	<p>1-23-23</p>	<p>10-20-22</p>
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Sunny Isles Beach’s Comprehensive Plan corrects an omission in the Future Land Use Element for definitions of the Recreation - Open Space and Conservation Future Land Use categories. 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. 				
<p>City of Sunrise 22-01ESR* (Received 12-27-22)</p>	<p>✓</p>	<p>N/A</p>	<p>1-23-23</p>	<p>12-13-22</p>
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Sunrise’s Comprehensive Plan would include the Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The 				

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<p>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. The proposed amendment updates the Village's EAR-based amendments.</p> <ol style="list-style-type: none"> 2. This amendment affects the City of Sunrise. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				
City of Sunrise 22-02ESR (Received 12-27-22)	✓	N/A	1-23-23	04-12-22
<ol style="list-style-type: none"> 1. The proposed amendment to the City of Sunrise's Comprehensive Plan would amend the Future Land Use Map (FLUM) designation for a specific property from Commercial Recreation, Low-Medium (10) Residential, and Medium-High (25) Residential Future Land Use Map designations to Commercial Recreation and Irregular (9 DU/AC) Residential designations for an approximately 103-acre site with the intent of facilitating the redevelopment of a country club site. 2. This amendment affects an approximately 103-acre site (Sunrise Country Club) generally located south of Northwest 30 Place, between Aragon Boulevard and East Sunrise Lakes Drive, in the City of Sunrise. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 				

ADOPTED AMENDMENTS

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Broward County 22-04ESR (Received 12-08-22)	N/A	✓	1-23-23	12-06-22
<ol style="list-style-type: none"> 1. The adopted amendments to Broward County’s Comprehensive Plan (BCCP) amend 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. These amendments do not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed these amendments when proposed. 				
Monroe County 22-05ACSC (Received 12-05-22)	N/A	✓	1-23-23	11-15-22
<ol style="list-style-type: none"> 1. The adopted 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. 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. 				
Monroe County 22-07ACSC (proposed with 22-04ER) (Received 11-17-22)	N/A	✓	1-23-23	10-19-22
<ol style="list-style-type: none"> 1. The adopted amendment to Monroe County’s 2030 Comprehensive Plan is to provide exceptions to non-shoreline and shoreline setback and open space requirements for the elevation of lawfully existing residential dwelling units above flood requirements and to reflect changes in local conditions and recent data, trends, issues, and challenges. 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. 				

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City of Coconut Creek 21-01ESR (Received 01-04-23)	N/A	✓	1-23-23	12-08-22
<ol style="list-style-type: none"> 1. The adopted amendment amends the City of Coconut Creek’s Comprehensive Plan to incorporate the 20-Year Water Supply Facilities Work Plan Update (2020-2040). 2. This amendment affects the City of Coconut Creek. 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 Cooper City 22-01ESR* (Received 11-22-22)	N/A	✓	1-23-23	11-09-21
City of Pembroke Park 22-02ESR* (Received 01-04-23)	N/A	✓	1-23-23	09-14-22
<ol style="list-style-type: none"> 1. The adopted amendments to the above-referenced 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 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. 2. These amendments affect the counties and municipalities named above. 3. These amendments do not create any adverse impact to state or regional resources/facilities. 4. Council reviewed these amendments when proposed. 				
City of Deerfield Beach 22-01ESR* (Received 11-28-22)	N/A	✓	1-23-23	11-15-22
<ol style="list-style-type: none"> 1. The adopted amendments to the City of Deerfield Beach Comprehensive Plan reflect the creation of a Property Rights Element, and updated Plan text amendments. 2. These amendments affect the City of Deerfield Beach. 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.				
City of Hallandale Beach 22-02ESR (Received 01-03-23)	N/A	✓	1-23-23	12-14-22
<ol style="list-style-type: none"> 1. The adopted amendment to the City of Hallandale Beach Comprehensive Plan's Future Land Use Element provides for an additional 500 residential dwelling units in the Regional Activity Center (RAC). 2. This amendment affects the City of Hallandale Beach. 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 Marathon 22-08ACSC (Received 12-05-22)	N/A	✓	1-23-23	11-15-22
<ol style="list-style-type: none"> 1. The adopted amendment to the City of Marathon's Comprehensive Plan amends the Future Land Use Map (FLUM) of a property from Residential Medium (RM) to Parks and Recreation (PR). 2. This amendment affects a property located along Calle Ensenada about 1.4 miles from US-1/Overseas Highway near Mile Marker 52 on the oceanside in 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 Miami Beach 22-05ESR (Received 11-18-22)	N/A	✓	1-23-23	11-14-22
<ol style="list-style-type: none"> 1. The adopted amendment to the City of Miami Beach's Comprehensive Plan increases the floor area ratio (FAR) and creates a density bonus to incentivize 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. 2. This amendment affects approximately 1.28 acres defined by Washington Avenue to the East, Michigan Avenue to the West, 4th Street to the North, and 2nd Street to the South, just east of Alton Road in the City of Miami Beach. 3. This amendment does not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed this amendment when proposed. 				

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City of Miami Springs 22-01ER (Received 11-18-22)	N/A	✓	1-23-23	11-14-22
<ol style="list-style-type: none"> 1. The adopted amendments to the City of Miami Springs' Comprehensive Plan: <ol style="list-style-type: none"> a. Create "EAR" based amendments to update the Comprehensive Plan to reflect current planning and growth management issues within the City, and b. Update the City's 10-year Water Supply Facilities Work Plan. 2. These amendments affect the City of Miami Springs. 3. These amendments do not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed these amendments when proposed. 				
City of Sweetwater 22-01ESR* (Received 11-17-22)	N/A	✓	1-23-23	11-15-22
<ol style="list-style-type: none"> 1. The adopted amendments to the City of Sweetwater's Comprehensive Plan provide a: <ol style="list-style-type: none"> a. Property Rights Element b. Text amendment to the Medium Density Multi-Family Residential land use designation and create Objective 8 which addresses Density Averaging. The intent of the amendment is to allow for the construction of a 316-unit senior housing development. 2. These amendments affect the City of Sweetwater. 3. These amendments do not create any adverse impact to state or regional resources/facilities. 4. The Council reviewed these amendments when proposed. 				