



MEMORANDUM

AGENDA ITEM #IV.C

DATE: SEPTEMBER 18, 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 as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfrationalcouncil.org

PROPOSED AMENDMENTS

- **Monroe County 23-02ACSC**
Updating the introduction, background, and glossary to the Monroe County 2030 Comprehensive Plan.
- **Monroe County 23-03ACSC**
Establishing Goals, Objectives, and Policy to create site-specific development standards, deviations, and exemptions for Ocean Reef Club.
- **City of Florida City 23-01ESR***
 - 1) Property Rights Element.
 - 2) Increasing maximum density from 36 to 75 units per net acre for the Transit Oriented Development (TOD) areas located within 1000 ft of three existing and planned transit stations in the FLUE. It also eliminates the 5-acre parcel size requirement for TOD sites.
- **City of Hialeah Gardens 23-03ESR***
Property Rights Element.
- **City of Marathon 23-03ACSC**
Amending the Future Land Use Map from Residential Medium to Mixed Use Commercial for Property described as Gulfstream Shores.
- **City of Sweetwater 23-01ESR**
Text Amendment to the Future Land Use Element to meet the housing needs of the elderly, active-duty military and/or veterans, and workforce population.
- **City of West Miami 23-01ESR***
Property Rights Element.

ADOPTED AMENDMENTS

- **City of Aventura 23-03ESR**
Amending the text to the Future Land Use Element designation of approximately 4.3 acres of property in the center of the City. The amendment will allow a maximum residential density of 70 dwelling units per acre, in the Town Center future land use designated properties, related to "Aventura 2999 LLC".
- **Town of Davie 23-01ESR**
Revisions to the Transit Oriented Corridor residential density.
- **City of North Miami Beach 22-01ESR***
Property Rights Element.
- **City of Oakland Park 23-01ER***
Property Rights Element.
- **City of Plantation 23-01ER***
Amendments related to the Evaluation and Appraisal Report updating the Property Rights, Capital Improvement, and Public School Facilities Elements

*Property Rights Amendment

Staff Note: No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.