



MEMORANDUM

AGENDA ITEM #IV.C

DATE: NOVEMBER 13, 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.



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PROPOSED AMENDMENTS

- **Broward County 23-02ESR**
Revises the text to include reference to the Regional Climate Action Plan (PCT 22-7 - Dania Beach 23-01ESR Proposed) and PCT 23-2 amendment revisions.
- **Broward County 23-03ESR**
Amends the Broward County Land Use Plan to add Policy 2.16.5 regarding Affordable Housing.
- **Miami-Dade County 23-01ESR**
Modifies text within the CDMP Land Use Element to amend the interpretive text of the “Parks and Recreation” land use category, including declarations of restrictions for a 17.66-acre parcel, and redesignates a parcel on the Land Use Plan (LUP) Map from “Parks and Recreation” to “Medium Density Residential with One Density Increase”.
- **City of Coral Gables 23-01ESR**
Modifies the text in the Future Land Use Element to increase maximum building heights for commercial and industrial land use with park incentives if developed pursuant to the Design & Innovation District Regulations. Additionally, industrial land uses are to be granted an additional 25% floor area ratio for properties qualifying as receiving sites for transfer of development rights (TDRs).
- **City of Coral Springs 23-01ESR***
Amends the Future Land Use Element (FLUE) to incorporate Broward County Land Use Plan Policies and add a Property Rights Element.
- **City of Dania Beach 23-01ESR**
Increases Regional Activity Center (RAC) permitted uses by 4,000 residential (affordable) units, as timing and reporting of units, and prohibiting units when conflicting with airport land use.
- **City of Hallandale Beach 23-02ESR**
Updates the Public School Facilities Element to reflect the Level of Service Standard relative to the Broward County School Board Third Amended and Restated Interlocal Agreement.
- **City of Hallandale Beach 23-03ESR**
Amends the Recreation and Open Space and Capital Improvements Elements to be consistent with the Broward County Land Use Plan relative to the Level of Service Standard.
- **City of Hollywood 23-02ESR**
Adds language with regards to permitted uses within the Open Space and Recreational Land Use Designation. Adds Civic and Cultural Buildings as permitted use and adds Community Facilities publicly owned to provide a minimum of open space requirements.
- **Islamorada, Village of Islands 23-01ACSC**
Establishes a Building Permit Allocation System.
- **City of Miami 23-03ESR**
Updates the Comprehensive Plan with EAR-Based Amendments reflected in State requirements.

ADOPTED AMENDMENTS

- **Monroe County 23-03ACSC**
Amends Goals, Objectives, and Policies established to create site-specific development standards, deviations, and exemptions for Ocean Reef Club.
- **Village of Biscayne Park 23-02ER 23-03ESR**
Amends plan with EAR-Based Amendment and Water Supply Update.
- **City of Doral 22-02ESR**
Amends the Future Land Use Map from Community Mixed Use (CMU) to Downtown Mixed Use (DMU) for a ±56.4-acre property located at 4400 87 Avenue.
- **City of Hollywood 23-01ER***
Property Rights Element.
- **City of Homestead 23-01ESR**
Amends the text of the Neighborhood Mixed Use Future Land Use Category located east of the Homestead Extension of the Florida Turnpike, west of the Miami-Dade County Urban Development Boundary, and south of SW 312 Street and SW 142 Avenue.
- **Village of Key Biscayne 23-01ER****
Amends the Comprehensive Plan with EAR-Based Amendments to incorporate changes reflected in State requirements, in which the City has addressed the issues raised in the Department of Commerce Objections, Recommendations and Comments (ORC) Report, which incorporated the concerns of the Council.
- **City of Marathon 23-01ACSC**
Amends the Comprehensive Plan to Protect Established Live Aboard Vessels and the Transfer of Building Rights.
- **City of Marathon 23-02ACSC**
Amends the Transfer of Density and Building Rights.
- **Miami Shores Village 23-02ER****
Amends the Plan with EAR-Based Amendments updated to incorporate changes reflected in State requirements. The Village addressed issues raised in the Objections, Recommendations, and Comments (ORC) Report to the satisfaction of the Department of Commerce.
- **City of Sweetwater 23-01ESR**
Amends Future Land Use Element to meet the housing needs of the elderly, active-duty military and/or veterans, and workforce population and the expansion of the University District shall require the extension of SW 112 Avene from SW 7 Terrace to SW 8 Street.

*Property Rights Amendment

** **Staff Note:** Due to the different time requirements for Agencies' responses, some comments may not have been received. If Agencies do have comments, those comments do not reflect potential adverse regional or extra-jurisdictional impacts. No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.