



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JANUARY 22, 2024

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

- **Broward County 23-04ESR**

Amends the Broward County Land Use Plan for property within the City of Hollywood from Commercial Recreation (CR) to Recreation and Open Space (RO) comprising of approximately 130 acres. The amendment location is generally between Stirling Road and Sheridan Street and between North Park Road and North 56 Avenue. The amendment intends to allow the Emerald Hills golf course to be redeveloped as recreation and open space.
- **Monroe County 23-04ACSC**

Amends the Monroe County Future Land Use Map from Residential Medium (RM) to Mixed-Use/Commercial (MC) for a property of approximately .3 acres located at 103301 Overseas Highway, Key Largo, Mile Marker 103, by Irwin Holdings, LLC.
- **Monroe County 23-05ACSC**

Amends the Monroe County Future Land Use Map from Residential Medium (RM) to Mixed-Use/Commercial (MC) for property comprising of less than one acre and five lots at Overseas Highway, Key Largo, Mile Marker 104, by Abit Holdings, LLC.
- **City of Homestead 23-02ESR**

Amends the Comprehensive Plan text of the Technology Mixed-Use (TMU) Future Land Use Category to include residential uses and permit density up to fifteen (15) dwelling units per net acre; Alger Commons (DR Horton).
- **City of Key West 23-03ACSC**

Amends the Comprehensive Plan to maintain the Building Permit Allocation for the property located at 301 White Street.
- **City of Oakland Park 23-02ER**

Updates the Comprehensive Plan as part of an EAR (Evaluation and Appraisal Report) based process. The amendments include a Property Rights Element. Commendably, updates to the Plan also address resilience and sustainability issues and emphasize multimodal connectivity and its relationship to land use.

Some revisions are required to ensure compliance with statutory requirements and intergovernmental coordination. The Council recommends amending the planning horizon years to (1) a 10-year period occurring after the plan's adoption and (2) a second covering at least a 20-year period as statutorily required. As currently written, the City intends that the new plan guide the City's growth through 2040, which does not cover a 20-year planning horizon. Furthermore, on mobility issues, the Council recommends coordination with the Florida Department of Transportation to address the Department's recommended revisions to ensure effective intergovernmental coordination on mobility strategies, resilience, and site planning coordination where appropriate.
- **City of Tamarac 23-01ESR**

Amends the land use designation of 109.93 acres from Commercial Recreation (CR) to Recreation (R) to facilitate the preservation of land for Community Recreation and Open Space and satisfy Condition 1.A of Broward County Land Use Plan Amendment PC20-2.

ADOPTED AMENDMENTS

- **Broward County 23-01ESR**
Amends the Plan to include web links to the Capital Improvement Element 23-T-1 for the Broward County and Metropolitan Planning Organization schedules of capital improvements.
- **Broward County 23-02ESR**
Amends the Plan with a text amendment (PCT 23) to the Broward County Land Use Plan, revising Policy 2.21.6 to include a reference to the Regional Climate Action Plan.
- **City of Coral Springs 23-01ESR ***
Updates the Future Land Use Element to comply with the Broward County Land Use Plan, BrowardNext, and includes an addition of a new Private Property Rights Element.
- **City of Florida City 23-01ESR ***
Adopts a Property Rights Element and updates the Future Land Use Element to create Transit-Oriented Development (TOC) areas with 1000 feet of the three (3) busway stations and stops and provides increased density and commercial floor area in the TOD areas.
- **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 Hialeah Gardens 23-03ESR ***
Adopts a Property Rights Element.
- **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.

*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.