



MEMORANDUM

AGENDA ITEM #IV.C

DATE: FEBRUARY 26, 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 Commerce 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

- **Monroe County 24-01ACSC**
Amends the Future Land Use Map (FLUM) from Residential High (RH) to Mixed-Use Commercial (MC) for property located at 6633 Maloney Avenue and a vacant property on Maloney Ave, Stock Island Mile Marker 5.
- **Village of Biscayne Park 24-01ESR**
Updates the Water Supply Plan and related amendments.
- **City of Coconut Creek 24-01ER ***
Adds Property Rights Element and Public-School Concurrency.
- **City of Margate 24-01ESR**
Amends the map and text of the Future Land Use Element (FLUE) for a development identified as Nove of Margate. The amendment increases the average density of approximately a 104-acre dashed-line area from 7.6 to 8.4 dwelling units per acre. The map designation of 21.96 gross acres with this dashed-line area is being amended from Commercial Recreation and Residential R(7) to Residential R(7) and Parks to redevelop a golf course into a 132-unit townhouse development.
- **North Bay Village 24-01ESR**
Updates the Water Supply Facilities Work Plan and water supply-related amendments.
- **City of North Miami 24-01ER**
Updates the Comprehensive Plan with EAR-based Amendments, amending the Future Land Use Element and Map to reflect the minimum 10- and 20-year planning periods now required by Florida Statutes. Also updates the Plan with text and Future Land Use Map (FLUM) amendments related to the creation of the Claude Pepper Global Planned Corridor Development Overlay District.
- **City of Opa-locka 24-01ER ***
Updates the Comprehensive Plan with EAR-Based Amendments to include a Property Rights Element and an updated Water Supply Plan.
- **City of Parkland 24-01ESR**
Adds Self-Storage as a permitted use to the Commercial Land Use category, consistent with the Broward County Commerce Land Use designation.

ADOPTED AMENDMENTS

- **Broward County 23-03ESR**
Amends the definitions section of the Comprehensive Plan for terms that pertain to Affordable Housing.
- **Monroe County 23-02ACSC**
Updates the introduction, background, and glossary to the Monroe County 2030 Comprehensive Plan.

- **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).
- **Islamorada, Village of Islands 23-01ACSC**
Establishes a Building Permit Allocation System.
- **City of Marathon 23-03ACSC**
Amends the Future Land Use Map from Residential Medium to Mixed Use Commercial for a property described as Gulfstream Shores.
- **City of Miami 23-04ESR**
Amends the Major Institutional, Public Facilities, Transportation, and Utilities Future Land Use designation in the Miami Comprehensive Neighborhood Plan to clarify the allowance of residential facilities.
- **City of West Miami 23-01ESR ***
Updates the Plan with a Property Rights Element.

*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.