



MEMORANDUM

AGENDA ITEM #IV.C

DATE: JULY 15, 2024

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) 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.

PROPOSED AMENDMENTS

- **Broward County 24-02ESR**

(PCT 24-2) Amends text to expand Broward County Land Use Plan Policy 2.16.4 “Affordable Housing” to include Commerce designated lands within one-half mile of passenger rail stations as a qualifying area for multi-family residential use.

(PC 24-3) Amends the Broward County Land Use Plan for the City of Margate, a property comprising of approximately 104.4 acres; generally located on the west side of Northwest 76 Avenue, between Margate Boulevard and Atlantic Boulevard. The land use change would be from a Dashed-Line area consisting of 77.9 acres of Irregular Residential, 21.3 acres of Recreation and Open Space, and 5.2 acres of Commerce to a Dashed-Line Area consisting of 97.5 acres of Irregular Residential, 1.7 acres of Recreation and Open Space, and 5.2 acres of Commerce.

- **Broward County 24-03ESR**

(PCT 24-1) Amends text of the Broward County Land Use Plan to revise the “Implementation Requirements and Procedures” Section to enhance and streamline the Community and Regional Parks and Implementation Regulations and Procedures subsections to support the County’s diverse natural ecosystems, parks system, and world-class recreational facilities.

- **Islamorada, Village of Islands 24-03ACSC**

Amends the Future Land Use Map from Conservation (C) to Mixed Use (MU) for a property comprising of approximately 1.74 acres located on Lower Matecumbe Key, at the request of the applicant, Sojourn South LLC.

- **City of Lauderdale Lakes 24-01ER**

Updates the Evaluation and Appraisal Report (EAR) based amendments to include the new statutory requirements to reflect a minimum planning period of at least 10 and 20 years and to conform with the Broward County Planning Council Staff Provisional Recertification Report. These amendments also update the Future Land Use Map.

- **Town of Southwest Ranches 24-01ESR**

Updates the Five-Year Schedule of Capital Improvements within its Comprehensive Plan required by Florida Statutes.

- **City of Sweetwater 24-01ESR**

Amends the text amendment to the Future Land Use Element updating specific density incentives for projects that address the housing needs of the elderly, active-duty military and/or veterans, and workforce population.

ADOPTED AMENDMENTS

- **Monroe County 24-01ACSC**

Amends the Monroe County Future Land Use Map Designation from Residential High (RH) to Mixed Use/Commercial (MC) located at 6633 Maloney Avenue and vacant property on Maloney Ave, Stock Island Mile Marker 5, legally described as Lots 3 and 4, Waters Edge.

- **City of Coconut Creek 24-01ER***

Amends the City's Comprehensive Plan with EAR-based amendments, including the Public School Facilities and Property Rights Elements. Council staff encourages the City to follow the Department of Commerce's comments for potential future amendments.

- **City of Sunrise 24-01ESR**

Amends the Future Land Use Map (FLUM) for property generally located south of Northwest 30 Place, between Aragon Boulevard and East Sunrise Lakes Drive (Sunrise Country Club). The proposed amendment will change the Land Use Plan Map for the subject property from the Commercial Recreation, Low-Medium (10) Residential, and Medium-High (25) Residential FLUM designations to Commercial Recreation and Irregular (9 DU/AC) Residential designations for an approximately 103-acre site.

- **City of Tamarac 24-01ESR**

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.

*Property Rights Amendment

**** Staff Note:** Due to the different time requirements for Agencies' responses, some comments may not have been received. Of the Agencies that have submitted 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.