



MEMORANDUM

AGENDA ITEM #IV.C

DATE: MAY 20, 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.



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PROPOSED AMENDMENTS

- **Broward County 24-01ESR**
Updates the Wetlands Map of the Natural Resource Map Series of the Broward County Land Use Plan (BCLUP) (PCNRM 24-2).
- **Monroe County 24-02ACSC**
Amends the Monroe County Future Land Use Map from Residential Medium (RM) to Commercial (COMM) for properties located at 106309, 106319, 106329, and 106339 Overseas Highway, Key Largo Mile Marker 106, Del Sol Point.
- **Biscayne Park 24-01ESR**
Amends the Biscayne Park Comprehensive Plan to incorporate the adopted 16-year Water Supply Plan Update and strengthen the coordination between water supply planning and local land use planning by amending certain objectives and policies in the Public Facilities Conservation Intergovernmental Coordination and Capital Improvement Elements.
- **Fort Lauderdale 24-01ESR**
Establishes the Uptown Urban Village Transit Oriented Development designation in the City of Fort Lauderdale and includes specific entitlements for the area. Due to a technical error, the Future Land Use Map amendment will be transmitted separately. (Uptown Urban Village TOD UDP L23001)
- **Fort Lauderdale 24-02ESR**
Amends the Comprehensive Plan Text amendment with a minor adjustment to the transit-oriented development land use designation language for floor area ratio from 2.5 to 3. (Transit-Oriented Development UDP L23002)
- **Fort Lauderdale 24-03ESR**
Amends the Future Land Use Map (FLUM) to reflect the Uptown Urban Village Transit Oriented Development designation. This map amendment corresponds to the City's transmittal of the Uptown Urban Village Transit Oriented Development LUPA submitted on March 13, 2024, reference number 24-01ESR. Due to a technical error, the Future Land Use Map amendment was processed separately and is now being transmitted. (Uptown Urban Village TOD UDP L23004)
- **Homestead 24-01ESR**
Amends the Comprehensive Plan text to permit affordable housing with a maximum net density of twenty-five (25) dwelling units per acre on property within the Civic Government Subarea of the Southwest Planned Urban Neighborhood (SWPUN), subject to the land development code.
- **Islamorada, Village of Islands 24-01ACSC**
Amends the Village's Future Land Use Map (FLUM) from Residential Conservative (RC) to Mixed-Use (MU) for the subject property located on Plantation Key. HVS82 Investments, LLC.
- **Islamorada, Village of Islands 24-02ACSC**
Amends the Future Land Use Map (FLUM) from Public / Semi-Public Services (PS) to Mixed Use (MU) for the subject Property located on Upper Matcumbe Key. Community Church, Inc.
- **City of Margate 24-01ESR**
Provides an update to the 10-year Water Supply Facility Work Plan and related Goals, Objectives, and Policies of Element III of the Margate Comprehensive Plan.

- **City of Pompano Beach 24-01ER**
Amends the Comprehensive Plan to address the newly required 10 and 20-year Planning Horizons to the City's Comprehensive Plan.
- **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.

ADOPTED AMENDMENTS

- **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 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.
- **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 Key West 23-03ACSC**
Amends the Comprehensive Plan to maintain the Building Permit Allocation for the property located at 301 White Street.
- **City of Miami 23-05ESR**
Updates the Comprehensive Plan with EAR-Based Amendments reflected in State requirements.
- **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.

*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.