



# MEMORANDUM

AGENDA ITEM #IV.A

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DATE: OCTOBER 21, 2024

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) PROPOSED AND ADOPTED  
AMENDMENT CONSENT AGENDA

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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**

- **Monroe County 24-03ACSC**

The proposed amendment creates Goal 113, Objective 113.1, and Site Specific Subarea 1 (Tavernier Workforce Housing Subarea 1) applicable to a portion of property located at 92501 Overseas Highway, Key Largo, approximately MM 92.5. The text changes include limiting disposition of early evacuation unit allocation to a 1 for 1 exchange program for banking into the County's Administrative Relief Pool for Takings and Bert Harris Act Liability reduction countywide, upon a request from Cemex Construction Materials, FL, LLC, F/K/A Singletary Concrete Products, Inc.

- **City of Sunrise 24-02ESR**

The proposed text amendment amends the Future Land Use Element (FLUE) regarding property generally located between West Sunrise Boulevard and Red Snapper Road, along both sides of NW 136 Avenue. The proposed text amendment would increase the number of permitted high-rise residential units by 500 units, from 2,500 units to 3,000 units as well as increase the amount of allowable office use square footage by 140,000 square feet from 785,000 square feet to 925,000 square feet.

- **City of Sweetwater 24-02ESR**

The purpose of the proposed amendments is to incorporate a new area into the Future Land Use Map (FLUM) due to an annexation, make any adjustments needed to the Future Land Use Categories, and update where necessary the Comprehensive Plan data, inventory, and analysis (DIA) to complete the integration. This amendment updates implementation targets in the currently adopted Goals, Objectives, and Policies (GOPs) of the Future Land Use Element and other plan elements which are listed to occur prior to 2024.

## **ADOPTED AMENDMENTS**

- **Broward County 24-01ESR**  
Updates the Natural Resource Map Series, Eastern Broward County Wetlands Map, of the Broward County Land Use Plan (BCLUP) (PCNRM 24-2).
- **Broward County 24-02ESR**
  - Amends text to expand Broward County Land Use Plan Policy 2.16.4 “Affordable Housing” to include FloridaCommerce designated lands within one-half mile of passenger rail stations as a qualifying area for multi-family residential use. (PCT 24-2)
  - Amends a land use designation in the Broward County Land Use Plan for the City of Margate for a property comprising of approximately 104.4 acres. The property is 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. (PC 24-3)
- **Broward County 24-03ESR**  
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 recreational facilities. (PCT 24-1)
- **City Miami 24-01ESR**  
Amends the Miami Comprehensive Neighborhood Plan (MCNP) to clarify that two (2) dwelling units may be developed on a Lot designated Duplex Residential by amending the Future Land Use Map interpretation for the Duplex Residential Future Land Use designation and the correspondence chart.
- **City of North Miami 24-02ESR**  
Amends the Future Land Use Element ("FLUE") will allow an Applicant to request an increase of the as-of-right height of one hundred fifteen (115) feet up to a maximum of two hundred thirty-eight (238) feet ten (10) inches in the Bayshore Zone through a Conditional Use Permit ("CUP").
- **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.

\*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.