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Subject: SFRPC 10/17/22 Council Mtg: Broward Co 22-02,04,05ESR; Monroe Co 22-06ER; Cooper Cty, N Miami Bch, Sweetwater 22-01ESR; Coral Gables 22-2ESR, Cutler Bay 22-02ER, Key West 22-03ACSC, N Miami 22-02,03ESR; Sunny Isles Bch 22-01ESR, 22-02ER; Tamarac 21-02
Date: Tuesday, October 18, 2022 1:38:17 PM
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At the October 17, 2022, Council Meeting, the South Florida Regional Planning Council approved the attached report, finding the proposed and adopted amendments to be generally consistent with the *Strategic Regional Policy Plan* for South Florida. Should you have any questions, contact Isabel Cosio Carballo, Executive Director, at (954) 924-3653 or isabelc@sfrpc.com.

Broward County Commission SFRPC Agenda III.A 22-02, 04, 05ESR;

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Monroe County Commission SFRPC Agenda III.A 22-06ER;

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City of Cooper City SFRPC Agenda III.A 22-01ESR;

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City of North Miami SFRPC Agenda III.A 22-02, 03ESR;

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City of Sweetwater SFRPC Agenda III.A 22-01ESR;

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City of Tamarac SFRPC Agenda III.A 21-02ESR;

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MEMORANDUM

AGENDA ITEM #III.A

DATE: OCTOBER 17, 2022

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 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 in the tables below generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



PROPOSED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Broward County 22-04ESR (Received 09-14-22)	✓	N/A	10-17-22	09-08-22
<p>1. The proposed amendment to Broward County's Comprehensive Plan (BCCP) amends the Broward County Land Use Plan (LUP) text to clean-up and enhance policies regarding activity centers, platting, redevelopment and transfer of development rights. The intent of the amendments includes eliminating redundancies, providing clarification and supporting regional coordination.</p> <p>2. These amendments affect Broward County.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities and the amendment seeks to protect Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan.</p>				
Broward County 22-05ESR (Received 09-22-22)	✓	N/A	10-17-22	09-20-22
<p>1. The proposed amendment to Broward County's Comprehensive Plan (BCCP) amends the Broward County Land Use Plan (LUP) text to further incentivize and promote affordable housing policy through the provision of density bonuses.</p> <p>2. This amendment affects Broward County.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities and the amendment seeks to protect Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan.</p>				
City of Cooper City 22-01ESR* (Received 09-12-22)	✓	N/A	10-17-22	08-23-22
City of North Miami 22-02ESR* (Received 09-15-22)	✓	N/A	10-17-22	09-01-22
City of North Miami Beach 22-01ESR* (Received 09-29-22)	✓	N/A	10-17-22	09-21-22
<p>1. The proposed amendment to the above-mentioned municipalities' Comprehensive Plan would create a Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases,</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>or mineral rights; ue, maintain, deveop, and improve his o her property for personl use or for the use of any other person, subyet to state law and ocal ordinances; privay and to exclude others from the property to protect the owner's possesions and property and dispose of his or er property through sale r gif t.</p> <p>2. This amendment affs the above-moned municipali .</p> <p>3. This amendment oes not create an adverse impact to te or regional resourcfacilities. If any agency provides commen on these proosed amendmets, local governments consult w ith the pertinent agency address the coments prior to adopn.</p>				
City of North Miami 22-03ESR (Received 09-15-22)	✓	N/A	10-17-22	09-01-22
<p>1. The proposed amment to the Cit of North Miami’s Comprehensive Plan upates the Future land Use Element (FLUE) to combine the py and secondary pools of floating dwelling nits and to allow more flexibility within thPlan .</p> <p>2. This amendment affects parcels in th City of North Miami.</p> <p>3. This amendment des not create any verse impact to se or regional resourcfacilities.</p>				
City of Sunny Isles Beach 22-02ER (Received 09-26-22)	✓	N/A	09-19-22	09-15-22
<p>1. The proposed amment s to the Ci of Sunny Isles B Comprehensive Plan coordinate with the City’s existing efforts to prepare for the imacts of sea level rise. The amendments upda the map depic ting storm surge vulnerability and the coastal igh hazard area , ire considera tion of slevel rise projec tions in capital improvem planning and ng -term post-disasterecovery, require adop tion of seawall design and elevation criteria, d encourage cosidera tion of sea lev l rise in City regulations overning redevelopment and post-disaster covery.</p> <p>2. These amendmen affect the City o Sunny Isles Beach .</p> <p>3. The amendmets do not create an adverse impact to e or regional resourcfacilities. If any agency provides commen on these proosed amendmets, local governments consult with the pertinent agency address the coments prior to adopn.</p>				
City of Sweetwater 22-01ESR (Received 09-19-22)	✓	N/A	10-17-22	09-12-22
<p>1. The proposed amment s to the City of Sweetwater’s Comprehensive Plan would create a:</p> <p>a. Propertyts Element</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>b. Text amendment to the Medium Density Multi-Family Residential land use designation and creating Objective 8 which address Density Averaging. The intent of the amendment is to allow for the construction of a 316-unit senior housing development.</p> <p>2. These amendmen s affect the City of Sweetwater.</p> <p>3. These amendments do not create any adverse impact to state or regional resources/facilities. If any agency provides commen on these proposed amendments, the local governments should consult with the pertinent agency address the comments prior to adoption.</p>				

ADOPTED AMENDMENTS

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Broward County 22-02ESR (Received 09-13-22)	✓	N/A	10-17-22	09-08-22
<p>1. The adopted amment to BroCounty’s Comprve Plan updates the Weds Map of the Natural Resource Map es of the Brow County Land Use P (BCLUP) (PCNRM 22 -1 The proposed revisions are based on actins taken by som January 1, 2020 through December 31, 201. Those actions include observing or deating wetland on a parcel, issuing Environmental Resource icense which formally identifies wetlans or removing etlands that are no nger environmentally nificant. These actions resulted in theition of approately 163 acr es and te removal of approximat 222 acres. In addition, sites that were etermined to be venger’s errors due no historical or current idence of wetlands have been removed from the Map; the sites are not includ the removal total.</p> <p>2. This amendmects Broward County.</p> <p>3. This amendment does not createadverse impact totate or regional resources/ities.</p> <p>4. The Council revwed th is amendent when proposed.</p>				
Monroe County 22-06ER (Received 09-15-22)	✓	N/A	10-17-22	08-17-22
<p>1. The adopted amment to Monroe County’s 2030 Comprehensive Plan amends Policy 212.2.4 to provide for certain accessory structures in the shoreline setback.</p> <p>2. This amendmect s Monroe County.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council revwed th is amendment when proposed.</p>				
City of Coral Gables 22-02ESR (Received 09-26-22)	N/A	✓	10-17-22	05-10-22
<p>1. The adopted amment s to the y of Coral Gables Copenhensive Plan update Recreation and Open Space Element; ital Improvem Element and all orresponding map series; inor updates to the Community Ration Master P and the City’s Strateic Plan; Mixed -Use Overlay istrict map; and Future Land Use Elemt. The Comprehenve Plan’s designatio of maximum number of oors in the Future Land Use Element be amended to efect that it shall nt apply to Planned Area evelopments (PADs). In instances wherdensit y is limited, an additional height bonus will be available for qualifying PADs within the Central Businesistrict.</p> <p>2. These amendmt s affect the City of Coral Gables.</p> <p>3. These amendmt s do not create any adverse impact to state or regional resources/facilities.</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
4. The Council reviewed these amendments when proposed.				
Town of Cutler Bay 22-02ER (Received 09-27-22)	N/A	✓	10-17-22	09-21-22
<p>1. The adopted amendment to the Town of Cutler Bay's Comprehensive Plan is based on 2021 Evaluation and Appraisal process that was conducted in accordance with the requirements of Florida Statutes. The proposed amendment includes policies to enhance the Town's resilience through adaptation and mitigation measures, including the identification of hard and green infrastructure to expand the flood protection system, higher base flood elevations for critical and vulnerable facilities, improved shading, and reduced energy consumption. The proposed amendment seeks to support a diversity of housing choices and improve affordable housing options. It also updates the Plan to reflect current local and regional intergovernmental coordination efforts.</p> <p>2. This amendment affects the Town of Cutler Bay.</p> <p>3. This amendment does not create adverse impact to state or regional resources/ities.</p> <p>4. Council reviewed this amendment proposed.</p>				
City of Key West 22-03ACSC (Received 09-21-22)	N/A	✓	10-17-22	08-17-22
<p>1. The adopted amendment to the City of Key West's Comprehensive Plan amends the current Land Use Element to transfer 150 allocated affordable housing units to be utilized for a planned affordable housing redevelopment. The transfer is intended to address the affordable housing shortage in the city.</p> <p>2. This amendment affects a parcel in the northwest corner of Key West, at 241 Trumbo Road.</p> <p>3. This amendment does not create adverse impact to state or regional resources/ities.</p> <p>4. The Council reviewed this amendment when proposed.</p>				
City of Sunny Isles Beach 22-01ESR* (Received 09-26-22)	N/A	✓	10-17-22	09-15-22
<p>1. The adopted amendment to the Sunny Isles Beach's Comprehensive Plan reflects the creation of a Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, lease mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others</p>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>from the propert to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</p> <ol style="list-style-type: none"> 2. This amendment affects the City of Sunny Isles Beach. 3. This amendmoes not create any adverse impact to state or regional resources/facilities. 4. Council reviewe this amendment when proposed. 				
City of Tamarac 22-02ESR (Received 10-03-22)	N/A	✓	10-17-22	09-14-22
<ol style="list-style-type: none"> 1. The adopted amment to the City of Tamarac’s Comprehensive Plan incorporates a Water Supply Facilities Work Plan upate and Text Amendment to the Future Land Use, Infrastructure, Conservation, IntergovernmCoordination and Capital Improvements Elements to the Plan. 2. This amendmects areas in the City of Tamarac. 3. This amendmoes not create any adverse impact to state or regional resources/facilities. 4. Council reviewe this amendment when proposed. 				