

**Sponsored By:** Garrett

**Planning Commission Public Hearing Date:** December 14, 2020

**City Council Public Hearing Dates:** January 12, 2021

May 11, 2021

**Enactment Date:** May 11, 2021

**CITY OF MARATHON, FLORIDA  
ORDINANCE 2021-03**

**AN ORDINANCE OF THE CITY OF MARATHON, FLORIDA AMENDING THE ZONING DESIGNATION FROM RESIDENTIAL HIGH (RH) TO MIXED USE (MU) FOR THE PROPERTY DESCRIBED AS BLOCK C LOTS 6 AND 7, SHERYL SUBDIVISION #2, KEY VACA , MARATHON, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00340010-000000 AND 00340020-000000; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY.**

**WHEREAS**, pursuant to the provisions of Chapters, 163, 166 and 380 Florida Statutes, the City of Marathon, Florida (the "City") proposes to amend the City's Zoning Map (the "Map") to change the land use district designation of property owned by Marathon Ventures LLC, from Residential High (RH) to Mixed Use (MU); and

**WHEREAS**, amending the Zoning Map designation of the Property furthers the goals, objectives and policies of the City Comprehensive Plan (the "Plan"); and

**WHEREAS**, pursuant to Chapter 163, *Florida Statutes*, and Sections 101.02 and 102.22 of the Code, the Planning Commission sitting as the Local Planning Agency publicly considered the proposed Zoning Map amendment on December 14, 2020 at a duly noticed public hearing, and has recommended approval of the proposed Map amendment to the City Council; and

**WHEREAS**, pursuant to the same legislative provision, the City Council considered the recommendation of the Planning Commission, accepted public input, and deliberated on the proposed Map amendment on January 12, 2021 and again on **TBD** at a duly noticed public hearing, and recommended that the amendment be transmitted to the Florida Department of Economic Opportunity (DEO) for review and final approval; and

**WHEREAS**, in accordance with Section 166.041, *Florida Statutes*, notice of the public hearings concerning the proposed Map amendment has been provided to the general public; and

**WHEREAS**, the City Council finds that approval of the proposed Zoning Map amendment is in the best interest of the City and complies with applicable laws and is consistent with the South Florida Regional Plan, the State Plan, Chapter 163, *Florida Statutes*, the principles for guiding development in the Florida Keys Area of Critical State Concern, the goals, objectives, and policies of the Plan, Chapter 102, Article 6 of the Code, and promotes and protects the health, safety and welfare of the residents of the City; and

**WHEREAS**, the City Council desires to approve the proposed Map amendment, in accordance with State law.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA THAT:**

**Section 1.** The above recitals are true, correct, and incorporated herein by this reference.

**Section 2.** In accordance with State law, the City of Marathon Comprehensive Plan, the Zoning Map designation of the Properties are amended from their current designation of Residential High (RH) to Mixed Use (MU) See Attachment “A.”

**Section 3.** The City shall timely transmit the revised Zoning Map reflecting the Map amendment, and all data and analysis supporting the Map amendment, to the State of Florida Department of Economic Opportunity, in its capacity as the State Land Planning Agency (the “Department”), as required by Chapters 163 and 380, *Florida Statutes*.

**Section 4.** That upon its effective date, the revised Map shall replace the City’s Zoning Map, previously applicable to the City pursuant to Sections 163.3167(4), 380.05(10) and 380.0552(9), *Florida Statutes*, and Section 9(6) of the City Charter to the fullest extent allowed by law.

**Section 5.** The provisions of this Ordinance constitute a “land development regulation” as State law defines that term. Accordingly, the City Clerk is authorized to forward a copy of this Ordinance to the Department for approval pursuant to Sections 380.05(6) and (11), *Florida Statutes*.

**Section 6.** That this Ordinance shall be effective immediately upon approval by the Department pursuant to Chapter 380, *Florida Statutes*.

**ENACTED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 11<sup>th</sup> DAY OF MAY, 2021.**

**THE CITY OF MARATHON, FLORIDA**

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**Luis Gonzalez, Mayor**

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

**ATTEST:**

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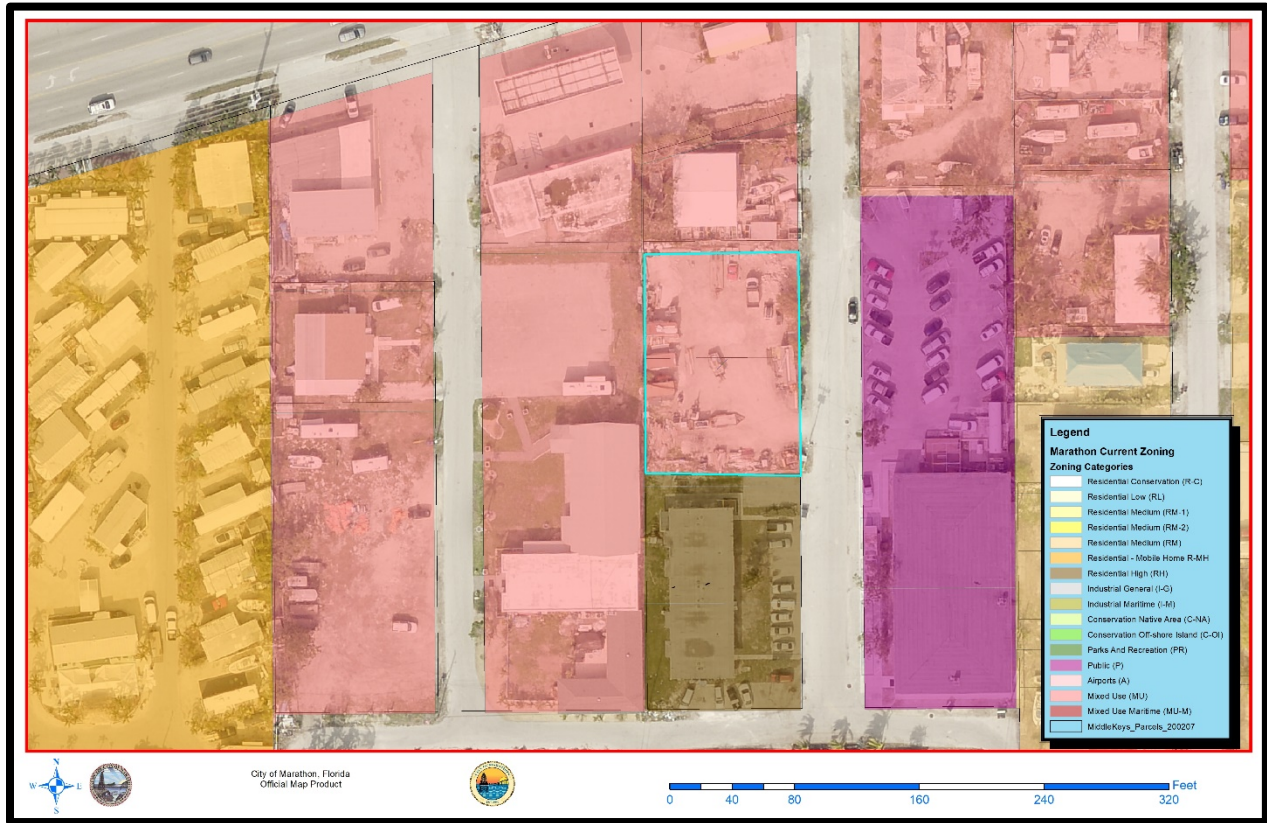
Diane Clavier, City Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE  
AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**

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Steven T. Williams, City Attorney

# ATTACHMENT A



**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
EXECUTIVE DIRECTOR

April 2, 2021

The Honorable Luis Gonzalez, Mayor  
City of Marathon  
9805 Overseas Highway  
Marathon, Florida 33050

Dear Mayor Gonzalez:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan amendment for the City of Marathon (Amendment No. 21-01ACSC), which was received and determined complete on February 3, 2021. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. The Department does not identify any objections or comments to the proposed amendment and this letter serves as the Objections, Recommendations and Comments Report. Review comments received by the Department from the appropriate reviewing agencies, if any, are enclosed.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of the Department's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

If you have any questions related to this review, please contact Don Arellano, Planning Analyst, by telephone at (850) 717-8452 or by email at [Don.Arellano@deo.myflorida.com](mailto:Don.Arellano@deo.myflorida.com).

Sincerely,

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/da

Enclosure: Procedures for Adoption  
Agency Comments

cc: Isabel Carballo, South Florida Regional Planning Council Executive Director [isabelc@sfrpc.com](mailto:isabelc@sfrpc.com)  
Brian Shea, City of Marathon Planning Director [sheab@ci.marathon.fl.us](mailto:sheab@ci.marathon.fl.us)

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities.  
All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR STATE COORDINATED REVIEW**

**Section 163.3184(4), Florida Statutes**

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ Department of Economic Opportunity identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format;

\_\_\_\_\_ In the case of future land use map amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.

## Arellano, Don

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**From:** Stiell, Justin B.  
**Sent:** Wednesday, February 17, 2021 11:08 AM  
**To:** Arellano, Don  
**Subject:** FW: [EXTERNAL] - City of Marathon, DEO #20-1ACSC, Comments on Proposed Comprehensive Plan Amendment Package

**From:** DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>  
**Sent:** Tuesday, February 16, 2021 4:57 PM  
**To:** Stiell, Justin B. <Justin.Stiell@deo.myflorida.com>  
**Subject:** FW: [EXTERNAL] - City of Marathon, DEO #20-1ACSC, Comments on Proposed Comprehensive Plan Amendment Package

**From:** Manning, Terese <[tmanning@sfwmd.gov](mailto:tmanning@sfwmd.gov)>  
**Sent:** Tuesday, February 16, 2021 4:34 PM  
**To:** DCPexternalagencycomments <[DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)>  
**Cc:** Brian Shea ([sheab@ci.marathon.fl.us](mailto:sheab@ci.marathon.fl.us)) <[sheab@ci.marathon.fl.us](mailto:sheab@ci.marathon.fl.us)>; Powell, Barbara <[Barbara.Powell@deo.myflorida.com](mailto:Barbara.Powell@deo.myflorida.com)>; Isabel Cosio Carballo ([isabelc@sfrpc.com](mailto:isabelc@sfrpc.com)) <[isabelc@sfrpc.com](mailto:isabelc@sfrpc.com)>; Kathe Lerch <[klerch@sfrpc.com](mailto:klerch@sfrpc.com)>; [hurley-christine@monroecounty-fl.gov](mailto:hurley-christine@monroecounty-fl.gov)  
**Subject:** [EXTERNAL] - City of Marathon, DEO #20-1ACSC, Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Eubanks:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from the City of Marathon (City). The amendment is a Future Land Use Map amendment to the City's Comprehensive Plan. There appear to be no regionally significant water resource issues; however, the District offers the following technical guidance regarding Regional Water Supply Planning:

- The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower East Coast (LEC) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LEC Water Supply Plan Update on November 8, 2018. Therefore, the City's Work Plan was to be updated and adopted by **May 2020**. The Work Plan has not been received to date. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: <https://www.sfwmd.gov/doing-business-with-us/work-plans>.

The District requests that the City forward a copy of the adopted amendments to the District. Please contact me if you have any questions or need additional information.

Sincerely,

Ms. Terry Manning, Policy and Planning Analyst  
South Florida Water Management District  
Water Supply Implementation Unit





*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

1000 NW 111th Avenue  
Miami, FL 33172-5800

KEVIN J. THIBAUT, P.E.  
SECRETARY

February 12, 2021

Ms. Lorie Mullins  
Planning Department  
City of Marathon  
9805 Overseas Highway  
Marathon, Florida 33050

**Subject: Comments for the Marathon Comprehensive Plan Amendment  
FDEO #21-01ACSC**

Dear Ms. Mullins:

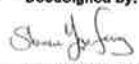
Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation, District Six, reviewed the proposed amendment to the City of Marathon's comprehensive plan. The proposed amendment will modify the Future Land Use Map (FLUM) from Residential High (RH) to Mixed Use-Commercial (MU-C) for Lots 6 and 7 located at 163 63<sup>rd</sup> Street. The affected site consists of 14,916 square feet, and is located near US-1/Overseas Highway.

The District reviewed the amendment package per Chapter 163 Florida Statutes and found the proposed amendment would not adversely impact transportation resources and facilities of state importance. In addition, the District recommends that the City continue to identify and address the needs of all modes of travel, including public transportation. The District encourages the City to include pedestrian and bicycle facilities to promote a walkable and connected community consistent with ss. 163.3177, Florida Statutes.

Please transmit a copy of the amendment, along with the supporting data and analysis, to the District upon its adoption. Thank you for coordinating on the review of this proposed amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at [shereen.yeefong@dot.state.fl.us](mailto:shereen.yeefong@dot.state.fl.us) or at 305-470-5393.

Ms. Lorie Mullins  
February 12, 2021  
Page 2

Sincerely,

DocuSigned by:  


B08CD06755954DD...  
Shereen Yee Fong  
Transportation Planner

Cc: Daniel Iglesias, P.E., Florida Department of Transportation, District 6  
Dat Huynh, P.E., Florida Department of Transportation, District 6  
Kenneth Jeffries, Florida Department of Transportation, District 6  
Ray Eubanks, Department of Economic Opportunity  
Isabel Cosio Carballo, South Florida Regional Planning Council  
Kathe Lerch, South Florida Regional Planning Council

**From:** [Kathe Lerch](#)  
**To:** ["tmanning@sfwmd.gov"](#); ["Lois.bush@dot.state.fl.us"](#); ["FWCConservationPlanningServices@myfwc.com"](#); ["gerry.oreilly@dot.state.fl.us"](#); ["compplans@freshfromflorida.com"](#); ["DCPexternalagencycomments@deo.myflorida.com"](#); [Casey, Kylene](#); [Mark.Weigly@fldoe.org](#); [Corvin, Kelly D.](#); ["Robin.Jackson@dos.myflorida.com"](#)  
**Subject:** [EXTERNAL] - SFRPC Council Meeting February 22, 2021 Agenda Item IV.C, Consent  
**Date:** Monday, February 22, 2021 4:00:34 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[02-22-2021 AGENDA DRAFT.pdf](#)  
[AgendaFEB21\\_IV.C LGCP.pdf](#)

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At the February 22, 2021 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](mailto:isabelc@sfrpc.com).

**Broward County Commission SFRPC Agenda IV.C #20-06ESR;**

Mayor _____	CC _____
<i>Steve Geller</i>	<i>Deanne D. Von Stetina/Jo Sesodia/Barbara Blake</i>
<i>Boy</i>	
<a href="mailto:sgeller@broward.org">sgeller@broward.org</a> ;	<a href="mailto:dvonstetina@broward.org">dvonstetina@broward.org</a> ; <a href="mailto:JSODIA@broward.org">JSODIA@broward.org</a> ;
	<a href="mailto:bblakeboy@broward.org">bblakeboy@broward.org</a> ;

**Monroe County Commission SFRPC Agenda IV.C #21-01, 21-02, 21-03ACSC;**

Mayor _____	CC _____
<i>Michelle Coldiron</i>	<i>Emily Schemper / Heidi Siegel / Cheryl Cioffari /</i>
<a href="mailto:boccdis2@monroecounty-fl.gov">boccdis2@monroecounty-fl.gov</a> ;	<a href="mailto:Schemper-Emily@monroecounty-fl.gov">Schemper-Emily@monroecounty-fl.gov</a> ;
	<a href="mailto:hsiegel@ksfla.com">hsiegel@ksfla.com</a> ; <a href="mailto:Cioffari-Cheryl@MonroeCounty-FL.Gov">Cioffari-Cheryl@MonroeCounty-FL.Gov</a> ;

**Town of Davie SFRPC Agenda IV.C #20-02ESR;**

Mayor _____	CC _____
<i>Judy Paul</i>	<i>David Quigley/David Abramson</i>
<a href="mailto:judy_paul@davie-fl.gov">judy_paul@davie-fl.gov</a> ;	<a href="mailto:dquigley@davie-fl.gov">dquigley@davie-fl.gov</a> ; <a href="mailto:david_abramson@davie-fl.gov">david_abramson@davie-fl.gov</a> ;

**City of Marathon SFRPC Agenda IV.C #21-01ACSC;**

Mayor _____	CC _____
-------------	----------

Luis Gonzalez  
[gonzalezl@ci.marathon.fl.us](mailto:gonzalezl@ci.marathon.fl.us);  
[sheab@ci.marathon.fl.us](mailto:sheab@ci.marathon.fl.us);

George Garrett/Brian Shea/  
[garrettg@ci.marathon.fl.us](mailto:garrettg@ci.marathon.fl.us);

**City of Miami Beach SFRPC Agenda IV.C, #20-02, 3, 4, 5ESR;**

Mayor \_\_\_\_\_ CC \_\_\_\_\_  
Dan Gelber Thomas Mooney  
[DanGelber@miamibeachfl.gov](mailto:DanGelber@miamibeachfl.gov); [thomasmooney@miamibeachfl.gov](mailto:thomasmooney@miamibeachfl.gov);

**City of Miramar SFRPC Agenda IV.C, #20-02ESR;**

Mayor \_\_\_\_\_ CC \_\_\_\_\_  
Wayne M. Messam Eric Silva  
[wmessam@miramarfl.gov](mailto:wmessam@miramarfl.gov); [ebsilva@miramarfl.gov](mailto:ebsilva@miramarfl.gov);

**City of Oakland Park SFRPC Agenda IV.C #20-02ESR;**

Mayor \_\_\_\_\_ CC \_\_\_\_\_  
Jane F. Bolin Jennifer Frastai/Peter Schwarz/Richard Buckeye /  
Alexander Dambach  
[janeB@oaklandparkfl.gov](mailto:janeB@oaklandparkfl.gov);  
[rickb@oaklandparkfl.gov](mailto:rickb@oaklandparkfl.gov); [jenniferf@oaklandparkfl.gov](mailto:jenniferf@oaklandparkfl.gov);  
[alexander.dambach@oaklandparkfl.gov](mailto:alexander.dambach@oaklandparkfl.gov) /  
[peter.schwarz@oaklandparkfl.gov](mailto:peter.schwarz@oaklandparkfl.gov);

**City of Parkland SFRPC Agenda IV.C, #20-02ESR;**

Mayor \_\_\_\_\_ CC \_\_\_\_\_  
Rich Walker Michele Mellgren/ Nancy Morando  
[rwalker@cityofparkland.org](mailto:rwalker@cityofparkland.org); [mmellgren@cityofparkland.org](mailto:mmellgren@cityofparkland.org);  
[nmorando@cityofparkland.org](mailto:nmorando@cityofparkland.org)

**Village of Sea Ranch Lakes SFRPC Agenda IV.C, #20-01ER;**

Mayor \_\_\_\_\_ CC \_\_\_\_\_  
Jeffrey Nelson Starr Paton  
[jeffreyvnelson@gmail.com](mailto:jeffreyvnelson@gmail.com); [cityclerk@searanchlakesflorida.gov](mailto:cityclerk@searanchlakesflorida.gov);

**City of Sweetwater SFRPC Agenda IV.C #20-01ESR;**

Mayor \_\_\_\_\_ CC \_\_\_\_\_  
Orlando Lopez Manny Salazar/Ralph Rosado/  
[olopez@cityofsweetwater.fl.gov](mailto:olopez@cityofsweetwater.fl.gov); [msalazar@cityofsweetwater.fl.gov](mailto:msalazar@cityofsweetwater.fl.gov);  
[ralph@ralphrosado.com](mailto:ralph@ralphrosado.com);

**City of Wilton Manors SFRPC Agenda IV.C, #20-01ESR;**

Mayor \_\_\_\_\_ CC \_\_\_\_\_  
Scott Newton Roberta Moore, Director  
[snewton@wiltonmanors.com](mailto:snewton@wiltonmanors.com); [RMoore@wiltonmanors.com](mailto:RMoore@wiltonmanors.com);

*Kathe Ann Lerch*  
*Office Administrator*  
*South Florida Regional Planning Council*  
*1 Oakwood Boulevard, Suite 250, Hollywood, FL 33020*  
**954-924-3653**

**Check us out: [Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)**



**South Florida Regional Planning Council**

**Confidentiality Notice: Please note that Florida has a broad public records law and all correspondence sent to me via email may be subject to disclosure.**



## MEMORANDUM

AGENDA ITEM #IV.C

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DATE: FEBRUARY 22, 2021

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN 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 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.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954-924-3653 Phone, 954-924-3654 FAX  
[www.sfrationalcouncil.org](http://www.sfrationalcouncil.org)

**PROPOSED AMENDMENTS**

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Monroe County 21-01ACSC (received 01-28-21)	✓	N/A	02-22-21	01-20-21
<p>1. The proposed amendments to Monroe County’s Comprehensive Plan are text amendments to the Comprehensive Plan’s Glossary and to the Future Land Use, Housing, and Ports, and Aviation and Related Facilities Element, including modifying the definitions of accessory use or accessory structure, household, transient unit and dwelling unit; deleting the definition of family; and inserting definitions of kitchen, lock-out unit and wet bar.</p> <p>2. The amendments affect Monroe County.</p> <p>3. The amendments do not create any adverse impacts to state or regional resources/facilities.</p>				
Monroe County 21-02ACSC (received 01-28-21)	✓	N/A	02-22-21	01-20-21
<p>1. The proposed amendment to Monroe County’s Comprehensive Plan modifies provisions related to wetlands, open spaces, and mangroves to allow airport improvements, which may impact wetland areas when there is no other viable alternative available, at the Key West International Airport and the Florida Keys Marathon International Airport.</p> <p>2. The amendment affects the Key West International Airport and the Florida Keys Marathon International Airport in Monroe County.</p> <p>3. The amendment does not create any adverse impact to state or regional resources/facilities.</p>				
Monroe County 21-03ACSC (received 01-28-21)	✓	N/A	02-22-21	01-20-21
<p>1. The proposed amendment to Monroe County’s Comprehensive Plan modifies the Future Land Use Element and the Housing Element to establish a new building permit allocation category to accept and award 300 workforce housing early evacuation unit building permit allocations pursuant to the Workforce-Affordable Housing Initiative, and establishes specific requirements.</p> <p>2. This amendment affects Monroe County.</p> <p>3. This amendment does 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
City of Marathon 21-01ACSC (received 02-03-21)	✓	N/A	02-22-21	01/12/21
<p>1. The proposed amendment revises the City of Marathon's Comprehensive Plan by amending the land use designation of two properties on the Future Land Use Map (FLUM) from Residential High (RH) to Mixed Use Commercial (MU-C) with the intent of allowing the expansion of an adjacent marine aquaculture/research facility.</p> <p>2. This amendment affects two properties located at 163 G3<sup>rd</sup> Street (Ocean) in the City of Marathon.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p>				
City of Wilton Manors 21-01ESR (received 01-05-21)	✓	N/A	02-22-21	12-08-20
<p>1. The proposed amendment revises the City of Wilton Manors' Comprehensive Plan by modifying the density and intensity of the Transit-Oriented Corridor (TOC) land use designation, with the intent to facilitate redevelopment within the City's mixed-use TOC designated area. The amendment would allow a twenty percent increase in units within the TOC, in accordance with Broward Next.</p> <p>2. This amendment affects the City of Wilton Manors.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</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 20-06ESR (received 01-28-21)	N/A	✓	02-22-21	01-26-21
<p>1. The proposed amendments revise Broward County’s Land Use Plan (BCLUP) by amending the Natural Resource Map Series (PCNRM 20-1) and reflecting amendments of the cities of Pembroke Pines and Tamarac to the future land use elements of their respective comprehensive plan as follows:</p> <p>1.1. The Natural Resource Map series is updated every other year and the proposed revisions are based on actions that the Broward County Environmental Protection and Growth Management Department (EPGMD) took from January 1, 2018 through December 31, 2019. The actions included observing or delineating wetlands on a parcel and issuing an Environmental Resource License which formally identifies wetlands or removing wetlands that are no longer environmentally significant. The actions resulted in the addition of 85.25 acres and the removal of 9.21 acres.</p> <p>1.2. The amendment to the BCLUP – City of Pembroke Pines – amends the land use designation of 49 acres of Commerce and 509.2 acres of Irregular Residential to 30.6 acres of Commerce and 527.6 acres of irregular Residential, located on the east side of SW 172<sup>nd</sup> Avenue between Pembroke Road and Pines Boulevard.</p> <p>1.3. The amendment to the BCLUP – City of Tamarac – amends the land use designation of 168.7 acres of Commercial Recreation to Low (5) Residential.</p> <p>2. The amendments affect Broward County.</p> <p>3. The amendments do not create any adverse impacts to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
Town of Davie 20-02ESR (received 01-26-21)	N/A	✓	02-22-21	01-06-21
<p>1. The adopted amendment to the Town of Davie’s Comprehensive Plan updates the Town’s Water Supply Facilities Work Plan.</p> <p>2. The amendment affects the incorporated area of the Town of Davie.</p> <p>3. The amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. At the proposed stage of this amendment, the South Florida Water Management District provided comments that were addressed prior to adoption.</p>				
City of Miami Beach 20-02ESR (received 01-20-21)	N/A	✓	02-22-21	12-09-20

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
<p>1. The adopted amendment to the City of Miami Beach's Comprehensive Plan establishes the Wolfsonian Arts District within the Medium Intensity Commercial (CD-2) land use category and increases the maximum floor area ratio from what is currently allowed. The intent of the amendment is to allow for the expansion of the Wolfsonian Art Museum.</p> <p>2. This amendment affects the area within the Wolfsonian Arts District in the City of Miami Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council did not review this amendment when proposed.</p>				
City of Miami Beach 20-03ESR (received 01-20-21)	N/A	✓	02-22-21	10-14-20
<p>1. The adopted amendment to the City of Miami Beach's Comprehensive Plan allows for development of hotels along Lincoln Lane South, an alley on the south side of the Lincoln Road Mall, authorizing hotel uses within the Low Density Multi Family Residential (RM-1) future land use category within a small area.</p> <p>2. This amendment affects the area within the Flamingo Park Historic District that abuts Lincoln Lane South between Drexel Avenue and Lenox Avenue in the City of Miami Beach.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed the amendment when proposed.</p>				
City of Miami Beach 20-04ESR (received 01-20-21)	N/A	✓	02-22-21	11-18-20
<p>1. The adopted amendment to the City of Miami Beach's Comprehensive Plan allows development of hotels in the Low-Density Multi-Family Residential (RM-1) land use category at designated historic sites in North Beach.</p> <p>2. This amendment affects sites north of Normandy Drive in the City of Miami Beach, which are designated historic, and lots that are greater than 30,000 square feet.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed these amendments when proposed.</p>				
City of Miami Beach 20-05ESR (received 01-20-21)	N/A	✓	02-22-21	11-18-20
<p>1. The adopted amendment to the City of Miami Beach's Comprehensive Plan provides policy guidance, and establishes a neighborhoods map, with the intent of retaining the unique character of the Sunset Harbor neighborhood. The amendment would support the neighborhood vision of a small town, mixed-use community.</p> <p>2. This amendment affects the Sunset Harbor neighborhood in the City of Miami Beach, located north of Dade Boulevard, west of Alton Road, approximately encompassing the blocks of 18<sup>th</sup> through 20<sup>th</sup> Street.</p>				

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<p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
City of Miramar 20-02ESR (received 02-03-21)	N/A	✓	02-22-21	01-27-21
<p>1. The adopted amendment restates and amends the school-related provisions of the City of Miramar's Comprehensive Plan to reflect the new districtwide level of service (LOS) standards for bounded public schools in the City.</p> <p>2. This amendment affects the City of Miramar.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
City of Oakland Park 20-02ESR (received 01-14-21)	N/A	✓	02-22-21	12-16-20
<p>1. The adopted amendment to the City of Oakland Park's Comprehensive Plan incorporates the City's 10-Year Water Supply Facilities Work Plan and related amendments.</p> <p>2. This amendment affects the City of Oakland Park.</p> <p>3. This amendment does not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				
City of Parkland 20-02ESR (received 01-05-21)	N/A	✓	02-22-21	12-16-20
<p>1. The adopted amendments provide updates to the Future Land Use Element, Capital Improvement Element, Intergovernmental Coordination Element, and Transportation Element of the City of Parkland's Comprehensive Plan. In addition, the City adds a new element, titled Public Schools Facilities Element. The updates are to maintain consistency with the Broward County Comprehensive Plan Transportation Element to support complete streets, and to provide an annual update to the five-year Capital Improvement Plan (CIP). The Public Schools Facilities Element establishes compliance with the provisions of the third amended and restated Interlocal Agreement (TRILA) which requires parties to the agreement to adopt state provisions for school concurrency, level of service measurement, approval processes, student generation rates, mitigation approval, and the School Board's Capital Plan.</p> <p>2. The amendments affect the incorporated area of the City of Parkland.</p> <p>3. The amendments do not create any adverse impact to state or regional resources/facilities.</p> <p>4. The Council previously reviewed this amendment when proposed.</p>				

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Village of Sea Ranch Lakes 20-01ER (received 01-29-21)	N/A	✓	02-22-21	01-13-21
<ol style="list-style-type: none"> <li>1. The adopted amendment updates the Coastal Management Element of the Village of Sea Ranch Lakes' Comprehensive Plan and adopt the Evaluation and Appraisal Report (EAR) based amendments to be consistent with state, regional, and local regulations.</li> <li>2. This amendment affects the incorporated area of the Village of Sea Ranch Lakes.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. The Council previously reviewed this amendment when proposed.</li> </ol>				
City of Sweetwater 20-01ESR (received 01-05-21)	N/A	✓	02-22-21	12-07-20
<ol style="list-style-type: none"> <li>1. The adopted amendment to the Future Land Use Element of the City of Sweetwater's Comprehensive Master Plan addresses elderly and workforce housing issues in the City. The amendment provides specific density incentives for projects encompassing 100% elderly or workforce housing units, addressing the needs of the elderly, and workforce populations.</li> <li>2. This amendment affects the incorporated area within the City of Sweetwater.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. The Council previously reviewed this amendment when proposed.</li> </ol>				