



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: SEPTEMBER 30, 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**

- **Town of Davie 24-02ER**

The proposed Evaluation and Appraisal Review (EAR) based amendment incorporates the required 10 and 20-year planning horizon policies into the comprehensive plan, supported by updated land use tables and population forecasts from appropriate sources. The Data, Inventory, and Analysis Report shows sufficient vacant and otherwise developable land, including the Regional Activity Center and Transit Oriented Corridor area, to accommodate anticipated population growth.

- **City of Florida City 24-01ESR**

The proposed text amendment to the Future Land Use Element (FLUE) is to revise two (2) policies: 1) Revised Density provision, and 2) High-Density Residential Land Use Category is removed, and the density provisions for the Community Mixed Use and the Town Centre categories are revised.

- **City of Hallandale Beach 24-01ESR**

The proposed amendments are related to an increase in the number of residential units within the Regional Activity Center to address current and future needs and projected increases in population.

- **Village of Key Biscayne 24-01ESR**

The proposed text amendment updates the Village's Comprehensive Plan regarding public utility uses within all future land use map categories.

- **City of Miami 24-01ESR**

The proposed amendment to the Miami Comprehensive Neighborhood Plan (MCNP) clarifies 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 corresponding chart.

- **City of Miami Beach 24-01ESR**

The proposed amendment to the 2040 Miami Beach Comprehensive Plan would allow a floor area ratio (FAR) increase in specific areas of the City to incentivize property owners to change transient uses, such as hotels and short-term rentals into permanent residential housing. The amendment generally applies to existing transient uses in the West Avenue Overlay, all RM-2 and RM-3 properties on the Collins Avenue corridor between 47<sup>th</sup> Street and 63<sup>rd</sup> Street, and all R-PS4 properties on Ocean Drive between 1<sup>st</sup> Street and 5<sup>th</sup> Street. The proposed amendment would not affect the maximum allowable residential density.

- **City of Miami Springs 24-01ER**

The proposed amendment package includes the Evaluation and Appraisal Review (EAR) of the City's comprehensive plan. It is noted that the South Florida Water Management District has commented that the 2023-2024 Lower East Coast Water Supply Plan is recently completed and is being considered for approval by the District's governing board on September 12, 2024. The City's Water Supply Facilities Work Plan will need to be updated within 18 months of approval of the 2023-2024 update.

- **City of North Miami 24-02ESR**

The proposed amendment to the Future Land Use Element (FLUE) will allow an Applicant to request an increase in 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 North Miami Beach 24-01ESR**

The proposed amendment is intended to align with Miami-Dade County's Rapid Transit Zone (RTZ) for the Northeast Corridor of the SMART Plan. Although this is not a Future Land Use Map Amendment, this text amendment will impact approximately 306 acres within the City limits.

FDOT District Six provided comments recommending additional analysis regarding the proposed density and intensity changes and the potential impact on the transportation system. FDOT notes that as proposed, the amendments may create an adverse impact to facilities of state importance; however, the level of information provided is not enough to be able to determine the level of impact. Staff recommends a review of strategies to ensure that the proposed density and intensity increases are tied to contemporaneous improvements in the transportation network capacity, including transit provision, so as to ensure that there is no adverse impact to regional resources. FloridaCommerce had no comments on this amendment.

- **City of Plantation 24-01ESR**

The proposed amendments relate to the Comprehensive Planning Flexibility Policies to be consistent with the Broward County Land Use Plan relating to Affordable Housing. The update includes the City's allocation of flexibility units, adopting policies consistent with the County's affordable housing bonus densities, and adopting a Unified Flex Zone for the entire City.

- **City of South Miami 24-01ESR**

The proposed text amendments to the City's land development regulations (LDR) address:

- 1) a long period of near-stagnant development in the City's downtown;
- 2) the policy direction of Miami-Dade County to increase walkable, high-density mixed-use development along the Metrorail South Dade Corridor and in particular around the South Miami Station;
- 3) increase the supply of well-integrated, quality affordable, and workforce housing; and
- 4) embrace the intent of State Legislation regarding the development of affordable and workforce housing with proactive measures by City policy and regulation, while protecting the City's neighborhoods from unintended consequences of pre-emptions.

- **Town of Southwest Ranches 24-02ESR**

The proposed text amendment to the Future Land Use Element authorizes development in one of the Town's Land Use categories to connect to municipal water and sewer systems other than those of the City of Sunrise.

- **Town of Surfside 24-01ER**

The proposed EAR-based amendments include the addition of a new Property Rights Element, revisions to the Town's Water Supply Facility Work Plan, an adjustment of the Base Floor Flood Elevation to 8.00 + 2.00 feet, compliance updates to Chapter 163, and updates to socioeconomic characteristics. Revisions have been made to the following Plan Elements: Future Land Use, Housing, Infrastructure (including Water Supply Facilities Work Plan), Coastal Management, Recreation and Open Space, and Capital Improvements. FloridaCommerce issued an ORC Report regarding needed revisions to the Housing Element Tables, intergovernmental coordination with SFWMD and FDOT, and a review of the Property Rights Element to ensure proper implementation once adopted. Council recommends addressing those comments.

## **ADOPTED AMENDMENTS**

- **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.
- **City of Dania Beach 24-01ER**  
Amends all the Elements and Map Series of the Comprehensive Plan to reflect EAR-based amendments to update existing conditions, to include Statutory changes since the last EAR, including Peril of Flood compliance, and to reflect desired future outcomes.
- **City of Florida City 24-01ESR**  
Amends the Future Land Use Element (FLUE) with revisions to two (2) policies: 1) Revised Density provision, and 2) High-Density Residential Land Use Category is removed, and the density provisions for the Community Mixed Use and the Town Centre categories are revised.
- **City of Hialeah Gardens 24-01ESR**  
Amends the land use designation of an approximately 208.7-acre property from Parks and Open Space and Water District (POS) to Industrial Use, located East of the Homestead Extension of Florida's Turnpike (HEFT), West of NW 107 Avenue, and North of approximately NW 147 Street. The maximum allowable development intensity will be 6.25 million square feet of warehouse and 150,000 square feet of commercial retail. Florida Commerce had no comments at adoption.
- **City of 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.
- **City of Margate 24-02ESR**  
Updates the 10-year Water Supply Facility Work Plan and related Goals, Objectives, and Policies of Element III of the Margate Comprehensive Plan.
- **City of North Miami 24-01ER**  
Amends the Comprehensive Plan with EAR-based Amendments, amending the Future Land Use Element and Map to reflect the minimum 10- and 20-year planning periods now required by Florida Statutes. The Amendments update the Plan with text and Future Land Use Map (FLUM) amendments related to the creation of the Claude Pepper Global Planned Corridor Development Overlay District. The City included revisions to the ORC Report at the proposed stage.
- **City of Oakland Park 23-02ER**  
The amendments and revisions to the Future Land Use Map Series, amend the Goals, Objectives, and Policies in the Future Land Use, Housing, Transportation and Mobility, Infrastructure, Intergovernmental Coordination, Recreation and Open Space, Conservation, Sustainable and Resiliency, Coastal, Economic Development, Private Property Rights, Capital Implementation, Capital Improvement Implementation, and Monitoring and Evaluation Elements and creating the Elements for Sustainability and Resiliency, Economic Development, and Private Property Rights Elements.

- **City of Pompano Beach 24-01ESR**  
Amends the Comprehensive Plan to address the newly required 10 and 20-year Planning Horizons to the City's Comprehensive Plan
- **Town of Southwest Ranches 24-01ESR**  
Updates the Five-Year Schedule of Capital Improvements within its Comprehensive Plan required by Florida Statutes.

**\*\* 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.