



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: JANUARY 27, 2025

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**

- **Miami-Dade County 24-04ESR**

Proposes to amend the Comprehensive Development Master Plan (CDMP) to amend Land Use Element Policy LU-8H to specify the mix of housing types to be included in residential or mixed-use residential development, to modify the phasing requirements that minimum density, housing type mix, and floor area ratio (FAR) would no longer need to be accomplished in the first phase of development, and to lower the required jobs-to-housing ratio from 1.5:1 to be equivalent to that of Minor Statistical Area (MSA) where the site is located but in no event less than a 1:1 ration.

- **Town of Golden Beach 24-01ER\***

EAR-based amendment to adopt a Property Rights Element.

- **City of Hialeah 24-01ESR**

Proposes to amend the Future Land Use Element to increase the maximum densities of the High-Density Residential, Commercial, Downtown Mixed-Use, Industrial, and Major Institutions land use categories. The density increase is subject to participating in the mixed-income affordable housing program.

- **Islamorada, Village of Islands 24-04ACSC**

Proposes to amend the Future Land Use Map from Residential Medium (RM) to Mixed Use (MU) for the subject property known as Windley Cove, located on Windley Key.

- **Islamorada, Village of Islands 24-05ACSC**

Amends the Future Land Use Map from Residential Medium (RM) to Mixed Use (MU) for the subject property known as Windley Isles, LLC, located on Windley Key.

### **ADOPTED AMENDMENTS**

- **Miami-Dade County 24-03ESR**

The adopted amendments modify the Adopted 2030-2040 Land Use Plan (LUP) map. The adopted amendment also modifies text within the CDMP Land Use Element by presenting declarations of restrictions for a 21.8-acre site, expanding the 2030 Urban Development Boundary (UBD) to include the previously mentioned site, redesignation of the site from "Agriculture" to "Special District", and creation of "Westend at Princeton District".

- **Monroe County 24-03ACSC**

Amended the Monroe County Comprehensive Plan by creating 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.

- **Islamorada, Village of Islands 24-01ACSC**

Amended the Village's Future Land Use Map (FLUM) from Residential Conservative (RC) to Mixed-Use (MU) for a property located on Plantation Key. HVS82 Investments, LLC.

- **Islamorada, Village of Islands 24-03ACSC**

Amended the Future Land Use Map from Conservation (C) to Mixed Use (MU) for a property comprising approximately 1.74 acres located on Lower Matecumbe Key, at the request of the applicant, Sojourn South LLC.

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

Adopted an 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.

**\*\* 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.