



MEMORANDUM

AGENDA ITEM #III.C

DATE: MARCH 17, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) 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 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 25-01ESR**
Proposes amending the Urban Center text in the CDMP Land Use Element to allow properties within the Douglas Road Metropolitan Urban Center, up to ½-mile from the Douglas Road Metrorail Station, to be developed in accordance with the standards applicable to other metropolitan Urban Centers.
- **Monroe County 25-01ACSC**
Proposes amending the Monroe County Future Land Use Map (FLUM) from Residential Medium (RM) to Commercial (COMM), for a 0.43-acre property located at 24150 Overseas Highway, Summerland Key, more particularly described as a portion of Lot 1, Dobie's subdivision.
- **City of Coral Gables 25-01ER**
Proposes amending the City of Coral Gables Comprehensive Plan following the Evaluation and Appraisal Report (EAR) Process, aligning the City's long-term planning framework with state and local priorities. Key updates include updated planning horizons, policy and statutory alignment, land use and zoning adjustments, recreation and open space enhancements, historical preservation improvements, and mobility and infrastructure upgrades.
- **City of Fort Lauderdale 25-01ESR**
Proposes amending the City of Fort Lauderdale's Comprehensive Plan Future Land Use Element to allow community facilities and utility uses as a permitted use in the Parks, Recreation, and Open Space future land use designation, with a restriction on maximum acreage.
- **Islamorada, Village of Islands 25-01ACSC**
Proposes amending the Village's Future Land Use Map from Residential Medium (RM) to Mixed Use (MU) for a 0.42-acre property, located on Upper Matecumbe Key at the request of the applicant. Florida Commerce has identified a comment regarding intergovernmental coordination for the proposed comprehensive plan amendment and the Village of Islamorada should follow up to address it.
- **City of Miami Beach 25-01ESR**
Proposes amending the Housing Element to require that the Land Development Regulations be amended to create a definition for a housing impact statement and create a process for the review of statements as part of the development review process. Florida Commerce has technical assistance comments, and the City of Miami Beach should follow up to address them.
- **Village of Palmetto Bay 25-01ER**
Proposes amending the Village of Palmetto Bay's Comprehensive Plan based on the Evaluation and Appraisal Report (EAR). It is noted that the Florida Department of Transportation District Six (FDOT Six) commented that the Village should confirm details related to the maximum allowable development potential of the land use designation. FDOT Six also commented that the amended Comprehensive Plan and supportive documentation have conflicting language regarding the Level of Service (LOS) standards/targets for FDOT roadways. Finally, FDOT Six commented that Table CAP-1 of the Capital Improvement Element, as it references FIHS facilities, should be revised. The Village of Palmetto Bay has received comments from FDOT Six and is working to address the comments in a forthcoming response.

- **City of Pompano Beach 25-01ESR**
Proposes amending the City of Pompano Beach Comprehensive Plan’s Environmentally Sensitive Lands (ESL) Map to remove the wooded areas on the Airpark Airfield.
- **City of South Miami 24-02ESR**
Proposes amending the City’s Comprehensive Plan: Policy 1.1.1 of the Future Land Use Element of the City of South Miami Comprehensive Plan to:
 - Establish a maximum density of 200 dwelling units per acre in the “Transit-Supportive Development District”;
 - Change the Future Land Use Designation of parcels currently designated “Mixed-Use Commercial-Residential”, “Residential/Limited Commercial”, “Business Office”, “Parks and Open Space”, “Multi-Family Residential”, “Townhouse Residential”, “Single-Family Residential”, “Hospital”, and “Public Institutional” to “Transit-Supportive Development District.”; and
 - Modify applicable development regulations implementing the Future Land Use Element Policy 1.1.1 amendment and supporting the Future Land Use Plan with detailed land development regulations that implement the transit-supportive development policies, as well as to support orderly and compatible development.

ADOPTED AMENDMENTS

- **Broward County 24-04ESR**
Amends the Comprehensive Plan with a restriction by 15% (at least 635) of the proposed dwelling units to affordable housing units at the “moderate-income” level or below (up to 120% of median income) for a minimum of 30 years or in lieu of payment.
- **Monroe County 24-04ACSC**
Amends Policy 212.3.2 of the Monroe County Comprehensive Plan to include additional language to permit marinas as an allowed use on parcels that are both within the coastal barrier resource system and located within the Safe Harbor Community Center Overlay District as requested by JKYD, LLC.
- **Village of Key Biscayne 24-01ESR**
Amends the Village’s Comprehensive Plan regarding public utility uses within all Future Land Use Map categories.
- **City of Marathon 24-01ACSC**
Amends Objective 1-4.1, Provide Workforce-Affordable Housing Building Permit Allocations (BPA), updating zoning, Future Land Use Map, and Land Development Regulations modifying provisions on Early Evacuation for BPAs units.
- **City of South Miami 24-01ESR**
Amends the City’s Comprehensive Plan for the Future Land Use Element to provide for the development of an enhanced Town Center area with major corridors. Land Development Code regulations (LDC) to 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 development of affordable and workforce housing with proactive measure by City policy and regulation, while protecting the City’s neighborhoods from unintended consequences of preemptions.

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

Amends the City's Comprehensive Plan's Future Land Use Element (FLUE) to increase the number of permitted high-rise residential units by 500 units, from the current development intensity of 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 the current 785,000 square feet to 925,000 square feet.

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

Amends the Future Land Use Map to address newly annexed properties in the city and text amendments to the different elements of the Comprehensive Master Plan.

**** 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.