



MEMORANDUM

AGENDA ITEM #III.C

DATE: MAY 19, 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 25-02ESR**

Proposes changes to Comprehensive Development Master Plan (CDMP) to add ±6.17 acres to the application site for a total ±97.65 gross acres (±89.39 net acres), and to redesignate the entire ±97.65 gross acres from “Estate Density Residential” and “Business and Office” to “Low Density Residential with One Density Increase (DI-1)” (6 to 13 dwelling units per gross acre) and “Business and Office”. Miami-Dade placed the following restrictions: a) to cap all townhomes at the workforce housing sales price in addition to keeping 20% at workforce housing income limit; b) a pump station shall be provided by the applicant to accommodate the basin as a whole; and c) use landscaping and trees that can provide benefits and utility for stormwater management and stormwater runoff.

- **Monroe County 25-02ACSC**

Proposes amending the Future Land Use Map (FLUM) land use designation for a 1.19-acre property located at 104001 Overseas Highway, Key Largo, from Residential Medium, more particularly described as Lots 1 through 8, Block 7 Largo Sound Village, as proposed by Gustavo Solis.

- **Monroe County 25-03ACSC**

Proposes amending the County’s Future Land Use Element (FLUE) and the Housing Element to modify the requirements related to the 300 Keys Affordable Housing Initiative Early Evacuation Unit Building Permit Allocations. The proposed amendment removes 1-for-1 takings for the Affordable Workforce Housing Early Evacuation Initiative.

- **City of Hollywood 25-01ESR**

Proposes establishing a new ‘Commercial Recreation’ land use category in the Future Land Use Map, with language that mirrors the BrowardNext Comprehensive Plan.

- **City of Hollywood 25-02ESR**

Proposes creating the Commercial Recreation Land Use category within the City’s Comprehensive Plan. This is a text amendment that is a companion to the map amendment (25-01ESR).

- **City of Miramar 25-01ER**

Proposes Evaluation and Appraisal Report (EAR) based text amendments to the City’s Comprehensive Plan to include two (2) planning periods with 10-year and 20-year horizons, to reflect changes in State requirements and to update the City’s local conditions since the last update of the Comprehensive Plan, in 2010. The proposed amendment would: rewrite the Future Land Use Element, emphasizing protections for residential neighborhoods from incompatible uses, improving resilience, and encouraging transit-oriented development and mixed-use development; and provide density bonuses for developments providing affordable housing units. The amendment would also encourage economic development through periodic updates of the City’s Economic Development Plan, support of the historic area of Miramar, and coordination with local businesses.

- **City of North Lauderdale 25-01ER**

Proposes Evaluation and Appraisal Report (EAR) based text amendments to all the City's Comprehensive Plan Elements, including, but not limited to, Future Land Use, Housing, Transportation, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements. The amendment would also provide density bonuses for the inclusion of workforce affordable housing within the mixed-use residential zoning.

ADOPTED AMENDMENTS

- **Miami-Dade County 24-01ESR**

Adopts an amendment to Miami-Dade County's Comprehensive Development Master Plan (CDMP) rezoning ±239 acres zoned "Agriculture" outside of the Urban Development Boundary (UDB) to "Environmental Protection" to serve as a mitigation bank for properties requiring wetland mitigation credits. Rezoning approved on the conditions that the applicant is limited to one unit for maintenance of the mitigation bank, will provide a one-time \$100,000 donation to UF/IFAS for youth agricultural outreach programming, a 25-foot vegetative buffer to protect the adjacent agricultural lands and mitigation bank from runoff, and protection of the existing Round Hammock Natural Forest Community and other Environmentally Endangered Lands (EEL).

- **Miami-Dade County 24-02ESR**

Adopts an amendment to Miami-Dade County's Comprehensive Development Master Plan (CDMP) to expand the Urban Development Boundary (UDB) to include the entirety of 13 13-acre bifurcated parcel. Specifically, 8 acres outside the UDB designated as "Agriculture" is rezoned as "Special District", the remaining 5 acres within the UDB will retain its zoning of "Industrial and Office". Extending the UDB is supported in this case as the property is within ½ of the Bus Rapid Transit Corridor, bifurcated by the UDB, and dedicates 30% of planned units to workforce housing within 140% of Area Median Income.

- **Miami-Dade County 25-01ESR**

Adopts an amendment to Miami-Dade County's Comprehensive Development Master Plan and Future Land Use Map, increasing the allowable densities within a ½ mile of the Douglas Road Metrorail station in support of Miami-Dade's Transit Oriented Development strategy.

- **Monroe County 25-01ACSC**

Adopts an amendment to 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. as requested by Spottswood, Spottswood, Spottswood, and Sterling PLCC, on behalf of Macie J Jarzebowski.

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

Adopts an amendment to 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.

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

Adopts an amendment to allow a modest 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 47th Street and 63rd Street, and all R-PS4 properties on Ocean Drive between 1st Street and 5th Street.

The amendment does NOT affect the maximum allowable residential density. The proposed amendment does not affect an area located in an area of critical state concern.

- **City of Miami Beach 25-01ESR**

Adopts an amendment to the City's 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.

- **City of Sweetwater 24-01ESR**

Adopts an amendment to the Future Land Use Element updating specific density incentives for projects that address the housing needs of the elderly, active-duty military, and/or veterans, and the workforce population.

**** 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.