



# MEMORANDUM

AGENDA ITEM #III.C

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DATE: JULY 21, 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**

- **City of Hialeah 25-01ESR**

Proposes amending the City's Comprehensive Plan's Housing Element to provide for an updated planning horizon, goals and objectives, and policies, along with a full update of the Housing data, inventory, and analysis section using the latest available resources.

- **Islamorada, Village of Islands 25-02ACSC**

Proposes amending Policy 3.2.1.2: Specific Standards and Requirements for Workforce - Affordable Housing of the Islamorada Comprehensive Plan, allowing affordable housing development within the V-Zone or within the Coastal Barrier Resource System.

(Staff Note: A V-Zone is related to flood maps, and they indicate an area that is in a coastal area susceptible to flooding from storm surges and wave action. Coastal Barrier Resource Systems are a system of protected coastal areas that include ocean front lands, the Great Lakes, and Other Protected Areas. The Village has no Coastal Barrier Resource Systems. Village-wide, there are 4 properties that could be affected by the proposed amendment. FEMA construction standards, as well as the Village's Floodplain Management Standards, require the most durable form of construction in these areas. The Village also has environmental standards with required setbacks. A regular workforce/affordable housing unit or a market rate unit can be currently constructed in the V-Zone with no issue.)

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

Proposes amending the City's Comprehensive Neighborhood Plan (MCNP) to create the "Transit Oriented Node" Future Land Use designation; amending Appendix LU-1; amending Policy LU-5.1.3 and Policy LU-5.2.1; and amending the Future Land Use Map (FLUM) of approximately 143.75 gross acres to "Transit Oriented Node – 2" and "Transit Oriented Node – 1". More information is needed to clarify the impact of the amendment on state and regional transportation facilities. As the Little River Station, around which the amendment is based, is in the SFRTA Transit Development Plan, but not yet programmed or funded, the Council recommends identifying interim strategies for improved transit on existing routes (both County and local) that serve the area to offset the impacts of the potential additional demand on the transportation network. The Council recommends working closely with the Florida Department of Transportation to clarify the impacts and mitigation strategies.

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

Proposes amending the City's Comprehensive Plan's Future Land Use Element (FLUE) and Future Land Use Map (FLUM) to create the NW 7th Avenue Cultural Arts and Innovation Overlay District (CAIOD).

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

Proposes amending the City's Comprehensive Plan Infrastructure Element to address the upgrading of wastewater treatment facilities and prioritizing Advanced Waste Treatment (AWT).

- **City of Sunny Isles Beach 25-01ESR**

Proposes amendments to the City's Comprehensive Plan Infrastructure and Capital Improvements Elements to clarify Level of Service Standards for potable water and sanitary sewer.

## **ADOPTED AMENDMENTS**

- **City of Coral Gables 25-01ER**

Adopts an amendment to the City's Comprehensive Plan to align 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.

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

Adopts an amendment to 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.

- **City of Lighthouse Point 24-01ER**

Adopts EAR-based text amendments to the City's Comprehensive Plan Future Land Use, Housing, Recreation and Open Space, Transportation, Coastal Management, Conservation, Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater Aquifer Recharge, Capital Improvements, and Intergovernmental Elements. Included are amended Policy 2.3.14 to comply with state requirements regarding the Live Local Act and amended Goal 1ED to reflect economic policy based on best practices and community character.

\*Property Rights Amendment

**\*\* 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.