



MEMORANDUM

AGENDA ITEM #III.C

DATE: AUGUST 27, 2025

TO: EXECUTIVE COMMITTEE 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.



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PROPOSED AMENDMENTS

- **Islamorada, Village of Islands 25-03ACSC**
Proposes amending the Village's Comprehensive Plan's Future Land Use Element to amend Policy 1-3.1.3 to institute a program for the transfer of development rights.
- **Islamorada, Village of Islands 25-04ACSC**
Proposes amending the Village's Future Land Use Map from Residential Conservation (RC) to Mixed Use (MU) for the subject property at 76800 Overseas Highway located on Lower Matecumbe Key, and to establish a new sub-area policy under Objective 1-2.11.
- **City of Lauderhill 25-01ESR**
Proposes amending the City's Comprehensive Plan's Land Use Plan, as well as concurrently amending the Broward County Future Land Use Plan Map, to amend the designated +/- 132.57 gross acre site from "Commercial Recreation" to "Irregular (9) Residential" and allow a maximum of 888 dwelling units on the subject property.
- **City of Miami Beach 25-02ESR**
Proposes amending the City's Comprehensive Plan's "Resilient Land Use and Development Element" Goal RLU1 Objective RLU 1.1 at Table RLU 1.1 to provide floor area ratio (F.A.R.) incentives through the City Commission warrant review process.
- **City of Miami Beach 25-03ESR**
Proposes amending the City's Comprehensive Plan's "Resilient Land Use and Development Element" Goal RLU1, Objective RLU 1.1, Policy RLU 1.1.11 Residential / Office (RO), to establish requirements for nonconforming cafes serving alcohol and located on Alton Road.
- **City of South Miami 25-01ER**
Proposes accepting EAR-based amendments to the City's Comprehensive Plan to adjust the planning period and reflect changes in state requirements since the last EAR process.

ADOPTED AMENDMENTS

- **Miami-Dade County 25-02ESR**

Adopts an amendment to the 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.

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

Adopts an amendment to 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 ratio.

- **Monroe County 25-02ACSC**

Adopts an amendment to 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.

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

Adopts an amendment to 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”.

- **City of Parkland 25-01ER**

Adopts an amendment to the Future Land Use Element allowing self-storage in commercial areas and revising platting requirements for consistency with Broward County Administrative Rules.

*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.