



# MEMORANDUM

AGENDA ITEM #III.C

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DATE: OCTOBER 20, 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 FloridaCommerce.



## **PROPOSED AMENDMENTS**

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

Proposes amending the City's Comprehensive Development Master Plan to establish the "Corridor Residential" Land Use designation and corresponding regulations, and amending the Future Land Use designation for those properties identified and designated "Commercial-Mixed Use," "High Density," "Commercial Parking," and "Moderate Density," to the "Corridor Residential" designation. The amendment is a result of a developer proposal to convert a 7.8-acre mobile home park into an approximately 600-unit mixed-use, multi-family development along 8th Street. The Council recommends coordinating transportation issues with the relevant agencies to mitigate potential adverse traffic impacts on 8th Street, a state-maintained roadway, resulting from the density increases at the subject property, and identifying the transit service, bicycle, and pedestrian infrastructure necessary to meet the additional mobility needs induced by the development. Additionally, given the unmet demand for affordable housing options within Miami-Dade, measures to avoid displacement of mobile home residents (i.e., inclusionary zoning policies, density bonuses for affordable housing units at designated AMI levels, and coordination with the residents on existing County affordable housing programs) should be incorporated.

## **ADOPTED AMENDMENTS**

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

Amends 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.

- **City of Miami Beach 25-02ESR**

Amends the City's Year 2040 Comprehensive Plan "Resilient Land Use and Development Element" Goal RLU 1, entitled "Land Use," Objective RLU 1.1, entitled "Establishment of Future Land Use Categories," 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**

Amends the City's Year 2040 Comprehensive Plan "Resilient Land Use and Development Element" Goal RLU 1: "Land Use", Objective RLU 1.1: "Establishment of Future Land Use Categories," Policy RLU 1.1.11: "Residential / Office (RO)," to establish requirements for nonconforming cafes serving alcohol and located on Alton Road.

\*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.