

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission  
FROM: Eric Carpenter, City Manager  
DATE: June 25, 2025  
TITLE: REFERRAL TO THE LAND USE AND SUSTAINABILITY COMMITTEE – 2040 COMPREHENSIVE PLAN EVALUATION AND APPRAISAL REPORT (EAR).

### **RECOMMENDATION**

The Administration recommends that the Mayor and City Commission (City Commission) refer the item to the Land Use and Sustainability Committee (LUSC).

### **BACKGROUND/HISTORY**

On October 16, 2019, the City Commission adopted Ordinance 2019-4302, which updated the City's 2040 Comprehensive Plan. This update was pursuant to an Evaluation and Appraisal Report (EAR) required under Florida Statutes.

### **ANALYSIS**

Pursuant to Florida Statutes, the City is required to apply a secondary 20-year Planning Horizon to its Comprehensive Plan. The following is the applicable statute:

*163.3177 Required and optional elements of comprehensive plan; studies and surveys.*

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*(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.*

Accordingly, the City's 2040 Comprehensive Plan needs to be changed to 2045, to consider the 20-year planning horizon. In accordance with the requirements of Section 163.3191, Florida Statutes, an amendment to the current 2040 Comprehensive Plan is necessary to reflect changes in state requirements since the last time the Comprehensive Plan was updated in 2019.

Upon referral, the Planning Department will draft the applicable amendments to the Comprehensive Plan, as well as any additional updates that may be needed, and present the amendments to the LUSC. After the LUSC provides a recommendation, the proposed amendments will go back to the City Commission for referral to the Planning Board. The final amendments will need to be adopted by the City Commission and transmitted to the State no later than April 30, 2026.

### **FISCAL IMPACT STATEMENT**

No Fiscal Impact Expected

### **Does this Ordinance require a Business Impact Estimate?**

(FOR ORDINANCES ONLY)

If applicable, the Business Impact Estimate (BIE) was published on:

See BIE at: <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

**FINANCIAL INFORMATION**

Not Applicable

**CONCLUSION**

The Administration recommends that the City Commission refer the item to the LUSC.

**Applicable Area**

Citywide

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Planning

**Sponsor(s)**

Commissioner Alex Fernandez

**Co-sponsor(s)**

**Condensed Title**

Ref: LUSC - 2040 Comprehensive Plan Evaluation & Appraisal Report (EAR). (Fernandez) PL

**Previous Action (For City Clerk Use Only)**