



# MEMORANDUM

AGENDA ITEM #IV.C

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DATE: NOVEMBER 18, 2024

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**

- **Broward County 24-04ESR**  
Proposes two amendments as part of the amendment package. One amendment is to the Broward County Land Use Plan - City of Fort Lauderdale, and the other is to the Broward County Land Use Plan Text - City of Fort Lauderdale, amending the land use designation of 361.7 acres from Commerce to Activity Center, with a variety of residential and employment-based uses, including civic and open space uses. The proposed amendments correspond to the City of Fort Lauderdale's proposed comprehensive plan amendments 24-01ESR, 24-02ESR, and 24-03ESR, pertaining to the Uptown Urban Village development.
- **Monroe County 24-04ACSC**  
Proposes amending Policy 212.3.2 of the Comprehensive Plan to permit marinas as an allowed use on parcels located within Unit 57 of the Coastal Barrier Resource System and located within the Safe Harbor Community Center Overlay District, as proposed by JKYD, LLC.
- **City of Lighthouse Point 24-01ER**  
Proposes Evaluation and Appraisal Report (EAR) based text amendments to the City's Comprehensive Plan for Future Land Use, Housing, Recreation and Open Space, Transportation, Coastal Management, Conservation, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge, Capital Improvements and Intergovernmental Elements. Included is amended Policy 2.3.14 to comply with state requirements regarding the Live Local Act and an amended Goal 1ED to reflect economic policy based on best practices and community character.
- **City of Marathon 24-01ACSC**  
Amends Objective 1-4.1, to provide Workforce/Affordable Housing Building Permit Allocations (BPA), updating zoning, Future Land Use Map, and Land Development Regulations modifying provisions on Early Evacuation for BPAs units.

## **ADOPTED AMENDMENTS**

- **City of Margate 24-01ESR**  
Amends language to increase the average density of a 104.4-acre dashed line area from 7.6 to 8.38 dwelling units per acre to provide for the redevelopment of a 21.3-acre golf course identified as Nove of Margate. Additional information includes:
  - Updates the dashed line area acreage inventory of Policy 1.2.6 and the Future Land Use Map (FLUM) to remove mapping errors and align Margat's Future Land Use Map with Broward County's Future Land Use Map.
  - Updates the adopted average density of Dashed Line Area D from 8.4 to 8.38 dwelling units per acre to align Margate's Land Use Map and analysis with Broward County's Land Use Map and analysis.
  - Updates the data, inventory, and analysis of the Margate Future Land Use Element to reflect these changes.
  - Revises the verbiage of Policy 1.2.6 to ensure consistency with the Broward County Land Use Plan.
- **City of Plantation 24-01ESR**  
Amends Comprehensive Planning Flexibility Policies to be consistent with the Broward County Land Use Plan relating to Affordable Housing. The update includes the City's allocation of flexibility units, adopting policies consistent with the County's affordable housing bonus densities, and adopting a Unified Flex Zone for the entire City.

- **Town of Southwest Ranches 24-02ESR**

Adopts a text amendment to the Future Land Use Element authorizing development in one of the Town's Land Use categories to connect to municipal water and sewer systems other than those of the City of Sunrise. The Town restored the words "or roofed structure" eliminating the strike-through of these words.

**\*\* 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.