



MEMORANDUM

AGENDA ITEM #II.A

DATE: APRIL 24, 2025

TO: COUNCIL 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

- **City of Key Colony Beach 25-01ER**

Proposes Evaluation and Appraisal Report (EAR) based text amendments to all the City's Comprehensive Plan Elements, including but not limited to Future Land Use, Transportation, Infrastructure, Coastal Management, Intergovernmental Coordination, and Capital Improvements. Additionally, the amendment adds a Property Rights Element. The package adds sections within the Coastal Management Element to include: Coastal Storm Areas, Increase Communitywide Resiliency, Reduce Flood Risk in Coastal Areas, and Remove Coastal Property from Flood Zone Designations, Site Development Techniques, Best Practices to Reduce Flood Loss and Claims, Keeping Consistent with Florida Building Code and Floodplain Management Regulations and Coastal Construction Standards in Chapter 161 F.S. and FEMA's Community Rating System. The amendment package also adds language to include the 2024 Vulnerability Assessment and Watershed Management Plans.

- **City of Oakland Park 25-01ESR**

Proposes amending the City of Oakland Park's Comprehensive Plan 2045, the Future Land Use Element (FLUE), and the Housing Element policies. The Housing Element has been updated to incorporate Policy 2.2.7 – Affordable Housing. The amendment updates the policy language to ensure a more precise and actionable framework for affordable housing implementation. The revisions enhance the policy's clarity and effectiveness, ensuring that affordability requirements are well-defined, enforceable, and aligned with the City's long-term housing objectives. Updates to the Future Land Use Element include enforcement of stormwater runoff requirements for new developments and usage of "best management practices", preservation of environmentally sensitive lands, and coordination with the Broward County School District regarding School Concurrency.

ADOPTED AMENDMENTS

- **City of Fort Lauderdale 24-02ESR**

Adopts a text amendment to the transit-oriented development land use designation language for the floor-to-area ratio from 2.5 to 3.

- **City of Fort Lauderdale 24-03ESR**

Adopts a map amendment establishing the Uptown Urban Village Transit-Oriented Development on the City's Future Land Use Map. This map amendment corresponds to the City's transmittal of the Uptown Urban Village Transit-Oriented Development LUPA, submitted on March 13, 2024, reference number 24-01ESR. Due to a technical error, the Future Land Use Map amendment was processed separately and is now being transmitted.

- **City of Fort Lauderdale 25-01ESR**

Adopts an amendment to the City of Fort Lauderdale's Comprehensive Plan Future Land Use Element to allow community facilities and utility uses as a permitted use in the Parks, Recreation, and Open Space future land use designation, with a restriction on maximum acreage.

- **City of Hialeah 24-01ESR**

Adopts an amendment to the Future Land Use Element to increase the maximum densities of the High-Density Residential, Commercial, Downtown Mixed-Use, Industrial, and Major Institutions land use categories. The density increase is subject to participating in the mixed-income affordable housing program. Densities include 100 units per acre for High-Density Residential, Commercial, Commercial Residential, Central Business District, Industrial, and Major Institutions zoned properties participating in the mixed-income affordable housing program.

**** 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.