



MEMORANDUM

AGENDA ITEM #III.C

DATE: JUNE 16, 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.



PROPOSED AMENDMENTS

- **City of Hillsboro Beach 25-01ER ***

Proposes Evaluation and Appraisal Report (EAR) based text amendments to the City's Comprehensive Plan. Updates Housing, Recreation & Open Space, Coastal Management, Infrastructure, Intergovernmental Coordination, and creates new Property Rights Elements. Outlines coordination with the Florida Department of Transportation and the Federal Aviation Administration to ensure minimum LOS to airport facilities. Prohibits modular housing and mobile homes in the Coastal High Hazard Area, addresses the Peril of Flood regulations, and requires multi-family units to bury power lines.

- **City of Parkland 25-01ESR**

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

- **City of Tamarac 25-01ER ***

Proposes Evaluation and Appraisal Report (EAR) based text amendments to the City's Comprehensive Plan based on updated data and population projections. Expands lot coverage allowed for commercial development from 40% to 60% and reduces lot coverage allowed for commercial recreation, recreation, and community facilities from 100% to 70% impervious area. Updates Level of Service for parks, potable water, sanitary sewer, solid waste, transportation, and drainage based on new population estimates. Creates a new Property Rights Element.

- **City of Weston 25-01ER ***

Proposes Evaluation and Appraisal Report (EAR) based text amendments to the City's Comprehensive Plan. Creates a new Property Rights Element. Updates LOS for Solid Waste and Parks and Recreation based on the latest population data.

ADOPTED AMENDMENTS

- **Islamorada, Village of Islands 25-01ACSC**

Adopts an amendment to the Village's Future Land Use Map from Residential Medium (RM) to Mixed Use (MU) for a 0.42-acre property, located on Upper Matecumbe Key, at the request of the applicant.

- **Village of Palmetto Bay 25-01ER**

Evaluation and Appraisal Report adding objectives related to the sustainable management of Village energy, water, and land to the Conservation and Sustainability Element, including conservation of environmental resources, septic to sewer conversions, improved energy efficiency standards, and reduced discouraging development in the coastal high-hazard area. Integrates Resiliency Action Plans, Vulnerability Assessments, and Adaptation Action Areas into resiliency and emergency planning. Amends the Future Land Use Element to include townhomes in Low Density Residential areas, small-scale public utilities in all residential zones, limited residential units in commercial zones, and eliminates medium-high density residential. Creates a new Public Participation Element. Addresses comments from Florida Commerce, Florida Department of Environmental Protection, and Miami-Dade County.

*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.