



# MEMORANDUM

AGENDA ITEM #III.C

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DATE: SEPTEMBER 22, 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 the State Land Planning Agency.



## **PROPOSED AMENDMENTS**

- **Broward County 25-01ESR**

Proposes an amendment to the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove a portion of Site Number 97; approximately 3.5 acres; generally located east of Northeast 7 Avenue, and south of Eller Drive, in the City of Dania Beach.

- **Monroe County 25-04ACSC**

Proposes an amendment to the County's Year 2030 Comprehensive Plan Policy 1302.1.4 and Policy 1302.1.5 to amend the requirement(s) for a community meeting, as requested by the BOCC at its February 19, 2025, Regular Public Meeting. The amendment increases public notice requirements from 10 to 15 days and removes time restrictions on scheduling public meetings.

- **Monroe County 25-05ACSC**

Proposes an amendment to the County's Comprehensive Plan Policies 101.19.2 and Figure 2.5 and Table 2.7 of the Livable Communikeys Master Plan for Big Pine Key and No Name Key to include Grimal Grove, a tropical fruit grove established in the 1950s located at 258 Cunningham Lane, Big Pine Key, described as lots 5, 6, 7, 8, 13, 14, 15, and 16 of Block 1 of Pine Hammock. The proposed text amendment would recognize Grimal Grove as an institutional use in operation for more than 20 years at the time of the Livable Communikeys Master Plan.

- **City of Fort Lauderdale 25-02ESR**

Proposes an amendment to the City's Future Land Use Map changing the future land use of a 17-acre portion of the Broward Health Medical Center site from Community Facility to South Regional Center in conjunction with an amendment to the Future Land Use Element to increase the community facilities uses in the South Regional Activity Center future land use designation from 1,000,000 sq. ft. to 3,221,560 sq. ft. The change would also allow Broward Health properties to diversify uses to include hospital, medical, educational, commercial, and residential uses and support a future transit-oriented community.

- **City of Florida City 25-01ESR**

Proposes a text amendment to the City's Comprehensive Development Master Plan (CDMP) Future Land Use Element (FLUE) to permit wetland mitigation bank use in the Agriculture Land Use Category.

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

Proposes Evaluation and Appraisal Report (EAR) based text amendments to the City's Comprehensive Plan Future Land Use, Transportation, Housing, Aquifer Recharge, Coastal Management, Conservation, Recreation and Open Space, Capital Improvements, Public School Facilities, Consistency with State Comprehensive Plan, and Private Property Rights Elements. Included updated level of service (LOS) data and maps, policies to support post-disaster recovery, reinforce environmental protection, and revise concurrency management, and updated population projections, among other changes. Specific new policies and amended language of note are as follows:

- Future Land Use Element: Added new land uses and future land use policies to support intergovernmental coordination, renewable energy, affordable housing, and infrastructure planning.
- Transportation Element: Introduced a new policy supporting alternative mobility funding systems and regional coordination.
- Housing Element: Added a policy to promote accessory dwelling units as an affordable housing strategy.
- Aquifer Recharge Element: Introduced a policy supporting environmental protection and advanced wastewater treatment.

- Coastal Management Element: Added a policy to support post-disaster recovery and interagency coordination.
  - Conservation Element: Added a policy to reinforce environmental protection through agency collaboration.
  - Public School Facilities Element: Revised concurrency management policies, updated maps, and introduced new impact fee-related policies in coordination with the school district.
- **City of Lauderdale Lakes 25-01ER**  
Proposes Evaluation and Appraisal Report (EAR) based text amendments to the City's Comprehensive Plan Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Economic Development, Public School Facilities, Capital Improvements, and Property Rights Elements to reflect changes in statutory requirements and local conditions. It is noted that the Florida Department of Transportation, District Four (FDOT D4), provided technical assistance comments consistent with Section 163.3168(3), Florida Statutes, based on their review, for consideration by the City. The technical assistance comments have been noted to "not form the basis of a challenge, but help strengthen the local government's comprehensive plan to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S." The technical assistance comments relate to Transportation Element Policy 2.1.5.2, Transportation Element Policy 2.1.5.3, Transportation Element Policy 2.1.6.7, Data Inventory & Analysis Table 3.1, and Data Inventory & Analysis Table 3.3. The City of Lauderdale Lakes should consider addressing the technical assistance comments provided by FDOT D4 prior to adoption.
- **City of Sunny Isles Beach 25-02ESR**  
Proposes text amendments to the City's Comprehensive Plan necessary to clarify maximum development allowances (density and floor area ratio) within the established land use categories. Establishes 0.6 FAR for low-density residential, 0.8 for low-medium residential, 1.0 FAR for medium residential, and 2.0 for medium-high residential. Modifies guidelines for the Transfer of Development Rights (TDR) and adjusts "Population Estimates and Projection" estimates for 2025-2045.

## **ADOPTED AMENDMENTS**

- **Monroe County 25-03ACSC**

Adopts amendments to the County's Comprehensive Plan Future Land Use Element to modify the requirements related to the County's remaining Early Evacuation Unit Building Permit Allocations by removing the existing 1-for-1 takings and Bert Harris Act Liability Reduction Exchange Requirement, as well as clarifying Comprehensive Plan Policies 101.2.2, 101.2.4, 101.3.1, 101.3.2, 101.3.4, 101.3.10, 101.3.11, 101.3.12, and 601.1.8.

- **City of South Miami 24-02ESR**

Amends the City's Comprehensive Plan: Policy 1.1.1 of the Future Land Use Element of the City of South Miami Comprehensive Plan to establish a maximum density of 200 dwelling units per acre in the "Transit Supportive Development District"; Amends the Future Land Use Map to change the Future Land Use Designation of parcels currently designated "Mixed-Use Commercial Residential", "Residential/Limited Commercial", "Business Office", "Parks and Open Space", "Multi-Family Residential", "Townhouse Residential", "Single-Family Residential", "Hospital", and "Public Institutional" to "Transit-Supportive Development District". Modifies applicable development regulations implementing the Future Land Use Element Policy 1.1.1 amendment and supporting the Future Land Use Plan with detailed land development regulations that implement the transit-supportive development policies, as well as to support orderly and compatible development. Amends proposed changes to the City's Zoning Map with the intention of implementing the FLUM amendment.

- **City of Sunny Isles Beach 25-01ESR**

Adopts an amendment to the City's Comprehensive Plan Infrastructure and Capital Improvements Elements, to clarify Level of Service Standards for potable water and sanitary sewer.

\*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.