



MEMORANDUM

AGENDA ITEM #III.C

DATE: JANUARY 26, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: JANUARY LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) PROPOSED AND ADOPTED AMENDMENT CONSENT

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. As the Council Board did not meet in November and December, 2025, and no amendments adversely impacted 1) regional resources and facilities identified in the SRPP or created 2) extra-jurisdictional impacts inconsistent with the comprehensive plan of any affected local government within the Region, Council staff transmitted amendment comments in a timely manner to FloridaCommerce to preserve the Council’s commenting rights upon adoption.



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 – NOVEMBER 2025

- **City of Hollywood 25-03ESR**

Proposes amending the City's adopted Comprehensive Plan Land Use Element to create a new Commercial Recreation ("CREC") Land Use category consistent with the BrowardNext Comprehensive Plan. The proposed language is the same language found in the "Permitted Uses" section of BrowardNext, which brings the City's Comprehensive Plan into conformity. The text amendment language would add hotels, motels, and similar lodging ancillary to the primary commercial recreation use as a permitted use, whether by private or public ownership.

- **City of Lighthouse Point 25-01ER**

Proposes amending the City's Comprehensive Plan by providing a text amendment updating the Future Land Use Element, Housing Element, Recreation and Open Space Element, Transportation Element, Coastal Management Element, Conservation Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, Capital Improvements Element, and Intergovernmental Coordination Element.

- **City of Marathon 25-01ACSC**

Proposes amending the City's Comprehensive Plan Policy 1-4.1.2 "Specific Standards and Requirements for Workforce-Affordable Housing." The amendment adds an exception to the existing requirement that all affordable-early evacuation residential projects have on-site property management. The change broadens management options for workforce housing projects while maintaining oversight and emergency preparedness. It also supports the City's goals for consistent, affordable housing policies and improved intergovernmental coordination.

- **Town of Southwest Ranches 25-01ESR**

Proposes amending the Town's Comprehensive Plan Future Land Use Map (FLUM), changing the land use plan designation of approximately 58.7 acres from Agricultural to US Highway 27 Business, generally located on the east side of US Highway 27 between the C-11 canal to the north, Stirling Road to the south, and Menorah Gardens Cemetery to the East.

- **City of Sunrise 25-01ESR**

Proposes adding an amended 10-year water supply facilities work plan and amending the City's Comprehensive Plan to strengthen coordination between water supply and local land use planning by amending the infrastructure, conservation, capital improvements, and intergovernmental coordination elements. The amendment intends to improve policy alignment and intergovernmental

coordination so that future land development approvals account for sustainable water supply planning, consistent with state law and regional water management strategies, including consistency with the South Florida Water Management District's (SFWMD) Lower East Coast Water Supply Plan (LECWSP).

- **City of Sweetwater 25-01ESR**

Proposes (1) a text amendment to the Future Land Use Element of the City of Sweetwater, Florida Comprehensive Master Plan to allow the establishment of the 'Flagler City Center District' land use category, and (2) a map amendment to the Comprehensive Plan Future Land Use Map (FLUM) to amend FLUM designation of an approximately 104-acre parcel further identified by Miami-Dade County Tax Folio Nos. 25-4006-087-0010, 25-4006-001-2290, 25-4006-001-2430, and 25-4006-001-2431; from "Mobile Home Residential" and "Medium Multi-Family Residential" to "Flagler City Center District."

PROPOSED AMENDMENTS – DECEMBER 2025

- **Broward County 25-03ESR**

Proposes (1) amending the land use designation of a property within the Broward County Land Use Plan – Town of Southwest Ranches - from Agricultural to Commerce; approximately 58.7 acres; generally located on the east side of U.S. Highway 27, between the C-11 Canal and Stirling Road and (2) amending the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove Site Number 66; approximately 6.2 acres; generally located between the C-14 Canal and Cypress Creek Road and between Andrews Avenue and Interstate 95, in the City of Fort Lauderdale.

- **Miami-Dade County 25-04ESR**

Proposes amending the "Future Natural Resources" section of the Land Use Element to add 'Figure 14.1: Mangrove Resources' to the map series and the associated interpretive text as a new paragraph to the Wetlands text on page I-94.

- **Miami-Dade County 25-05ESR**

Proposes (1) amending the "Agriculture" text in the Land Use Element to allow private wetland mitigation banks or conservation programs on land in Florida City; (2) amending the "Open Land" text of the Land Use Element to allow private wetland mitigation banks on certain land in Florida City; and (3) adding new 'Figure 5.2: Mitigation Bank and Conservation Program Area' to the Land Use Element map series.

- **City of Coral Springs 25-01ESR**

Proposes amending the Potable Water Sub-Element and Water Supply Facilities Work Plan within the City of Coral Springs' Comprehensive Plan.

- **Town of Cutler Bay 25-01ESR**

Proposes updating the Town of Cutler Bay's Water Supply Facilities Work Plan and adopting Water Supply Facilities Work Plan-related amendments to the Town Growth Management Plan.

- **City of Fort Lauderdale 25-03ESR**

Proposes amending the City of Fort Lauderdale Comprehensive Plan; Future Land Use Element, Conservation (CON) Element, Sanitary Sewer, Water and Stormwater Element, and Capital Improvement Element to incorporate by reference the Ten (10)-Year Water Supply Facility Work Plan 2026.

- **Islamorada, Village of Islands 25-05ACSC**

Proposes amending the Village's Future Land Use Map from Residential Medium (RM) to Mixed-use (MU) for the subject property, at 87469 Old Highway, located on Plantation Key, with Real Estate Number 00413300-000000.

- **City of Margate 25-01ESR**

Proposes a Land Use Plan Amendment to the City of Margate Comprehensive Plan, Appendix B, to permit a change of land use from 148.7729 acres of commercial recreation to 74.1259 acres of R(10) Residential, 7.618 acres of commercial and 67.029 acres of park; providing for an assignment of available residential density within the 636.18-acre irregular density dashed-line area "A" which will maintain an average density of 7.0 dwelling units per acre.

- **City of Sunny Isles Beach 25-03ESR**

Proposes a text amendment to the City's adopted Comprehensive Plan Future Land Use Element, updating outdated language and references as well as ensuring consistency between the Land Development Regulations and the Comprehensive Plan as it relates to maximum development allowances.

PROPOSED AMENDMENTS – JANUARY 2026

- **Broward County 25-04ESR**

Proposes adopting an amendment to the Broward County Comprehensive Plan Text within the Water Management Element to incorporate the County's 2025 Water Supply Facilities Work Plan (WSFWP). The amended policy addresses the WSFWP's minimum planning period, provides for updates, addresses development of water supply facilities, ensures water supply facilities are available to serve current and future development, ensures consistency of the Water Management Element and the Capital Improvements Element, and endeavors to cooperatively plan for water supply facilities.

The Council recommends strong water conservation policies to limit increased withdrawals from the Biscayne Bay Aquifer or the Floridian Aquifer System and supports Broward County's efforts towards those goals. As regional water demand increases to accommodate population growth, infrastructure expansion, and Everglades restoration, additional conservation measures are needed to balance the diverse needs of Southeast Florida. The SRPP Policies (including Policy 7.14 and Policy 7.15) relate to water conservation and provide guidance on water reuse, low-use, and landscaping methods.

The Council also recommends continued collaboration and coordination between Broward County and the City of Hollywood to ensure compliance with the Ocean Outfall Program detailed in Chapter 2008-232, Laws of Florida, to prevent future wastewater pollution of Broward's water resources.

- **Monroe County 25-06ACSC**

Proposes amending Monroe County's Future Land Use Map (FLUM) from Residential Medium (RM)

to Commercial (COMM), for property located at 106261, 106271, and 106281 Overseas Highway, Key Largo, particularly described as Lots 18-20, Block 3, Ocean Isle Estates.

- **City of Doral 25-01ESR**

Proposes a text amendment to the City of Doral Comprehensive Plan Future Land Use Element Policy 2.1.2, entitled “Industrial” category, to remove the prohibition on Amusement Center, Entertainment, Health/Exercise, and Sport Facility Uses within said Future Land Use Category.

- **Islamorada, Village of Islands 25-06ACSC**

Proposes amending the Village’s Future Land Use Map from Conservation to Mixed Use and establishing a new subarea policy under objective 1-2.11 on a subject property on Overseas Highway located on upper Matecumbe Key, with Real Estate Number 00096850-000200 comprising approximately 6.4 acres.

- **City of Lauderdale Lakes 25-02ER**

Proposes EAR-Based amendments to the City of Lauderdale Lakes’ Comprehensive Plan Future Land Use, Transportation, Housing, Conservation, and Capital Improvements Element. Encourages mixed-use, pedestrian-friendly design within six redevelopment areas across Lauderdale Lakes. Transportation Element updates include aiming for a 10% increase in transit ridership, expanding buffered bicycle facilities, assessing needed maintenance and improvements to the transportation system at least every five years, and transitioning the city fleet to electric or ultra-low emission vehicles by 2035.

- **City of Miami Beach 25-04ESR**

Proposes amending the City of Miami Beach Year 2040 Comprehensive Plan by amending Goal RLU 1, entitled “Resilient Land Use and Development,” Objective RLU 1.1, entitled “Establishment of Future Land Use Categories,” Policy 1.1.7, entitled “High Density Multi Family Residential (RM-3),” to establish a 5,000-square-foot floor area ratio (FAR) bonus for the RM-3 Land Use Category for oceanfront properties within the Faena Overlay District that contain a contributing historic structure.

- **City of Oakland Park 25-02ESR**

Proposes amending the City’s Comprehensive Plan to provide for the State mandated 2025 updates to the 10-year Water Supply Facilities Work Plan and by specifically holding a public hearing to consider an ordinance of the City Commission of the City of Oakland Park, Florida, amending the City’s Comprehensive Plan to provide for the State mandated updates to the Water Supply Facilities Plan and by specifically amending Section 4 “Infrastructure Element”.

ADOPTED AMENDMENTS – NOVEMBER 2025

No Adopted Amendments were received.

ADOPTED AMENDMENTS – DECEMBER 2025

- **City of Miramar 25-01ER**

Adopts amendments related to an Evaluation and Appraisal Review to the Comprehensive Plan of the

City of Miramar to reflect the required minimum 10-year and 20-year planning period, as well as changes in State requirements and in local conditions since the last update of the Comprehensive Plan.

- **City of North Lauderdale 25-01ER**

Adopts Evaluation and Appraisal Review based amendments to the City of North Lauderdale's Comprehensive Plan as required by Section 163.3191, Florida Statutes, pursuant to the State Coordinated Review guidelines of Section 163.3784(4), Florida Statutes and the Notice Requirements of 163.3184(11), Florida Statutes; amending the Future Land Use, Housing, Recreation and Open Space, Conservation, Intergovernmental Coordination, Infrastructure, Capital Improvement, Transportation, Public School, and adding a new Property Rights Element; providing for updated data and analysis supporting the proposed amendments to the goals, objectives and policies of the elements thereof.

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

Adopts amendments to the City of Tamarac Comprehensive Plan "with changes," including amendments to the Future Land Use Element, the Transportation Element, the Housing Element, the Infrastructure Element, the Conservation Element, the Recreation and Open Space Element, the Intergovernmental Coordination Element, the Capital Improvements Element, the Education Element, the Economic Development Element and the Private Property Rights Element.

- **City of West Miami 25-01ESR**

Adopts an amendment to the City of West Miami Comprehensive Development Master Plan to establish the "Corridor Residential" Land Use designation and corresponding regulations and amending the Future Land Use designation for those properties located at 6020 SW 8 Street and 6024 SW 8 Street and designated "Commercial-Mixed Use," "High Density," and "Moderate Density," to the "Corridor Residential" designation.

ADOPTED AMENDMENTS – JANUARY 2026

- **Broward County 25-02ESR**

Amends the Environmentally Sensitive Lands Map of the Broward County Land Use Plan Natural Resource Map Series to remove Site Number 42 (4 parcels); approximately 85.8 acres; generally located on the southeast corner of Copans Road and the FEC Railway, in the City of Pompano Beach.

- **Monroe County 25-04ACSC**

Amends Policy 1302.1.4 and Policy 1302.1.5 of the Monroe County Year 2030 Comprehensive Plan to amend the requirement(s) for a community meeting, as requested by the Monroe County Board of County Commissioners (BOCC) at the February 19, 2025, regular public meeting.

- **Monroe County 25-05ACSC**

Adopts amendments to the Monroe County Comprehensive Plan by amending Policy 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 that certain property 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.

- **Islamorada, Village of Islands 25-02ACSC**
Proposes to amend the Future Land Use Map from Residential Medium (RM) to Mixed Use (MU) for the subject property known as Windley Cove, located on Windley Key.
- **Islamorada, Village of Islands 25-03ACSC**
Amends Policy 1-3.1.3, Institute a Program for Transfer of Development Rights, of the Islamorada, Village of Islands, Comprehensive Plan by amending procedures and eligibility criteria for the transfer of development rights.
- **Islamorada, Village of Islands 25-04ACSC**
Amends the Islamorada, Village of Islands, Future Land Use Map from Residential Conservation (RC) to Mixed Use (MU) for the subject property, at 76800 Overseas Highway located on Lower Matecumbe Key, and to establish a new sub-area policy under Objective 1-2.11.
- **City of Miami 25-01ESR – REVISED**
Proposes amending the City of Miami’s Comprehensive Neighborhood Plan (MCNP) to create the “Transit Oriented Node” Future Land Use designation; amending Appendix LU-1; amending Policy LU-5.1.3 and Policy LU-5.2.1; and amending the Future Land Use Map (FLUM) of approximately 143.75 gross acres to “Transit Oriented Node – 2” and “Transit Oriented Node – 1”. The amendment was revised from the proposed stage to address comments from FloridaCommerce and the Florida Department of Transportation.
- **City of North Miami 25-01ESR**
Proposes amending the City’s Comprehensive Plan’s Future Land Use Element (FLUE) and Future Land Use Map (FLUM) to create the NW 7th Avenue Cultural Arts and Innovation Overlay District (CAIOD).

*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.