



# MEMORANDUM

AGENDA ITEM #III.C

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DATE: FEBRUARY 23, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

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

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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 26-01ESR**

Proposes an amendment to the Broward County Land Use Plan to amend the land use designation of a property in the City of Lauderhill from Commercial Recreation to Irregular (9) Residential. The property is approximately 132.6 acres and is generally located between Oakland Park Boulevard and Northwest 44 Street and between Inverrary Boulevard West and Rock Island Road. The amendment supports the redevelopment of the site into a residential community containing 888 dwelling units comprised of a mix of single-family detached and attached housing units and multi-family townhome units. In addition, a text amendment is included to update Broward County Land Use Plan Policy 2.23.2 regarding Environmentally Sensitive Lands.

- **City of Fort Lauderdale 26-01ESR**

Proposes an amendment to the City of Fort Lauderdale's Comprehensive Plan Future Land Use Element, Uptown Transit-Oriented Development designation, amending restriction on residential use east of Powerline Road, south of Cypress Creek Road, west of the Florida CSX Railroad. The amendment "Delet[es] Comment Note #7, which was a restriction on the location of residential uses to an area east of Powerline Road, north of Cypress Creek Road, and east of Andrews Avenue."

- **City of Margate 26-01ESR**

Proposes amendments to the City of Margate's Comprehensive Plan: amending Element III, "Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Ground Water, Aquifer Recharge"; Amending Part 1, "Potable Water" in order to adopt the updated Ten-Year Water Supply Facilities Work Plan. The update incorporates the 2025-2045 planning period, population and service adjustments, and water use permit modifications. The amendment emphasizes that additional withdraws from the Biscayne Bay Aquifer above the base condition water use are only permitted if the local entity secures water from an alternative water source. As such, the City of Margate noted the agreement to use 1.57 mgd of the contracted 2.00 mgd from the C-51 Reservoir as offset water to supply water demands through 2065.

## ADOPTED AMENDMENTS

- **Broward County 25-03ESR**

Adopting (1) amending 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. The site is approximately 6.2 acres and is 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**

Amends the Miami-Dade Comprehensive Development Master Plan (CDMP) to (1) Amend the "Future Natural Resources" section of 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, and (2) Amend Policy CM-1A of the CDMP's Coastal Management Element to replace obsolete wording.

- **Miami-Dade County 25-05ESR**  
Amends the Miami-Dade Comprehensive Development Master Plan (CDMP) to (1) Amend the “Agriculture” text in the Land Use Element to allow private wetland mitigation banks or conservation programs on land in Florida City, (2) Amend the “Open Land” text of the Land Use Element to allow private wetland mitigation banks on certain land in Florida City, and (3) Add new ‘Figure 5.2: Mitigation Bank and Conservation Program Area’ to the Land Use Element map series.
- **City of Coral Springs 25-01ESR**  
Adopts an amendment to the City of Coral Springs’ Comprehensive Plan, amending the Potable Water Sub-Element and Water Supply Facilities Work Plan within the Comprehensive Plan.
- **Town of Cutler Bay 25-01ESR**  
Adopts an amendment to the Town of Cutler Bay’s Water Supply Facilities Work Plan and adopts a Water Supply Work Plan, related amendments to the Town Growth Management Plan.
- **City of Doral 25-01ESR**  
Adopts 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.
- **City of Florida City 25-01ESR**  
Adopts 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 Hollywood 25-01ESR**  
Adopts an amendment to the City of Hollywood’s Comprehensive Plan by amending the Land Use Element to create the Commercial Recreation (“CREC”) Land Use Category.
- **City of Key Colony Beach 25-01ER \***  
Adopts an amendment to the City of Key Colony Beach’s Comprehensive Plan, amending the Goals, Objectives, and Policies of the Future Land Use, Transportation, Housing, Infrastructure, Coastal Management, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvements, Elements of the Comprehensive Plan, adding a Property Rights Element and accompanying Goal, Objective, and Policies.
- **City of Pompano Beach 25-01ESR**  
Amends the City of Pompano Beach Comprehensive Plan by adopting an Environmentally Sensitive Lands (ESL) Map amendment to remove four ESL-designated sites located on the Pompano Beach Air Park.
- **City of Sunny Isles Beach 25-03ESR**  
Adopts an amendment of the City of Sunny Isles Beach, amending the text of the Future Land Use Element (FLUE) of the adopted Comprehensive Plan. The text amendment updated the City’s FLUE by modernizing outdated language and references and ensuring consistency between the comprehensive plan and land development regulations regarding maximum development allowances.

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

Adopts an amendment to the City of Weston’s Comprehensive Plan by adopting the Evaluation and Appraisal Report (EAR) Based Amendments to the Future Land Use, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvement, Transportation, and Public School Elements, and adding a new Property Rights Element.

\*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.