



# MEMORANDUM

AGENDA ITEM #III.C

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DATE: APRIL 20, 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 26-02ESR**

An amendment to the Broward County Comprehensive Plan to include a new Deepwater Port Component, as well as changes to Transportation Element Policies T4.2.7 and T4.2.8 to reference the 2024 Port Everglades Master Vision Plan.

- **Broward County 26-03ESR**

Amendments to the Broward County Comprehensive Plan: (1) Amendment to the Broward County Land Use Plan – City of Fort Lauderdale (2) Amendment to the Broward County Land Use Plan Text – City of Fort Lauderdale from 270.1 acres of Activity Center, 11.6 acres of Community, 5.8 acres of Low “5” Residential, and 2.4 acres of Commerce to Activity Center; approximately 289.9 acres; generally located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84. (3) Amendment to update the Wetlands Map of the Broward County Land Use Plan Natural Resource Map Series. (4) Text Amendment to modify Broward County Land Use Plan Policies 2.36.1 and 2.36.2 regarding land use policy and public infrastructure services and decisions.

- **Town of Davie 26-01ESR**

A proposed amendment of the Town of Davie, Florida, amending the Town’s Water Supply Facilities Work Plan and the following elements of the Town’s Comprehensive Plan: Infrastructure Element and Capital Improvements Element.

- **City of Hallandale Beach 26-01ESR**

A proposed amendment of the City of Hallandale Beach, Florida, amending the City of Hallandale Beach adopted Comprehensive Plan, Future Land Use Element, Part 2.3. “Permitted Uses in Future Land Use Categories,” Subpart A,- Residential Use, to provide for dashed-line areas as authorized in the Broward County Land Use Plan; amending the Future Land Use Map to change the designation of 17.5 net acres from Commercial Recreation to Commercial Recreation and Irregular Residential Within a Dashed Line Area, allowing a maximum density of 13.03 dwelling units per net acre.

- **Islamorada, Village of Islands 26-01ACSC**

A proposed amendment of Islamorada, Village of Islands, Florida, to amend the Village’s Future Land Use Map (FLUM) from Public/Semi-Public Services (PS) to Mixed Use (MU) for the subject property, located on Upper Matecumbe Key, at 83250 Overseas Highway, comprised of 32,000 square feet. This FLUM amendment has a companion application for a Zoning Map amendment, which proposes a change from a Public/Semi-Public Services (PS) District to a Highway Commercial (HC) District.

- **City of Marathon 26-01ACSC**

Proposes multiple amendments to the City of Marathon Comprehensive Plan, including but not limited to: (1) Modifications to the Chapter 1 Table 1-1, “Future Land Use Densities and Intensities,” (2) Chapter 2 Policy 2-1.1.3, “Affordable And Workforce Housing Report,” (3) Chapter Three, “Infrastructure Element,” And Intending To Modify Policy 3-3.4.1, “Pursue Funding Sources” (4) Chapter Four, “Conservation and Coastal Element,” And Intending To Modify Policy 4-1.2.14, “Establish And Coordinate Acquisition Programs,” (5) Chapter Five, “Intergovernmental Coordination Element,” And Intending To Modify Policy 5-1.2.4, “Coordinate All Transportation Improvements,” Modify Policy 5-1.2.10, “Render Appropriate Development Permits,” (6) Chapter Seven,

“Transportation Element,” And Intending To Modify Policy 7-1.1.3, “Address Short Term And Long Term Strategies To Reduce Clearance Time,” and (7) Chapter Nine, “Implementation and Review Element,” And Intending To Modify Policy 9-1.2.2, “Annual Work Program And Evaluation”.

- **City of Miami Beach 26-01ER**

An amendment to the City of Miami Beach’s Year 2025 Comprehensive Plan, pursuant to the State Coordinated Review process of Section 163.3184(4), Florida Statutes, by amending Goals, Objectives, Policies, and Document titles of the Comprehensive Plan, including the following elements: Resilient Land Use and Development, Transportation, Housing, Public School Facilities, and Capital Improvement.

- **City of Miramar 26-01ER**

Evaluation and Appraisal Review Based Amendments to the City of Miramar Comprehensive Plan, to reflect the required minimum ten-year and twenty-year planning periods and changes in state law and local conditions since the last Comprehensive Plan update, and to adopt by reference the 2025 Ten-Year Water Supply Facilities Work Plan.

- **City of Pompano Beach 26-01ESR**

Amendments of the City of Pompano Beach, Florida, adopting amendments to the Potable Water Sub-Element and the Conservation Element in the City’s Comprehensive Plan as required by Section 163.3177(6)(c), Florida Statutes, to be consistent with the South Florida Water Management District’s (SFWMD) 2023-24 Lower East Coast Regional Water Supply Plan.

## **ADOPTED AMENDMENTS**

- **Broward County 25-04ESR**

Adopts an amendment to the Broward County Comprehensive Plan text related to the Water Management Element. The Water Management Element Policy amendment adopts the Broward County Water Supply Facilities Work Plan by reference.

- **Monroe County 25-06ACSC**

Amends the Monroe County Future Land Use Map (FLUM) from Residential Medium (RM) to Commercial (COMM), for property located at 106261, 106271, and 106281 Overseas Highway, Key Largo, described as Lots 18-20, Block 3, Ocean Isle Estates.

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

Amends 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 therein the Ten (10)-Year Water Supply Facility Work Plan 2026 and to update the Goals, Objectives, and Policies related to the City of Fort Lauderdale Water Supply Facility Work Plan.

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

Amends 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 Key Colony Beach 25-01ER \***  
Amends 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 Lauderdale Lakes 25-02ER**  
Amends the City of Lauderdale Lakes’ Comprehensive Plan Future Land Use, Transportation, Housing, Conservation, and Capital Improvements Element based on the Evaluation and Appraisal Review (EAR). Encourages mixed-use, pedestrian-friendly design within six redevelopment areas across the City. 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**  
Amends 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**  
Amends 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”.
- **City of Sunrise 25-01ESR**  
Amends the 10-Year Water Supply Facilities Work Plan and 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.
- **City of Sweetwater 25-01ESR**  
Amends the City of Sweetwater’s Comprehensive Plan, Future Land Use Element – Policy 1.2 – to establish the Flagler Center District Land Use Category.

\*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.