



MEMORANDUM

AGENDA ITEM #III.C

DATE: MAY 18, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: 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.

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 26-04ESR**
Proposes amendments to the Broward County Comprehensive Plan’s Climate Change, Recreation and Open Space, and Transportation Elements to remove references to initiatives that support diversity, equity, and inclusion (DEI).
- **Monroe County 26-01ACSC**
Proposes amending Policies 101.5.30, 101.5.31, 101.5.32, 101.5.33, 101.5.34, and the Glossary of the Monroe County 2030 Comprehensive Plan to increase the maximum height of residential structures from 35 feet to 42 feet.
- **Monroe County 26-02ACSC**
Proposes amendments to the Monroe County 2030 Comprehensive Plan modifying the Future Land Use and the Housing Elements to modify the requirements related to the 300 Keys Affordable Workforce Housing Initiative Early Evacuation Unit Building Permit Allocations by removing the 1-for-1 takings and Bert Harris Act liability reduction exchange requirement by amending, as well as clarifying, Policies 101.2.2, 101.2.4, 101.3.1, 101.3.2, 101.3.3, 101.3.4, 101.3.10, 101.3.11, 101.3.12, and 601.1.8.
- **City of Doral 26-01ER***
Proposes amendments adopting Evaluation and Appraisal Report-based amendments to the Comprehensive Plan by amending the Resiliency Element, Future Land Use Element, Transportation Element, Housing Element, Infrastructure Element, Conservation Element, Parks and Recreation Element, Educational Facilities Element, Intergovernmental Coordination Element, and Capital Improvements Element; by creating a new Private Property Rights Element and Economic Development Element; and updating the Water Supply Facilities Work Plan.
- **City of Hollywood 26-01ESR**
Proposes an amendment to the City’s Comprehensive Plan updating the Potable Water sub-element of the Utilities Element and the Water Supply Plan.
- **Village of Pinecrest 26-01ER**
Proposes Evaluation and Appraisal Report-based amendments to the Village of Pinecrest’s Comprehensive Development Master Plan, including: revisions and updates to the supporting Background Data and Analysis and to the Goals, Objectives, and Policies; amending the Future Land Use Map by bringing two (2) new properties into the Pinecrest Business Alternative District; and updates to the Village’s Ten-Year Water Supply Facilities Work Plan.
- **City of Plantation 26-02ESR**
Proposes a new 2025-2045 City of Plantation Comprehensive Plan, replacing the adopted Comprehensive Plan in its entirety and including the following elements: Future Land Use, Transportation and Mobility, Housing, Sanitary Sewer, Potable Water, Stormwater and Drainage, Solid Waste, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital

Improvements, Public Schools Facilities, Neighborhood Design, Property Rights, and Resiliency and Sustainability.

ADOPTED AMENDMENTS

- **Broward County 26-01ESR**

Adopts 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 that updates Broward County Land Use Plan Policy 2.23.2 regarding Environmentally Sensitive Lands.

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

Adopts an amendment to the Comprehensive Plan of Islamorada, Village of Islands, which amends the land use designation of a property in the Future Land Use Map from Conservation (C) to Mixed Use (MU) and establishes a new subarea policy under objective 1-2.11. The subject property is located on Overseas Highway, Upper Matecumbe Key, with Real Estate Number 00096850-000200 comprising approximately 6.4 acres (3.16 of which is mangroves).

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

Adopts an amendment to the Comprehensive Plan of the City of Lighthouse Point, with 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 Margate 26-01ESR**

Adopts 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" to adopt the updated Ten-Year Water Supply Facilities Work Plan.

- **City of North Miami Beach 24-01ESR**

Adopts amendments to the City's Future Land Use Element (FLUE) Text; Amending policies 1.2.7., 1.6.3., 1.8.2., 1.8.5., and 1.8.6., to set minimum standards over all development within the Rapid Transit Zone (RPZ) by adopting a local ordinance with its own policies satisfying the minimum floor-area ratio (FAR) requirements of the County's RTZ ordinance, as well as procedures for review and approval of new development within the RTZ.

- **City of Oakland Park 25-01ESR**

Adopts amendments to the City's Comprehensive Plan 2045 to the Future Land Use Element (FLUE), and the Housing Element Chapter 163, Section 163.3184, of the Florida Statutes; by specifically amending policies in the "Future Land Use Element" to comply with the items identified as

deficiencies, by the Broward County Planning Council on October 24, 2024, according to Article 2.3.1 of the Administrative Rules document: BrowardNext, in addition providing for a revised policy in the “Housing Element”.

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

Adopts 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 to be consistent with the South Florida Water Management District’s 2023-2024 Lower East Coast Regional Water Supply Plan.

*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.