



MEMORANDUM

AGENDA ITEM #III.C

DATE: JULY 20, 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 26-05ESR**

Proposes an amendment to the Broward County Land Use Plan within the City of Margate amending the land use designation of an approximately 81.7-acre property. The amendment would revise 75.1 acres of Recreation and Open Space and 6.6 acres of Commercial Recreation within Dashed-Line Area to Irregular (7) Residential within a Dashed-Line Area, located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard.

- **Broward County 26-07ESR**

Proposes an amendment to the Broward County Comprehensive Plan to remove provisions related to road and transportation concurrency, including transportation concurrency assessments, road impact fees, and concurrency satisfaction certificates. The Transportation Element, the Capital Improvements Element, and the Broward Municipal Services District Element of the Plan would all be revised. The amendment shifts the County's approach toward Transportation Districts, areawide level-of-service standards, and capital improvements, prioritizing transportation improvements while complying with recent state statutory changes. The amendment is intended to comply with recent state statutory changes while allowing the County to revisit impact fees after completing an updated impact fee study.

- **Miami-Dade County 26-01ESR**

Proposes amending the Miami-Dade County Comprehensive Development Master Plan for approximately 84.8 acres east of SW 112 Avenue, between SW 186 Street and SW 196 Street, adjacent to the Homestead Extension of Florida's Turnpike. The amendment would redesignate the application site on the Land Use Plan map from "Office/Residential" (approximately 79.62 gross acres) and "Low-Medium Density Residential" (approximately 5.18 gross acres, 6 to 13 dwelling units per acre) to "Industrial and Office" (approximately 81.36 gross acres), "Business and Office" (approximately 2.14 gross acres), and "Low-Medium-High Density Residential" (approximately 1.30 acres, 6 to 13 dwelling units per acre). The amendment would facilitate redevelopment of the former American Bankers/Assurant office park as an industrial and logistics-oriented project requested by GPC Miami Business Park, LLC.

The amendment includes a proffered restriction limiting the development to 903 net new external PM peak-hour vehicle trips, consistent with the ABIG DRI Development Order. The analysis estimates about 132 more trips than the currently approved DRI program. The Florida Department of Transportation District 6 found the amendment would not adversely impact transportation resources or facilities of state importance. Council staff concurs with County staff concerns regarding the cumulative impact of land use amendments on Florida's Turnpike as a hurricane evacuation route and recommends monitoring those impacts within a broader regional framework. Council staff also notes that proposed mitigation for impacts to Pine Rockland habitat, a resource of regional significance, should be carefully monitored.

- **Miami-Dade County 26-02ESR**

Proposes amending the Miami-Dade County Comprehensive Development Master Plan for an approximately 4.1-acre vacant site located between Biscayne Boulevard and NE 14 Avenue, between

NE 114 Terrace and NE 115 Street, abutting Biscayne Shores. The amendment would redesignate the site from “Business and Office” and “Medium Density Residential” to “High Density Residential,” and would amend the High-Density Residential Land Use category text to establish criteria for allowing densities above 125 dwelling units per gross acre in certain unincorporated areas. The amendment would facilitate a mixed-use development, subject to a proffered Declaration of Restrictions limiting the project to 550 multifamily dwelling units, 20,000 square feet of commercial space, and requiring 35 percent of the dwelling units to be set aside as workforce housing. The site is within the Urban Infill Area and near existing transit service.

- **City of Doral 26-02ESR**

Proposes an amendment to the City of Doral Comprehensive Plan’s Future Land Use Element by creating the “Mall Mixed Use (MMU)” Future Land Use designation, establishing purpose and intent, applicability, and development parameters for regional shopping mall properties fifteen (15) acres or greater currently designated on the Future Land Use Plan Map as “Business” (“B”) and providing for residential development opportunities within qualifying developments.

- **Islamorada, Village of Islands 26-02ACSC**

Proposes an ordinance to amend the Village’s Future Land Use Map, changing the designation from Residential High (RH) to Residential Medium (RM), for properties located at 80839 and 80739 Old Highway on Upper Matecumbe Key, comprising approximately 2.75 acres of land.

- **City of North Miami 26-01ESR**

Proposes amendments to the City of North Miami’s 2045 Comprehensive Plan by amending the Future Land Use Element to increase the allowable height to two hundred ten (210) feet for certain properties within the Biscayne Boulevard Planned Corridor Development Overlay District.

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

Proposes amending the City of North Miami Beach’s Comprehensive Plan, specifically the Infrastructure Element Policy as part of Evaluation and Appraisal Report based amendments, to address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT).

- **City of North Miami Beach 26-02ESR**

Proposes amending the City of North Miami Beach’s Comprehensive Plan to incorporate the updated North Miami Beach Water Supply Plan and related text amendments to the Intergovernmental Coordination, Infrastructure, Capital Improvements, Conservation, and Future Land Use Elements.

- **City of Wilton Manors 26-01ER***

Proposes amending the City of Wilton Manors’ Comprehensive Plan to adopt Evaluation and Appraisal Review-based updates, add a state-mandated Property Rights Element, and update the City’s 20-Year Water Supply Facilities Work Plan. The EAR-based amendments update planning periods, data, population and housing demographics, agency names, and references for consistency with the Broward County Comprehensive Plan. The Water Supply Facilities Work Plan reflects the City’s reliance on the City of Fort Lauderdale for potable water service and coordination with the Lower East Coast Water Supply Plan. No changes are proposed to the Future Land Use Map, and the amendments are not expected to affect the City’s adopted level-of-service standards.

ADOPTED AMENDMENTS

- **Broward County 26-02ESR**

Adopts an amendment to the Broward County Comprehensive Plan text related to the Deepwater Port Component.

- **Broward County 26-03ESR**

Adopts 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.

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

Adopts an amendment to the Town of Davie’s Comprehensive Plan, 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 Fort Lauderdale 25-02ESR**

Amends the City of Fort Lauderdale Comprehensive Plan’s Future Land Use Map to change 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.

- **City of Hollywood 26-01ESR**

Adopts an amendment to the City of Hollywood’s Comprehensive Plan by amending the Potable Water Sub-Element of the Utilities Element to adopt by reference the Water Supply Facilities Work Plan 2025 Update.

- **City of Lauderhill 25-01ESR**

Adopts an amendment to the City of Lauderhill’s Comprehensive Plan Map amendment for a +/- 132.57 gross acre site generally located south of NW 44 Street, west of Rock Island Road, north of the Middle River, and east of Inverrary Boulevard West (known as a portion of the Inverrary Golf Course) located within a residential dashed line; amending the Future Land Use designation from “Commercial Recreation” to “Irregular (9) Residential” to allow a maximum of 888 dwelling units.

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

Adopts an amendment to the City of Marathon’s Comprehensive Plan modifying Chapter One, “Future Land Use Element,” and intending to modify Table 1-1, “Future Land Use Densities and Intensities,” modify Policy 1-3.5.13, “Inventory Affordable/Workforce Housing,” modify Policy 1-3.5.14, “Establish a Land Acquisition and Conservation Advisory Committee,” and modify Objective 1-4.1, “Provide Workforce-Affordable Housing Building Permit Allocations.”

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

Adopts an amendment to the City of Miami Beach's Year 2025 Comprehensive Plan for the following elements: Resilient Land Use and Development, Transportation, Housing, Public School Facilities, and Capital Improvement based on the "Evaluation and Appraisal of Comprehensive Plan," incorporating necessary amendments reflecting changes in State Law and updating the Comprehensive Plan based on changes in local conditions since the last update based on the Evaluation and Appraisal Report update adopted on October 16, 2019.

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

Adopts an amendment to the Future Land Use Map of the Town of Southwest Ranches' Comprehensive Plan by changing the designation of approximately 59 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.

*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.