

MEMORANDUM

AGENDA ITEM #III.C

DATE: SEPTEMBER 30, 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

- **Monroe County 26-03ACSC***

Proposes amendments to the Monroe County 2030 Comprehensive Plan amending the Glossary, the Private Property Rights, the Future Land Use, the Housing, and the Intergovernmental Coordination Elements, to establish a new Rate of Growth Ordinance (ROGO) Allocation category for Market Rate Workforce Housing and associated definitions. This amends the Goals, Objectives, and Policies related to the redistribution of ROGO allocations as it related to annual rate and percentages and/or numbers assigned to designated categories to create a new type of ROGO allocations and the acceptance of up to 657 ROGO allocations approved and established through Chapter 2025-190, Laws of Florida, and modifying purchase offers related to administrative relief by amending the Glossary and Policy 2.2.5, Objective 101.2, Policy 101.2.1, Policy 101.2.2., Policy 101.2.3, Policy 101.2.4, Objective 101.3, Policy 101.3.1, Policy 101.3.2, Policy 101.3.4, Policy 101.3.5, Policy 101.3.10, Policy 101.3.11, Policy 101.3.12, Policy 101.7.1, Policy 102.4.3, Objective 105.2, Policy 601.1.8, and Policy 1301.7.1.

- **Monroe County 26-04ACSC**

Proposes amending the Monroe County Comprehensive Plan to incorporate the 10-Year Water Supply Plan update and be consistent with the South Florida Water Management District Lower East Coast Water Supply Plan update of 2024.

- **Monroe County 26-05ACSC**

Proposes amending Monroe County Comprehensive Plan Policy 301.1.2 to reflect the U.S. 1 Level of Service (LOS) Task Force's Recommendations to the Board of County Commissioners on the LOS methodology.

- **City of Coral Gables 26-01ESR**

Proposes an amendment to the City of Coral Gables Comprehensive Plan (1) to increase the maximum floor area ratio (FAR) for the "University Campus" land use category; (2) to include hospital use and increase retail use within the Multi-Use Zone; and (3) to modify the boundaries of the "University Campus Multi-Use Area" to include the Central Energy Plant building and extend southwest to Red Road and northeast to the Mahoney-Pearson Parking garage, excluding properties that are not owned by the University of Miami.

- **City of Doral 26-03ER***

Proposes Evaluation and Appraisal Report (EAR) based amendments to the City of Doral's Comprehensive Plan, by amending the Resiliency, Future Land Use, Transportation, Housing, Infrastructure, Conservation, Parks and Recreation, Educational Facilities, Intergovernmental Coordination, and Capital Improvements Elements, by creating a new Private Property Rights Element, and Economic Development Element, and updating the Water Supply Facilities Work Plan. The major policy changes in the Doral 2050 Comprehensive Plan Update are intended to modernize the City's planning framework to reflect current State requirements and anticipated growth through 2050 while promoting more resilient, sustainable, and quality-focused development. Key themes include strengthening climate resilience and stormwater management, improving multimodal transportation and transit connectivity, expanding affordable and workforce housing, and coordinating development with adequate water supply and infrastructure capacity. The update also

supports mixed-use redevelopment, innovation districts, technology investment, and preservation of important industrial and employment areas. New Economic Development and Private Property Rights Elements further address economic diversification, workforce development, business resilience, and protection of property rights.

- **City of Hialeah 26-01ESR**

Proposes an amendment to the City of Hialeah's Comprehensive Plan 2025-2050 to include the updated 20-year Water Supply Facilities Work Plan (2025-2045) and related text amendments to Potable Water, Conservation, Intergovernmental Coordination, and Capital Improvement Elements.

- **City of Hollywood 26-04ESR**

Proposes an amendment to the City of Hollywood's existing Comprehensive Plan to establish a Transfer of Development Rights Program within the Land Use Element.

- **City of Hollywood 26-06ESR**

Proposes an amendment to the City of Hollywood's Comprehensive Plan to provide clarifications and modifications to Flexibility Unit provisions within the Land Use Element.

- **City of Margate 26-02ESR**

Proposes an amendment to the City of Margate's Comprehensive Plan, amending Element V Capital Improvements Element, amending the Goals, Objectives, and Policies, providing an update to the 5-Year Capital Improvements Schedule, amending Element III Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater, Aquifer Recharge, Part 1 Potable Water, providing for potable water minimum level of service.

- **City of Pembroke Pines 26-01ESR**

Proposes amendments to the City of Pembroke Pines' Comprehensive Plan, specifically to the Future Land Use, Infrastructure, and Conservation Elements, including an update to the City of Pembroke Pines' 10-Year Water Supply Facilities Work Plan ("WSFWP").

- **City of Pembroke Pines 26-02ESR**

Proposes an amendment to the Future Land Use Element of the City of Pembroke Pines' Comprehensive Plan with a text amendment to the Permitted Uses in the Agricultural Land Use Plan.

- **City of Sunrise 26-01ESR**

Proposes amending the Future Land Use Map of the City of Sunrise Comprehensive Plan for approximately 154 gross acres consisting of the "Savannah P.U.D. Plat 7" Plat, as recorded in Plat Book 149, Page 3 of the Public Records of Broward County, Florida, together with a portion of Parcel A of the "Sawgrass Preserve" Plan, as recorded in Plat Book 157, Page 4 of the Public Records of Broward County, Florida, and generally located on the southwest corner of NW 136 Avenue (Panther Parkway) and Pat Salerno Drive, from Industrial, Commercial, Low (5) Residential and Low Medium (10) Residential to the Transit Oriented Development (TOD) Land Use designation, amending the Future Land Use Element of the City of Sunrise Comprehensive Plan by adding the "Broward County Arena Property" to the Transit Oriented Development (TOD) Land Use Category.

- **City of Sweetwater 26-01ER**

Proposes EAR-based amendments of the City of Sweetwater Comprehensive Master Plan amending each of the Plan's elements: Future Land Use, Housing, Transportation, Economic Development, Sanitary Sewers, Storm Drainage, Potable Water, Recreation and Open Space, Capital Improvements, and Public Education Facilities. The Sweetwater EAR-based Comprehensive Plan amendments are primarily intended to update the City's plan for consistency with current State requirements and changing local conditions, while removing obsolete provisions and revising outdated timelines. The amendments also update the City's Water Supply Facilities Work Plan to coordinate future growth with long-term water supply, conservation, and infrastructure needs.

- **City of Tamarac 26-01ESR**

Proposes amendments to the City of Tamarac Comprehensive Plan Future Land Use, Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements to incorporate the water supply planning policies consistent with the City of Tamarac's Water Supply Facilities Work Plan – 2026 Update and incorporating the City of Tamarac Water Supply Facilities Work Plan – 2026 Update to be consistent with the South Florida Water Management District Regional Water Supply Plan.

- **City of Weston 26-01ER ***

Proposes amending the Comprehensive Plan of the City of Weston 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. The amendments generally seek to preserve Weston's established development character while supporting affordable housing, adequate public facilities, environmental and water-resource protection, multimodal connectivity, and coordinated capital investment. The update also adds a new Property Rights Element to ensure private property rights are appropriately considered in local land-use decision-making.

ADOPTED AMENDMENTS

- **Broward County 26-04ESR**

Adopts an amendment to the Broward County Comprehensive Plan text amending the Broward County Comprehensive Plan text related to the Climate Change, Recreation and Open Space, and the Transportation Elements to remove specific references to initiatives supporting DEI.

- **Broward County 26-05ESR**

Adopts an amendment to the Broward County Land Use Plan – City of Margate – from 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, approximately 81.7 acres, generally located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard.

- **Broward County 26-08ESR** *(Originally part of 26-03ESR Proposed)*

Adopts an amendment to the Broward County Land Use Plan text of the Broward County Comprehensive Plan, related to Policies 2.36.1 and 2.36.2 regarding land use policy and public infrastructure and services decisions.

- **Monroe County 26-01ACSC**

Adopts an ordinance approving amendments to the Monroe County Comprehensive Plan Policies 101.5.30, 101.5.31, 101.5.32, 101.5.33, 101.5.34, and Comprehensive Plan Glossary, to increase the maximum height of residential structures from 35 feet to 42 feet, to revise the structures listed as exceptions to the maximum height restriction, and to allow for additional height related to airports as approved by the Federal Aviation Administration (FAA) and in accordance with the adopted Airport Master Plans.

- **Monroe County 26-02ACSC**

Adopts amendments to the Monroe County Comprehensive Plan to revise the Future Land Use Element and Housing Element to modify the requirements related to the 300 Keys Affordable Workforce Housing Initiative Early Evacuation Unit Building Permit Allocations created by the Governor of Florida, Attorney General of Florida, Chief Financial Officer of Florida, and Florida Agriculture Commissioner acting in their capacity as the Florida Administration Commission 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, 601.1.8.

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

Adopts an amendment to the City of Doral Comprehensive Plan 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.

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

Adopts an amendment to the City of Hallandale Beach’s 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**

Adopts an amendment to the Islamorada, Village of Islands Comprehensive Plan, amending the Village's Future Land Use Map from Public/Semi-Public Services (PS) to Mixed Use (MU) for a subject property, located on Upper Matecumbe Key, with Real Estate Number 00402900-000000.

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

Adopts amendments to the City of Tamarac Comprehensive Plan, including amendments to the Future Land Use, Transportation, Housing, Infrastructure, Capital Improvements, and the Economic Development Elements.

*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.