

July 28, 2025

The Honorable Steve Wilson
Mayor, City of Belle Glade
110 Dr M.L.K. Jr Blvd W
Belle Glade, Florida 33430

Dear Mayor Wilson,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for the City of Belle Glade (Amendment No. 25-01ER), which was received on May 27, 2025. FloridaCommerce received the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.).

FloridaCommerce has identified a conflict with the application of Chapter 2025-190, Section 28, Laws of Florida (L.O.F.), and the proposed comprehensive plan amendment. These conflicts render the proposed comprehensive plan amendment null and void ab initio pursuant to Chapter 2025-190, Section 28, L.O.F. Chapter 2025-190 provides:

Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land development regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

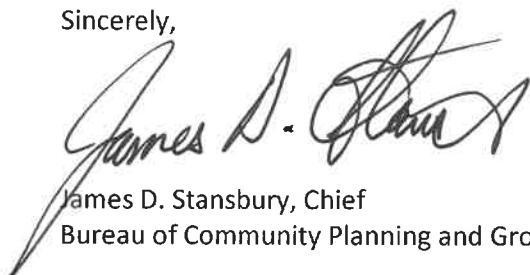
For the reasons outlined herein, the City of Belle Glade's proposed amendment is more restrictive or burdensome making it null and void ab initio pursuant to Section 28 of Chapter 2025-190, L.O.F.

The City should act by not adopting the proposed amendment or adopt a newly proposed amendment with changes that remove the restrictive and/or burdensome provisions. FloridaCommerce is willing to provide technical assistance to the City of Belle Glade to inform revisions to the elements of the proposed amendment that are more restrictive or burdensome.

In addition, the City is reminded that pursuant to section 163.3191(4), F.S., the City is prohibited from initiating or adopting any publicly initiated plan amendments to its comprehensive plan until it transmits the necessary amendment to update its plan in accordance with section 163.3191(2), F.S. This prohibition on plan amendments does not apply to privately initiated plan amendments.

If you have any questions concerning this review, please contact Avian Williams, Planning Analyst, by telephone at (850) 717-8504 or via email at Avian.Williams@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/aw

cc: Steven Cramer, Director of Planning and Community Redevelopment, City of Belle Glade
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

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The City of Belle Glade proposed Amendment 25-01ER revises the City's comprehensive plan to include a policy that is more restrictive or burdensome and other requirements that are potentially more restrictive or burdensome than the City of Belle Glade's currently adopted Comprehensive Plan. Policy 8.1.7.1 is more restrictive or burdensome. The following policies are potentially more restrictive or burdensome: 1.1.9.3 and 3.1.8.4.