

The Planning Board and its 500 Hats: LPA, BZA, Sustainable Council, and other Chapeaux

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APA Florida

Promised Lands Section



Local Planning Agency

- Grounded in Chapter 163, F.S.
- First review of Rezoning and Comprehensive Plan Amendments
- Florida law calls for widespread public participation
- Can be a Planning Department, separate body, or elected body
- Considers Comprehensive Plan amendments and regulations to implement plan for consistency

Board of Zoning Appeals (or Adjustment):

- Quasi-judicial
- Chapter 333.10 (Airport Zoning) specifically outlines BZA role
- Traditional role is to hear special exceptions, variances, appeals from official interpretations

BZA v. LPA

- Can be same umbrella organization (like Cape Coral); roles shift
- Can be separate – break out legislative v. quasi-judicial

Sustainability Council

- Considers economic, social, and environmental values in construction
- Promote environmentally friendly and energy efficient principles
- Town of Davie – Sustainability guide for construction – all types