

EXHIBIT 1

PROPOSED

ORDINANCE NO.

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE BROWARD COUNTY
3 LAND USE PLAN OF THE BROWARD COUNTY COMPREHENSIVE PLAN WITHIN
4 THE CITY OF FORT LAUDERDALE; AND PROVIDING FOR SEVERABILITY AND AN
5 EFFECTIVE DATE.

6 (Sponsored by the Board of County Commissioners)
7

8 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
9 on April 25, 2017 (the Plan);

10 WHEREAS, the Department of Commerce has found the Plan in compliance with
11 the Community Planning Act;

12 WHEREAS, Broward County now wishes to propose an amendment to the Land
13 Use Plan within the City of Fort Lauderdale;

14 WHEREAS, the Planning Council, as the local planning agency for the Broward
15 County Land Use Plan, held its hearing on January 29, 2026, with due public notice;

16 WHEREAS, the Board of County Commissioners held its transmittal public hearing
17 on March 3, 2026, having complied with the notice requirements specified in
18 Section 163.3184(11), Florida Statutes;

19 WHEREAS, the Board of County Commissioners held an adoption public hearing
20 on May 26, 2026, at 10:00 a.m. [also complying with the notice requirements specified in
21 Section 163.3184(11), Florida Statutes] at which public comment was accepted and

22 | comments of the Department of Commerce, South Florida Regional Planning Council,
23 | South Florida Water Management District, Department of Environmental Protection,
24 | Department of State, Department of Transportation, Fish and Wildlife Conservation
25 | Commission, Department of Agriculture and Consumer Services, and Department of
26 | Education, as applicable, were considered; and

27 | WHEREAS, the Board of County Commissioners, after due consideration of all
28 | matters, hereby finds that the following amendment to the Broward County
29 | Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward
30 | County Comprehensive Plan; complies with the requirements of the Community Planning
31 | Act; and is in the best interests of the health, safety, and welfare of the residents of
32 | Broward County,

33 | BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
34 | BROWARD COUNTY, FLORIDA:

35 | Section 1. The Broward County Comprehensive Plan is hereby amended by
36 | Amendment PC26-3, which is an amendment to the Land Use Plan within the City of Fort
37 | Lauderdale, as set forth in Exhibit A, attached hereto and incorporated herein.

38 | Section 2. Severability.

39 | If any portion of this Ordinance is determined by any court to be invalid, the invalid
40 | portion will be stricken, and such striking will not affect the validity of the remainder of this
41 | Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
42 | legally applied to any individual, group, entity, property, or circumstance, such
43 | determination will not affect the applicability of this Ordinance to any other individual,
44 | group, entity, property, or circumstance.

45 Section 3. Effective Date.

46 (a) The effective date of the plan amendment set forth in this Ordinance shall
47 be the later of:

48 (1) Thirty-one (31) days after the Department of Commerce notifies Broward
49 County that the plan amendment package is complete;

50 (2) If the plan amendment is timely challenged, the date a final order is issued
51 by the Administration Commission or the Department of Commerce finding
52 the amendment to be in compliance;

53 (3) If the Department of Commerce or the Administration Commission finds the
54 amendment to be in noncompliance, pursuant to Section 163.3184(8)(b),
55 Florida Statutes, the date the Board of County Commissioners nonetheless

56 elects to make the plan amendment effective notwithstanding potential
57 statutory sanctions;

58 (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the
59 date the Declaration of Restrictive Covenants is recorded in the Official
60 Records of Broward County; or

61 (5) If recertification of the municipal land use plan amendment is required, the
62 date the municipal amendment is recertified.

63 (b) This Ordinance is effective as of the date provided by law.

ENACTED

PROPOSED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 03/30/2026
Maite Azcoitia (date)
Deputy County Attorney

MA/gmb
03/31/2026
PC26-3 City of Fort Lauderdale Ordinance
#80041

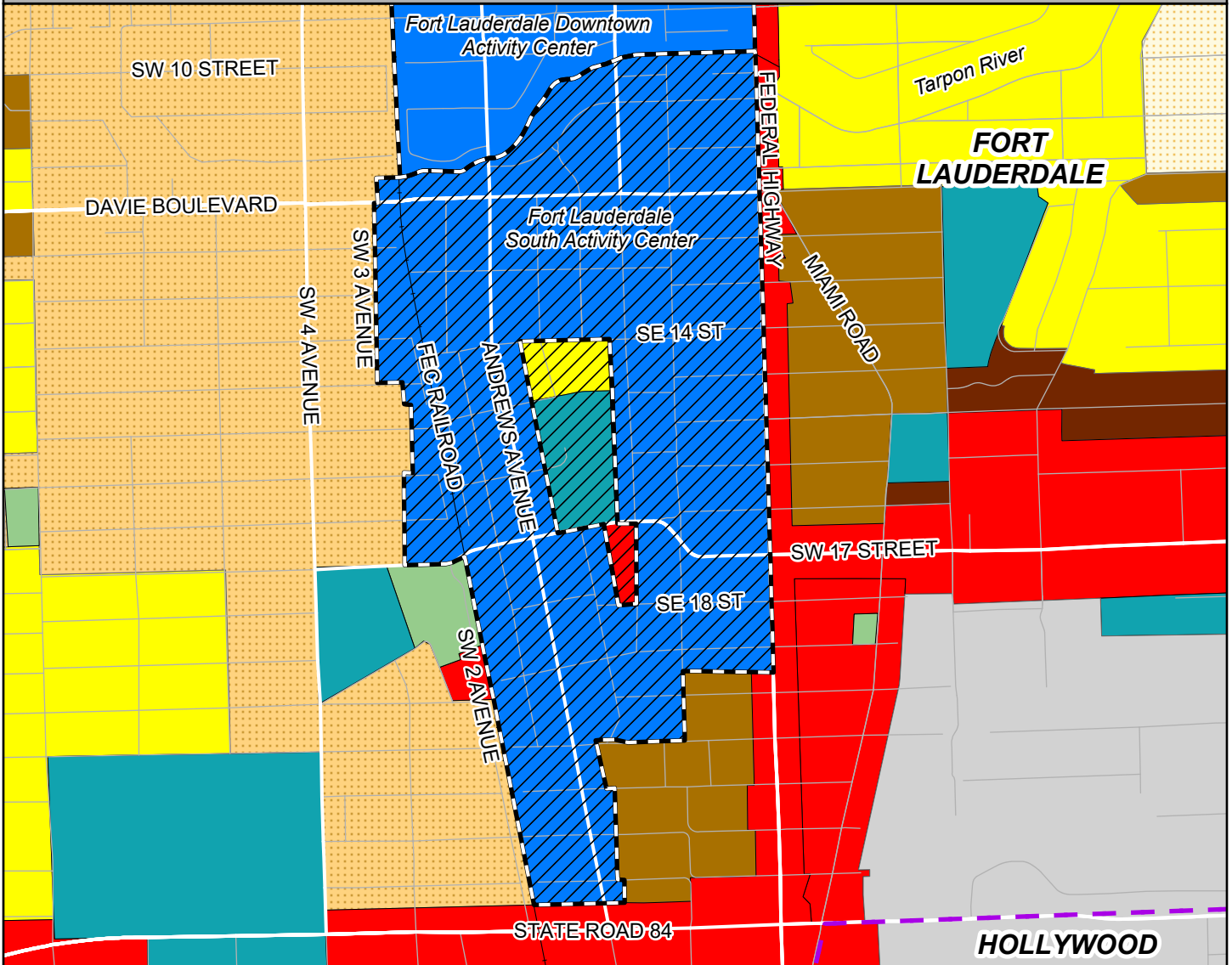
EXHIBIT A













BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 26-3

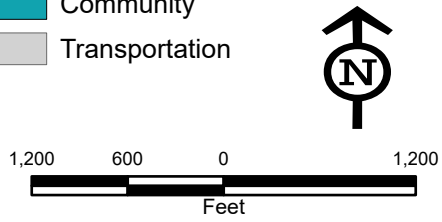
Current Land Uses: 11.6 acres Community, 5.8 acres Low (5) Residential, 2.4 acres Commerce and 270.1 acres Activity Center

Proposed Land Use: Activity Center

Gross Acres: Approximately 289.9 acres



- | | | |
|---|--|--|
|  Site |  Medium-High (25) Residential |  Community |
|  Municipal Boundary |  High (50) Residential |  Transportation |
|  Low (3) Residential |  Activity Center | |
|  Low (5) Residential |  Commerce | |
|  Medium (16) Residential |  Recreation and Open Space | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 26-3
(FORT LAUDERDALE)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

January 20, 2026

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends **approval**.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

RECOMMENDATIONS/ACTIONS (continued)

DATE

II. Planning Council Transmittal Recommendation

January 29, 2026

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 11-0: Abramson, Brunson, Fernandez, Fisher, Hardin, Levy, Newbold, Rosenof, Ryan, Zeman and DiGiorgio)

III. County Commission Transmittal Recommendation

March 3, 2026

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments

April 6, 2026

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 26-3

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Fort Lauderdale
- II. County Commission District: Districts 4 and 8
- III. Site Characteristics
- A. Size: Approximately 289.9 acres
(Proposed expansion of existing 270.1-acre Activity Center to include 19.8 additional acres)
- B. Location: In Sections 10 and 15, Township 50 South, Range 42 East; generally located between Southwest 4 Avenue and US 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84.
- C. Existing Uses: Retail, office, hospital, warehouse, single-family and multi-family residential and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 11.6 acres of Community
5.8 acres of Low (5) Residential
2.4 acres of Commerce
270.1 acres of Activity Center consisting of:
253 dwelling units
6,000,000 square feet of commercial uses
4,000,000 square feet of office uses
1,000,000 square feet of community facilities uses
11.5 acres minimum of recreation and open space uses
- B. Proposed Designation: 289.9 acres of Activity Center consisting of:
253 dwelling units
6,000,000 square feet of commercial uses
4,000,000 square feet of office uses
3,221,560 square feet of community facilities uses
11.5 acres minimum of recreation and open space uses

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

C. *Estimated Net Effect:* **Addition** of 2,221,560 square feet of community uses
Maintain dwelling units, commercial, office and recreation and open space uses

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Area

A. *Existing Uses (See Map 1):* *North:* Mix of single- and multi-family residential, office, retail and community facilities
East: Mix of single- and multi-family residential, office, retail and community facilities
South: Mix of single- and multi-family residential, office, retail and community facilities
West: Mix of single- and multi-family residential, office, retail and community facilities

B. *Planned Uses (See Map 2):* *North:* Activity Center
East: Activity Center
South: Activity Center
West: Activity Center

VI. Applicant/Petitioner

A. *Applicant:* North Broward Hospital District

B. *Agent:* Stephanie J. Toothaker, Esquire

C. *Property Owners:* There are numerous property owners in the subject area.

VII. Recommendation of Local Governing Body:

The City of Fort Lauderdale recommends approval of the proposed amendment.

EXHIBIT B

A Declaration of Restrictive Covenants is not applicable to this amendment.