

EXHIBIT 1

PROPOSED

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, TRANSMITTING TO DESIGNATED STATE AGENCIES A
3 PROPOSED AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN;
4 UPDATING THE ENVIRONMENTALLY SENSITIVE LANDS MAP OF THE NATURAL
5 RESOURCE MAP SERIES OF THE BROWARD COUNTY COMPREHENSIVE PLAN
6 WITHIN THE CITY OF DANIA BEACH; AND PROVIDING FOR AN EFFECTIVE DATE.

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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 update to the
13 Environmentally Sensitive Lands Map of the Natural Resource Map Series of the Broward
14 County Comprehensive Plan within the City of Dania Beach;

15 WHEREAS, the Planning Council, as the local planning agency for the Broward
16 County Land Use Plan, held its hearing on May 22, 2025, with due public notice; and

17 WHEREAS, the Board of County Commissioners held its transmittal public hearing
18 on August 21, 2025, at 10:00 a.m., having complied with the notice requirements specified
19 in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

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BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
BROWARD COUNTY, FLORIDA:

Section 1. The Board of County Commissioners hereby transmits to the
Department of Commerce, South Florida Regional Planning Council, South Florida Water
Management District, Department of Environmental Protection, Department of State,
Department of Transportation, Fish and Wildlife Conservation Commission, Department
of Agriculture and Consumer Services, and Department of Education, as applicable, for
review and comment pursuant to Section 163.3184, Florida Statutes, Amendment
PCNRM 24-3, which is an update to the Environmentally Sensitive Lands Map of the
Natural Resource Map Series of the Broward County Comprehensive Plan within the City
of Dania Beach.

Section 2. The proposed amendment to the Broward County Comprehensive
Plan is attached as Exhibit A to this Resolution.

Section 3. Effective Date.

PROPOSED

This Resolution is effective upon adoption.

ADOPTED this day of , 2025.

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

By: /s/ Maite Azcoitia 05/13/2025
Maite Azcoitia (date)
Deputy County Attorney

MA/gmb
PCNRM24-3 Environmentally Sensitive Lands Map City of Dania Beach.TransReso
05/13/2025
#80041

EXHIBIT A

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCNRM 24-3

NATURAL RESOURCE MAP SERIES -
ENVIRONMENTALLY SENSITIVE LANDS MAP
REMOVAL OF PORTION OF SITE 97 – CITY OF DANIA BEACH

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

May 13, 2025

Due to concerns regarding sea level rise, stormwater management and the protection of natural resources, including wetlands and mangroves, consistent with several Broward County Land Use Plan Policies, Planning Council staff is unable to support the proposed amendment to remove approximately 3.5 acres of the overall 21.0-acre ESL Site 97 / Map Label 136 from the Natural Resource Map Series Environmentally Sensitive Lands Map.

Planning Council staff notes that the applicant may request the Planning Council support the amendment. It is suggested that any alternate Planning Council recommendation retain the 1.29-acre conservation easement on the Environmentally Sensitive Lands (ESL) Map.

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.

RECOMMENDATIONS/ACTIONS (continued)

DATE

- I. Planning Council Staff Transmittal Recommendation (continued) May 13, 2025

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.

- II. Planning Council Transmittal Recommendation May 22, 2025

Planning Council recommended approval of the proposed amendment to remove approximately 3.5 acres of the existing 21.0-acre Site 97 / Map Label 136 from the Environmentally Sensitive Lands Map, subject to the on-site 1.29-acre conservation easement, including not requiring a second public hearing. (Vote of the board; Unanimous: 11-0: Abramson, Castillo, Geller, Gomez, Greenberg, Hardin, Horland, Newbold, Ryan, Zeman and DiGiorgio)

PROPOSED AMENDMENT PCNRM 24-3

INTRODUCTION AND APPLICANT'S RATIONALE

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| I. | <u>Municipality:</u> | Dania Beach |
| II. | <u>County Commission District:</u> | District 6 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 3.5 acres |
| B. | Location: | In Section 26, Township 50 South, Range 42 East; generally located east of Northeast 7 Avenue, south of Eller Drive. |
| C. | Existing Use: | Natural area |
| D. | Broward County Land Use Plan (BCLUP) Designation: | Commerce |
| IV. | <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u> | |
| A. | Existing Uses: | North: Natural area
East: FPL Easement (Hollywood)
South: FPL Easement (Hollywood)
West: Vacant and warehouse |
| B. | Planned Uses: | North: Commerce
East: Transportation (Hollywood)
South: Conservation – Natural Reservations and Transportation (Hollywood)
West: Commerce |

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Applicant/Petitioner

A. *Applicant:* Port 1850, LLC

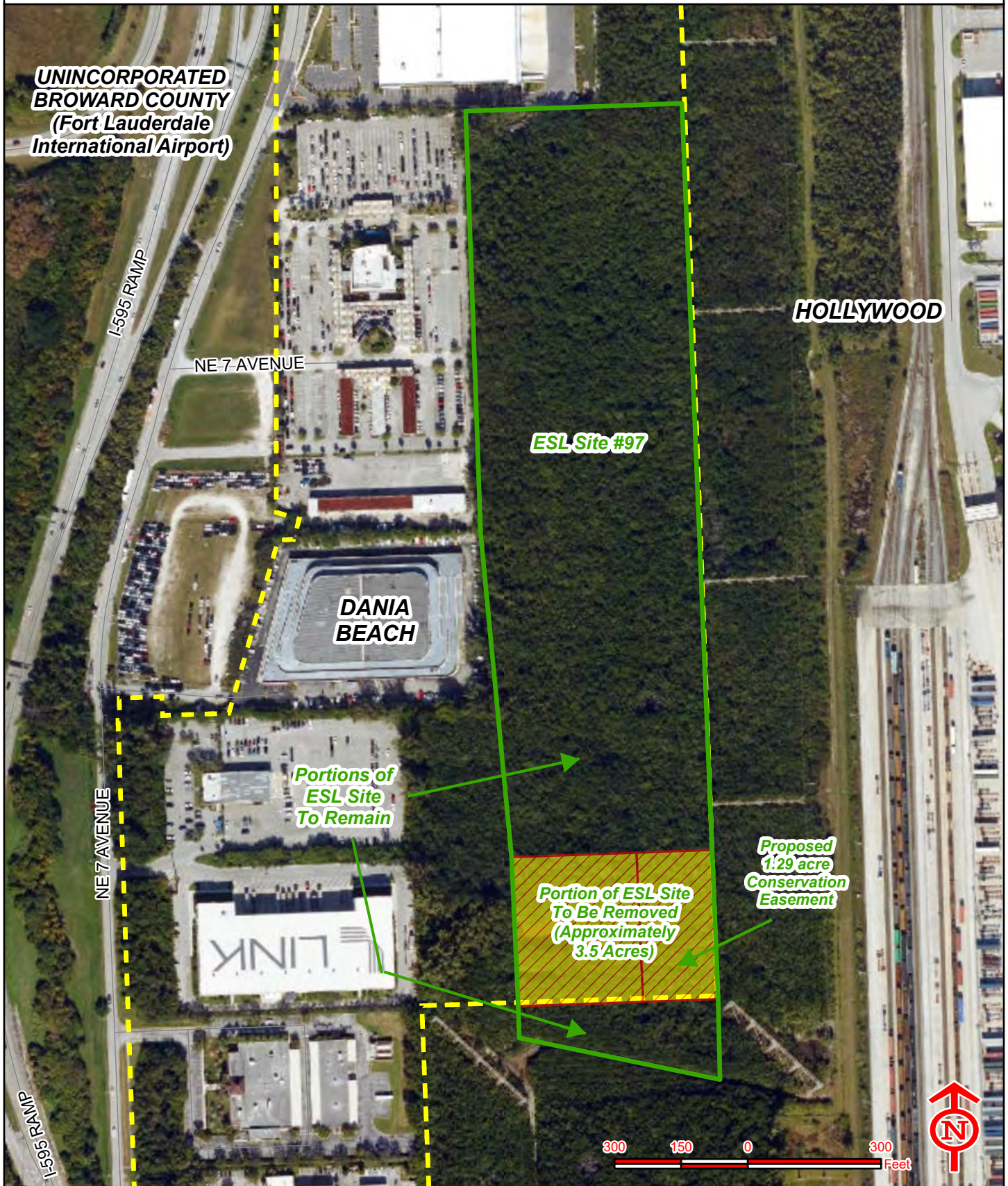
B. *Agent:* Edwin J. Stacker, Esq., Shutts & Bowen, LLP

C. *Property Owner:* Port 1850, LLC

VI. Recommendation of Local Governing Body:

The City of Dania Beach has no objection to the proposed amendment.

MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH OF ENVIRONMENTALLY SENSITIVE LANDS EXCERPT
AMENDMENT PCNRM 24-3



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH OF REMAINING SITE 97 AND PROPOSED CONSERVATION EASEMENT
AMENDMENT PCNRM 24-3

