

# EXHIBIT 1

## PROPOSED

### ORDINANCE NO.

1 AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE  
2 AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING  
3 THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF WESTON; AND  
4 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

5 (Sponsored by the Board of County Commissioners)  
6

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

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

11 WHEREAS, Broward County now wishes to propose an amendment to the  
12 Broward County Land Use Plan within the City of Weston;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward  
14 County Land Use Plan, held its hearing on October 23, 2025, with due public notice;

15 WHEREAS, the Board of County Commissioners held an adoption public hearing  
16 on December 9, 2025, at 10:00 a.m., having complied with the notice requirements  
17 specified in Section 163.3184(11), Florida Statutes, at which public comment was  
18 accepted and considered;

19 WHEREAS, the Board of County Commissioners, after due consideration of all  
20 matters, hereby finds that the following amendment to the Plan is consistent with the State  
21 Plan, Regional Plan, and the Plan; complies with the requirements of the Community

Planning Act; and is in the best interests of the health, safety, and welfare of the residents of Broward County; and

WHEREAS, the proposed amendment constitutes a Broward County permitted small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

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

Section 1. The Broward County Land Use Plan is hereby amended by Amendment PC 25-5 in the City of Weston, set forth in Exhibit A, attached hereto and incorporated herein.

Section 2. Severability.

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

Section 3. Effective Date.

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

(1) Thirty-one (31) days after the adoption of this Ordinance;

(2) The date a final order is issued by the Department of Commerce or the Administration Commission finding the amendment to be in compliance;

- (3) If the Department of Commerce or the Administration Commission finds the amendment to be in noncompliance, pursuant to Section 163.3184(8)(b), Florida Statutes, the date the Board of County Commissioners nonetheless elects to make the plan amendment effective notwithstanding potential statutory sanctions;
- (4) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the date the Declaration of Restrictive Covenants is recorded in the Official Records of Broward County; or
- (5) If recertification of the municipal land use plan amendment is required, the date the municipal amendment is recertified.
- (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 10/08/2025  
Maite Azcoitia (date)  
Deputy County Attorney

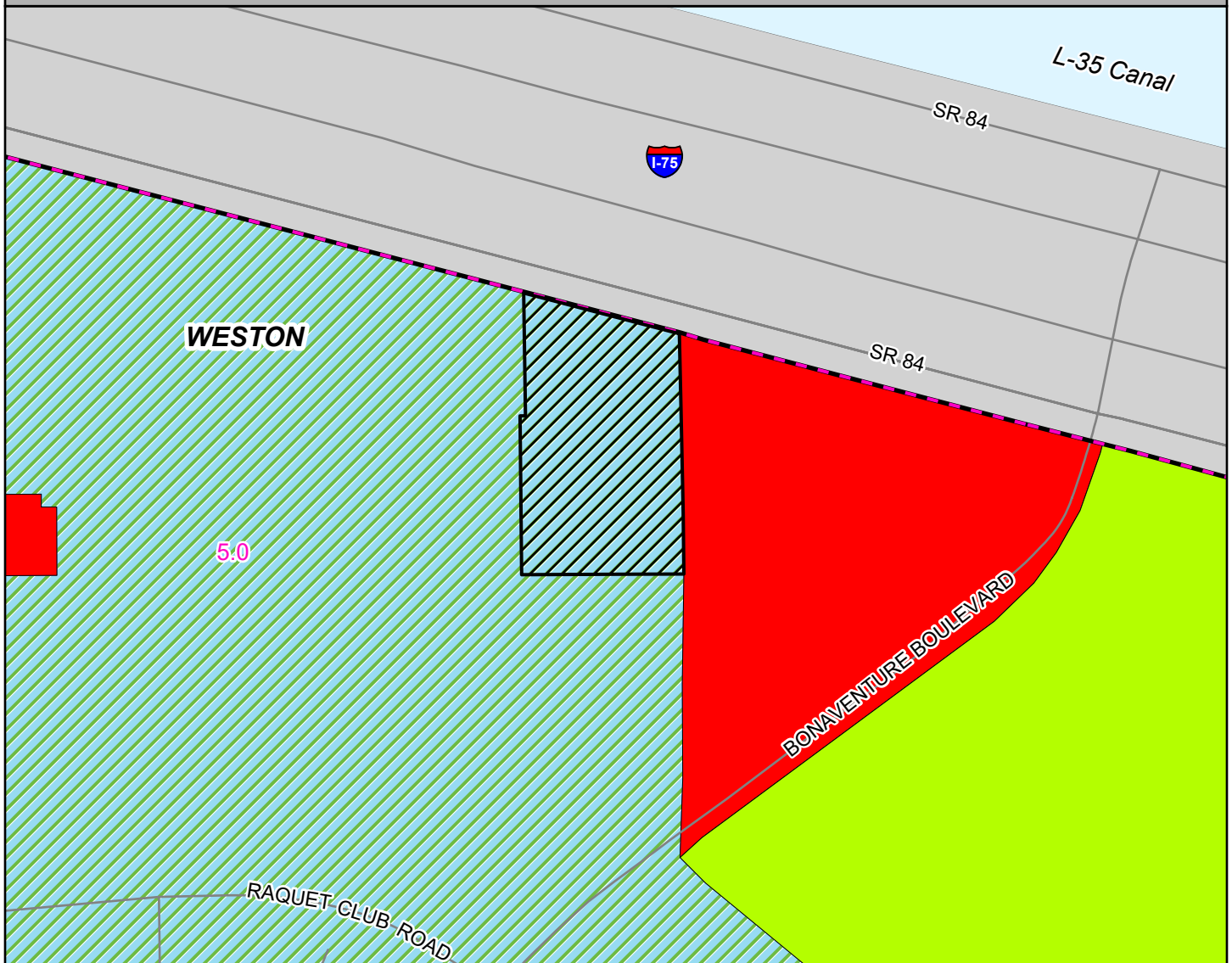
# EXHIBIT A








## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 25-5

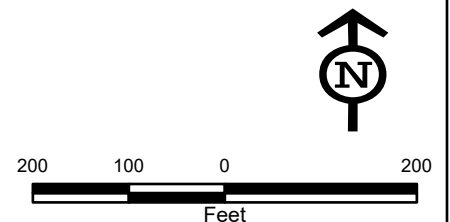
**Current Land Use:** Irregular (5) Residential within a Dashed-Line Area

**Proposed Land Uses:** Commerce within a Dashed-Line Area

**Gross Acres:** Approximately 1.44 acres



- |   |  |
|---|--|
|  Site                  |  Commercial Recreation    |
|  Dashed-Line Area      |  Transportation           |
|  Irregular Residential |  Water / Primary Drainage |
|  Commerce              |  |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 25-5**  
**(WESTON)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

I. Planning Council Staff Recommendation

October 14, 2025

Planning Council staff finds the proposed amendment to be 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 (BCLUP) 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 BCLUP 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 Public Hearing Recommendation**

**October 23, 2025**

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 13-0: Abramson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Rosenof, Zeman and DiGiorgio)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 25-5**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I.     Municipality:                               Weston
- II.    County Commission District:       District 1
- III.   Site Characteristics
- A.     Size:                                Approximately 1.44 acres
- B.     Location:                         In Section 5, Township 50 South, Range 40 East;  
  generally located on the south side of State Road 84,  
  west of Bonaventure Boulevard.
- C.     Existing Uses:                   Maintenance building and vacant
- IV.    Broward County Land Use Plan (BCLUP) Designations
- A.     Current Designation:           Irregular (5) Residential within a Dashed-Line Area\*
- B.     Proposed Designation:         Commerce within a Dashed-Line Area
- C.     Estimated Net Effect:         Reduction of 7 dwelling units  
   Addition of 1.44 acres of commerce use
- V.     Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A.     Existing Uses:                   North: State Road 84 and Interstate 75  
   East: Vacant  
   South: Hotel  
   West: Utility and vacant

\*A "Dashed-Line Area" is defined as an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed-line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

## **INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

### **V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)**

<b>B. Planned Uses:</b>	<b>North:</b> Transportation
	<b>East:</b> Commerce within a Dashed-Line Area
	<b>South:</b> Irregular (5) Residential within a Dashed-Line Area
	<b>West:</b> Irregular (5) Residential within a Dashed-Line Area

### **VI. Applicant/Petitioner**

<b>A. Applicant:</b>	H&M Weston Storage 18, LLC
<b>B. Agent:</b>	Tara-Lynn Patton, AICP, Planning and Entitlements, LLC
<b>C. Property Owners:</b>	CG Golf Venture, LLC, Berkley Vacation Resorts, LLC, and Newbon Outparcels, Ltd.

### **VII. Recommendation of Local Governing Body:**

The City of Weston recommends approval of the proposed amendment.



## **EXHIBIT B**

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