

EXHIBIT 2

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 LAND USE PLAN OF THE
4 BROWARD COUNTY COMPREHENSIVE PLAN WITHIN THE CITY OF FORT
5 LAUDERDALE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 Fort Lauderdale;

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

15 WHEREAS, the Broward of County Commissioners held its transmittal public
16 hearing on March 3, 2026, at 10:00 a.m., having complied with the notice requirements
17 specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

18 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
19 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 PC 26-3, which is an amendment to the Broward County Land Use Plan within the City of Fort Lauderdale.

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

Section 3. Effective Date.

This Resolution is effective upon adoption.

PROPOSED

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

By: /s/ Maite Azcoitia 01/14/2026
Maite Azcoitia (date)
Deputy County Attorney

MA/gmb
PC26-3 City of Fort Lauderdale.TransReso
01/14/2026
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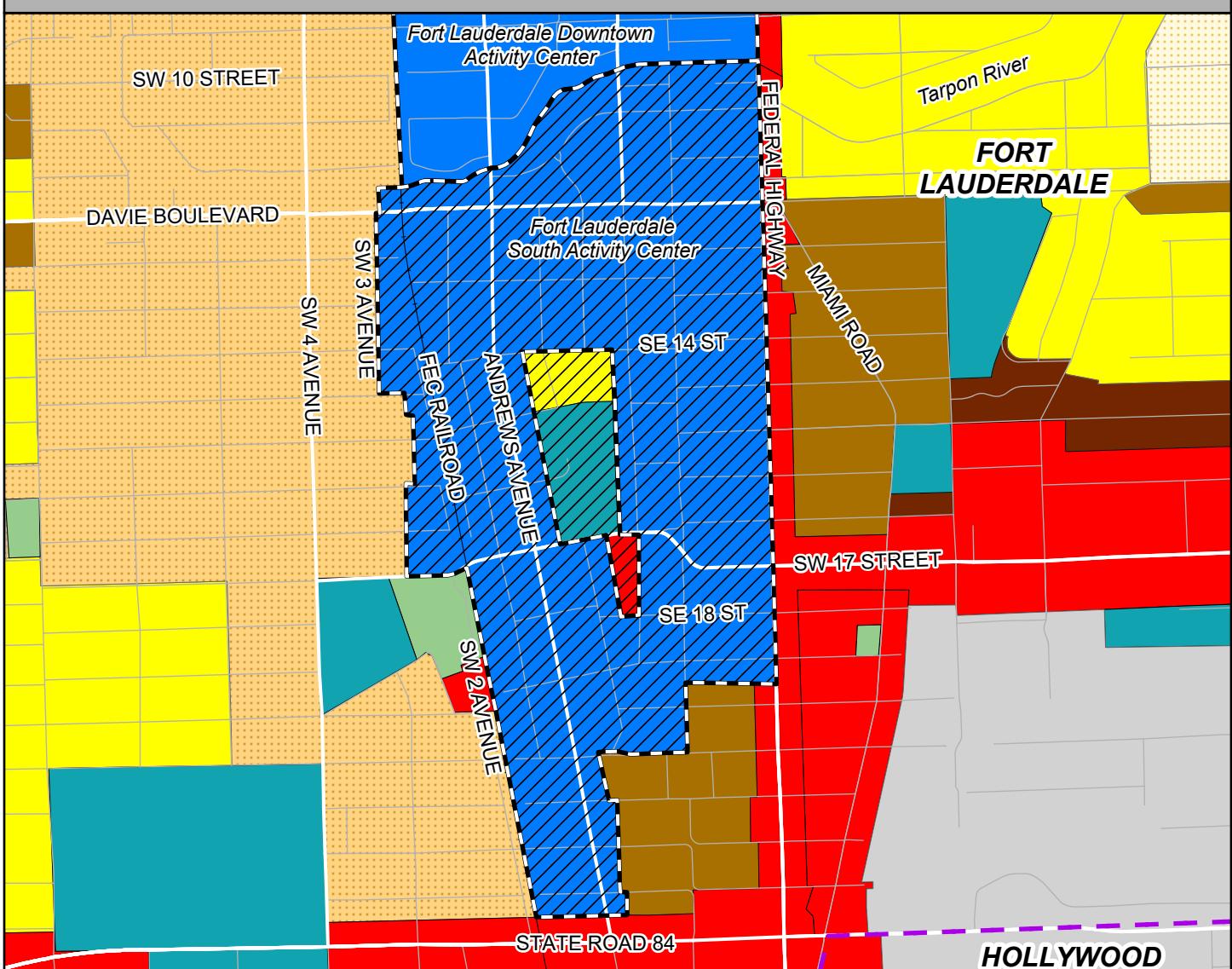
EXHIBIT A

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
- Municipal Boundary
- Low (3) Residential
- Low (5) Residential
- Medium (16) Residential

- Medium-High (25) Residential
- High (50) Residential
- Activity Center
- Commerce
- Recreation and Open Space

- Community
- Transportation

1,200 600 0 1,200
Feet

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

RECOMMENDATIONS/ACTIONS **DATE**

I.	<u>Planning Council Staff Transmittal Recommendation</u>	<u>January 20, 2026</u>
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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)

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.