

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 LAND USE PLAN OF THE
4 BROWARD COUNTY COMPREHENSIVE PLAN WITHIN THE TOWN OF SOUTHWEST
5 RANCHES; 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 Town of Southwest Ranches;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearing on August 28, 2025, with due public notice; and

15 WHEREAS, the Broward of County Commissioners held its transmittal public
16 hearing on October 21, 2025, 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 25-1, which is an amendment to the Broward County Land Use Plan within the Town of Southwest Ranches.

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.

ADOPTED this day of , 2025.

PROPOSED

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

By: /s/ Maite Azcoitia 08/28/2025
Maite Azcoitia (date)
Deputy County Attorney

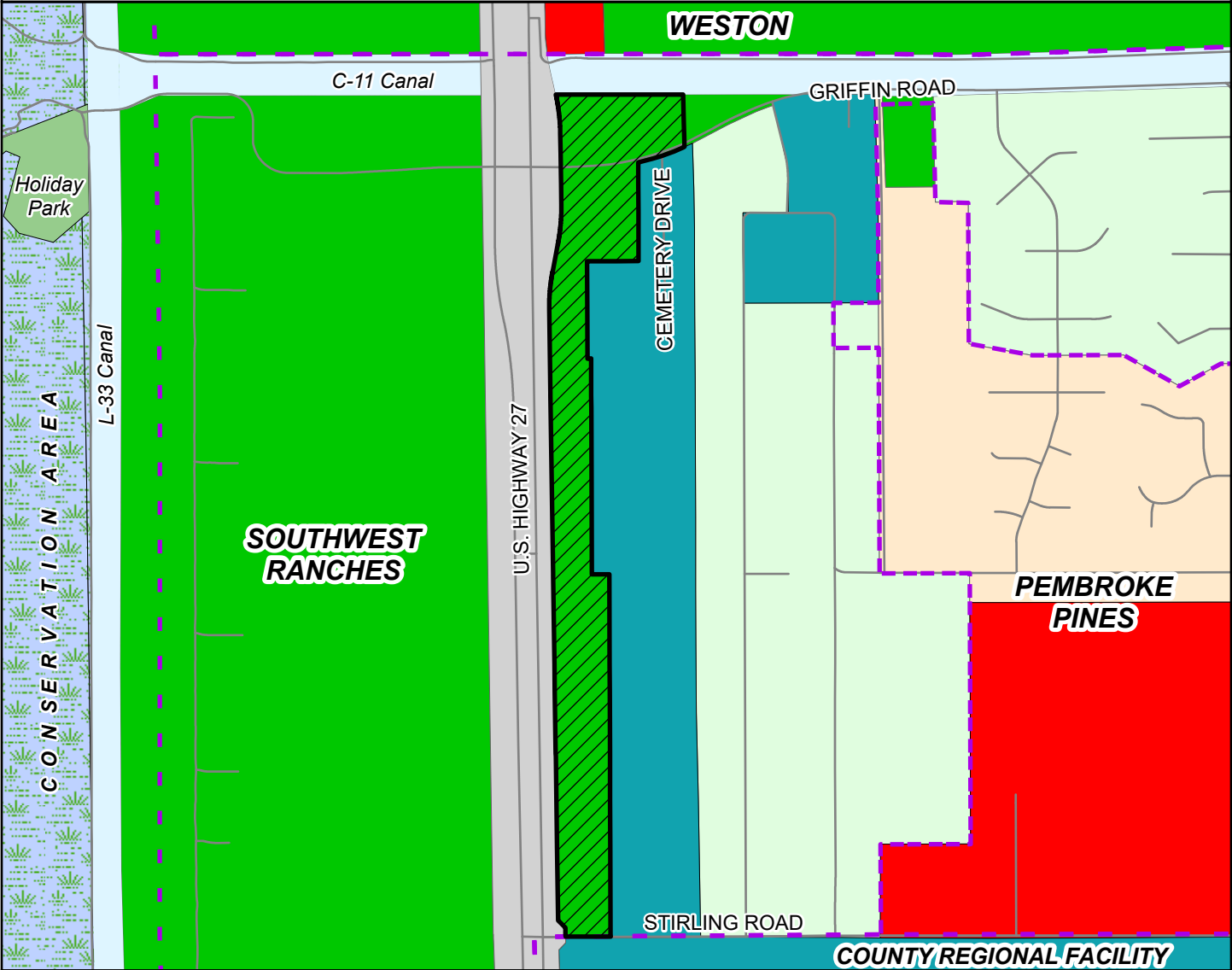
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 25-1

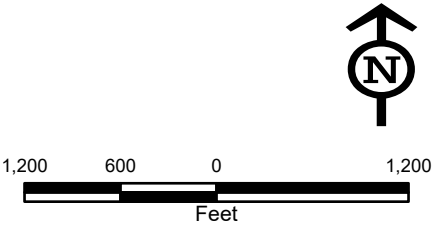
Current Land Use: Agricultural

Proposed Land Use: Commerce

Gross Acres: Approximately 58.7 acres



- | | |
|--|---|
|  Site |  Recreation and Open Space |
|  Municipal Boundary |  Community |
|  Rural Ranches |  Transportation |
|  Estate (1) Residential |  Water / Primary Drainage |
|  Commerce |  Conservation - Reserve Water Supply Areas |
|  Agricultural | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 25-1
(SOUTHWEST RANCHES)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

August 19, 2025

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan (BCLUP) and recommends approval, subject to the applicant’s voluntary commitment to restrict development to a maximum of 716,000 square feet of commercial and industrial uses, of which a maximum of 116,000 square feet of development is designated for commercial use.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of a legally enforceable agreement, such as a Declaration of Restrictive Covenants, to memorialize the voluntary commitment proffered by the applicant, as an inducement for Broward County to favorably consider its application.

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) **August 19, 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.

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.

II. Planning Council Public Hearing Recommendation **August 28, 2025**

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 17-0: Abramson, Brunson, Castillo, Fernandez, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Railey, Rosenof, Ryan, Zeman and DiGiorgio)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 25-1

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Southwest Ranches
- II. County Commission District: District 1
- III. Site Characteristics
- A. Size: Approximately 58.7 acres
- B. Location: In Sections 27 and 34, Township 50 South, Range 39 East; generally located on the east side of U.S. Highway 27, between the C-11 Canal and Stirling Road.
- C. Existing Use: Vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Agricultural
- B. Proposed Designation: Commerce
- C. Estimated Net Effect: Reduction of 58.7 acres of agricultural uses
 Addition of 58.7 acres of commerce uses
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: North: Retail and vacant
 East: Vacant and cemetery
 South: Landfill
 West: U.S. Highway 27 and vacant
- B. Planned Uses: North: Commerce and Agricultural
 East: Agricultural and Community
 South: Community
 West: Transportation and Agricultural

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

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| A. | <i>Applicants:</i> | Bergeron US 27, LLC and Bergeron SW Ranches US 27, LLC |
| B. | <i>Agent:</i> | Heather Jo Allen, Esq., AICP, Keiser Legal, PLLC |
| C. | <i>Property Owner:</i> | Bergeron US 27, LLC |

VII. Recommendation of Local Governing Body:

The Town of Southwest Ranches recommends approval of the proposed amendment.