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 FORT LAUDERDALE; AND PROVIDING FOR AN EFFECTIVE
7	DATE.
8	
9	WHEREAS, Broward County adopted the Broward County Comprehensive Plan
10	on April 25, 2017 (the Plan);
11	WHEREAS, the Department of Commerce has found the Plan in compliance with
12	the Community Planning Act;
13	WHEREAS, Broward County now wishes to propose an update to the
14	Environmentally Sensitive Lands Map of the Natural Resource Map Series of the Broward
15	County Comprehensive Plan within the City of Fort Lauderdale;
16	WHEREAS, the Planning Council, as the local planning agency for the Broward
17	County Land Use Plan, held its hearing on August 28, 2025, with due public notice; and
18	WHEREAS, the Board of County Commissioners held its transmittal public hearing
19	on October 21, 2025, at 10:00 a.m., having complied with the notice requirements
20	specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

22 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF 23 BROWARD COUNTY, FLORIDA: 24 The Board of County Commissioners hereby transmits to the Section 1. 25 Department of Commerce, South Florida Regional Planning Council, South Florida Water 26 Management District, Department of Environmental Protection, Department of State, 27 Department of Transportation, Fish and Wildlife Conservation Commission, Department 28 of Agriculture and Consumer Services, and Department of Education, as applicable, for 29 review and comment pursuant to Section 163.3184, Florida Statutes, Amendment 30 PCNRM 24-1, which is an update to the Environmentally Sensitive Lands Map of the 31 Natural Resource Map Series of the Broward County Comprehensive Plan within the City 32 of Fort Lauderdale. 33 Section 2. The proposed amendment to the Broward County Comprehensive 34 Plan is attached as Exhibit A to this Resolution. 35 Section 3. Effective Date. PROPOSED 36 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 08/28/2025 Maite Azcoitia (date)

MA/gmb PCNRM24-1 Environmentally Sensitive Lands Map City of Fort Lauderdale.TransReso 08/28/2025 #80041

Deputy County Attorney

EXHIBIT A

SECTION I

AMENDMENT REPORT BROWARD COUNTY LAND USE PLAN PROPOSED AMENDMENT PCNRM 24-1

NATURAL RESOURCE MAP SERIES -ENVIRONMENTALLY SENSITIVE LANDS MAP REMOVAL OF SITE 66 – CITY OF FORT LAUDERDALE

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

August 19, 2025

Although Planning Council staff has not previously supported these types of amendments due to concerns regarding sea level rise, stormwater management and the protection of natural resources, including wetlands, staff does not object to the proposed amendment, recognizing the Planning Council's discussion and actions regarding similar applications at its May 22, 2025, meeting.

Further, staff suggests that any recommendation of approval recognize the restoration and preservation of the existing 1.68-acre natural area to the west of the site as a conservation easement, as well as the offsite mitigation.

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.

RECOMMENDATIONS/ACTIONS (continued)

DATE

II. <u>Planning Council Transmittal Recommendation</u>

August 28, 2025

Planning Council recommended approval of the proposed amendment to remove Site 66/ Map Label 83 from the Environmentally Sensitive Lands Map, recognizing the restoration and preservation of the existing 1.68-acre natural area to the west of the site as a conservation easement, as well as the offsite mitigation, including not requiring a second Planning Council public hearing. (Vote of the board; 14-2: Yes: Abramson, Brunson, Castillo, Fernandez, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Newbold, Railey, Rosenof and DiGiorgio. No: Ryan and Zeman.)

SECTION II AMENDMENT REPORT PROPOSED AMENDMENT PCNRM 24-1

INTRODUCTION AND APPLICANT'S RATIONALE

I. <u>Municipality:</u> Fort Lauderdale

II. <u>County Commission District:</u> District 4

III. Site Characteristics

A. Size: Approximately 6.2 acres

B. Location: In Section 10, Township 49 South, Range 42 East;

generally located between the C-14 Canal and Cypress Creek Road and between Andrews Avenue

and Interstate 95.

C. Existing Use: Natural area

D. Broward County Land Use

Plan (BCLUP) Designation: Activity Center

IV. <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u>

A. Existing Uses: North: Office

East: Interstate 95

South: Hotel, retail and office West: Office and natural area

B. Planned Uses: North: Activity Center

East: Transportation (Interstate 95)

South: Activity Center West: Activity Center

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. <u>Applicant/Petitioner</u>

A. Applicant: RD Investment Properties, LLC

B. Agent: Barbara A. Hall, Esq., Greenberg Traurig, LLP

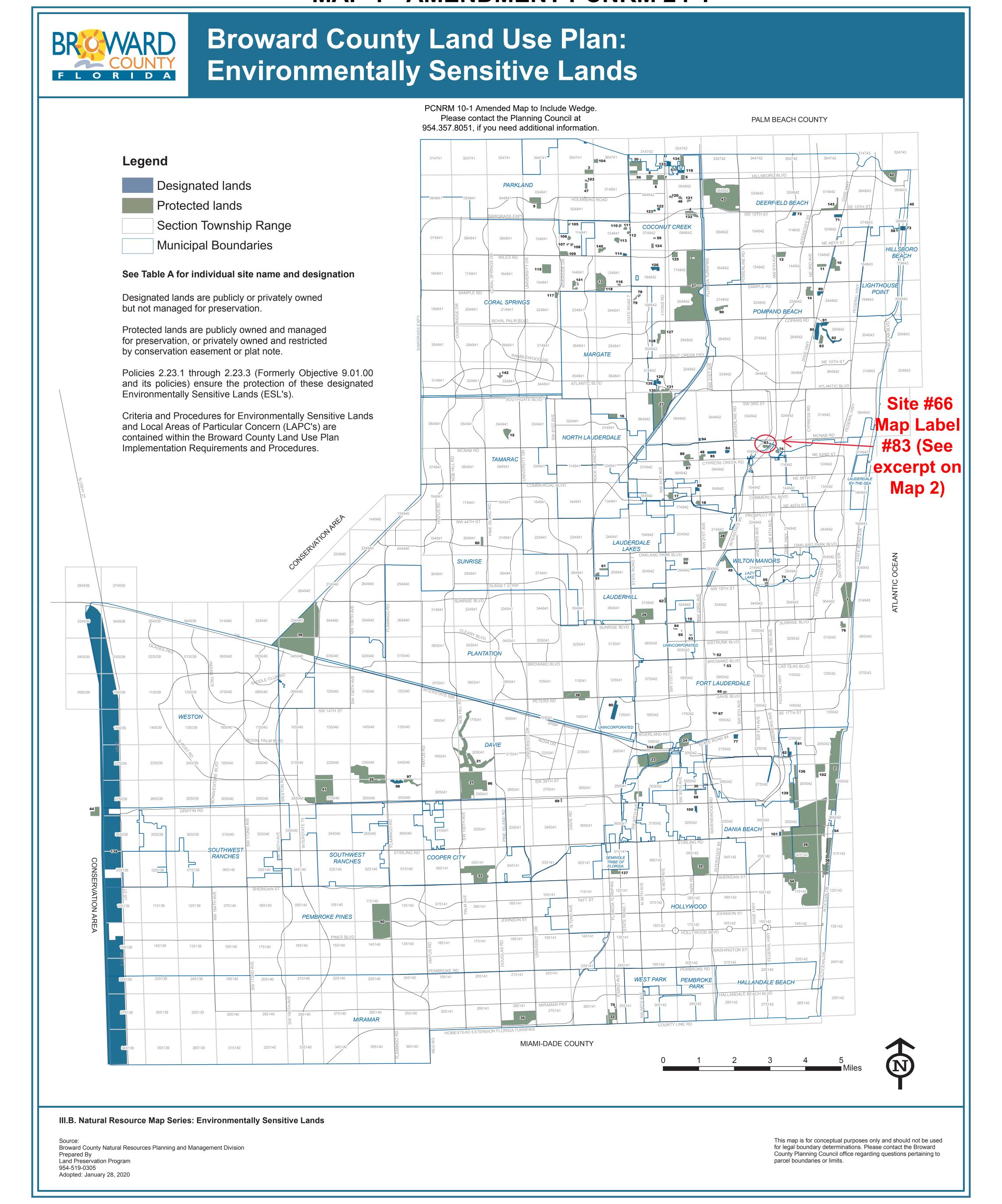
C. Property Owner: CPN West, LLC

VI. <u>Recommendation of Local</u>

Governing Body: The City of Fort Lauderdale supports the proposed

amendment.

MAP 1 - AMENDMENT PCNRM 24-1



MAP 2 BROWARDNEXT - BROWARD COUNTY LAND USE PLAN AERIAL PHOTOGRAPH OF ENVIRONMENTALLY SENSITIVE LANDS EXCERPT AMENDMENT PCNRM 24-1



MAP 3 BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PCNRM 24-1

