

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,

21

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 24-1, 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 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.

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

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

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. Planning Council Transmittal Recommendation

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

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. | <u>Site Characteristics</u> | |
| 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. Applicant/Petitioner

- A. *Applicant:* RD Investment Properties, LLC
- B. *Agent:* Barbara A. Hall, Esq., Greenberg Traurig, LLP
- C. *Property Owner:* CPN West, LLC

VI. Recommendation of Local
Governing Body:

The City of Fort Lauderdale supports the proposed amendment.

MAP 1 - AMENDMENT PCNRM 24-1



Broward County Land Use Plan: Environmentally Sensitive Lands

PCNRM 10-1 Amended Map to Include Wedge.
Please contact the Planning Council at
954.357.8051, if you need additional information.

PALM BEACH COUNTY

Legend

- Designated lands
- Protected lands
- Section Township Range
- Municipal Boundaries

See Table A for individual site name and designation

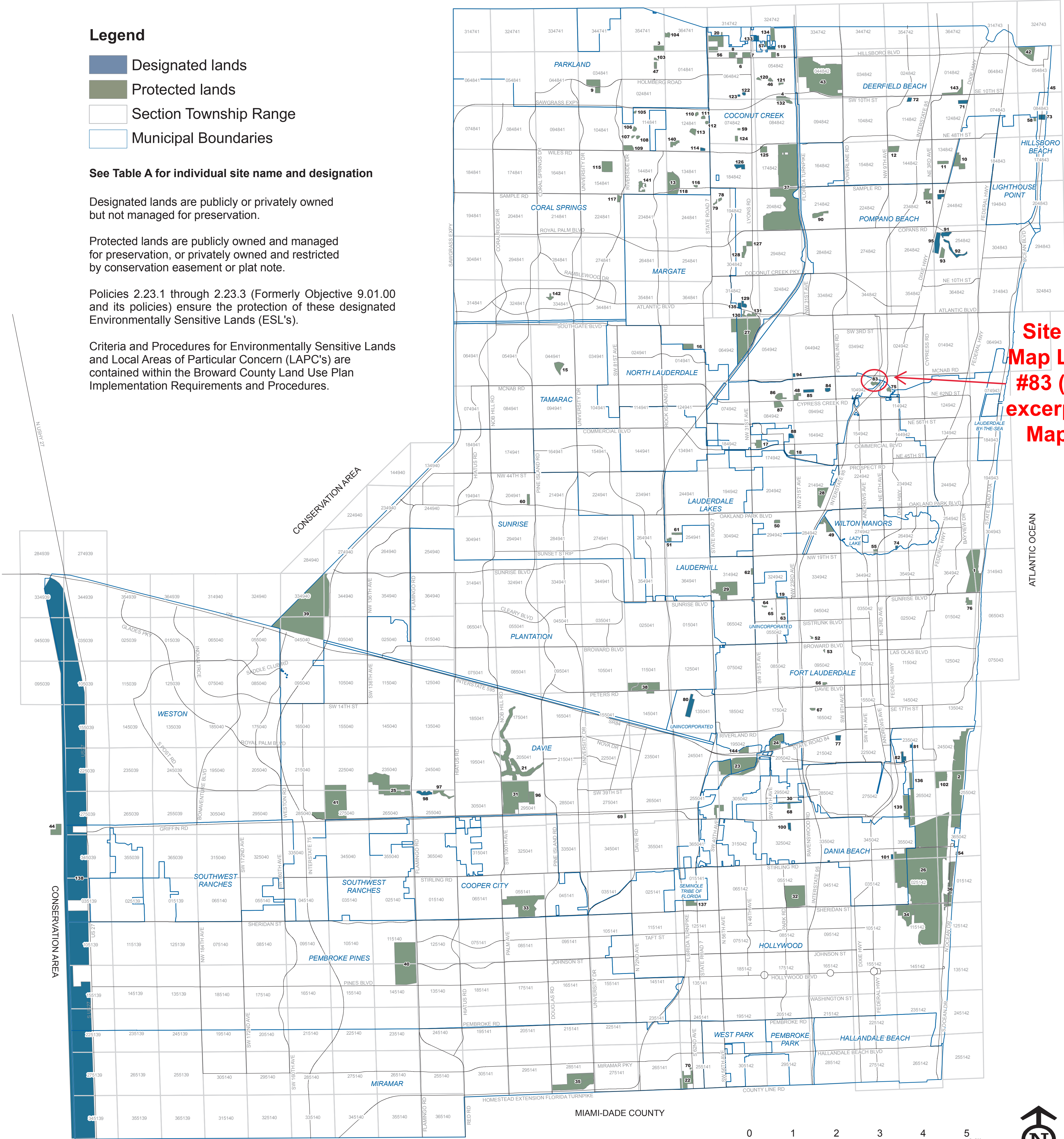
Designated lands are publicly or privately owned but not managed for preservation.

Protected lands are publicly owned and managed for preservation, or privately owned and restricted by conservation easement or plat note.

Policies 2.23.1 through 2.23.3 (Formerly Objective 9.01.00 and its policies) ensure the protection of these designated Environmentally Sensitive Lands (ESL's).

Criteria and Procedures for Environmentally Sensitive Lands and Local Areas of Particular Concern (LAPC's) are contained within the Broward County Land Use Plan Implementation Requirements and Procedures.

Site #66
Map Label
#83 (See
excerpt on
Map 2)



III.B. Natural Resource Map Series: Environmentally Sensitive Lands

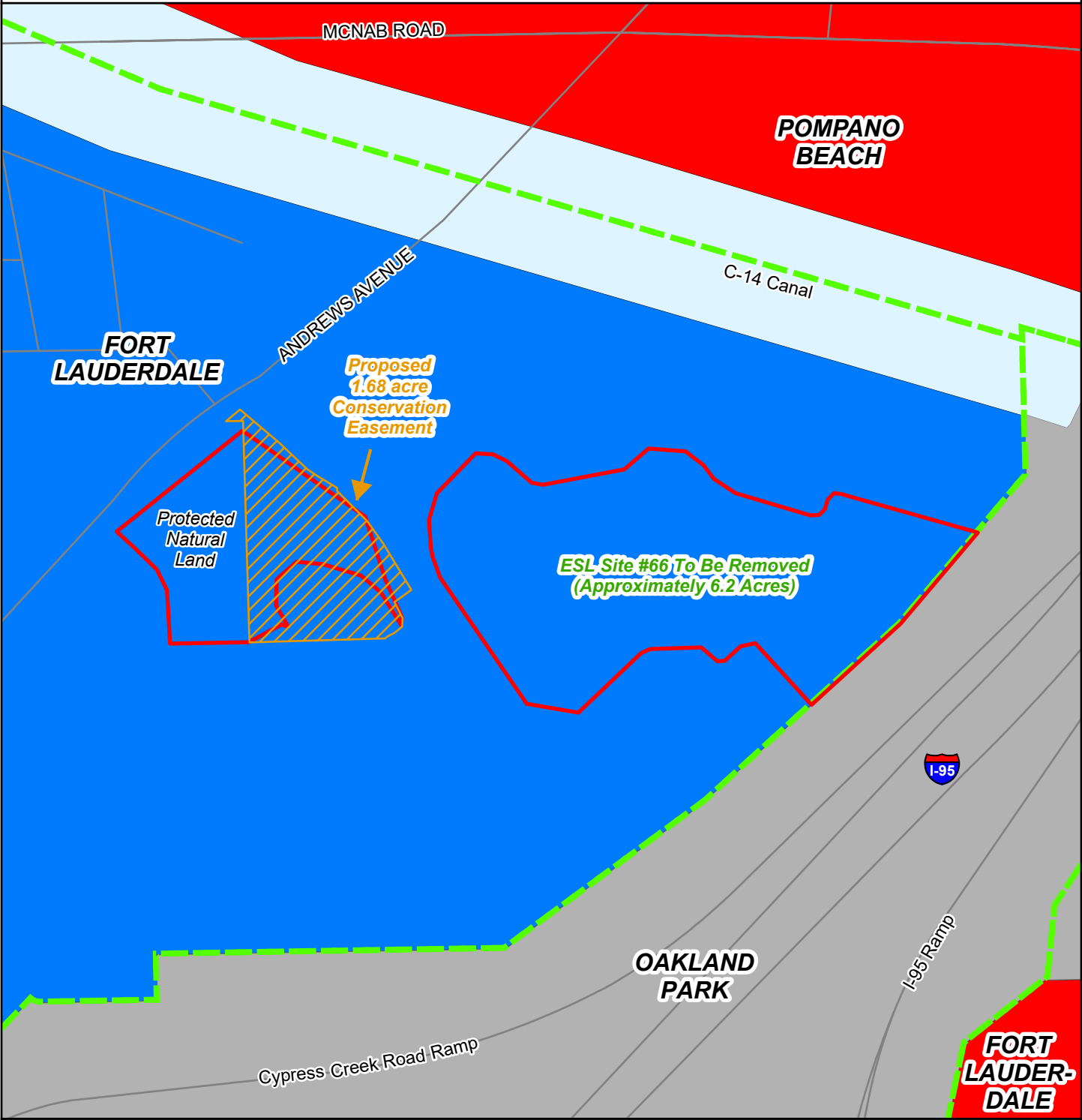
Source:
Broward County Natural Resources Planning and Management Division
Prepared By
Land Preservation Program
954-519-0305
Adopted: January 28, 2020

This map is for conceptual purposes only and should not be used for legal boundary determinations. Please contact the Broward County Planning Council office regarding questions pertaining to parcel boundaries or limits.

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



- Municipal Boundary
- Activity Center
- Commerce
- Transportation
- Water / Primary Drainage

