

EXHIBIT 4

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 26-2
(CORRESPONDING TO PROPOSED MAP AMENDMENT PC 26-3)
(FORT LAUDERDALE)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

January 20, 2026

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends **approval**. See Attachment 1.

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

I. Planning Council Staff Transmittal Recommendation (continued) **January 20, 2026**

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 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 PCT 26-2

INTRODUCTORY INFORMATION/PLANNING ANALYSIS

The applicant is proposing to expand the boundaries of the existing Fort Lauderdale South Activity Center from 270.1 acres to 289.9 acres and is proposing an increase of 2,221,560 square feet of community facilities uses. The Activity Center is generally located between Southwest 4 Avenue and US 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84. This proposed text amendment corresponds to Broward County Land Use Plan (BCLUP) proposed map amendment PC 26-3.

The list of uses permitted within the Fort Lauderdale South Activity Center is included in Attachment 1.

As indicated by the analysis provided in corresponding BCLUP map amendment PC 26-3, Planning Council staff finds that the expanded Activity Center proposes a mix of existing residential and non-residential uses, as well as additional medical-related community facilities uses, that will be served by multi-modal transportation options and will increase employment opportunities within the Broward Health Medical Campus.

Planning Council staff recommends approval of the proposed text amendment inclusive of the clarifying medical-dental office text.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 26-2

ATTACHMENT

1. Proposed Broward County Land Use Plan Text Amendment PCT 26-2

ATTACHMENT 1

Fort Lauderdale South Activity Center

Acreage: Approximately ~~270.1~~ 289.9 acres

General Location: Located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84.

Density and Intensity of Land Uses:

Residential Land Uses: 253 dwelling units

Commercial Land Uses: 6,000,000 square feet

Office Park Land Uses: 4,000,000 square feet

Community Facilities Land Uses: ~~1,000,000~~ 3,221,560 square feet including medical-dental office buildings

Recreation and Open Space: 11.5 acres minimum

Note: All changes are indicated in ~~strike-through~~/underline format. Double-underlined text is clarifying language proposed by Broward County Planning Council staff.