

EXHIBIT 1

PROPOSED

ORDINANCE NO.

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, UPDATING THE WETLANDS MAP OF THE NATURAL
3 RESOURCE MAP SERIES OF THE BROWARD COUNTY COMPREHENSIVE PLAN;
4 AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

5 (Sponsored by the Board of County Commissioners)
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 Broward County
10 Comprehensive Plan in compliance with the Community Planning Act;

11 WHEREAS, Broward County now wishes to update the Wetlands Map of the
12 Natural Resource Map Series of the Plan;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearings on January 29, 2026, and April 23, 2026, with
15 due public notice;

16 WHEREAS, the Board of County Commissioners held its transmittal public hearing
17 on March 3, 2026, having complied with the notice requirements specified in
18 Section 163.3184(11), Florida Statutes;

19 WHEREAS, the Board of County Commissioners held an adoption public hearing
20 on May 26, 2026, at 10:00 a.m. [also complying with the notice requirements specified in
21 Section 163.3184(11), Florida Statutes] at which public comment was accepted and

22 | comments of the Department of Commerce, South Florida Regional Planning Council,
23 | South Florida Water Management District, Department of Environmental Protection,
24 | Department of State, Department of Transportation, Fish and Wildlife Conservation
25 | Commission, Department of Agriculture and Consumer Services, and Department of
26 | Education, as applicable, were considered; and

27 | WHEREAS, the Board of County Commissioners, after due consideration of all
28 | matters, hereby finds that the following amendment is consistent with the State Plan,
29 | Regional Plan, and the Broward County Comprehensive Plan; complies with the
30 | requirements of the Community Planning Act; and is in the best interests of the health,
31 | safety, and welfare of the residents of Broward County,

32 | BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
33 | BROWARD COUNTY, FLORIDA

34 | Section 1. The Broward County Comprehensive Plan is hereby amended by
35 | Amendment PCNRM 26-1, which is an update to the Wetlands Map of the Natural
36 | Resource Map Series, as set forth in Exhibit A, attached hereto and incorporated herein.

37 | Section 2. Severability.

38 | If any portion of this Ordinance is determined by any court to be invalid, the invalid
39 | portion will be stricken, and such striking will not affect the validity of the remainder of this
40 | Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
41 | legally applied to any individual, group, entity, property, or circumstance, such

42 determination will not affect the applicability of this Ordinance to any other individual,
43 group, entity, property, or circumstance.

44 Section 3. Effective Date.

45 (a) The effective date of the plan amendment set forth in this Ordinance shall
46 be the later of:

47 (1) Thirty-one (31) days after the Department of Commerce notifies Broward
48 County that the plan amendment package is complete;

49 (2) If the plan amendment is timely challenged, the date a final order is issued
50 by the Administration Commission or the Department of Commerce finding
51 the amendment to be in compliance; or

52 (3) If the Department of Commerce or the Administration Commission finds the
53 amendment to be in noncompliance, pursuant to Section 163.3184(8)(b),
54 Florida Statutes, the date the Board of County Commissioners nonetheless
55 elects to make the plan amendment effective notwithstanding potential
56 statutory sanctions.

(b) This Ordinance is effective as of the date provided by law.

ENACTED

PROPOSED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:

Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 04/10/2026
Maite Azcoitia (date)
Deputy County Attorney

EXHIBIT A

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCNRM 26-1

**(NATURAL RESOURCE MAP SERIES -
EASTERN BROWARD COUNTY WETLANDS MAP)**

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation January 20, 2026

Planning Council staff recommends approval of the proposed amendment to the Natural Resource Map Series - Eastern Broward County Wetlands Map.

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.

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)

RECOMMENDATIONS/ACTIONS (continued)

DATE

- III. County Commission Transmittal Recommendation March 3, 2026

Approval per Planning Council transmittal recommendation.

- IV. Summary of State of Florida Review Agency Comments April 6, 2026

The South Florida Water Management Division (SFWMD) issued the following comment under Section 163.3184(3)(g), Florida Statutes. See Attachment 3.

Comment: "...The phrase "wetlands that are no longer environmentally significant" is unclear and may not accurately describe the basis for the mapping revisions. Please consider revising the amendment language to clarify that the wetland additions and removals reflect wetlands previously impacted pursuant to authorized permits and associated mitigation areas."

Planning Council Staff Response: Pursuant to BCLUP Policy 2.22.3, the Broward County Public Works and Environmental Services Department (BCPWESD) is required to update the Natural Resource Map Series - Eastern Broward County Wetlands Map every other year to reflect its actions based on rules and regulations, including observing or delineating wetlands on a parcel, issuing an Environmental Resource License which formally identifies wetlands or removing wetlands that are no longer environmentally significant. Further, in coordination with BCPWESD staff, wetlands are regulated and protected under Chapter 27 of the Broward County Code of Ordinances, which was adopted November 23, 1993 and became effective December 8, 1993. Any proposed impacts to wetlands require avoidance and minimization of impacts to the greatest practicable extent and if not avoidable, mitigation is required, regardless of the wetlands being reflected on the Eastern Broward County Wetlands Map (Map). Said Map simply identifies properties where wetlands delineation inspections have been conducted and/or licenses for wetland impacts have been issued, noting the Map is not a comprehensive map of all wetlands within Broward County, as the property owner's permission is required to enter property to conduct site inspections.

- V. Planning Council Staff Final Recommendation April 14, 2026

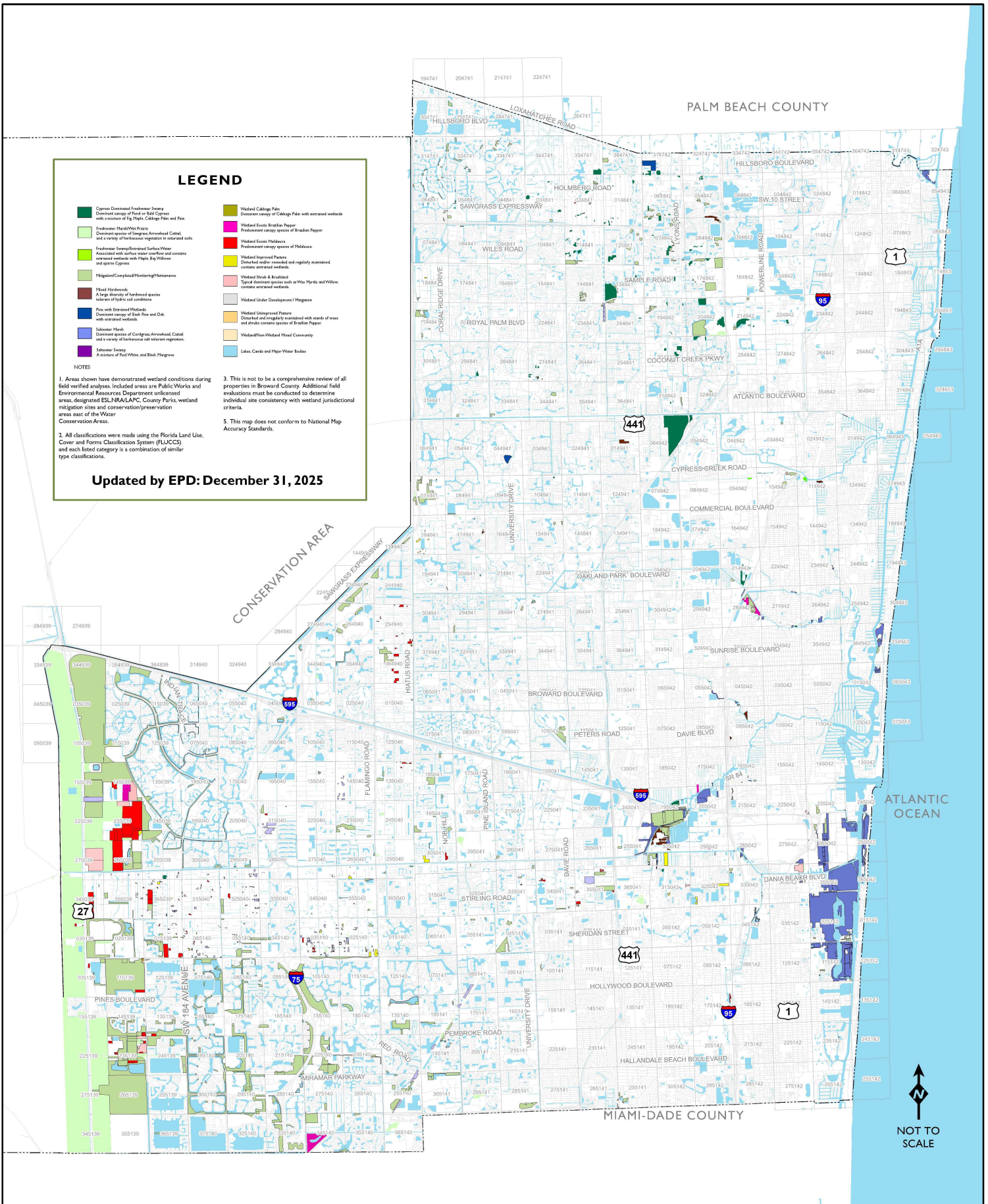
Planning Council staff continues to recommend approval of the proposed amendment to the Natural Resource Map Series - Eastern Broward County Wetlands Map.

- VI. Planning Council Final Recommendation April 23, 2026

Approval per Planning Council staff final recommendation. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Railey, Rosenof, Zeman and DiGiorgio)

BROWARD COUNTY LAND USE PLAN NATURAL RESOURCE MAP SERIES

Eastern Broward County Wetlands



SOURCE

Broward County Public Works and Environmental Resources Department Aquatic and Wetland Resources

