

EXHIBIT 2

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

“Policy 2.23.2 – Environmentally Sensitive Lands”

RECOMMENDATIONS/ACTIONS

DATE

I. BrowardNext Steering Committee Recommendation April 24, 2025

The BrowardNext Steering Committee recommended that the Policy modification be included in the BrowardNext update.

II. Broward County Planning Council Recommendation August 28, 2025

The Planning Council recommended that the text amendment be extracted from the BrowardNext process and expedited.

III. Planning Council Staff Transmittal Recommendation November 24, 2025

It is recommended that the proposed amendment to the BrowardNext - Broward County Land Use Plan be approved. **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

IV. Planning Council Transmittal Recommendation

December 4, 2025

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 11-0: Abramson, Fernandez, Fisher, Geller, Greenberg, Hardin, Levy, Newbold, Rosenof, Ryan and DiGiorgio)

V. County Commission Transmittal Recommendation

February 3, 2026

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments

March 6, 2026

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 26-1

BACKGROUND INFORMATION

At its April 24, 2025, meeting, the BrowardNext Steering Committee recommended that Policy 2.23.2 regarding the Environmentally Sensitive Lands (ESL) map be amended to address the conflict in processes. Subsequent to robust discussion at its May 22, 2025, Planning Council meeting, the Council directed Planning Council staff to expedite the proposed text amendment at its August 28, 2025, meeting.

PLANNING ANALYSIS

The Environmentally Sensitive Lands (ESL) Map of the Broward County Land Use Plan (BCLUP) Natural Resources Map Series (NRMS) was initially adopted in 1989. The ESL Map is not statutorily mandated, rather a reflection of the County's decades long commitment to preservation and resiliency. While the Map has been amended from time to time to reflect modifications such as the addition of conservation areas purchased through the 2000 Safe Parks and Land Preservation Bond Program, it has come to Planning Council and County staff's attention that the application process for environmental licensing and the land use plan amendment process are operating separately, creating an entanglement of processes with no clear path forward. In at least one instance, the referenced data set has differed. Planning Council staff is of the opinion that the current process is onerous and does not necessarily accomplish an additional preservation of land. County staff is placed in a conflicted position that they are statutorily required to accept permit or licensing applications, which may indicate a path forward for the private or public owner; however, if the site is on the ESL Map, the owner may submit a BCLUP NRMS amendment and the same County staff provides a thorough review and comments regarding the quality of the site, etc. In consultation with the Public Works & Environmental Services Department Director, Planning Council staff recommends that the mutual staffs pursue the requirements to maintain the ESL Map as a planning tool similar to the Wetlands Map, which would require an updated Policy that includes a data update every other year and the environmental licensing requirements would then fall wholly under the Broward County Code of Ordinances.

The projected impacts of the proposed amendment:

- Shifts ESL map modifications to be managed wholly through the County's existing permitting and licensing processes; and
- Maintains the ESL map as a planning tool and amends the ESL map process to be consistent with the Wetlands map process every two years to add or delete sites based on the permitting and licensing process.

OUTREACH

Planning Council staff distributed proposed revisions to the municipal managers and planning directors on September 10, 2025. No comments have been received.

RELATIONSHIP TO FLORIDA STATUTES

Planning Council staff finds that the proposed amendment is less restrictive or burdensome, as it streamlines the process to return the status of the ESL Map to a planning tool and eliminates the individual Natural Resource Map amendment requirement.

CONCLUSION

Planning Council staff recommends approval of the proposed amendment. **See Attachment 1.**

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 26-1

ATTACHMENT

1. Proposed Broward County Land Use Plan Text Amendment – Policy 2.23.2

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN

Proposed Text Amendment

PCT 26-1

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

SECTION 2: POLICIES

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ENVIRONMENTALLY SENSITIVE LANDS

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The update to Policy 2.23.2 was initiated by the Broward County Planning Council to streamline the Broward County Land Use Plan Natural Resource Map Series – Environmentally Sensitive Lands Map to address the conflict in process and transition the requirement from individual amendments to a biannual (every other year) update based on the additions and deletions managed via the licensing and permitting process. All changes are indicated in ~~strike-through~~/underline format.

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POLICY 2.23.2 Broward County shall update the Environmentally Sensitive Lands Map of the Broward County Land Use Plan at least once every two years to recognize Environmental Resource Licenses issued consistent with the Broward County Code of Ordinances ~~Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.~~

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