

# EXHIBIT 2

**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)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCNRM 26-1**

**INTRODUCTORY INFORMATION/PLANNING ANALYSIS**

Pursuant to Policy 2.22.3 of the BrowardNext - Broward County Land Use Plan, the Broward County Public Works and Environmental Services Department (BCPWESD) is required to update the Natural Resource Map Series - Eastern Broward County Wetlands Map (Map) every other year. The Map was previously updated in 2024 based on actions from January 1, 2022, through December 31, 2023. The proposed revisions are based on actions that the BCPWESD staff has taken from January 1, 2024, through December 31, 2025. Those actions include 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. These actions resulted in the addition of 110.12 acres and the removal of 225.906 acres. In addition to environmental resource licensing, permitting and/or authorization from the applicable regulatory agency, sites that were determined to be scrivener's errors due to a lack of or no historical or current evidence of wetlands have been removed from the Map; these sites may not be included in the removal total based on the type of error. Attachment 1 provides a detailed listing of the proposed additions and deletions. Attachment 2 depicts the revised Broward County Wetlands Map.

**Update: April 14, 2026:** In response to the SFWMD comment, underlined emphasis added to highlight existing explanation that BCPWESD staff reviews wetlands pursuant to appropriate regulations, licensing and permitting.

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCNRM 26-1**

**ATTACHMENTS**

1. Additions to and Removals from the Broward County Wetlands Map Tables from January 1, 2024 through December 31, 2025
2. Revised Broward County Wetlands Map dated December 31, 2025

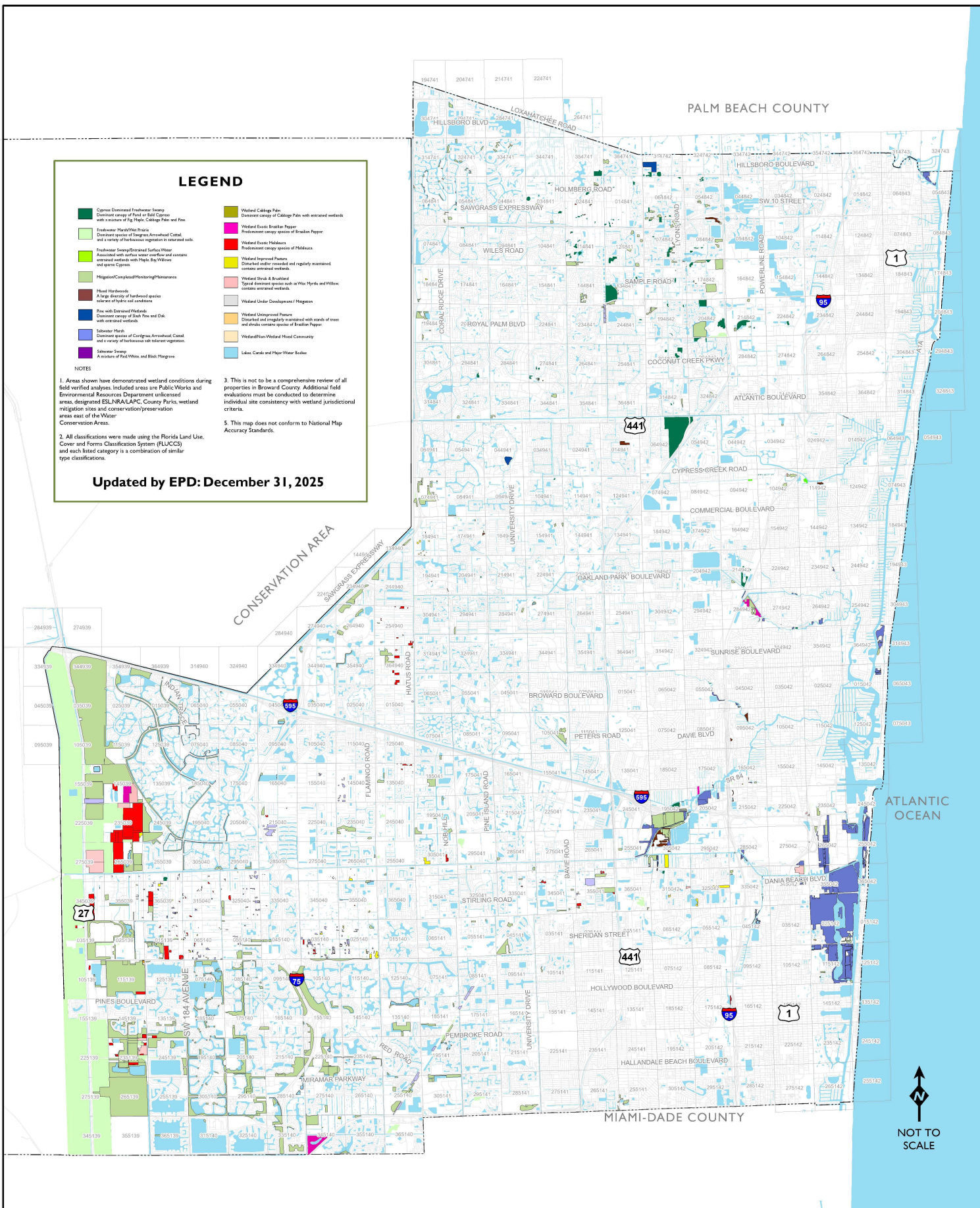
**Update: April 14, 2026:**

3. Correspondence from the South Florida Water Management Division Regarding the Proposed Amendment (Florida Department of Commerce Reference Number 26-03ESR), dated March 12, 2026

# ATTACHMENT 1

	A	B	C	D	E	F	G	H
1	Loc #	Folio	Original	New	Notes	Acres added	Acres removed	Scribner's Error
2	WD2510-015	504015010124	None	Wetland Unimproved Pasture	WD		1.16	
3	WD2510-005	513901020130	None	Wetland Unimproved Pasture	WD		0.2	
4	WD2510-012	514002010337	None	Wetland Unimproved Pasture	WD		0.59	
5	WD2510-010	503925050010	None	Wetland Unimproved Pasture	WD		1.13	
6	WD2401-005	504035010092	None	Wetland Unimproved Pasture	WD		1.26	
7	WD2510-009	504134030240	None	Wetland Unimproved Pasture	WD		0.08	
8	WD2510-007	514005190030	None	Wetland Unimproved Pasture	WD		0.16	
9	WD2509-009	484102000102	None	Cypress Dominated Freshwater Swamp	WD		0.37	
10	WD2509-006	504032010041	None	Wetland Unimproved Pasture	WD		0.39	
11	DF25-1040	504234000030	None	Freshwater Marsh/Wet Prairie	WD		3.02	
12	WD2508-002	504032010019	None	Wetland Unimproved Pasture	WD		0.82	
13	WD2507-001	504030000429	None	Freshwater Marsh/Wet Prairie	WD		1.29	
14	WD2403-001	514002010135	None	Wetland Unimproved Pasture	WD		1.31	
15	WD2506-014	503936070350	None	Wetland Unimproved Pasture	WD		0.38	
16	WD2506-005	513923030010	None	Wetland Exotic Melaleuca	WD		2.77	
17	WD2506-003	514002010135	None	Wetland Unimproved Pasture	WD		1.21	
18	WD2506-001	514002010135	None	Wetland Unimproved Pasture	WD		1.5	
19	WD2402-012	514006040233	None	Wetland Unimproved Pasture	WD		0.23	
20	WD2505-003	503936010250	None	Wetland Unimproved Pasture	WD		0.44	
21	WD2505-004	504031010270	None	Wetland Unimproved Pasture	WD		0.37	
22	WD2502-001	514002010329	None	Wetland Unimproved Pasture	WD		0.75	
23	WD2504-008	514003010362	None	Wetland Unimproved Pasture	WD		0.79	
24	WD2504-007	503936050080	None	Wetland Unimproved Pasture	WD		0.09	
25	WD2509-006	504032010041	None	Wetland Unimproved Pasture	WD		0.39	
26	WD2503-009	514006020260	None	Wetland Unimproved Pasture	WD		0.22	
27	WD2503-005	503935040150	None	Wetland Unimproved Pasture	WD		0.27	
28	WD2501-008	514003010201	None	Wetland Unimproved Pasture	WD		0.39	
29	WD2501-009	503936060110	None	Wetland Unimproved Pasture	WD		0.73	
30	WD2501-006	514003010409	None	Wetland Exotic Melaleuca	WD		2.35	
31	WD2412-004	503935080191	None	Wetland Unimproved Pasture	WD		0.19	
32	WD2412-007	513901010300	None	Wetland Unimproved Pasture	WD		0.09	
33	WD2412-012	504031010036	None	Wetland Unimproved Pasture	WD		0.24	
34	WD2412-009	514002010332	None	Wetland Unimproved Pasture	WD		3.69	
35	WD2410-007	484101000263	None	Wetland Exotic Melaleuca	WD		0.17	
36	WD2304-005	504021120011	None	Wetland Exotic Melaleuca	WD		1.51	
37	WD2411-005	514003110010	None	Wetland Unimproved Pasture	WD		0.87	
38	WD2411-003	514003010452	None	Wetland Unimproved Pasture	WD		0.14	
39	WD2410-001	504029010419	None	Wetland Unimproved Pasture	WD		0.47	
40	WD2410-008	513901020050	None	Wetland Unimproved Pasture	WD		0.1	
41	WD2410-006	504023010420	None	Wetland Unimproved Pasture	WD		0.1	
42	WD2409-009	503936070120	None	Wetland Unimproved Pasture	WD		0.54	
43	WD2409-006	504027030010	None	Wetland Unimproved Pasture	WD		0.54	
44	WD2408-007	504032050980	None	Wetland Unimproved Pasture	WD		0.29	
45	WD2409-001	514002050010	None	Wetland Unimproved Pasture	WD		0.27	
46	DF18-1243	494228280040	None	Mitigation Monitoring Maintenance or Completed	WD		3.81	
47	DF88-1060	494228280040	Wetland Exotic Melaleuca	Mitigation Monitoring Maintenance or Completed	WD		4	
48	WD2407-009	503935020320	None	Wetland Unimproved Pasture	WD		0.13	
49	WD2407-006	503936140100	None	Wetland Unimproved Pasture	WD		0.15	
50	WD2407-007	503936140090	None	Wetland Unimproved Pasture	WD		0.05	
51	WD2407-008	503936100120	None	Wetland Unimproved Pasture	WD		0.29	
52	WD2407-004	504032020050	None	Wetland Unimproved Pasture	WD		0.17	
53	WD2407-001	503925020060	None	Cypress Dominated Freshwater Swamp	WD		5.54	
54	WD2406-012	514003010398	None	Wetland Unimproved Pasture	WD		0.6	
55	DF03-1261	514025010011	None	Mitigation Monitoring Maintenance or Completed	WD		4.14	
56	WD2406-009	504032040061	None	Wetland Unimproved Pasture	WD		0.19	
57	WD2406-008	504032040125	None	Wetland Unimproved Pasture	WD		0.25	
58	WD2406-005	514003010190	None	Wetland Unimproved Pasture	WD		0.09	
59	WD2406-004	504031010052	None	Wetland Unimproved Pasture	WD		0.27	
60	WD2406-003	514003010203	None	Wetland Unimproved Pasture	WD		0.38	
61	WD2405-011	514006030060	None	Wetland Unimproved Pasture	WD		0.52	
62	WD2405-008	514006040162	None	Wetland Unimproved Pasture	WD		1.19	
63	WD2405-006	514006030123	None	Wetland Exotic Melaleuca	WD		0.72	
64	WD2404-017	503936050260	None	Wetland Unimproved Pasture	WD		0.46	
65	DF92-1068	504211070946	None	Mitigation Monitoring Maintenance or Completed	ERL		0.01	Yes
66	WD2403-007	503936030020	None	Wetland Exotic Melaleuca	WD		0.33	
67	WD2406-008	504032140010	None	Wetland Unimproved Pasture	WD		0.25	
68	WD2402-013	514003010493	None	Wetland Unimproved Pasture	WD		0.57	
69	WD2402-012	514006040233	None	Wetland Unimproved Pasture	WD		0.91	
70	WD2402-011	514006040310	None	Wetland Unimproved Pasture	WD		0.34	
71	WD2402-009	514003010460	None	Wetland Unimproved Pasture	WD		0.41	
72	WD2401-013	514002030030	None	Wetland Unimproved Pasture	WD		0.31	
73	WD2402-006	504032050960	None	Wetland Unimproved Pasture	WD		0.25	
74	WD2402-007	504032040135	None	Wetland Unimproved Pasture	WD		0.5	
75	WD2402-004	504031010192	None	Wetland Unimproved Pasture	WD		1.2	
76	WD2402-002	514005010175	None	Wetland Unimproved Pasture	WD		0.35	
77	WD2401-005	504035010092	None	Wetland Unimproved Pasture	WD		1.26	
78	DF22-1273		Mitigation Monitoring Maintenance or Completed	None	ERL		25.786	
79	DF22-1187	494025022720	Mitigation Monitoring Maintenance or Completed	None	ERL		0.45	
80	WD2307-003	494036020210	Freshwater Marsh/Wet Prairie	None	ERL		0.63	
81		504034030210	Freshwater Marsh/Wet Prairie	None	ERL		1.82	
82		504219000120	Mitigation Monitoring Maintenance or Completed	Saltwater Swamp		27.44		Yes
83	DF14-1188	504219000120	None	Mitigation Monitoring Maintenance or Completed	ERL	6.94		Yes
84	WD2512-005	504031010066	None	Wetland Unimproved Pasture	WD	0.62		
85	DF22-1188	494025022720	Mitigation Monitoring Maintenance or Completed	None	ERL		0.45	
86	WD2402-013	514003010493	None	Wetland Unimproved Pasture	WD	0.57		
87	WD2509-006	504032010041	None	Wetland Unimproved Pasture	WD	0.39		
88		513923010068	Wetland Exotic Melaleuca	Freshwater Marsh/Wet Prairie		3.81		Yes
89	WD2503-013	494130170040	None	Freshwater Marsh/Wet Prairie	WD	1.05		
90	DF92-1068	504211070946	None	Mitigation Monitoring Maintenance or Completed		0.02		Yes
91	WD2402-016	504032050750	None	Wetland Unimproved Pasture	WD	0.2		
92	DF03-1252	504134140110	None	Mitigation Monitoring Maintenance or Completed	ERL	0.87		Yes
93	DF13-1031	494107150010	None	Mitigation Monitoring Maintenance or Completed	ERL	0.76		Yes
94		494036011180	Wetland Exotic Melaleuca	None	Area developed	0.42		Yes
95	DF19-1247	513911010030	Wetland Exotic Melaleuca	None			5.99	
96	DF19-1247	513911010030	Wetland Exotic Melaleuca	Mitigation Monitoring Maintenance or Completed	New CE area	0		0
97	DF20-1307	513913010140	Wetland Exotic Melaleuca	None	ERL		3.93	
98		513923052370	Freshwater Marsh/Wet Prairie	None			10.37	Yes
99	DF20-1044	514204210010	Saltwater Swamp	None	ERL		3.99	
100	DF20-1044	514204210010	Saltwater Swamp	Mitigation Monitoring Maintenance or Completed	New CE area	0		0
101	DF21-1277	514006030072	Wetland Unimproved Pasture	None	ERL		1.93	
102	DF21-1008	513913210020	Wetland Exotic Melaleuca	None	ERL		6.12	
103	DF21-1220	503935020020	Freshwater Marsh/Wet Prairie	None	ERL		0.32	
104	DF22-1244	504025130680	Freshwater Marsh/Wet Prairie	None	ERL		1.83	
105	DF22-1073	513913160010	Wetland Exotic Melaleuca	None	ERL		3.85	
106	DF22-1073	513913160010	Wetland Exotic Melaleuca	Mitigation Monitoring Maintenance or Completed	ERL	0.6		
107	DF23-1381	504130010040	Wetland Unimproved Pasture	None	ERL		5.89	
108	DF23-1381	494127010031	None	Mitigation Monitoring Maintenance or Completed	New CE area	2.92		
109	DF25-1031	474128080010	Wetland Improved Pasture	None	ERL		4.13	
110	DF23-1374	514026010239	Wetland/Non-Wetland Mixed Commu	None	ERL		2.25	
111	DF23-1341	504016000060	Wetland Unimproved Pasture	None	ERL		1.22	
112	DF18-1067	474119020010	Wetland Exotic Melaleuca	None	ERL		24.17	
113								
114					TOTAL	110.12	225.906	

Eastern Broward County Wetlands



SOURCE

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

# ATTACHMENT 3

**From:** [South Florida Local Gov Plan](#)  
**To:** [Blake Boy, Barbara](#)  
**Cc:** [Teetsel, Dawn](#); [Cruz, Ibel](#)  
**Subject:** RE: Broward County proposed comp plan amendments review REV26-068  
**Date:** Thursday, March 12, 2026 10:54:13 AM  
**Attachments:** [image001.png](#)

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Good morning Barbara,

I received a follow-up response received from the environmental reviewer in light of the information you provided yesterday. Please see the additional comment in blue below the original comment.

### **Item 4 - PCNRM 26-1**

The amendment materials indicate that certain wetlands are proposed to be removed based on a determination that they are “no longer environmentally significant.” The amendment should include clarification for each parcel proposed for removal, including the criteria used to determine that the wetlands are no longer environmentally significant. Be advised, impacts to wetlands may require an Environmental Resource Permit (ERP) and/or authorization from the applicable regulatory agency. The applicant should coordinate with the appropriate agency to determine permitting requirements.

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.

The District requests that the Village forward a copy of the adopted amendment to the District at the following email mailbox address: [SFLOCALGOVPLAN@sfwmd.gov](mailto:SFLOCALGOVPLAN@sfwmd.gov). Please contact me if you have any questions or need additional information.



### **Stephanie Reed**

Policy and Planning Analyst  
Water Supply Implementation  
South Florida Water Management District

**Office:** 561-682-6715 **Email:** [sreed@sfwmd.gov](mailto:sreed@sfwmd.gov)  
3301 Gun Club Road, West Palm Beach, FL 33406

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**From:** South Florida Local Gov Plan <[SFLOCALGOVPLAN@sfwmd.gov](mailto:SFLOCALGOVPLAN@sfwmd.gov)>  
**Sent:** Wednesday, March 11, 2026 1:39 PM  
**To:** Teetsel, Dawn <[DTEETSEL@broward.org](mailto:DTEETSEL@broward.org)>  
**Cc:** 'DCPexternalagencycomments@deo.myflorida.com' <[DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)>; Cruz, Ibel <[icruz@sfwmd.gov](mailto:icruz@sfwmd.gov)>; 'sadmin@sfrpc.com' <[sadmin@sfrpc.com](mailto:sadmin@sfrpc.com)>  
**Subject:** Broward County proposed comp plan amendments review REV26-068

Good afternoon Ms. Teetsel,

The South Florida Water Management District (District) has completed its review of the proposed Comprehensive Plan Amendments from Broward County. Items 1 through 3 did not appear to impact regional water supply and were therefore not reviewed. The District provides the following comment on Item 4 (PCNRM 26-1) under Section 163.3184(3)(g), Florida Statutes (F.S.). The important state resource that is impacted by this amendment is regional water supply. The following comment needs to be addressed before final adoption of this amendment:

**Item 4 - PCNRM 26-1**

The amendment materials indicate that certain wetlands are proposed to be removed based on a determination that they are “no longer environmentally significant.” The amendment should include clarification for each parcel proposed for removal, including the criteria used to determine that the wetlands are no longer environmentally significant. Be advised, impacts to wetlands may require an Environmental Resource Permit (ERP) and/or authorization from the applicable regulatory agency. The applicant should coordinate with the appropriate agency to determine permitting requirements.

The District requests that the Village forward a copy of the adopted amendment to the District at the following email mailbox address: [SFLOCALGOVPLAN@sfwmd.gov](mailto:SFLOCALGOVPLAN@sfwmd.gov). Please contact me if you have any questions or need additional information.



**Stephanie Reed**  
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