

EXHIBIT 2

RESOLUTION NO. 2014 -

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TRANSMITTING A PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN OF THE BROWARD COUNTY COMPREHENSIVE PLAN WITHIN THE CITY OF PLANTATION TO DESIGNATED STATE AGENCIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989 (the Plan); and

WHEREAS, the Department of Economic Opportunity has found the Broward County Comprehensive Plan in compliance with the Community Planning Act; and

WHEREAS, Broward County now wishes to propose an amendment to the Broward County Land Use Plan within the City of Plantation; and

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearing on March 27, 2014, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on April 22, 2014, at 2:00 p.m., having complied with the notice requirements specified in Subsection 163.3184(11), Florida Statutes, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY:

Section 1. The Board of County Commissioners hereby transmits to the Department of Economic Opportunity, South Florida Regional Planning Council, South Florida Water Management District, Department of Environmental Protection,

1 Department of State, Department of Transportation, Fish and Wildlife Conservation
2 Commission, Department of Agriculture and Consumer Services, and Department of
3 Education, as applicable, for review and comment pursuant to Section 163.3184,
4 Florida Statutes, Amendment PC 14-4, which is an amendment to the 1989 Broward
5 County Land Use Plan located in the City of Plantation.

6 Section 2. The proposed amendment to the Broward County Land Use Plan is
7 attached as Exhibit "A" to this Resolution.

8 Section 3. EFFECTIVE DATE.

9 This Resolution shall become effective upon adoption.

10
11 ADOPTED this ____ day _____, 2014.

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14 Approved as to form and legal sufficiency:
Joni Armstrong Coffey, County Attorney

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16 By _____
17 Maite Azcoitia (date)
18 Deputy County Attorney
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22 MA/gmb
23 03/17/14
#14-401.02
24 PC 14-4 City of Plantation.TransReso.doc

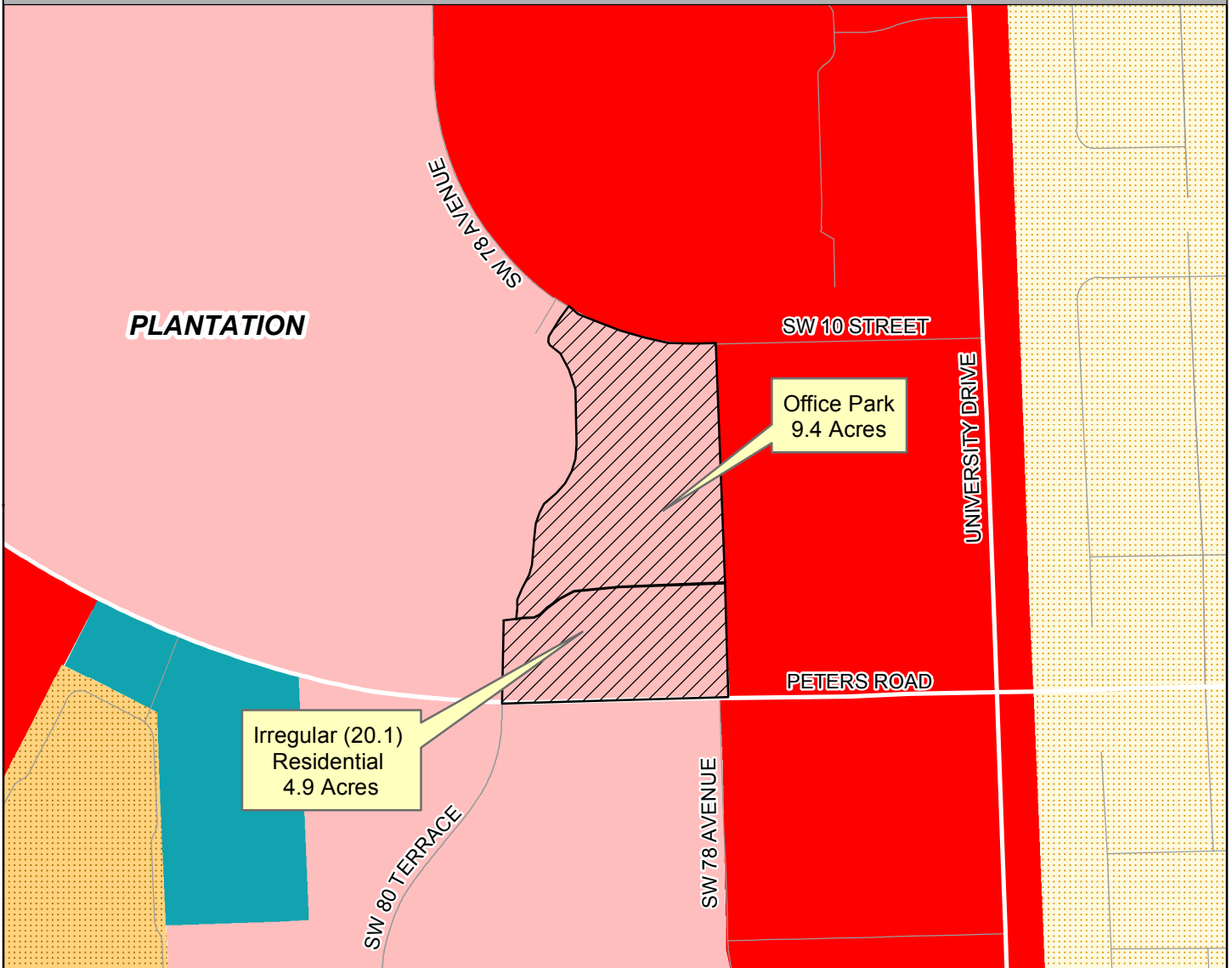
EXHIBIT A

BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 14-4

Current Land Use: OFFICE PARK

Proposed Land Use: 9.4 ACRES OF OFFICE PARK WITHIN A "DASHED-LINE AREA" AND 4.9 ACRES OF IRREGULAR (20.1) RESIDENTIAL WITHIN A "DASHED-LINE AREA"

Acreage: Approximately 14.3 Acres



Low (3)
Residential



Commercial



Office
Park



Medium (16)
Residential



Community
Facilities



Site



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 14-4
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

March 18, 2014

Planning Council staff recommends **denial** of the proposed amendment, as it is not consistent with the goals, objectives and policies of the Broward County Land Use Plan (BCLUP), specifically:

Policy 1.07.07
(summarized)

For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

Section IV.(B)

"Permitted Uses Permitted in Future Land Use Categories: Residential Use – Residential Density" describes the areas appropriate for designation as a "Dashed-Line Area" as "selected Developments of Regional Impact, planned unit developments and partially completed large scale developments."

Planning Council staff recognizes that the location of the proposed residential development would be appropriate for higher density residential uses, and therefore would make an alternative recommendation that the proposed amendment be changed to include only the vacant 4.9 gross acres site intended for the residential use, to be amended from "Office Park" to "High (50) Residential," allowing for a total of 245 dwelling units on the site.

However, as the proposed amendment has not yet been deemed to meet BCLUP Policy 1.07.07 regarding affordable housing, should the Planning Council decide to make a positive transmittal recommendation for either residential scenario (4.9 acres of Irregular (20.1) Residential within a "Dashed-Line Area" or 4.9 acres of High (50) Residential), Planning Council staff would suggest that said recommendation be subject to the resolution of the issue of consistency with BCLUP Policy 1.07.07 regarding the affordable housing, prior to the Planning Council's second public hearing.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Transmittal Recommendation (continued) **March 18, 2014**

Update: March 27, 2014: The City of Plantation has provided additional information regarding the City's methods and programs to achieve and/or maintain a sufficient supply of affordable housing. Broward County Planning and Redevelopment staff has reviewed the submitted information, and found that it satisfactorily demonstrates compliance with Policy 1.07.07. See Attachment 14.

II. Planning Council Transmittal Recommendation **March 27, 2014**

Approval of the proposed amendment from 14.3 acres of "Office Park" to 9.4 acres of Office Park within a "Dashed-Line Area" and 4.9 acres of Irregular (20.1) Residential within a "Dashed-Line Area." (Vote of the board; Unanimous: 17-0; Aronson, Bascombe, Blattner, Boccard, de Jesus, DuBose, Furr, Good, Graham, Hobby, Kaplan, Long, Mack, Ryan, Steffens, Stermer and Castro)

INTRODUCTION AND APPLICANT'S RATIONALE

- * "Dashed-Line Area" means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

B. *Planned Uses:* North: Commercial
 East: Commercial
 South: Office Park
 West: Office Park

VI. Applicant/Petitioner

A. *Applicant:* Stiles Development Company

B. *Agents:* Leigh Robinson Kerr & Associates, Inc. and Doumar,
 Allsworth, Laystrom & Voigt

C. *Property Owners:* Duke Crossroads Building 4 LLC and Duke
 Crossroads 5 LLC

VII. Recommendation of
Local Governing Body:

The City of Plantation recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in June of 2014.