

## 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 HOLLYWOOD, TRANSIT ORIENTED DEVELOPMENT; 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 City of Hollywood Transit Oriented Development; and

WHEREAS, the Planning Council, as the local planning agency for the Broward County Comprehensive 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 PCT 14-2, which is an amendment to the Broward County  
5 Land Use Plan within the City of Hollywood Transit Oriented Development.

6 Section 2. The proposed amendment to the Broward County Comprehensive  
7 Plan is 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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13  
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 03/19/14  
#14-401.09  
24 PCT 14-2 City of Hollywood Transit Oriented Development.TransReso

# EXHIBIT A

## **SECTION I** **AMENDMENT REPORT** **BROWARD COUNTY LAND USE PLAN** **PROPOSED AMENDMENT PCT 14-2** **(HOLLYWOOD)**

### **RECOMMENDATIONS/ACTIONS**

### **DATE**

#### **I. Planning Council Staff Transmittal Recommendation**

**March 18, 2014**

It is recommended that the proposed amendment to the Broward County Land Use Plan (BCLUP) be approved, recognizing that the previous voluntary commitments offered as part of BCLUP amendments PC 07-1/PCT 07-1 adopted in 2007 remain in effect, as follows:

- Mitigation of projected adverse regional transportation impacts as identified in this report;
- Restriction of 20% of the total dwelling units (210 dwelling units) as “workforce income” affordable housing, as defined in Article 8 of the “Administrative Rules Document: Broward County Land Use Plan for those up to 140% of the median income;
- Maintaining the current location of the historic “coral house” and dedication of a minimum six (6) acre public park within the native oak hammock area; and
- Coordination with the appropriate Broward County staff to further identify potential preservation/mitigation concerning the existing native tree canopy and potential archeological resources.

See Attachment 5.

Planning Council staff further notes that the applicant has clarified that the obligation to provide “workforce-income” housing will be shared proportionately by Parcels A, C and D. Therefore, the proposed Okomo residential development of up to 500 multi-family dwelling units will result in up to 100 “workforce-income” dwelling units. See Attachments 5 and 14.

It is also noted that access to Taft Street will be restricted to the Okomo residential development only. The Okomo residential development will also have access to Sheridan Street. However, residential and non-residential development on the FDOT property (generally the northernmost 18.7) acres will not have access to Taft Street. See Attachment 6.A.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

**II. Planning Council Transmittal Recommendation**

**March 27, 2014**

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 16-0; Aronson, Bascombe, Blattner, Boccard, de Jesus, DuBose, Furr, Good, Graham, Hobby, Kaplan, Long, Mack, Ryan, Stermer and Castro)

**PROPOSED AMENDMENT PCT 14-2**

## **INTRODUCTION AND APPLICANT'S RATIONALE**

- |      |  |   |
|------|--|---|
| I.   | <u>Municipality:</u>                                     | Hollywood   |
| II.  | <u>County Commission District:</u>                       | District 6  |
| III. | <u>Site Characteristics</u>                              |   |
| A.   | Size:  | Approximately 40.4 acres  |
| B.   | Location:  | In Section 9, Township 51 South, Range 42 East; generally located on the east side of the C.S.X. Railroad, between Sheridan Street and Taft Street.   |
| C.   | Existing Uses:   | Tri-Rail station, park and ride lot and single-family residential (mobile homes)  |
| IV.  | <u>Broward County Land Use Plan (BCLUP) Designations</u> |   |
| A.   | Current Designation:                                     | Hollywood Transit Oriented Development consisting of:<br>300,000 square feet of commercial use<br>299,000 square feet of office use<br><b>1,050 high-rise dwelling units (4 stories or more)</b><br>150 hotel rooms<br>280,000 square feet of Tri-Rail parking (793 parking spaces)   |
| B.   | Proposed Designation:                                    | Hollywood Transit Oriented Development consisting of:<br>300,000 square feet of commercial use<br>299,000 square feet of office use<br><b>550 high-rise dwelling units (4 stories or more)</b><br><b>500 multi-family dwelling units</b><br>150 hotel rooms<br>280,000 square feet of Tri-Rail parking (793 parking spaces) |
| C.   | Estimated Net Effect:                                    | No net effect. The amendment is to change the dwelling unit type and construction phasing.  |

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

**V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site**

- A. Existing Uses: North: Hotel and gas station  
East: Utilities and Interstate 95  
South: Retail  
West: CSX Railroad, vacant and industrial
- B. Planned Uses: North: Industrial and Medium-High (25) Residential  
East: Utilities, Medium-High (25) Residential and Transportation  
South: Transportation and Industrial  
West: Commercial and Industrial

**VI. Applicant/Petitioner**

- A. Applicant: Pinnacle Housing Group
- B. Agent: Calvin, Giordano & Associates, Inc.
- C. Property Owners: Okomo Associates, LLC and Florida Department of Transportation

**VII. Recommendation of Local Governing Body:**

The City of Hollywood recommends approval. The City anticipates adoption of the corresponding local amendment in September of 2014.

# ATTACHMENT 1

## BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 14-2

### BROWARD COUNTY LAND USE PLAN

Hollywood Transit Oriented Development

Acreage: Approximately 40.4 acres

General Location: East side of the C.S.X. Railroad, between Sheridan Street and Taft Street.

Density and Intensity  
of Land Uses:

Commercial Land Uses	300,000	square feet
Office Land Uses	299,000	square feet
High-rise Residential Land Uses	<del>1,050</del> <u>550</u>	dwelling units
<u>Multi-Family Residential Land Uses</u>	<u>500</u>	<u>dwelling units</u>
Hotel	150	rooms
Transportation Uses		
Parking for Tri-Rail Station)	280,000	square feet
	793 spaces (minimum)	

Notes:

1. Sheridan Stationside Village is directly served by a Tri-Rail Station.
2. Pursuant to Agreement between Stationside Village Associates and FDOT, 793 parking spaces are obligated for the Tri-Rail Station.
3. The non-residential FAR is 0.218.
4. Prior to the issuance of building permits for more than ~~300~~ 500 residential units, a minimum of 100,000 square feet of commercial (retail and/or office) square footage must be under construction. ~~Prior to the issuance of building permits for more than 500 residential units, a minimum of 200,000 square feet of commercial (retail and/or office) square footage must be under construction.~~
5. Public park/Oak Hammock: Minimum 6 acres.

Remarks: At least 20% of the total dwelling units (210 dwelling units) must be “workforce-income” affordable housing as defined in Section 420.5095, Florida Statutes, for those persons having a total anticipated income for the household that is not more than 140% of the area median income, adjusted for household size.

**NOTE:** Underlined words are proposed additions. ~~Struck-through~~ words are proposed deletions.