

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 MIRAMAR 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 Miramar; and

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearing on April 24, 2014, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on June 10, 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 14-1, which is an amendment to the Broward County
5 Land Use Plan in the City of Miramar.

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:
15 Joni Armstrong Coffey, County Attorney

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16 By /s/ Maite Azcoitia 04/22/14
17 Maite Azcoitia (date)
18 Deputy County Attorney

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23 MA/gmb
24 04/22/14
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PC 14-1 City of Miramar.TransReso.doc

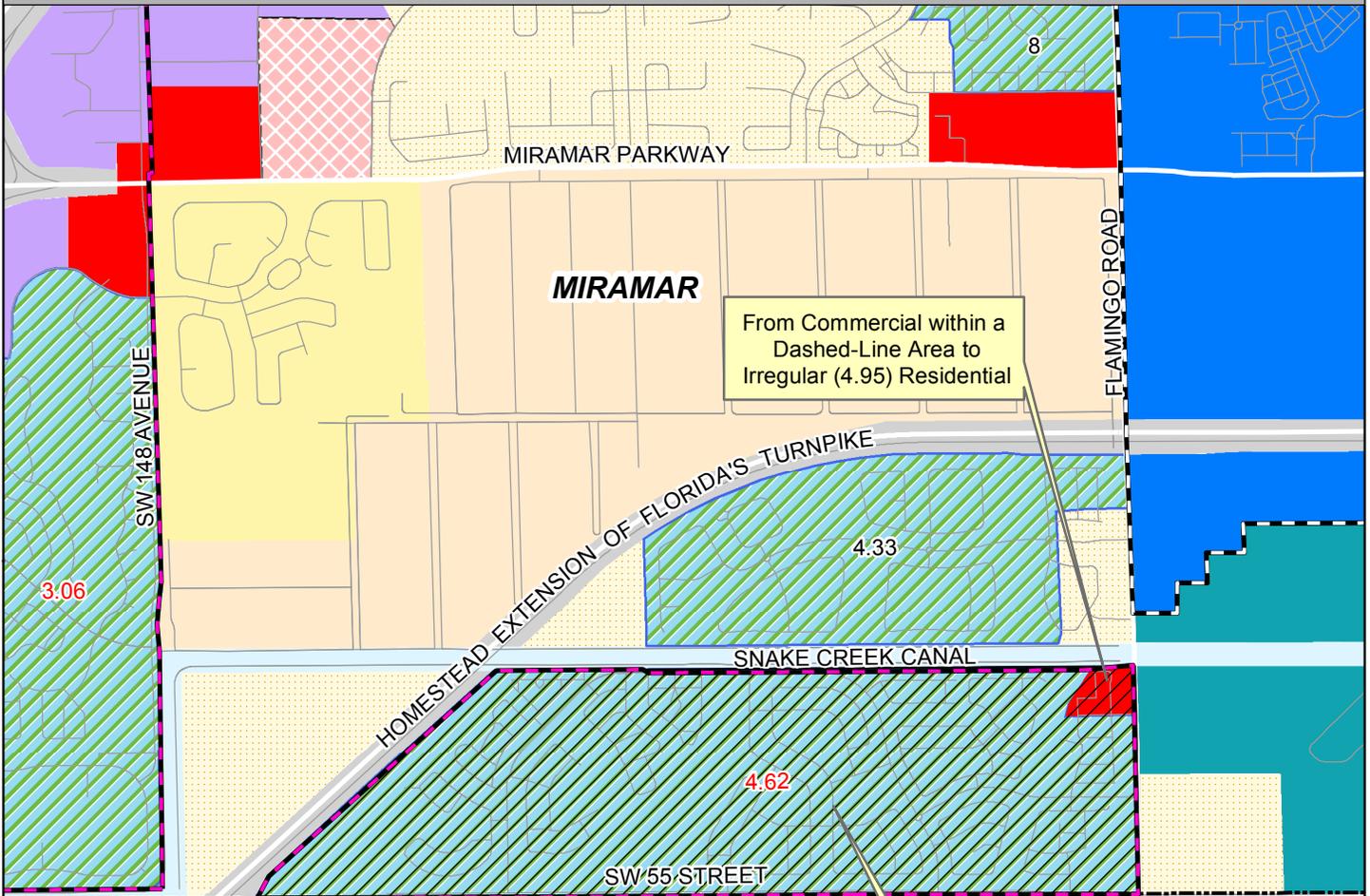
EXHIBIT A

BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 14-1

Current Land Uses: 477.0 ACRES OF IRREGULAR (4.62) RESIDENTIAL WITHIN A DASHED-LINE AREA
8.0 ACRES OF COMMERCIAL WITHIN A DASHED-LINE AREA

Proposed Land Use: IRREGULAR (4.95) RESIDENTIAL

Acreeage: Approximately 485.0 Acres



MIAMI-DADE COUNTY

From Irregular (4.62) Residential within a Dashed-Line Area to Irregular (4.95) Residential

From Commercial within a Dashed-Line Area to Irregular (4.95) Residential

Estate (1) Residential	Commercial	Industrial	Regional Activity Center	Site
Low (2) Residential	Community Facilities	Irregular Residential	Water	Municipal Boundary
Low (3) Residential	Employment Center-High	Dashed-Line Area		

2,000 1,000 0 2,000
Feet

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 14-1
(CITY OF MIRAMAR)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation April 15, 2014

Planning Council staff finds that the proposed amendment is generally consistent with the goals, objectives and policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

- II. Planning Council Transmittal Recommendation April 24, 2014

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 17-0; Aronson, Bascombe, Blattner, Bocard, de Jesus, DuBose, Furr, Good, Graham, Hobby, Lazarow, Long, Mack, Ryan, Steffens, Stermer and Castro)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 14-1

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Miramar
- II. County Commission District: District 8
- III. Site Characteristics
 - A. Size: Approximately 485.0 acres
 - B. Location: In Sections 34 and 35, Township 51 South, Range 40 East; generally located on the south side of Snake Creek Canal, between the Homestead Extension of Florida’s Turnpike and Flamingo Road.
 - C. Existing Uses: 477.0 acres: Single-family residential, multi-family residential and park
8.0 acres: Vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations: 477.0 acres of Irregular (4.62) Residential within a Dashed-Line Area*
8.0 acres of Commercial within a Dashed-Line Area
 - B. Proposed Designation: Irregular (4.95) Residential
 - C. Estimated Net Effect: Addition of 160 dwelling units [2,240 dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 8.0 acres of commercial use

*“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

- A. *Existing Uses:* *North:* Snake Creek Canal, single-family and multi-family residential
East: Vacant
South: Single-family and multi-family residential (Miami-Dade County)
West: Transportation and vacant
- B. *Planned Uses:* *North:* Water, Irregular (4.33) Residential and Low (3) Residential
East: Community Facilities and Low (3) Residential
South: Low-Density (6) Residential (Miami-Dade County)
West: Transportation and Low (3) Residential

VI. Applicant/Petitioner

- A. *Applicant:* Southern Homes of Homestead, LLC
- B. *Agent:* Leigh Robinson Kerr & Associates, Inc.
- C. *Property Owners:* There are numerous property owners within the subject area.

VII. Recommendation of Local Governing Body:

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