

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 PEMBROKE PINES 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 Pembroke Pines; 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 14-7, which is an amendment to the Broward County
5 Land Use Plan in the City of Pembroke Pines.

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.

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

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22 MA/gmb
23 04/22/14
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24 PC 14-7 City of Pembroke Pines.TransReso.doc

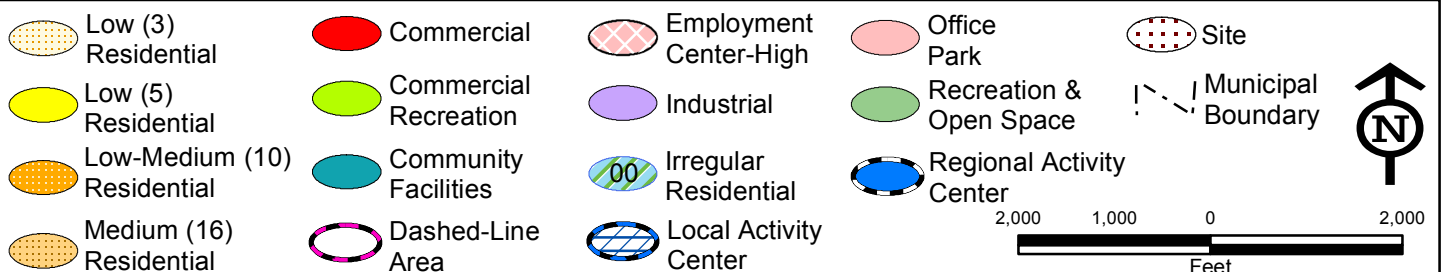
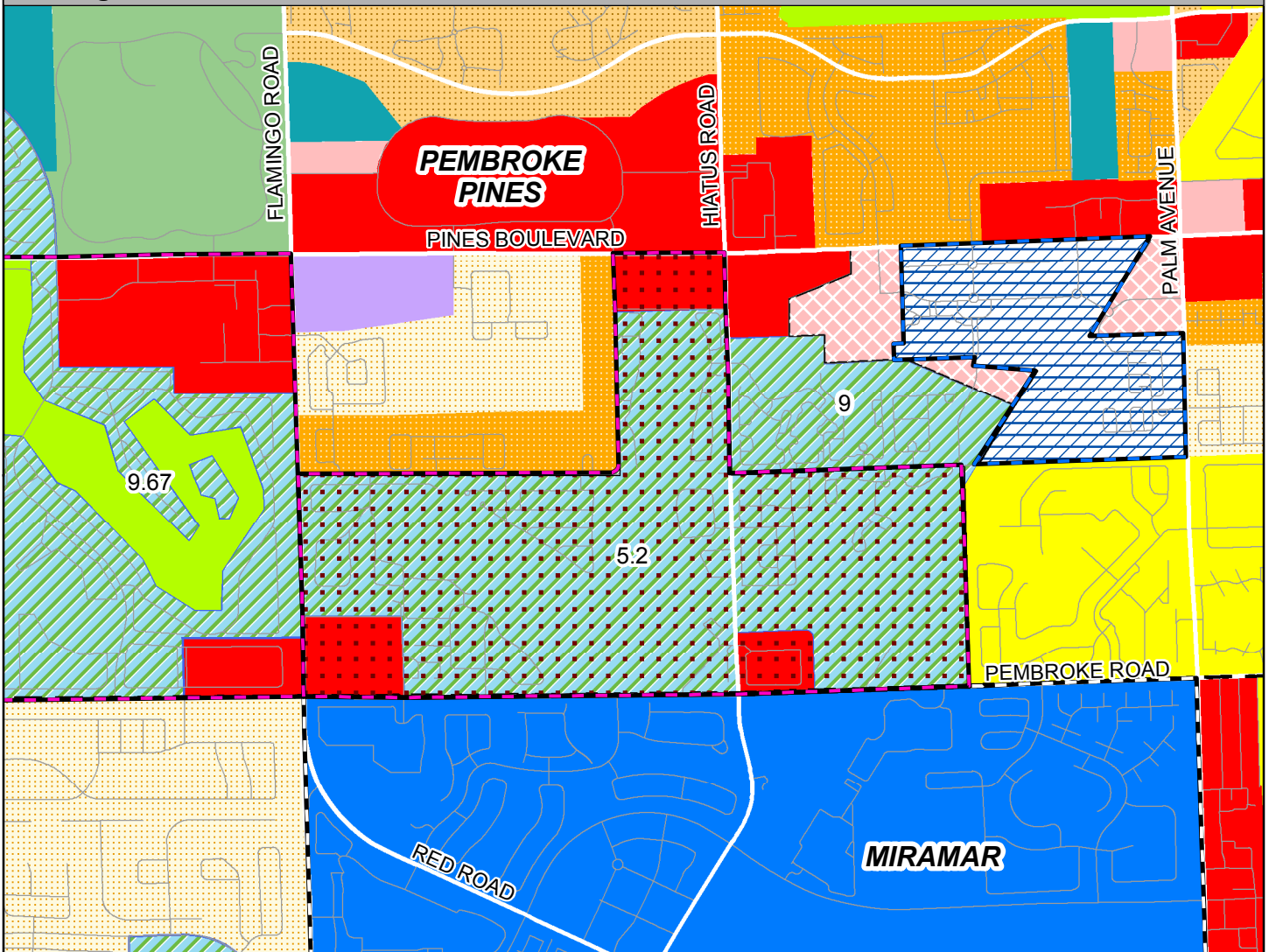
EXHIBIT A

BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 14-7

Current Land Uses: 501.0 ACRES OF IRREGULAR (5.2) RESIDENTIAL WITHIN A DASHED-LINE AREA AND 65.1 ACRES OF COMMERCIAL WITHIN A DASHED-LINE AREA

Proposed Land Uses: 501.0 ACRES OF IRREGULAR (5.52) RESIDENTIAL WITHIN A DASHED-LINE AREA AND 65.1 ACRES OF COMMERCIAL WITHIN A DASHED-LINE AREA

Acreage: Approximately 566.1 Acres



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 14-7
(PEMBROKE PINES)

RECOMMENDATIONS/ACTIONS

DATE

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

Planning Council staff finds 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, recognizing the applicant's voluntary commitment to the City of Pembroke Pines to improve the approximate 3.86 acre public linear park.

- 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, Boccard, de Jesus, DuBose, Furr, Good, Graham, Hobby, Lazarow, Long, Mack, Ryan, Steffens, Stermer and Castro)

SECTION II

PROPOSED AMENDMENT PC 14-7

INTRODUCTION AND APPLICANT'S RATIONALE

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| I. | <u>Municipality:</u> | Pembroke Pines |
| II. | <u>County Commission District:</u> | District 6 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 566.1 acres |
| B. | Location: | In Sections 13 and 24, Township 51 South, Range 40 East, and Section 19, Township 51 South, Range 41 East; generally located on the east side of Flamingo Road, between Pines Boulevard and Pembroke Road. |
| C. | Existing Uses: | Former golf course, single-family residential, multi-family residential and commercial |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designations: | 501.0 acres of Irregular (5.2) Residential within a “Dashed-Line Area”* permitting 2,917 dwelling units
65.1 acres of Commercial within a “Dashed-Line Area” |
| B. | Proposed Designations: | 501.0 acres of Irregular (5.52) Residential within a “Dashed-Line Area”
65.1 acres of Commercial within a “Dashed-Line Area” |
| C. | Estimated Net Effect: | Addition of 207 dwelling units [2,917 dwelling units currently permitted by the Broward County Land Use Plan] |

*A "Dashed-Line Area" is defined as 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: Single-family and multi-family residential, educational facility and commercial
- East: Commercial, multi-family and single-family residential and mitigation areas
- South: Single-family and multi-family residential and commercial
- West: Multi-family residential, educational facility and mitigation area
- B. Planned Uses:
- North: Low-Medium (10) Residential, Commercial and Irregular (9) Residential
- East: Commercial, Irregular (9) Residential and Low (5) Residential
- South: Regional Activity Center (City of Miramar)
- West: Commercial within a “Dashed-Line Area,” Irregular (9.67) Residential within a “Dashed-Line Area” and Low-Medium (10) Residential

VI. Applicant/Petitioner

- A. Applicant: Hoyer Homes, LLC
- B. Agent: Dennis D. Mele, Esq., Greenspoon Marder, PA
- C. Property Owner: City of Pembroke Pines

VII. Recommendation of Local Governing Body:

The City of Pembroke Pines recommends approval of the proposed amendment. The City anticipates adopting the corresponding local amendment in September of 2014.