

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 June 26, 2014, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on August 12, 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 14-8, which is an amendment to the Broward County
5 Land Use Plan 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.

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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 06/10/14
17 Maite Azcoitia (date)
18 Deputy County Attorney
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#14-401.15
24 PC 14-8 City of Plantation.TransReso.doc

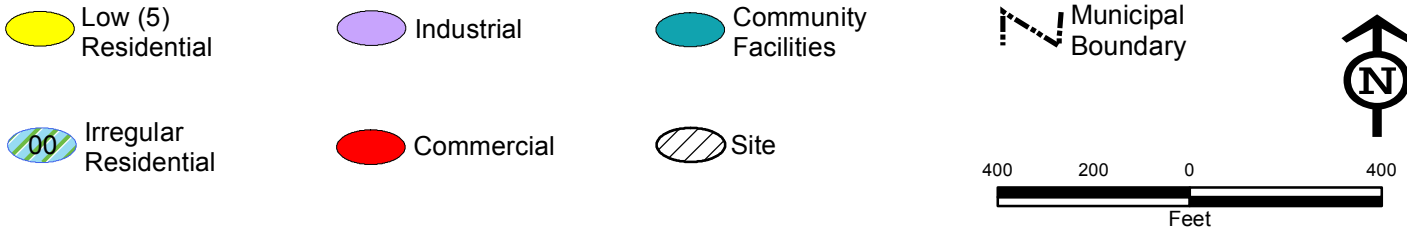
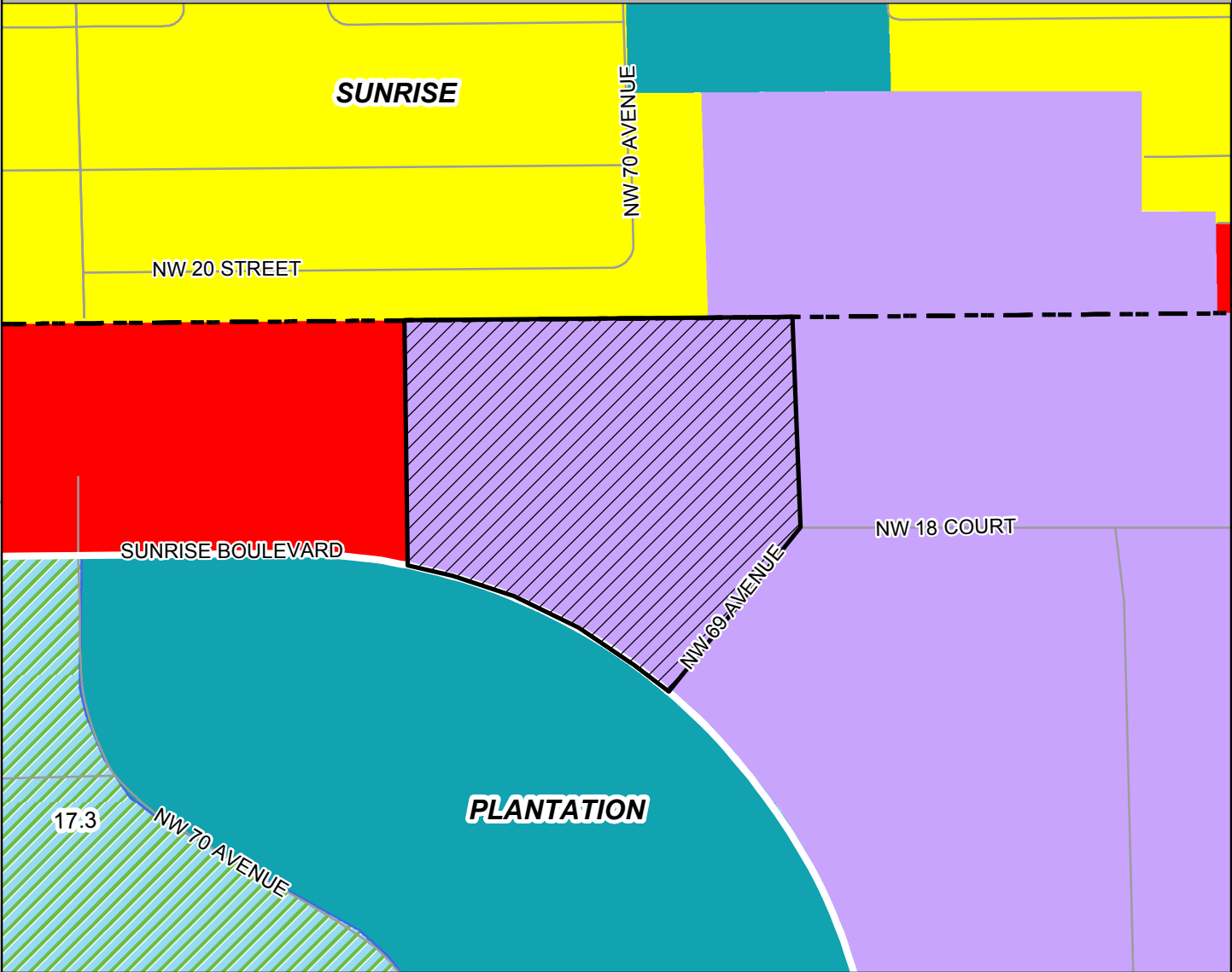
EXHIBIT A

BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 14-8

Current Land Use: INDUSTRIAL

Proposed Land Use: MEDIUM-HIGH (25) RESIDENTIAL

Acreage: Approximately 16.0 Acres



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 14-8
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

June 17, 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. Further, the applicant's commitment regarding a Phase I Reconnaissance Survey of the undeveloped portions of the amendment site is recognized.

SECTION II

PROPOSED AMENDMENT PC 14-8

INTRODUCTION AND APPLICANT'S RATIONALE

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|------|--|---|
| I. | <u>Municipality:</u> | Plantation |
| II. | <u>County Commission District:</u> | District 1 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 16.0 acres |
| B. | Location: | In Section 34, Township 49 South, Range 41 East; generally located on the northwest corner of Northwest 69 Avenue and West Sunrise Boulevard. |
| C. | Existing Use: | Vacant office |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designation: | Industrial |
| B. | Proposed Designation: | Medium-High (25) Residential |
| C. | Estimated Net Effect: | Reduction of 16.0 acres of industrial use
Addition of 400 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan] |
| V. | <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u> | |
| A. | Existing Uses: | North: Single-family residential and storage yard
East: Office
South: Educational institution
West: Assisted living facility |
| B. | Planned Uses: | North: Low (5) Residential and Industrial
East: Industrial
South: Community Facilities
West: Commercial |

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. ***Applicant:*** The Mellgren Planning Group, Inc.
- B. ***Agent:*** Doumar, Allsworth, Laystrom, Voigt, Wachs, Adair & Bosack, LLP
- C. ***Property Owners:*** Sunrise Properties & Investments #13, 14 & 15, 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 September of 2014.

VIII. Applicant's Rationale

The applicant states: "The amendment site is developed with a 50,000 square-foot building that has been vacant for the past several years. An industrial property of this size would typically be developed with one (1) or more buildings totaling at least three (3) times the size of the existing building, but the property owner has not been able to fully utilize the site, let alone lease the existing building, under the existing Industrial land use and zoning. Demand for industrial use at this location has been low throughout multiple real estate cycles, and will not be redeveloped in the foreseeable future for industrial use.

Broward County previously approved a land use change to residential in 2007, however, the residential real estate market crashed before the amendment could be adopted, and the industrial designation was retained, albeit without occupancy of the site. The residential real estate market has recovered, particularly the multiple-family rental market, corresponding to changing demographics, mortgage lending practices and the reduction in rental housing supply resulting from condominium conversions.

The property owner and the City of Plantation desire to see the property redeveloped. Redevelopment will only occur with residential use. Therefore, the property owner is requesting approval to change the future land use plan map designation of the amendment site from Industrial to Medium-High (25) Residential, for up to 300 mid-rise apartment units. The requested density will create an economy of scale that will allow for the provision of amenities and on-site services."