

EXHIBIT 2

RESOLUTION NO. 2017-

1
2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 TRANSMITTING A PROPOSED AMENDMENT TO THE
5 BROWARD COUNTY LAND USE PLAN OF THE BROWARD
6 COUNTY COMPREHENSIVE PLAN WITHIN THE CITY OF
7 WESTON TO DESIGNATED STATE AGENCIES; AND
8 PROVIDING FOR AN EFFECTIVE DATE.

9 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
10 on April 25, 2017 (the Plan); and

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

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

15 WHEREAS, the Planning Council, as the local planning agency for the Broward
16 County Land Use Plan, held its hearing on August 24, 2017, with due public notice; and

17 WHEREAS, the Board of County Commissioners held its transmittal public hearing
18 on September 26, 2017, at 10:00 a.m., having complied with the notice requirements
19 specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

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

22 Section 1. The Board of County Commissioners hereby transmits to the
23 Department of Economic Opportunity, South Florida Regional Planning Council, South
24 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, Florida
4 Statutes, Amendment PC 17-13, which is an amendment to the Broward County Land
5 Use Plan within the City of Weston.

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 of , 2017.

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

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17 By /s/ Maite Azcoitia 08/22/17
18 Maite Azcoitia (date)
19 Deputy County Attorney

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MA/gmb
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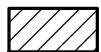
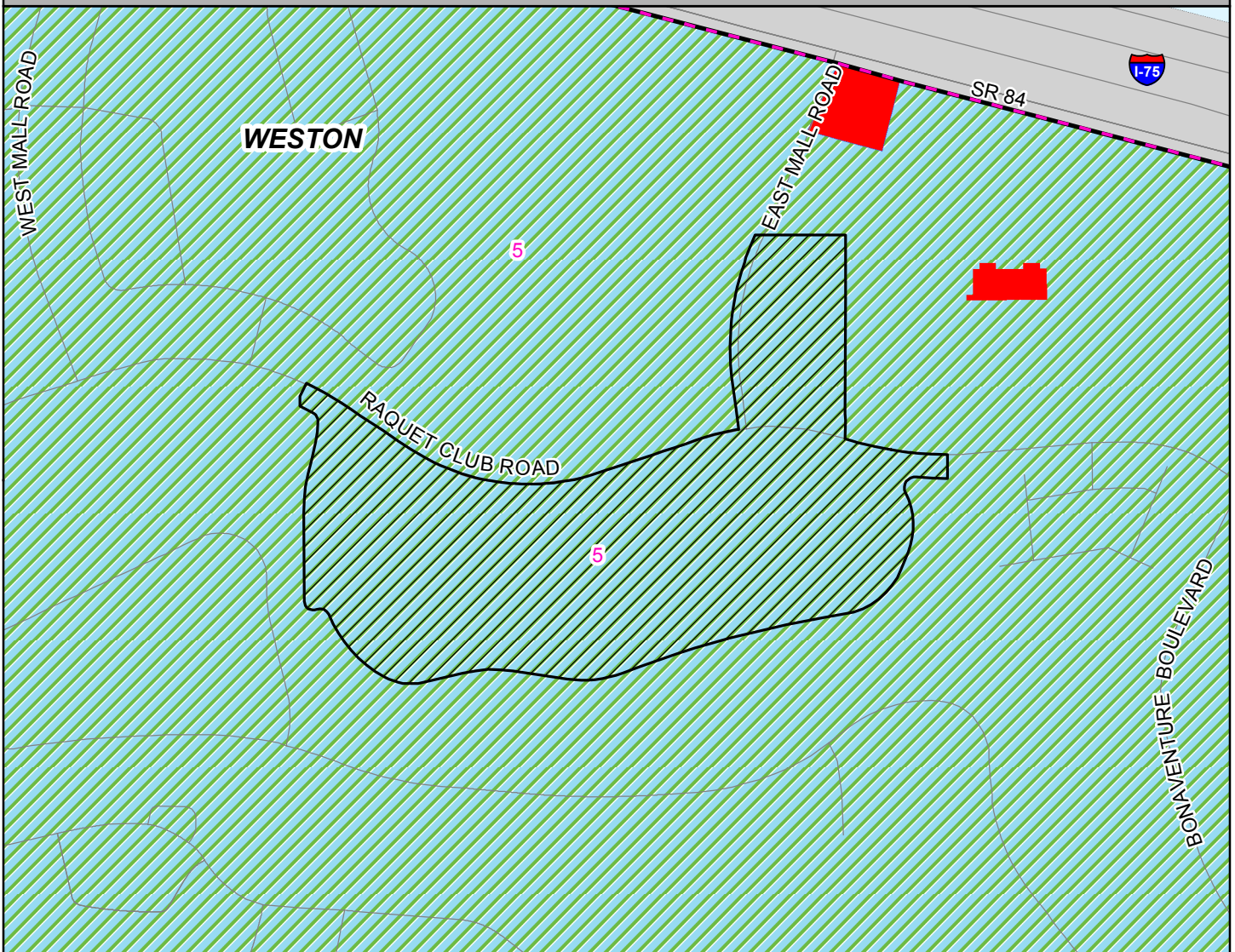
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 17-13

Current Land Use: Irregular (5) Residential within a Dashed-Line Area

Proposed Land Use: Irregular (28.44) Residential

Gross Acres: Approximately 25 acres



Site



Dashed-Line Area



Irregular Residential



Commerce



Transportation



Water



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 17-13
(WESTON)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation August 15, 2017

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, subject to the applicant's voluntary contribution of \$1 per gross square foot per additional dwelling unit for affordable housing to be paid at time of building permit. See Attachment 7.

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants proffered by the applicant, as an inducement for Broward County to favorably consider its application.

II. Planning Council Transmittal Recommendation August 24, 2017

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 13-0; Blackwelder, Blattner, DiGiorgio, Ganz, Gomez, Graham, Grosso, Rosenof, Rosenweig, Ryan, Seiler, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-13

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Weston
- II. County Commission District: District 1
- III. Site Characteristics
 - A. Size: Approximately 25.0 acres
 - B. Location: In Sections 5 and 6, Township 50 South, Range 40 East; generally located on both sides of Racquet Club Road, between West Mall Road and Bonaventure Boulevard.
 - C. Existing Uses: Hotel and parking lot
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Dashed-Line Area* consisting of 25.0 acres of Irregular (5) Residential
 - B. Proposed Designation: Irregular (28.44) Residential
 - C. Estimated Net Effect: Addition of 586 dwelling units [125 dwelling units currently permitted by the Broward County Land Use Plan]
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
 - A. Existing Uses:
 - North: Single-family residential and multi-family residential
 - East: Multi-family residential
 - South: Single-family residential (under construction)
 - West: Single-family residential and multi-family residential

*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 (continued)

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|----|----------------------|---------------|---|
| B. | <i>Planned Uses:</i> | <i>North:</i> | Irregular (5) Residential within a Dashed-Line Area |
| | | <i>East:</i> | Irregular (5) Residential within a Dashed-Line Area |
| | | <i>South:</i> | Irregular (5) Residential within a Dashed-Line Area |
| | | <i>West:</i> | Irregular (5) Residential within a Dashed-Line Area |

VI. Applicant/Petitioner

- | | | |
|----|-------------------------|---|
| A. | <i>Applicant:</i> | Hospitality Investing Group, LLC |
| B. | <i>Agent:</i> | Bonnie Miskel, Esquire
Dunay, Miskel & Backman, LLP |
| C. | <i>Property Owners:</i> | There are numerous property owners in the subject area. |

VII. Recommendation of Local Governing Body:

The City of Weston recommends approval. The City anticipates adopting the corresponding local amendment in October of 2017.