

EXHIBIT 2

RESOLUTION NO. 2017-

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

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

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

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

14 WHEREAS, the Planning Council, as the local planning agency for the Broward
15 County Land Use Plan, held its hearing on October 26, 2017, with due public notice; and

16 WHEREAS, the Board of County Commissioners held its transmittal public hearing
17 on December 5, 2017, at 10:00 a.m., having complied with the notice requirements
18 specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

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

21 Section 1. The Board of County Commissioners hereby transmits to the
22 Department of Economic Opportunity, South Florida Regional Planning Council, South
23 Florida Water Management District, Department of Environmental Protection,
24

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 18-2, which is an amendment to the Broward County Land Use
5 Plan within 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 , 2017.

12

13

14 Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

15

16 By /s/ Maite Azcoitia 10/20/17
17 Maite Azcoitia (date)
18 Deputy County Attorney

19

20

21

22

23

MA/gmb
10/20/17

24

#17-401.18
PC18-2 Miramar.TransReso.doc

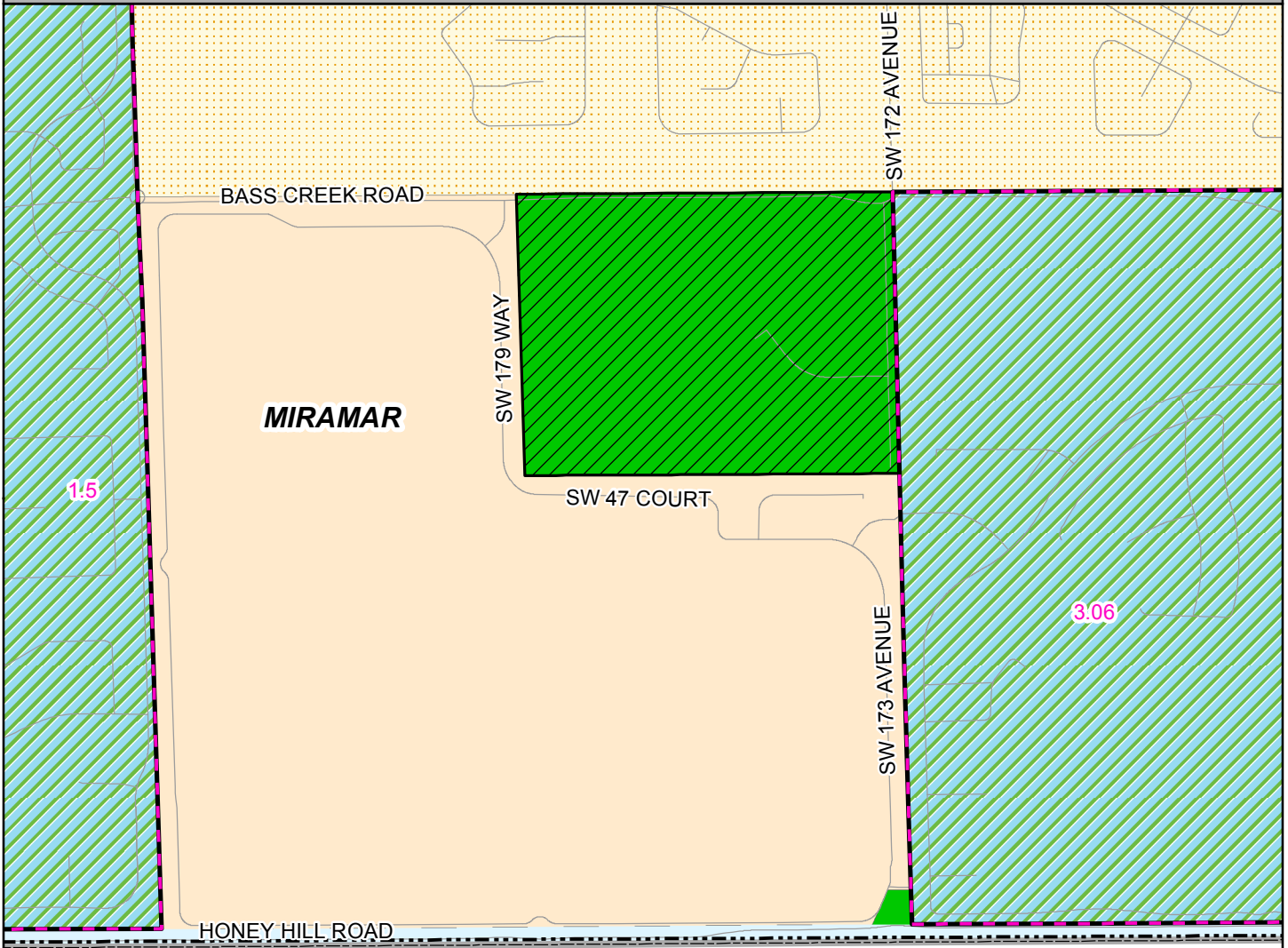
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 18-2









Current Land Use: Agricultural

Proposed Land Use: Irregular (3.21) Residential

Gross Acres: Approximately 120.0 acres



MIAMI-DADE COUNTY

- | | |
|--|---|
|  Site |  Low (3) Residential |
|  Municipal Boundary |  0.0 Irregular Residential |
|  0.0 Dashed-Line Area |  Agricultural |
|  Estate (1) Residential |  Water |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 18-2
(MIRAMAR)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

October 17, 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, recognizing the data and analysis submitted by the City of Miramar regarding affordable housing Policy 2.16.2 and subject to the applicant's voluntary contribution of \$500 per additional dwelling unit towards the City's affordable housing programs.

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.

In addition, the applicant's confirmation of its ongoing commitment to the City regarding transportation improvements and that any non-licensed wetlands cannot be impacted without additional licensing and mitigation is recognized.

II. Planning Council Transmittal Recommendation

October 26, 2017

Approval per Planning Council staff transmittal recommendation and subject to the following additional conditions:

- Applicant commits to all transportation improvements as required by the City of Miramar; and
- Applicant will pursue a traffic signal at the intersection of Bass Creek Road and Southwest 172 Avenue. If a traffic signal is not warranted or feasible, applicant will build a roundabout at said intersection. Applicant will design, construct and fund either alternative improvement; and
- Applicant will meet with School Board of Broward County safety staff regarding the referenced improvement at Bass Creek Road and Southwest 172 Avenue prior to the second Planning Council public hearing.

Further, Planning Council staff should coordinate with County staff regarding the status of endangered species on-site.

(Vote of the board; 11-4; Yes: Blattner, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Rosenof, Rosenzweig, Udine, Williams and Stermer. No: Blackwelder, Good, Graham and Grosso.)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-2

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Miramar
- II. County Commission District: District 8
- III. Site Characteristics
 - A. Size: Approximately 120.0 acres
 - B. Location: In Section 31, Township 51 South, Range 40 East; generally located on the southwest corner of Southwest 172 Avenue and Bass Creek Road.
 - C. Existing Use: Communication towers
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Agricultural
 - B. Proposed Designation: Irregular (3.21) Residential
 - C. Estimated Net Effect: Addition of 337 dwelling units [48 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
 - East:* Educational facility and single-family residential
 - South:* Single-family residential
 - West:* Single-family residential
 - B. Planned Uses:
 - North:* Low (3) Residential
 - East:* Irregular (3.06) Residential within a Dashed-Line Area
 - South:* Estate (1) Residential
 - West:* Estate (1) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* Lennar
- B. *Agent:* Greenspoon Marder, P.A.
- C. *Property Owner:* HBC Florida, Inc.

VII. Recommendation of
Local Governing Body:

The City of Miramar recommends approval. The City anticipates adopting the corresponding local amendment in March of 2018.