

EXHIBIT 2

RESOLUTION NO. 2018-

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 WEST PARK 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 West Park; and

14 WHEREAS, the Planning Council, as the local planning agency for the Broward
15 County Land Use Plan, held its hearing on November 30, 2017, with due public notice;
16 and

17 WHEREAS, the Board of County Commissioners held its transmittal public hearing
18 on January 23, 2018, 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 18-3, which is an amendment to the Broward County Land Use
5 Plan within the City of West Park.

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 , 2018.

12

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

15

16 By /s/ Maite Azcoitia 12/19/17
17 Maite Azcoitia (date)
18 Deputy County Attorney

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MA/gmb
12/19/17

24 PC 18-3 City of West Park Activity Center.TransReso.doc

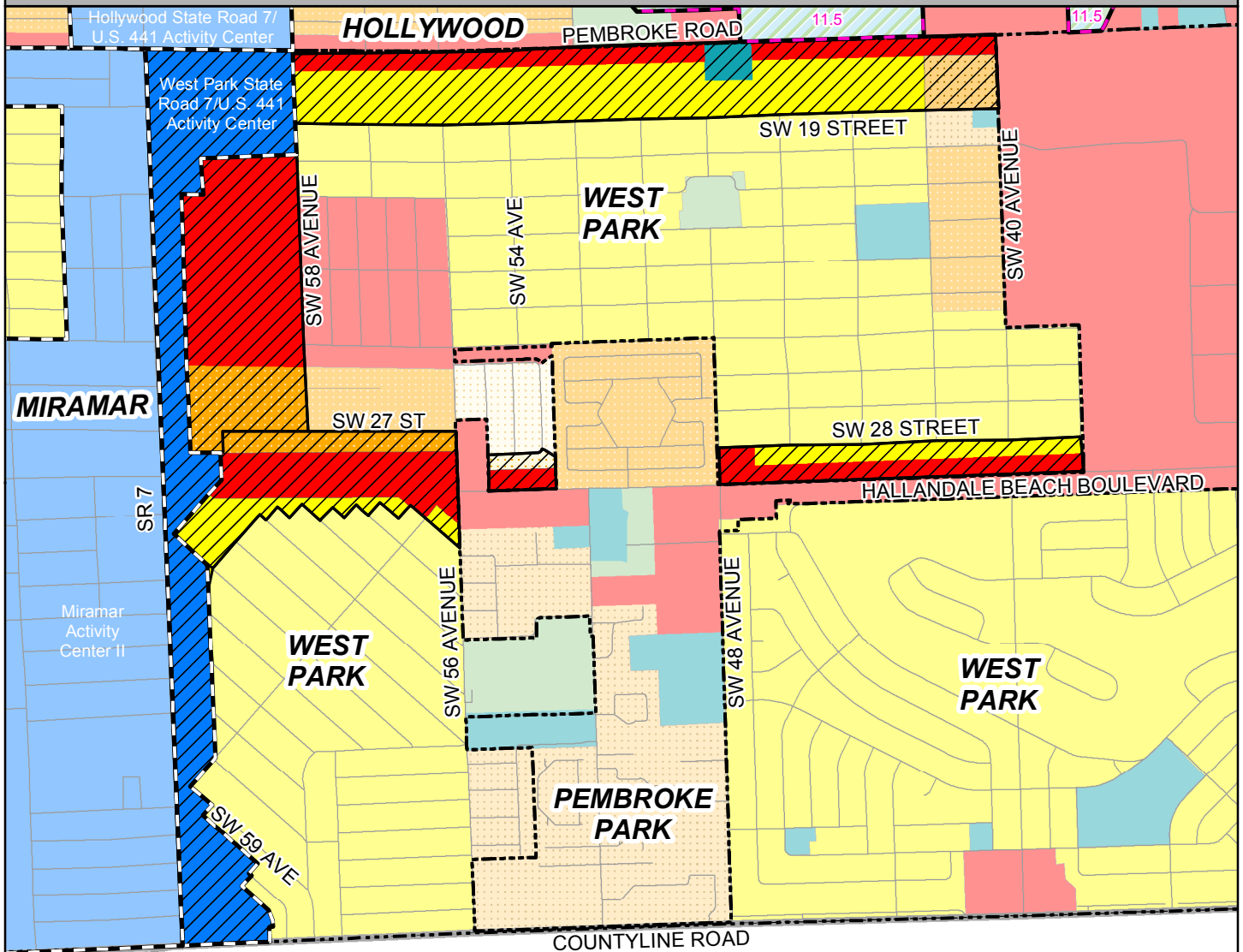
EXHIBIT A













BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 18-3

Current Land Uses: 90.6 acres of Activity Center, 106.8 acres of Commerce, 88.0 acres of Low (5) Residential, 25.3 acres of Low-Medium (10) Residential, 7.6 acres of Medium (16) Residential, 3.4 acres of Community, and 2.0 acres of Low (3) Residential

Proposed Land Use: Activity Center

Gross Acres: Approximately 323.7 acres



- | | | | | | |
|---|---------------------|---|-----------------------------|---|---------------------------|
|  | Site |  | Low (5) Residential |  | Activity Center |
|  | Municipal Boundary |  | Low-Medium (10) Residential |  | Commerce |
|  | Dashed-Line Area |  | Medium (16) Residential |  | Recreation and Open Space |
|  | Low (3) Residential |  | Irregular Residential |  | Community |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 18-3
(WEST PARK)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation November 20, 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.

Further, prior to the second Planning Council public hearing, the City should provide a more detailed strategy regarding its reaffirmation to continuing to address the three (3) acres per 1,000 permanent residents community parks acreage requirement including, but not limited to updating the corresponding text amendment to include an open space component consistent with the City's Policy 1.14.3 regarding its commitment to public plazas and open space within the boundaries of the Activity Center. In addition, the City should confirm its commitment to archaeological resource preservation.

Update: November 30, 2017: The City of West Park has submitted correspondence acknowledging the County Archaeologist's comments and stating that it will comply with the Broward County Historic Preservation ordinance.

II. Planning Council Transmittal Recommendation November 30, 2017

Approval per Planning Council staff transmittal recommendation, with a further recommendation that the City of West Park conduct additional public outreach prior to the Planning Council's second public hearing. (Vote of the board; 14-1; Yes: Blackwelder, Blattner, Brunson, Castillo, Ganz, Gomez, Good, Graham, Rosenzweig, Ryan, Seiler, Udine, Williams and DiGiorgio. No: Grosso)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-3

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: West Park
- II. County Commission District: District 8
- III. Site Characteristics
 - A. Size: Approximately 323.7 acres (Proposed expansion of existing 90.6-acre West Park TOC Activity Center to include 233.1 additional acres)
 - B. Location: In Sections: 19, 24, 25, 29 and 30, Township 51 South, and Ranges 41 and 42 East; generally located along the east side of State Road 7, between Pembroke Road and County Line Road, along the south side of Pembroke Road, between State Road 7 and Southwest 40 Avenue, along both sides of Hallandale Beach Boulevard, between State Road 7 and Southwest 56 Avenue, and along the north side of Hallandale Beach Boulevard, between Southwest 55 Avenue and Southwest 38 Avenue.
 - C. Existing Uses: Retail, office, residential, industrial, community facilities, hotel, and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations: 90.6 acres of Activity Center¹ consisting of:
 - 575,000 square feet of office use
 - 500,000 square feet of commercial use
 - 1,500 dwelling units consisting of:
 - 1,000 high-rise dwelling units²
 - 450 garden apartment dwelling units
 - 50 townhouse dwelling units
 - 200 hotel rooms
 - 106.8 acres of Commerce³
 - 88.0 acres of Low (5) Residential
 - 25.3 acres of Low-Medium (10) Residential
 - 7.6 acres of Medium (16) Residential
 - 3.4 acres of Community⁴
 - 2.0 acres of Low (3) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

- B. *Proposed Designation:* Activity Center consisting of:
1,247,800 square feet of commercial use
575,000 square feet of office use
384,731 square feet of industrial use
34,800 square feet of institutional use
200 hotel rooms
2,323 dwelling units consisting of:
955 mid-rise dwelling units⁵
570 garden apartment dwelling units
495 single-family dwelling units
303 townhouse dwelling units
- C. *Estimated Net Effect:* No net impact to commercial, office, institutional and hotel room uses
Addition of 76,931 square feet of industrial use
Addition of three (3) dwelling units (2,320 dwelling units currently permitted by the BCLUP)

Notes:

- 1 The previous Broward County Land Use Plan mixed-use land use designations consisting of Regional Activity Center, Local Activity Center, Transit Oriented Corridor, Transit Oriented Development and Mixed-Use Residential were merged into a single land use designation (Activity Center) with the adoption of BrowardNext, effective June 2, 2017.
- 2 At the time of adoption of the original West Park TOC, the Broward County Land Development Code defined high-rise dwelling units as four (4) or more residential stories.
- 3 The previous Broward County Land Use Plan non-residential land use designations, consisting of Commercial, Industrial, Employment Center and Office Park uses, were merged into a single land use designation (Commerce) with the adoption of BrowardNext, effective June 2, 2017.
- 4 The previous Broward County Land Use Plan non-residential land use designations, consisting of Community Facilities and Utilities uses, were merged into a single land use designation (Community) with the adoption of BrowardNext, effective June 2, 2017.
- 5 As currently defined by the Broward County Land Development Code, mid-rise dwelling units are four (4) to eight (8) residential stories.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses:*
- North:* Retail, single-family residential, park and vacant
East: Retail, warehouse, office and single-family residential
South: Single-family residential and retail
West: Retail, warehouse and religious institution
- B. *Planned Uses:*
- North:* Hollywood State Road 7/U.S. 441 Activity Center, Commerce, Recreation and Open Space, Irregular (11.5) Residential, Low-Medium (10) Residential, Low (3) Residential and Low (5) Residential
East: Commerce, Low (5) Residential, Low-Medium (10) Residential and Medium (16) Residential
South: Community, Medium (16) Residential, Low (5) Residential and Commerce
West: Miramar Activity Center II

VI. Applicant/Petitioner

- A. *Applicant:* City of West Park
- B. *Agent:* Hoyt Holden, AICP, Calvin, Giordano & Associates, Inc.
- C. *Property Owners:* There are multiple property owners within the subject area.

VII. Recommendation of Local Governing Body:

The City of West Park recommends approval of the proposed amendment. The City has not determined a date for adoption of the corresponding local amendment.