

EXHIBIT 2

RESOLUTION NO. 2018-

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 PLANTATION 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 Plan in
12 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 Plantation; and

15 WHEREAS, the Planning Council, as the local planning agency for the Broward
16 County Land Use Plan, held its hearing on January 25, 2018, with due public notice; and

17 WHEREAS, the Board of County Commissioners held its transmittal public hearing
18 on March 20, 2018, at 10:00 a.m., having complied with the notice requirements specified
19 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 18-4, which is an amendment to the Broward County Land Use
5 Plan within 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.

10

11 ADOPTED this day of , 2018.

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

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16 By /s/ Maite Azcoitia 01/25/18
17 Maite Azcoitia (date)
18 Deputy County Attorney

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MA/gmb
01/25/18
#18-401
PC18-4 City of Plantation.TransReso.doc

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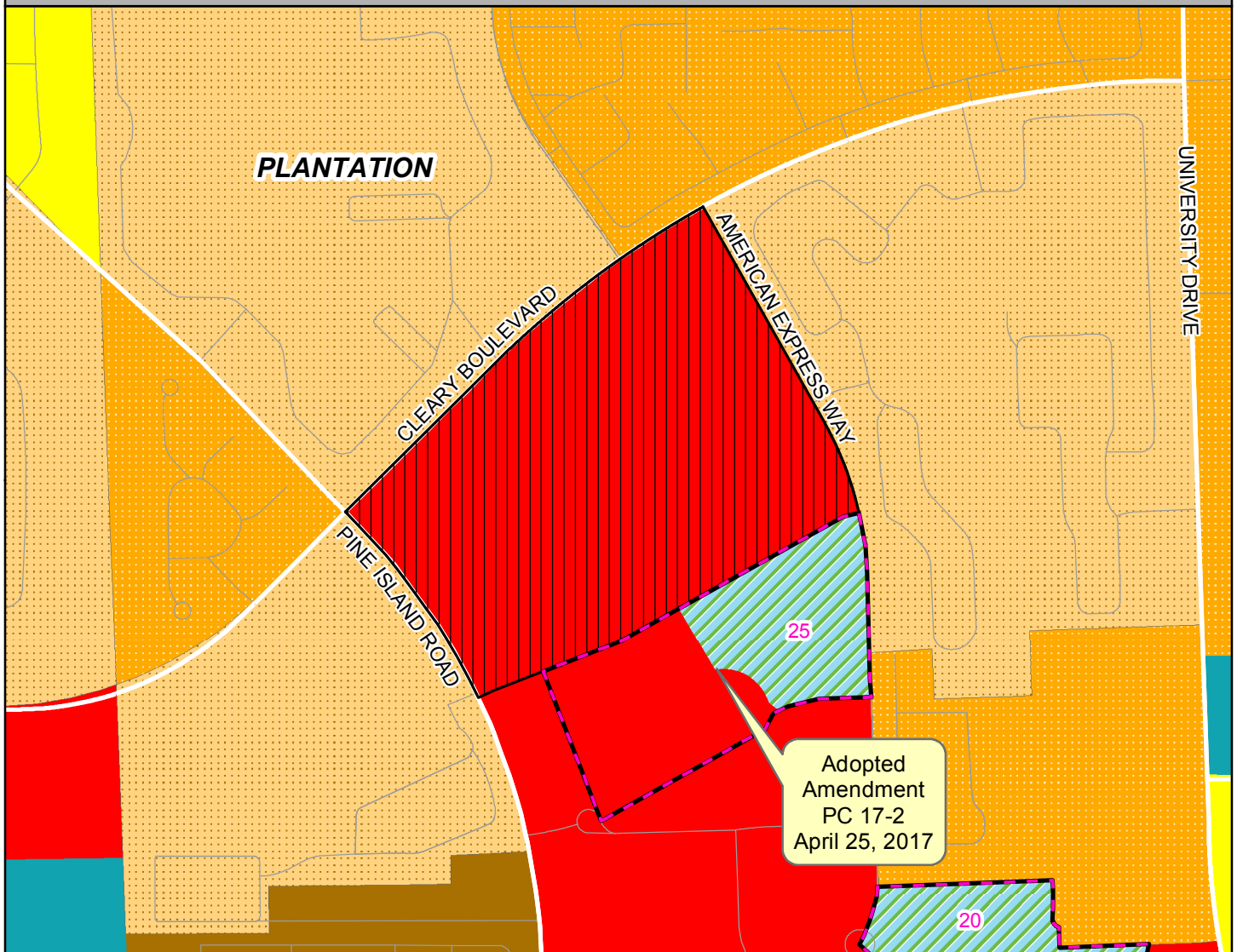
EXHIBIT A










BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 18-4

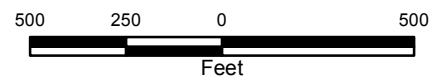
Current Land Use: Commerce

Proposed Land Use: 5.0 acres of Commerce and 23.7 acres of Irregular (21) Residential within a Dashed-Line Area

Gross Acres: Approximately 28.7 acres



- | | | |
|---|--|---|
|  Site |  Low-Medium (10) Residential |  Irregular Residential |
|  Dashed-Line Area |  Medium (16) Residential |  Commerce |
|  Low (5) Residential |  Medium-High (25) Residential |  Community |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 18-4
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation January 16, 2018

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 Plantation regarding affordable housing Policy 2.16.2, inclusive of and subject to the applicant's voluntary contribution of \$250 per dwelling unit towards the County'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.

- II. Planning Council Transmittal Recommendation January 25, 2018

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 15-0; Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Good, Graham, Rosenof, Rosenzweig, Udine, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-4

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Plantation
- II. County Commission District: District 5
- III. Site Characteristics
 - A. Size: Approximately 28.7 acres
 - B. Location: In Section 4, Township 50 South, Range 41 East; generally located on the south side of Cleary Boulevard, between Pine Island Road and American Express Way.
 - C. Existing Uses: Office use, parking garage and surface parking
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Commerce
 - B. Proposed Designations: 5.0 acres of Commerce within a Dashed-Line Area*
23.7 acres of Irregular (21) Residential within a Dashed-Line Area
 - C. Estimated Net Effect: Addition of 602 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 23.7 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
 - A. Existing Uses:
 - North:* Multi-family residential
 - East:* Multi-family residential
 - South:* Office and future multi-family residential
 - West:* Multi-family residential

*“Dashed-Line Area” means 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)

- B. *Planned Uses:*
- | | |
|---------------|---|
| <i>North:</i> | Medium (16) Residential and Low-Medium (10) Residential |
| <i>East:</i> | Medium (16) Residential |
| <i>South:</i> | Irregular (25) Residential within a Dashed-Line Area, Commerce within a Dashed-Line Area and Commerce |
| <i>West:</i> | Medium (16) Residential and Low-Medium (10) Residential |

VI. Applicant/Petitioner

- A. *Applicant:* TM Residential, LLC
- B. *Agents:* Craven Thomson & Associates, Inc. and Doumar, Allsworth, Laystrom, Voigt, Wachs, Adair & Bosack, LLP
- C. *Property Owner:* Plantation 25, LLC

VII. Recommendation of Local Governing Body:

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