

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 DEERFIELD BEACH TO DESIGNATED STATE AGENCIES;
7 AND 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 Plan in
11 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 Deerfield Beach; and

14 WHEREAS, the Planning Council, as the local planning agency for the Broward
15 County Land Use Plan, held its hearing on March 22, 2018, with due public notice; and

16 WHEREAS, the Board of County Commissioners held its transmittal public hearing
17 on April 24, 2018, at 10:00 a.m., having complied with the notice requirements specified
18 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 18-7, which is an amendment to the Broward County Land Use
5 Plan within the City of Deerfield Beach.

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 03/09/18
17 Maite Azcoitia (date)
18 Deputy County Attorney

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MA/gmb
03/09/18
#80041-0010

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PC 18-7 City of Deerfield Beach.TransReso.doc

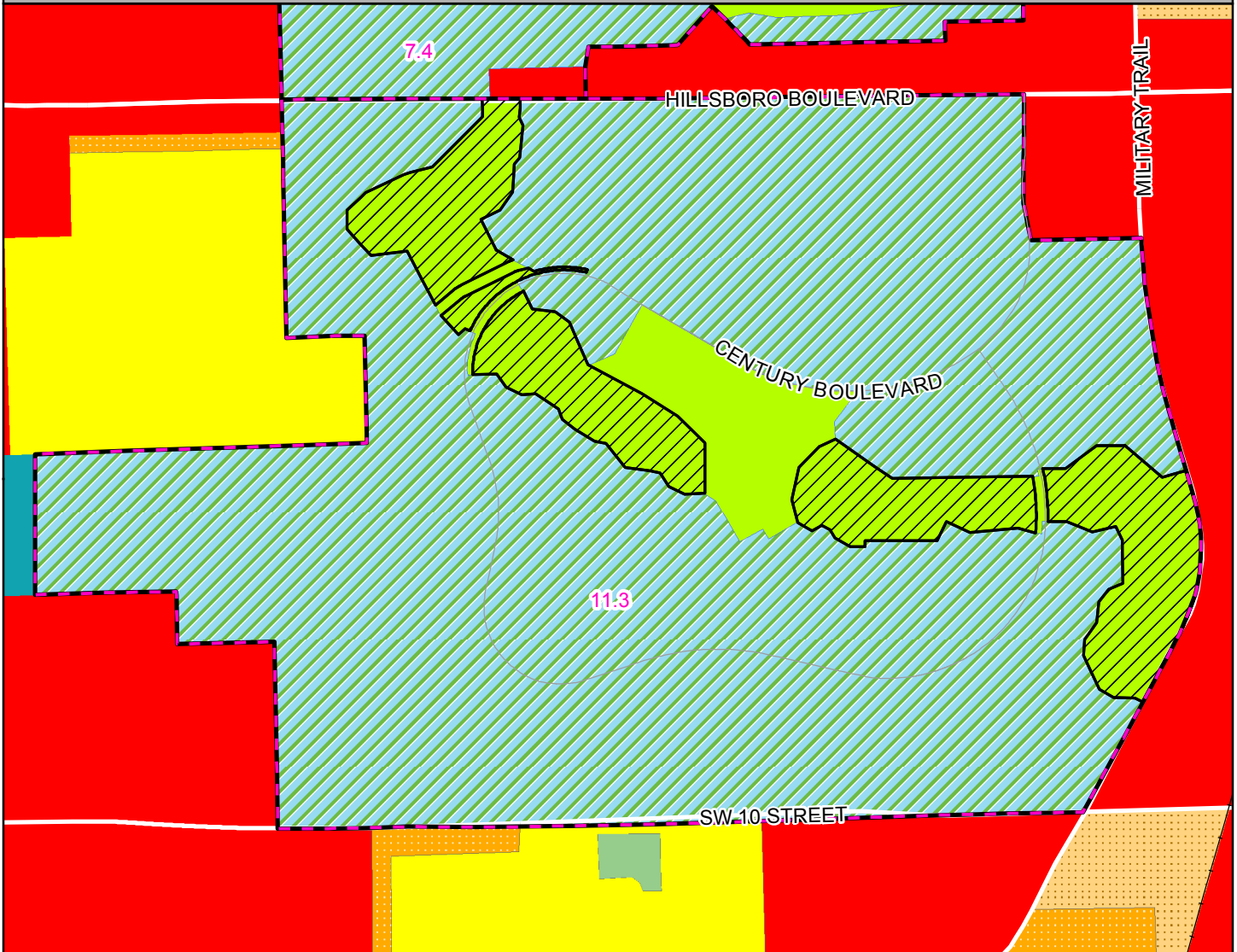
EXHIBIT A











BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 18-7

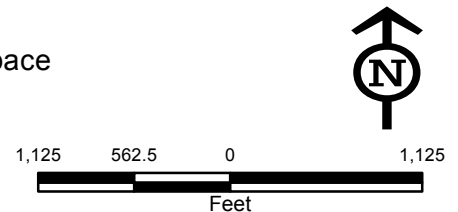
Current Land Use: Commercial Recreation within a Dashed-Line Area

Proposed Land Uses: 25.1 acres of Low-Medium (10) Residential and 57.9 acres of Recreation and Open Space within a Dashed-Line Area

Gross Acres: Approximately 83 acres



- | | |
|---|---|
|  Site |  Irregular Residential |
|  Dashed-Line Area |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Low-Medium (10) Residential |  Commercial Recreation |
|  Medium (16) Residential |  Community |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 18-7
(DEERFIELD BEACH)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

March 13, 2018

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP). Therefore, it is recommended that the proposed amendment be approved.

Further, the Broward County Planning and Development Management Division (PDMD) staff has requested that prior to the Planning Council's second public hearing, the City of Deerfield Beach provide additional information regarding the City's plans to address the current and future supply of very-low income rental housing units. See Attachment 4. Planning Council staff has no objection to the PDMD request; however, it is noted that the data and analysis submitted has been deemed to meet Policy 2.16.2 and that any supplemental material provided is for informational purposes only.

In addition, the City's commitment to submit a corrective amendment to the BCLUP for the remaining Century Village Dashed-Line Area within one (1) year of final action on this amendment is recognized.

II. Planning Council Transmittal Recommendation

March 22, 2018

Approval per Planning Council staff transmittal recommendation. (Vote of the board; 13-2; Yes: Breslau, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Grosso, Moraitis, Rosenof, Rosenzweig, Udine, Williams and Stermer. No: Blackwelder and Graham)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-7

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Deerfield Beach
- II. County Commission District: District 2
- III. Site Characteristics
 - A. Size: Approximately 83.0 acres
 - B. Location: In Sections 2 and 3, Township 48 South, Range 42 East; generally located on the west side of Military Trail, between Hillsboro Boulevard and Southwest 10 Street.
 - C. Existing Use: Former golf course
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Commercial Recreation within a Dashed-Line Area*
 - B. Proposed Designations: 25.1 acres of Low-Medium (10) Residential
57.9 acres of Recreation and Open Space within a Dashed-Line Area
 - C. Estimated Net Effect: Addition of 251 dwelling units
Zero (0) dwelling units currently permitted by the Broward County Land Use Plan
Addition of 57.9 acres of recreation and open space use
Reduction of 83.0 acres of commercial recreation use

* “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

- | | | | |
|----|----------------|--------|---|
| A. | Existing Uses: | North: | Multi-family residential |
| | | East: | Multi-family residential |
| | | South: | Multi-family residential |
| | | West: | Multi-family residential and warehouses |
| B. | Planned Uses: | North: | Irregular (7.4) Residential within a Dashed-Line Area, Commerce within a Dashed-Line Area, Irregular (11.3) Residential within a Dashed-Line Area and Commercial Recreation within a Dashed-Line Area |
| | | East: | Irregular (11.3) Residential within a Dashed-Line Area, Commercial Recreation within a Dashed-Line Area and Commerce |
| | | South: | Irregular (11.3) Residential within a Dashed-Line Area |
| | | West: | Irregular (11.3) Residential within a Dashed-Line Area and Commercial Recreation within a Dashed-Line Area |

VI. Applicant/Petitioner

- | | | |
|----|-----------------|--------------------------|
| A. | Applicant: | Toll Brothers, Inc. |
| B. | Agent: | WGI (Wantman Group Inc.) |
| C. | Property Owner: | Fairway Investors, LLC |

VII. Recommendation of Local Governing Body:

The City of Deerfield Beach recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in September of 2018.