

EXHIBIT 1

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 TEXT OF THE
5 BROWARD COUNTY COMPREHENSIVE PLAN
6 REGARDING CITY OF MIRAMAR ACTIVITY CENTER II;
7 AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

12 WHEREAS, Broward County now wishes to propose an amendment to the
13 Broward County Land Use Plan text;

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

17 WHEREAS, the Board of County Commissioners held its transmittal public
18 hearing on December 4, 2018, at 10:00 a.m., having complied with the notice
19 requirements 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,
Department of State, Department of Transportation, Fish and Wildlife Conservation
Commission, Department of Agriculture and Consumer Services, and Department of

1 Education, as applicable, for review and comment pursuant to Section 163.3184,
2 Florida Statutes, Amendment PCT 19-3, which is an amendment to the Broward County
3 Land Use Plan text regarding the City of Miramar Activity Center II.

4 Section 2. The proposed amendment to the Broward County Comprehensive
5 Plan is attached as Exhibit "A" to this Resolution.

6 Section 3. EFFECTIVE DATE.
7 This Resolution shall become effective upon adoption.

8
9 ADOPTED this day of , 2018.

10
11
12 Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

13
14 By /s/ Maite Azcoitia 10/09/18
15 Maite Azcoitia (date)
16 Deputy County Attorney

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23 MA/gmb
10/09/18
24 #80041
PCT 19-3 City of Miramar Activity Center II.TransReso.doc

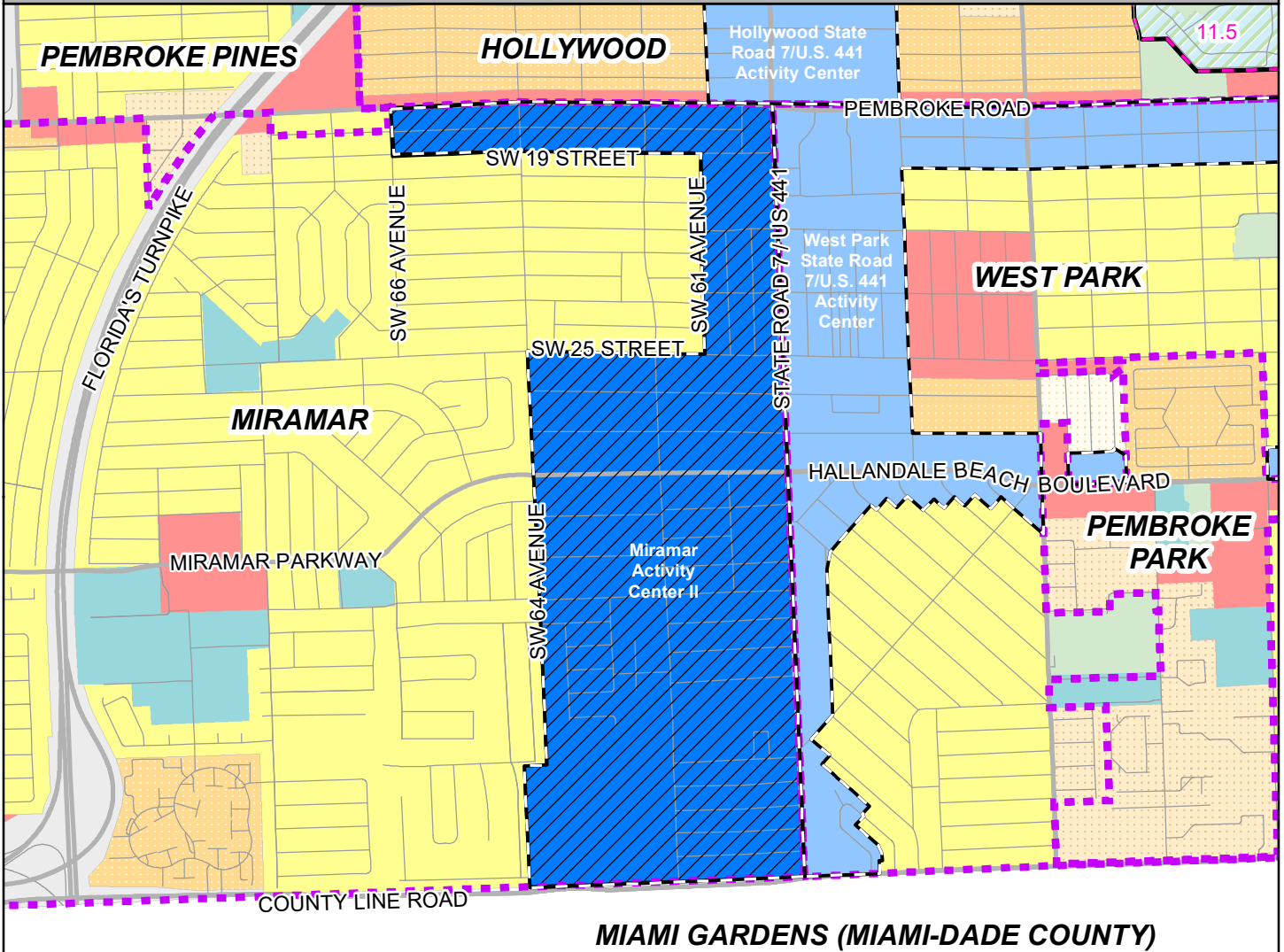
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PCT 19-3

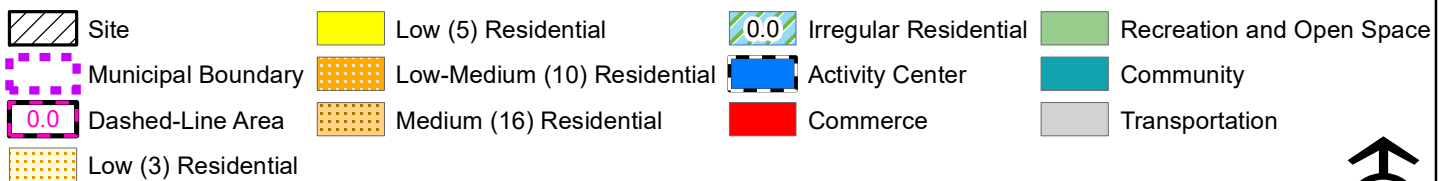
Current Land Use: Activity Center

Proposed Land Use: Activity Center - Reduction of 500,000 square feet of office use

Gross Acres: Approximately 439.7 acres



MIAMI GARDENS (MIAMI-DADE COUNTY)



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 19-3
(MIRAMAR)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation October 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.

- II. Planning Council Transmittal Recommendation October 25, 2018

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 11-0; Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Graham, Hardin, Rich, Rosenzweig and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 19-3

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Miramar
- II. County Commission District: District 8
- III. Area Characteristics
- A. Size: Approximately 439.7 acres
- B. Location: In Sections 23, 24 and 25, Township 51 South, Range 41 East; generally located east of Southwest 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road.
- C. Existing Uses: Single-family residential, multi-family residential, commercial, educational facility, religious institution, parks and recreation, and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Activity Center:
Residential Land Uses: 3,406 dwelling units consisting of:
1,883 mid-rise units
659 (3-bedroom) townhouse units
623 single-family units
209 (2-bedroom) garden apartment units
32 mobile homes
Office Land Uses: **2,500,000** square feet
Commercial Land Uses: 2,500,000 square feet
Hotel: 250 rooms
Parks: 61.31 acres minimum
- B. Proposed Designation: Activity Center:
Residential Land Uses: 3,406 dwelling units consisting of:
2,651 multi-family units
755 single-family units (includes 32 mobile homes)

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

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

B. *Proposed Designation (continued):*

Office Land Uses: **2,000,000** square feet
Commercial Land Uses: 2,500,000 square feet
Hotel: 250 rooms
Parks: 61.31 acres minimum

C. *Estimated Net Effect:* Reduction of 500,000 square feet of office use
No net change in number of dwelling units permitted by the BCLUP; however, there is a proposed change in the permitted unit type to multi-family and single-family units.

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

A. *Existing Uses:* *North:* Commercial and single-family residential
East: Commercial
South: Single-family residential
West: Single-family residential

B. *Planned Uses:* *North:* Commerce and Activity Center (Hollywood) and Low (5) Residential
East: Activity Center (West Park)
South: Neighborhood and Commerce (Miami Gardens)
West: Low (5) Residential

VI. Applicant/Petitioner

A. *Applicant:* City of Miramar

B. *Agent:* City of Miramar

C. *Property Owners:* There are numerous property owners within the subject area.

VII. Recommendation of Local Governing Body:

The City of Miramar recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in April of 2019.

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 19-3

Miramar Activity Center II

Acreage: Approximately 439.7 acres

General Location: Located east of Southwest 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road.

Density and Intensity of Land Uses:

Residential Land Uses: 3,406 dwelling units

Consisting of:

Single-Family: 755 dwelling units, including 32 existing mobile homes

Multi-Family: 2,651 dwelling units

Office Land Uses: ~~2,500,000~~ 2,000,000 square feet

Commercial Land Uses: 2,500,000 square feet

Hotel: 250 rooms

Parks: 61.31 acres minimum*

Remarks:

~~Consisting of 1,883 mid-rise units, 659 (3-bedroom) townhouse units, 623 single-family units, 209 (2-bedroom) garden apartment units, and 32 mobile homes.~~

*Park acreage includes Snake Warrior's Island Park (55 acres), and Miramar Athletic Park (~~5.71~~ 6.31 acres), ~~and the City's proposed Miramar Athletic Park Addition (0.6 acres).~~ Acquisition of 0.6 acres of the Miramar Athletic Park ~~Addition site~~ was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.

NOTE: Underlined words are proposed additions. ~~Struck through~~ words are proposed deletions.