

## EXHIBIT 2

### RESOLUTION NO. 2019-

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  
5 BROWARD COUNTY COMPREHENSIVE PLAN WITHIN  
6 THE CITY OF OAKLAND PARK TO DESIGNATED STATE  
7 AGENCIES; 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 within the City of Oakland Park;

14 WHEREAS, the Planning Council, as the local planning agency for the Broward  
15 County Land Use Plan, held its hearing on January 24, 2019, with due public notice;  
16 and

17 WHEREAS, the Board of County Commissioners held its transmittal public  
18 hearing on February 26, 2019, 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,

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,  
4 Florida Statutes, Amendment PC 19-2, which is an amendment to the Broward County  
5 Land Use Plan within the City of Oakland 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 is effective upon adoption.

10

11 ADOPTED this day of , 2019.

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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 01/14/19  
17 Maite Azcoitia (date)  
18 Deputy County Attorney

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PC19-2 City of Oakland Park.TransReso.doc  
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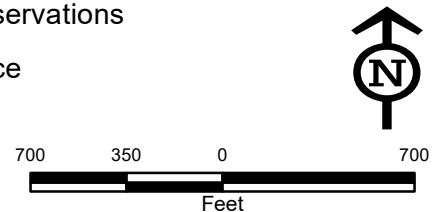
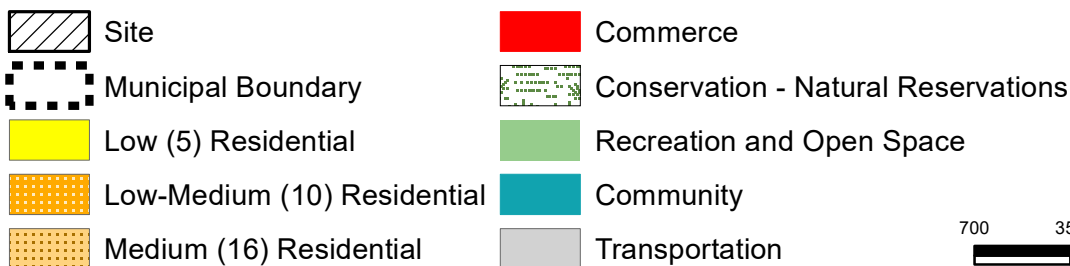
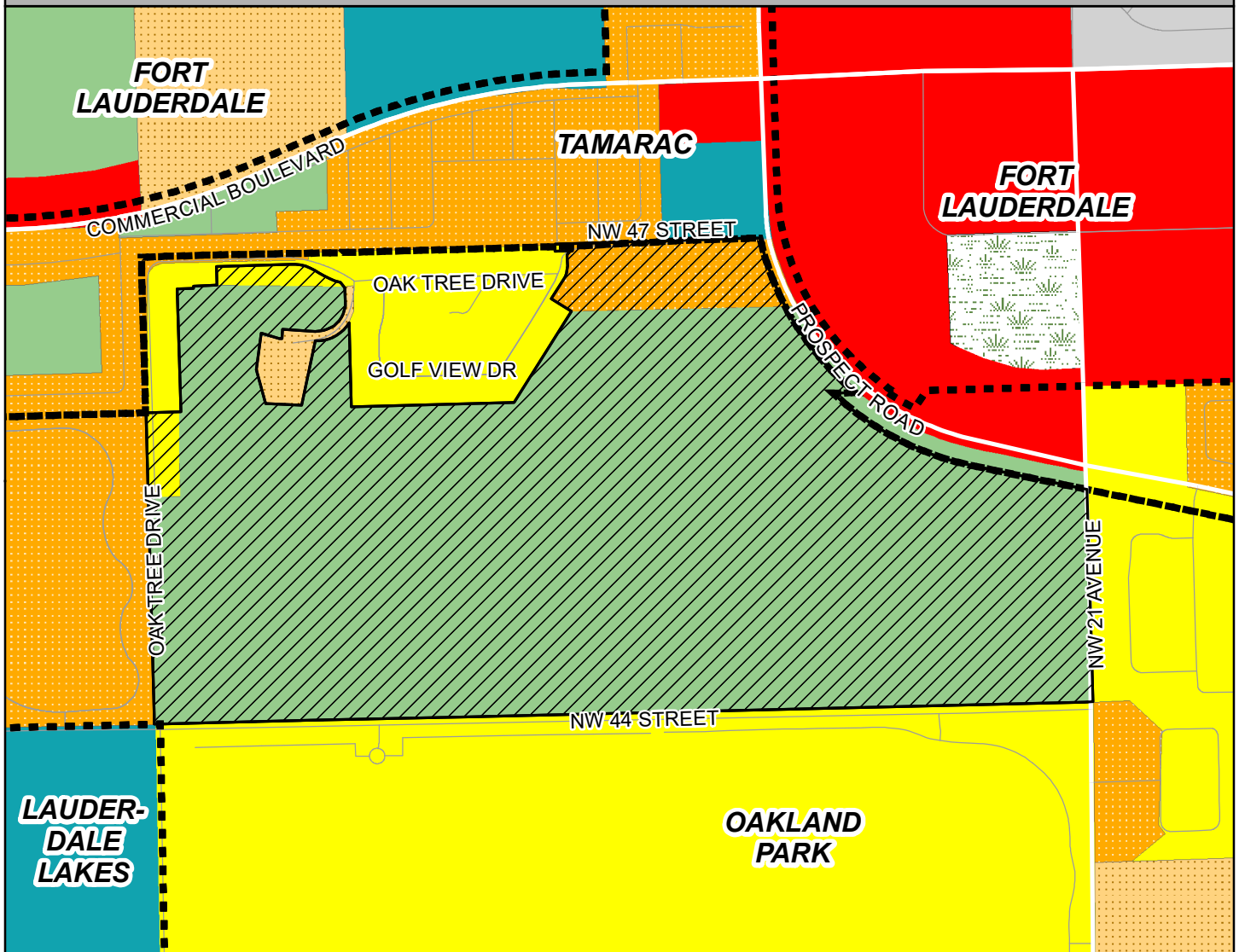
# EXHIBIT A

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 19-2

**Current Land Uses:** 132.7 acres of Recreation and Open Space, 6.0 acres of Low-Medium (10) Residential and 2.0 acres of Low (5) Residential

**Proposed Land Use:** Irregular (2.88) Residential

**Gross Acres:** Approximately 140.7 acres



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 19-2**  
**(OAKLAND PARK)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*January 15, 2019*

Planning Council staff finds 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 applicant's voluntary commitments to 1) dedicate a minimum of 9.0 acres of the property for community recreation and open space, 2) restrict the dwelling units to 273 single-family dwelling units and 132 townhouse dwelling units and 3) mitigate the impacts to the transportation network resulting from the proposed amendment.

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 to 1) coordinate with the School Board regarding the existing Educational Mitigation Agreement for a 6.0 gross acre portion of the property related to BCLUP amendment PC 04-22, 2) comply with the environmental licensing and permitting requirements to redevelop the property with a residential use, and 3) coordinate with the City to maintain the municipality's current Community Rating System with the flood insurance program is recognized.

Further, the applicant submitted an affordable housing analysis, dated May 2018, and it has been found by the Broward County Planning and Development Management Division (PDMD) to be generally consistent with Policy 2.16.2. However, the PDMD has requested that the City provide additional information regarding its future supply of affordable housing and plans to address the current and future supply of affordable owner and rental housing units. See Attachment 8. The applicant, in coordination with the City, will provide an updated affordable housing analysis to address the PDMD comments prior to a second Planning Council public hearing consistent with the Council's revised Rules.

*II. Planning Council Transmittal Recommendation*

*January 24, 2019*

Approval per Planning Council staff transmittal recommendation, including a second Planning Council public hearing. (Vote of the board; Unanimous: 14-0; Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Good, Graham, Hardin, Rich, Rosenof, Rosenzweig, Williams and Stermer)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 19-2**

**INTRODUCTION AND APPLICANT’S RATIONALE**

- I. Municipality: Oakland Park
- II. County Commission District: District 9
- III. Site Characteristics
  - A. Size: Approximately 140.7 acres
  - B. Location: In Section 17, Township 49 South, Range 42 East; generally located on the west side of Northwest 21 Avenue, between Commercial Boulevard and Northwest 44 Street.
  - C. Existing Use: Former golf course
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designations: 132.7 acres of Recreation and Open Space  
6.0 acres of Low-Medium (10) Residential  
2.0 acres of Low (5) Residential
  - B. Proposed Designation: Irregular (2.88) Residential
  - C. Estimated Net Effect: Addition of 335 dwelling units  
70 dwelling units currently permitted by the Broward County Land Use Plan  
405 total dwelling units  
Reduction of 132.7 acres of recreation and open space use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
  - A. Existing Uses:
    - North:* Single-family residential, religious institution and office
    - East:* Office and single-family residential
    - South:* Multi-family residential
    - West:* Multi-family residential and single-family residential

**INTRODUCTION AND APPLICANT’S RATIONALE (continued)**

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

B.	<i>Planned Uses:</i>	<i>North:</i>	Low (5) Residential, Low-Medium (10) Residential, Community and Commerce
		<i>East:</i>	Commerce, Low (5) Residential and Recreation and Open Space
		<i>South:</i>	Low (5) Residential
		<i>West:</i>	Low-Medium (10) Residential and Low (5) Residential

VI. Applicant/Petitioner

A.	<i>Applicant:</i>	Pulte Group
B.	<i>Agent:</i>	Greenspoon Marder, P.A.
C.	<i>Property Owners:</i>	Blackwood Partners, LLC Blackshore Partners, LLC

VII. Recommendation of Local Governing Body:

The City of Oakland Park recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in February of 2019.