

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 TEXT OF THE
5 BROWARD COUNTY COMPREHENSIVE PLAN
6 REGARDING RESIDENTIAL USES IN COMMERCE; AND
7 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 February 28, 2019, with due public notice;
16 and

17 WHEREAS, the Board of County Commissioners held its transmittal public
18 hearing on April 16, 2019, 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,
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 19-2, which is an amendment to the Broward County
3 Land Use Plan text regarding residential uses in Commerce.

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 is effective upon adoption.

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9 ADOPTED this day of , 2019.

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

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14 By /s/ Maite Azcoitia 03/04/19
15 Maite Azcoitia (date)
16 Deputy County Attorney

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22 MA/gmb
23 03/04/19
24 PCT19-2 Residential Commerce.TransReso.doc
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EXHIBIT A

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN TEXT
PROPOSED AMENDMENT PCT 19-2

“Commerce Permitted Uses”

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation February 19, 2019*

It is recommended that the proposed amendment to the BrowardNext - Broward County Land Use Plan be approved. See Attachment 1.

This item is recommended for a second public hearing to ensure an additional comment period for interested parties.

This item will be presented to the Land Use/Trafficways Committee immediately preceding the Planning Council meeting. The Committee’s recommendation will be presented at the Planning Council meeting.

- II. Planning Council Land Use/Trafficways Committee Recommendation February 28, 2019*

Approval per Planning Council staff transmittal recommendation.

- III. Planning Council Transmittal Recommendation February 28, 2019*

Approval per Planning Council staff transmittal recommendation, including a second Planning Council public hearing. (Vote of the board; Unanimous: 13-0; Blackwelder, Blattner, Brunson, Castillo, Ganz, Gomez, Graham, Grosso, Hardin, Railey, Rich, Rosenof and Stermer)

ATTACHMENT 1

PROPOSED BROWARDNEXT – BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 19-2

COMMERCE USE (BCLUP PERMITTED USES)

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11. Residential uses, as follows:

- a. On parcels located contiguous to transit service that include a minimum of 15% affordable housing (consisting of at least 3% very-low income and 5% low income with remaining percentage at any affordable housing income level) restricted to such use for a minimum of 15 years; or,
- b. On parcels located contiguous to transit service that include a minimum of 10% affordable housing (consisting of at least 4% very-low income, and 6% low income) restricted to such use for a minimum of 15 years; or,
- c. On parcels located contiguous to transit service that include a minimum of 5% very-low income affordable housing restricted to such use for a minimum of 15 years; or,
- d. On parcels up to 10 acres (~~up to 20 acres for projects that include a minimum of 15% affordable housing restricted to such use for a minimum of 15 years~~), are permitted via local government allocation of “flexibility units” and/or “redevelopment units,” provided that total residential uses do not exceed 20% of the land area designated “Commerce” or equivalent land use designation within the municipality.

Areas east of the Intracoastal Waterway are limited to a maximum of 25 dwelling units per acre and are not permitted to utilize “redevelopment units.” Compatibility with existing and planned uses shall be addressed by the local government.

Contiguous to transit service is defined as within a ¼ mile of limited transit stop defined as no fewer than 5 buses or similar transit vehicle passing by in one hour.

Units of local government may utilize the above provisions regardless of whether such provisions are incorporated within their certified local land use elements.

Note: Proposed additions and deletions are presented in underline and ~~strike-through~~ format. Double-underlined words are additions based on stakeholder comments.