

EXHIBIT 2

RESOLUTION NO. 2019-

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
6 BROWARD COUNTY COMPREHENSIVE PLAN WITHIN
7 THE CITY OF PLANTATION TO DESIGNATED STATE
8 AGENCIES; AND PROVIDING FOR AN EFFECTIVE DATE.

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10 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
11 on April 25, 2017 (the Plan);

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

14 WHEREAS, Broward County now wishes to propose an amendment to the
15 Broward County Land Use Plan within the City of Plantation;

16 WHEREAS, the Planning Council, as the local planning agency for the Broward
17 County Land Use Plan, held its hearing on May 23, 2019, with due public notice; and

18 WHEREAS, the Board of County Commissioners held its transmittal public
19 hearing on August 13, 2019, at 10:00 a.m., having complied with the notice
20 requirements specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

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22 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
23 BROWARD COUNTY:

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25 Section 1. The Board of County Commissioners hereby transmits to the
26 Department of Economic Opportunity, South Florida Regional Planning Council, South
27 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 19-4, which is an amendment to the Broward County
5 Land Use 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 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 05/21/19
17 Maite Azcoitia (date)
18 Deputy County Attorney

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MA/gmb
05/21/19
PC19-4 City of Plantation.TransReso.doc
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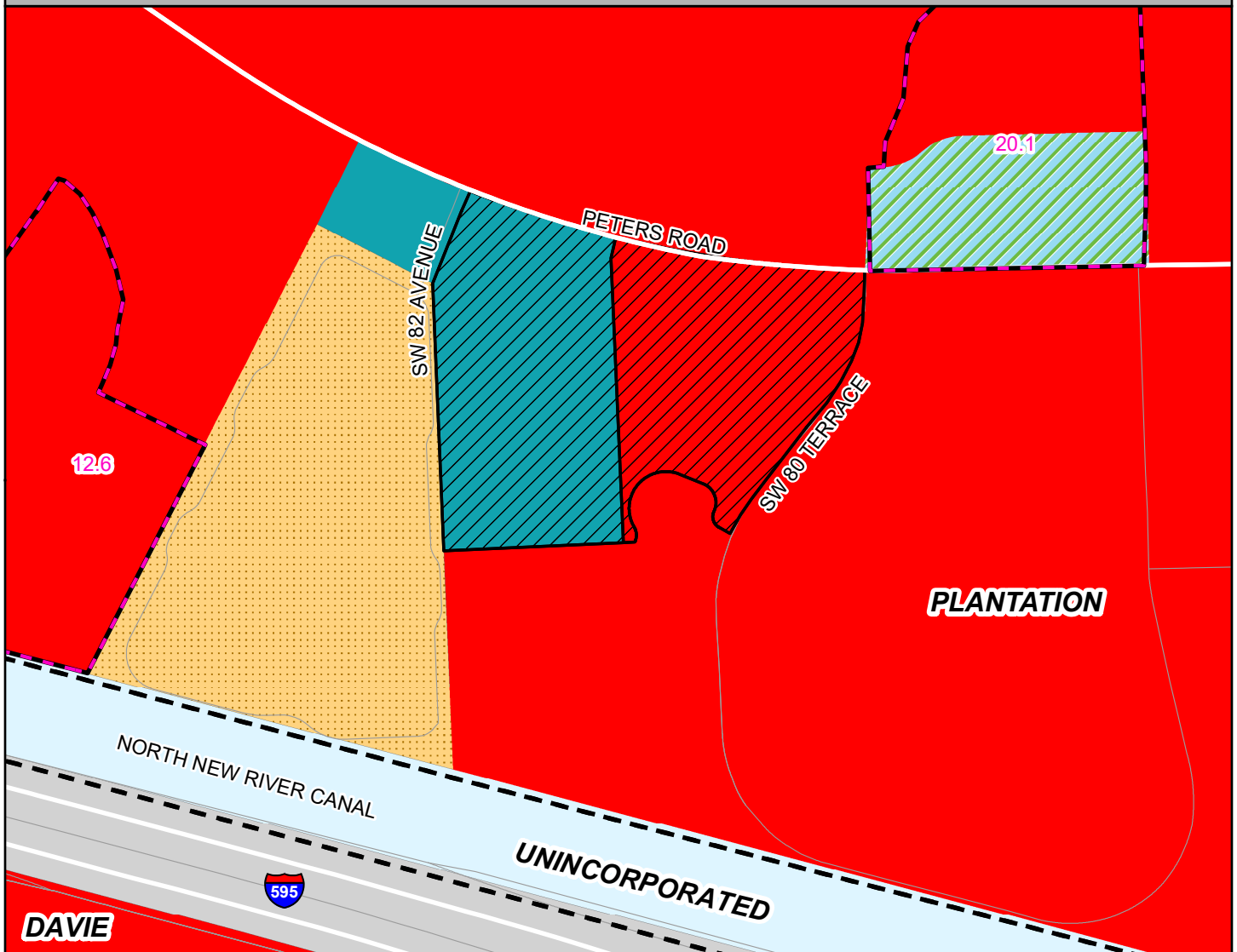
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 19-4

Current Land Uses: 8.0 acres of Community and 7.0 acres of Commerce

Proposed Land Use: Medium-High (25) Residential

Gross Acres: Approximately 15.0 acres



Site



Municipal Boundary



Dashed-Line Area



Medium (16) Residential



Irregular Residential



Commerce



Community



Transportation



Water



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 19-4
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

May 14, 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 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, including the applicant’s voluntary restriction to a maximum of 315 dwelling units.

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.

As there are no outstanding policy concerns or issues, Planning Council staff does not recommend a second Planning Council public hearing be required consistent with Article 1.2 (A) of the *Administrative Rules Document: BrowardNext*.

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

II. Planning Council Public Hearing Recommendation

May 23, 2019

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 16-0; Blackwelder, Blattner, Brunson, Castillo, DiGiorgio, Good, Graham, Grosso, Hardin, Parness, Railey, Rich, Rosenof, Ryan, Williams and Stermer. Abstained: Breslau.)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 19-4

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Plantation
- II. County Commission District: District 5
- III. Site Characteristics
- A. Size: Approximately 15.0 acres
- B. Location: In Sections 9 and 16, Township 50 South, Range 41 East; generally located on the southwest corner of Peters Road and Southwest 80 Terrace
- C. Existing Uses: Religious institution, private recreation facility, parking lot and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 8.0 acres of Community
7.0 acres of Commerce
- B. Proposed Designation: Medium-High (25) Residential
- C. Estimated Net Effect: **Addition** of 375 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 70,000 square feet of commerce use
Maintaining 78,947 square feet of existing community use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses:
- | | |
|---------------|---|
| <i>North:</i> | Office and hotel |
| <i>East:</i> | Office |
| <i>South:</i> | Office |
| <i>West:</i> | Multi-family residential and educational facility |
- B. Planned Uses:
- | | |
|---------------|---------------------------------------|
| <i>North:</i> | Commerce |
| <i>East:</i> | Commerce |
| <i>South:</i> | Commerce |
| <i>West:</i> | Medium (16) Residential and Community |

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* Stiles Residential Group
- B. *Agents:* C. William Laystrom, Jr., Esquire
Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates,
Inc.
- C. *Property Owner:* Temple Kol Ami Emanu-el

VII. Recommendation of
Local Governing Body:

The City of Plantation recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in December of 2019.