

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 THE MIRAMAR ACTIVITY CENTER I; 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 May 23, 2019, with due public notice; and

16 WHEREAS, the Board of County Commissioners held its transmittal public
17 hearing on August 13, 2019, at 10:00 a.m., having complied with the notice
18 requirements specified 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 Department of State, Department of Transportation, Fish and Wildlife Conservation
Commission, Department of Agriculture and Consumer Services, and Department of
Education, as applicable, for review and comment pursuant to Section 163.3184,

1 Florida Statutes, Amendment PCT 19-7, which is an amendment to the Broward County
2 Land Use Plan text regarding the Miramar Activity Center I.

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

5 Section 3. EFFECTIVE DATE.

6 This Resolution is effective upon adoption.

7
8 ADOPTED this day of , 2019.

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

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13 By /s/ Maite Azcoitia 05/21/19
14 Maite Azcoitia (date)
15 Deputy County Attorney

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24 PCT 19-7 Miramar Activity Center I.TransReso.doc
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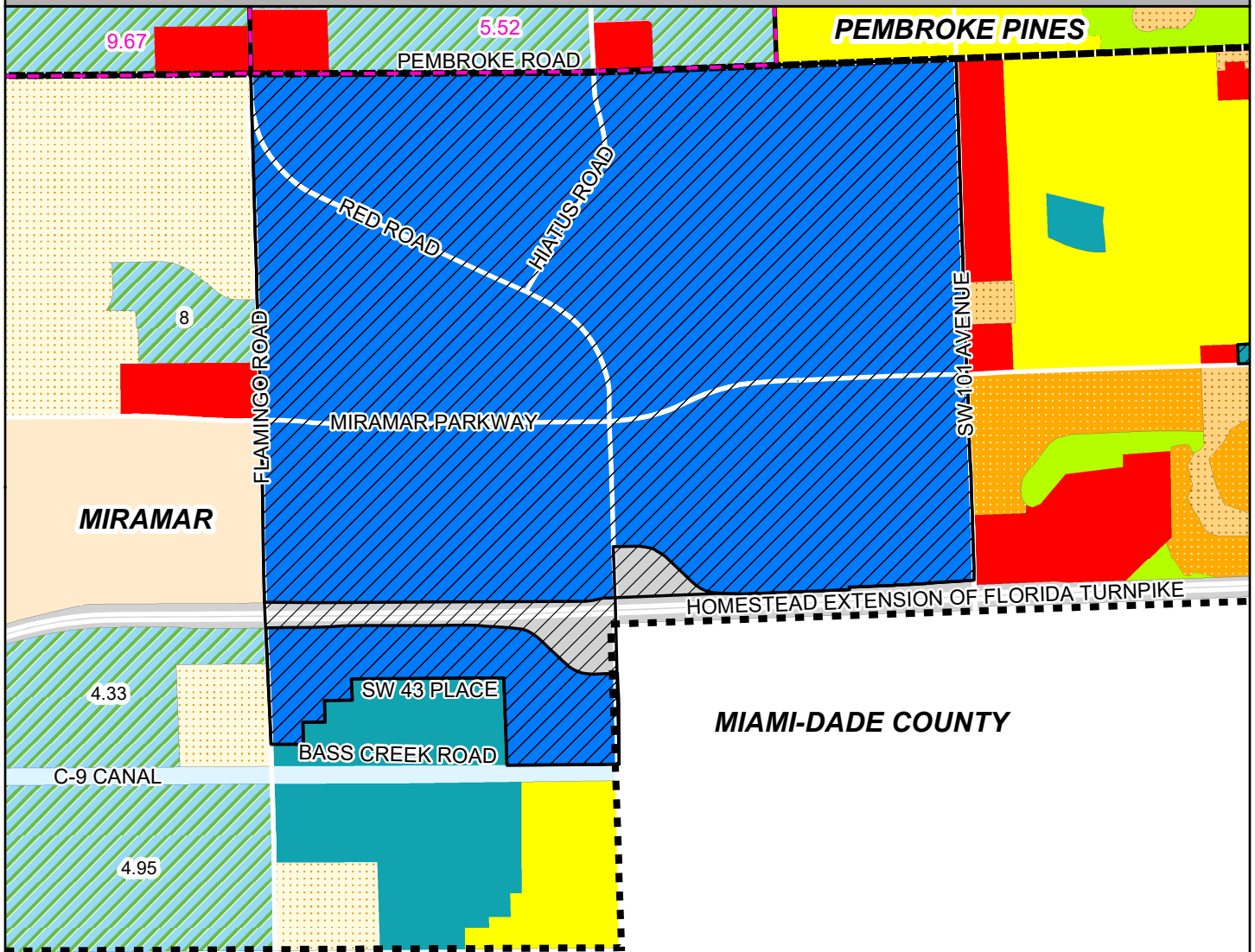
EXHIBIT A
















BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PCT 19-7


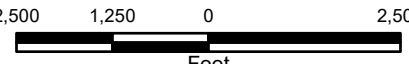
Current Land Use: Activity Center

Proposed Land Use: Activity Center - Addition of 2,350 dwelling units and 250,000 square feet of office use. Reduction of 165,000 square feet of retail use and 1,007,216 square feet of industrial use.

Gross Acres: Approximately 2,205 acres



 Site	 Low (5) Residential	 Commerce
 Municipal Boundary	 Low-Medium (10) Residential	 Commercial Recreation
 Dashed-Line Area	 Medium (16) Residential	 Community
 Estate (1) Residential	 Irregular Residential	 Transportation
 Low (3) Residential	 Activity Center	 Water



 Feet

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 19-7
(MIRAMAR)

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, with the exception of Policy 2.4.6 regarding affordable housing policies and programs within Activity Centers. As this amendment is a regular scale amendment and will be subject to the State of Florida Chapter 163 review process if the County Commission transmits the item for review, Planning Council staff recommends that an approval for transmittal be subject to the applicant and the City of Miramar continuing to coordinate with the County’s Planning and Development Management Division staff to satisfactorily address the Policy prior to a second Planning Council public hearing.

Further, the applicant has committed to amend the existing Educational Mitigation Agreement. 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 an amended Educational Mitigation Agreement as proffered by the applicant and executed by Broward County, the City of Miramar and the School Board of Broward County, Florida, as accepted and conditioned by School Board staff, as an inducement for Broward County to favorably consider its application.

In addition, the applicant’s confirmation of its ongoing commitment to not negatively impact protected natural lands and archaeological resources, as well as the acquisition of any necessary environmental licensing permits is recognized.

II. Planning Council Transmittal Recommendation

May 23, 2019

Approval per Planning Council staff transmittal recommendation, including a second Planning Council public hearing. (Vote of the board; Unanimous: 17-0; Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Good, Graham, Grosso, Hardin, Parness, Railey, Rich, Rosenof, Ryan, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 19-7

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Miramar
- II. County Commission District: District 8
- III. Site Characteristics
- A. Size: Approximately 2,205 acres
- B. Location: In Sections 24, 25 and 36, Township 51 South, Range 40 East and Sections 19 and 30, Township 51 South, Range 41 East; generally located on the south side of Pembroke Road, between Flamingo Road and Palm Avenue/Southwest 101 Avenue.
- C. Existing Uses: Single-family and multi-family residential, retail, office, municipal complex, educational facility and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Activity Center consisting of:
8,710 dwelling units
1,836,400 square feet of retail uses
1,500,000 square feet of office uses
10,550,000 square feet of industrial uses
200,000 square feet of municipal facility uses
- B. Proposed Designation: Activity Center consisting of:
11,060 dwelling units
1,671,400 square feet of retail uses
1,750,000 square feet of office uses
9,542,784 square feet of industrial uses
200,000 square feet of municipal facility uses
- C. Estimated Net Effect: **Addition** of 2,350 dwelling units
Reduction of 165,000 square feet of retail uses
Addition of 250,000 square feet of office uses
Reduction of 1,007,216 square feet industrial uses
No net change in square footage of municipal facility uses

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

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

- A. *Existing Uses:*
- North:* Retail, single- and multi-family residential and educational facility
- East:* Commercial, single- and multi-family residential, retail, warehouse and solid waste facility
- South:* Solid waste facility, Florida Turnpike, mobile home park and vacant
- West:* Single- and multi-family residential and retail
- B. *Planned Uses:*
- North:* Commerce and Irregular (5.52) Residential within a “Dashed-Line Area” and Low (5) Residential
- East:* Commerce, Medium (16) Residential, Low-Medium (10) Residential, Transportation and Miami-Dade County
- South:* Transportation, Water and Community
- West:* Community, Low (3) Residential, Irregular (4.33) Residential, Estate (1) Residential, Commerce and Irregular (8) Residential

VI. Applicant/Petitioner

- A. *Applicant:* James G. Goggins, Sunbeam Properties
- B. *Agents:* Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates, Inc.
Dennis D. Mele, Esq., Greenspoon Marder
- 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 September of 2019.

ATTACHMENT 1

BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 19-7

Miramar Activity Center I

Acreage: Approximately 2,205 acres

General Location: North of Bass Creek Road between Palm Avenue and Flamingo Road.

Density and Intensity of Land Uses:

Residential Land Uses: ~~8,710~~ 11,060 dwelling units

Retail Land Uses: ~~1,836,400~~ 1,671,400 square feet

Office Land Uses: ~~1,500,000~~ 1,750,000 square feet

Industrial Land Uses: ~~10,550,000~~ 9,542,784 square feet

Municipal Facility Land Uses: 200,000 square feet

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