

EXHIBIT 1

RESOLUTION NO. 2022-

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 OAKLAND PARK TO DESIGNATED STATE
8 AGENCIES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

13 WHEREAS, Broward County now wishes to propose an amendment to the
14 Broward County Land Use Plan within the City of Oakland Park;

15 WHEREAS, the Planning Council, as the local planning agency for the Broward
16 County Land Use Plan, held its hearing on October 28, 2021, with due public notice;
17 and

18 WHEREAS, the Board of County Commissioners held its transmittal public
19 hearing on January 25, 2022, at 10:00 a.m., having complied with the notice
20 requirements specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

21
22 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
23 BROWARD COUNTY:

24 Section 1. The Board of County Commissioners hereby transmits to the
Department of Economic Opportunity, South Florida Regional Planning Council, South
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 21-7, 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 , 2022.

12

13

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

15

16 By /s/ Maite Azcoitia 12/08/2021
17 Maite Azcoitia (date)
18 Deputy County Attorney

19

20

21

22

23

MA/gmb
12/08/2021
PC21-7 City of Oakland Park.TransReso.doc
24 #80041

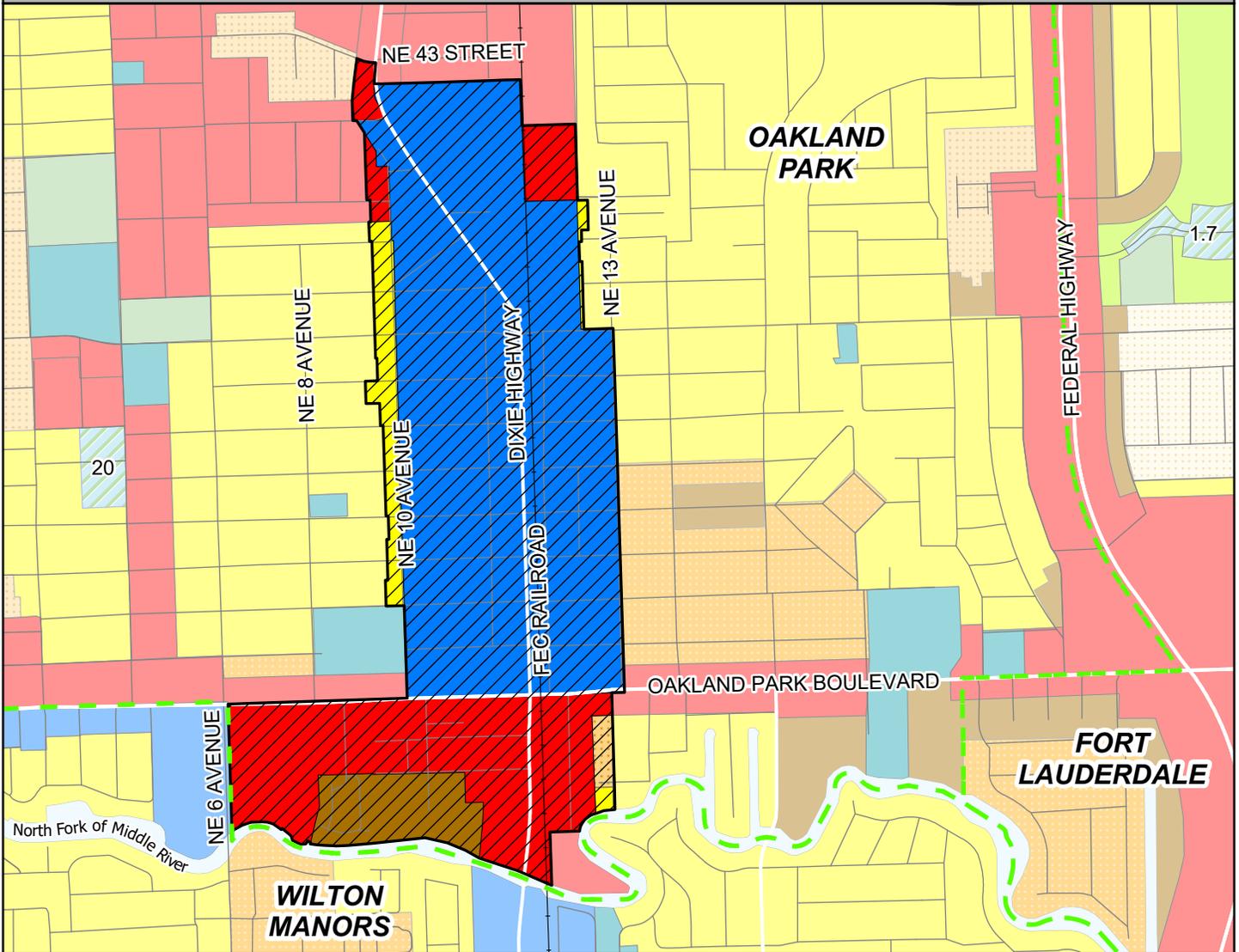
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 21-7

Current Land Uses: 148.2 acres of Activity Center, 60.4 acres of Commerce, 10.3 acres of Low (5) Residential, 1.7 acres of Medium (16) Residential and 13.7 acres of Medium-High (25) Residential

Proposed Land Use: Activity Center

Gross Acres: Approximately 234.3 acres



- | | | |
|-----------------------------|------------------------------|---------------------------|
| Site | Medium (16) Residential | Recreation and Open Space |
| Municipal Boundary | Medium-High (25) Residential | Commercial Recreation |
| Low (3) Residential | Irregular Residential | Community |
| Low (5) Residential | Activity Center | Water / Primary Drainage |
| Low-Medium (10) Residential | Commerce | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 21-7
(OAKLAND PARK)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

October 19, 2021

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan (BCLUP), recognizing the applicant’s voluntary commitments to 1) amend the existing Tri-Party Education Mitigation Agreement to include the anticipated students from the additional proposed 500 dwelling units if necessary and 2) restrict 15% of the additional proposed dwelling units (at least 75) as affordable housing units at the “moderate-income” level (up to 120% of median income) for a minimum of 30 years. Therefore, it is recommended that the proposed amendment be approved.

In addition, the applicant’s information regarding sea level rise and flood protection mitigation strategies is recognized.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete, subject to any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Transmittal Recommendation (continued) October 19, 2021

(6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.

In addition, if the Planning Council does not require a second Planning Council public hearing and 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 BCLUP 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 Transmittal Recommendation October 28, 2021

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 14-0: Blackwelder, Brunson, Castillo, Fernandez, Good, Grosso, Hardin, Maxey, Parness, Rich, Rosenof, Ryan, Williams and DiGiorgio)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 21-7

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Oakland Park
- II. County Commission District: District 4
- III. Site Characteristics
 - A. Size: Approximately 234.3 acres
 - B. Location: In Sections 23 and 26, Township 49 South, Range 42 East; generally located south of Northeast 43 Street, north of the North Fork of Middle River, west of Northeast 13 Avenue and east of Northeast 6 Avenue/Northeast 8 Avenue.
 - C. Existing Uses: Single- and multi-family residential, warehouse, retail, municipal complex, post office, park and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations: 148.2 acres of Activity Center consisting of:
 - 1,800 dwelling units consisting of:
 - 80 single-family homes
 - 120 duplexes
 - 700 villas
 - 500 townhomes
 - 400 garden apartments
 - 400,000 square feet of commercial uses
 - 125,000 square feet of office uses
 - 100,000 square feet of community facility uses
 - 200,000 square feet of employment center uses
 - 5.47 acres minimum of recreation and open space uses
 - 60.4 acres of Commerce
 - 10.3 acres of Low (5) Residential (51 single-family dwelling units)
 - 1.7 acres of Medium (16) Residential (27 garden apartments)
 - 13.7 acres of Medium-High (25) Residential (342 garden apartments)

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

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

- B. Proposed Designation:** Activity Center consisting of:
2,720 multi-family dwelling units
1,000,000 square feet of commercial uses
356,000 square feet of industrial uses
125,000 square feet of office uses
100,000 square feet of community facility uses
200,000 square feet of employment center uses
12.0 acres minimum of recreation and open space uses
- C. Estimated Net Effect:** **Addition** of 500 dwelling units [2,220 dwelling units currently permitted by the BCLUP]
Addition of 162,000 square feet of commercial uses
Addition of 190,000 square feet of industrial uses
Maintain 125,000 square feet of office uses
Maintain 100,000 square feet of community facility uses
Maintain 200,000 square feet of employment center uses
Addition of 6.53 acres of open space recreation

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

- A. Existing Uses:**
North: Warehouse
East: Warehouse, single-family and multi-family residential and retail
South: North Fork of Middle River, single-family and multi-family residential and retail
West: Retail, educational facility, single-family and multi-family residential and warehouse
- B. Planned Uses:**
North: Commerce
East: Commerce, Low (5) Residential and Low-Medium (10) Residential
South: Water/Primary Drainage, Commerce, Activity Center, Low (5) Residential and Low-Medium (10) Residential
West: Activity Center, Commerce, Community, Low (5) Residential and Medium (16) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

A. Applicant/Agent: City of Oakland Park

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

VII. Recommendation of Local Governing Body:

The City of Oakland Park recommends approval of the proposed amendment.