

**EXHIBIT 2**

RESOLUTION NO. 2020-

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 TAMARAC 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 Tamarac;

15 WHEREAS, the Planning Council, as the local planning agency for the Broward  
16 County Land Use Plan, held its hearing on January 23, 2020, with due public notice;  
17 and

18 WHEREAS, the Board of County Commissioners held its transmittal public  
19 hearing on October 6, 2020, 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 20-2, which is an amendment to the Broward County  
5 Land Use Plan within the City of Tamarac.

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 , 2020.

12

13

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

15

16 By /s/ Maite Azcoitia 08/17/2020  
17 Maite Azcoitia (date)  
18 Deputy County Attorney

19

20

21

22

23

MA/gmb  
08/17/2020  
PC 20-2 City of Tamarac.TransReso.doc  
24 #80041

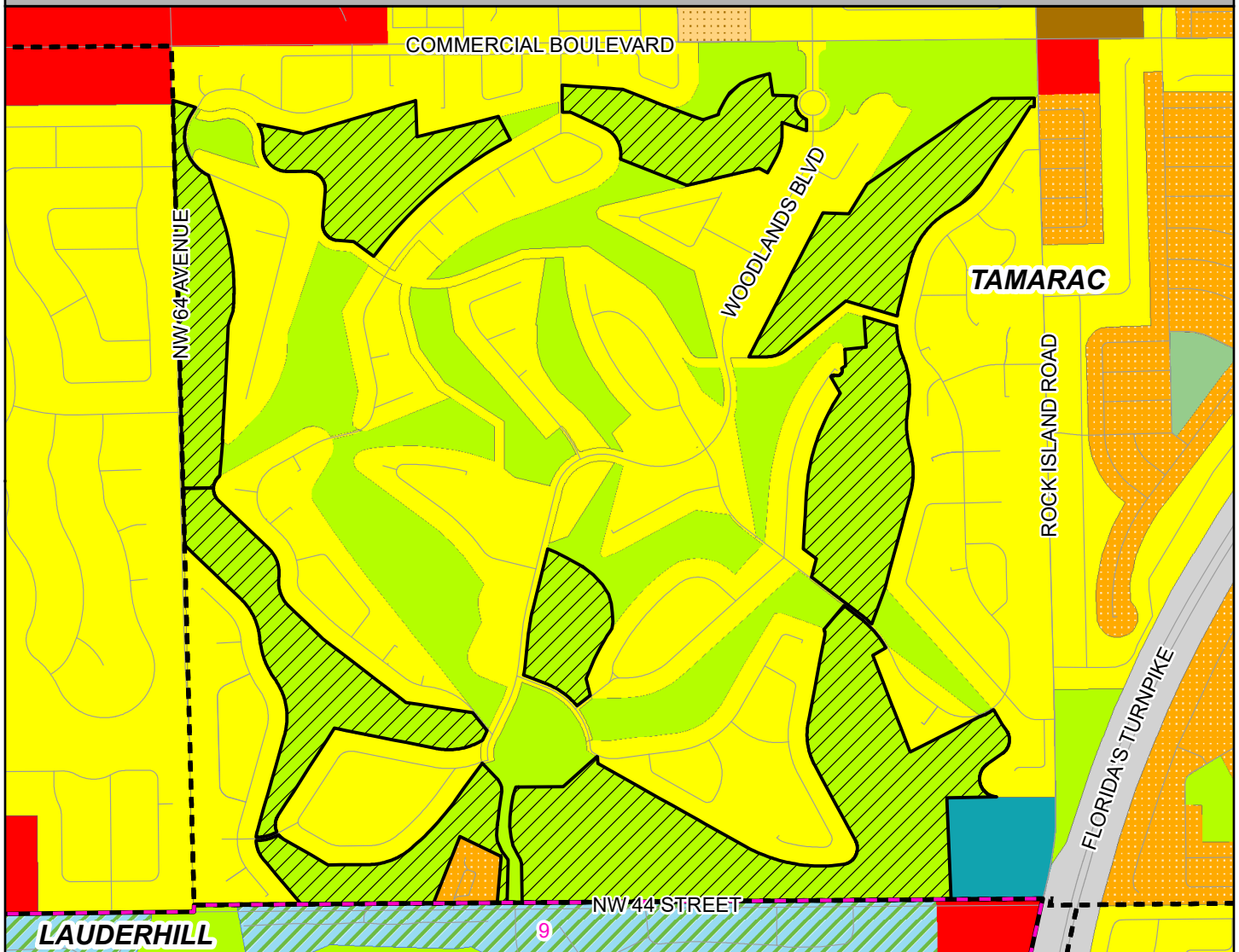
# EXHIBIT A

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 20-2

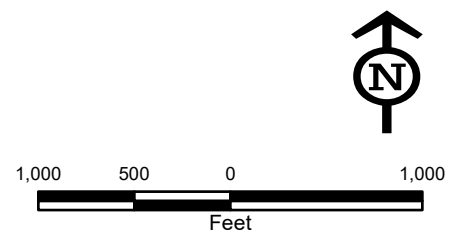
Current Land Use: Commercial Recreation

Proposed Land Use: Low (5) Residential



Gross Acres: Approximately 168.7 acres

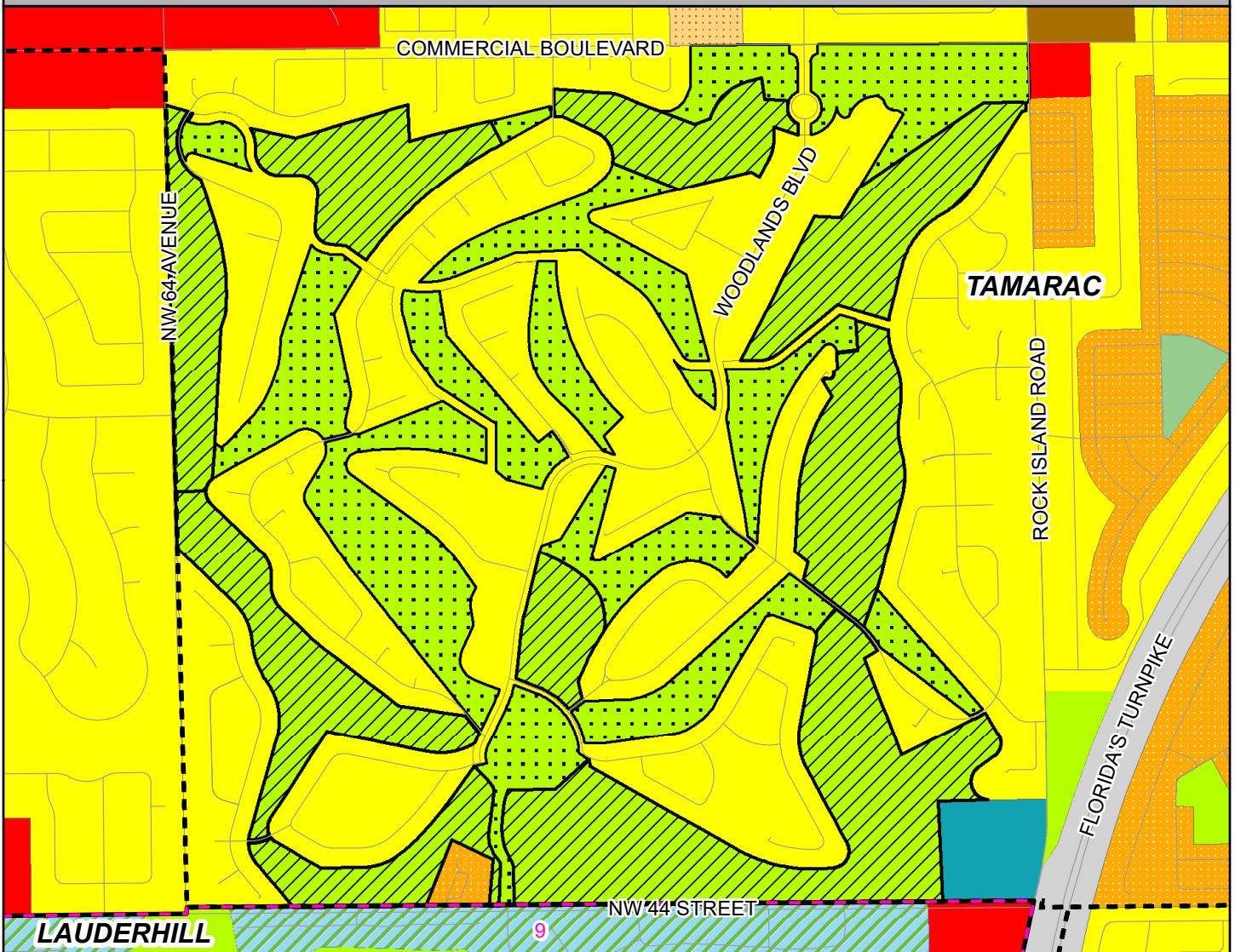


- |                              |                           |
|------------------------------|---------------------------|
| Municipal Boundary           | Irregular Residential     |
| Dashed-Line Area             | Commerce                  |
| Low (5) Residential          | Recreation and Open Space |
| Low-Medium (10) Residential  | Commercial Recreation     |
| Medium (16) Residential      | Community                 |
| Medium-High (25) Residential | Transportation            |

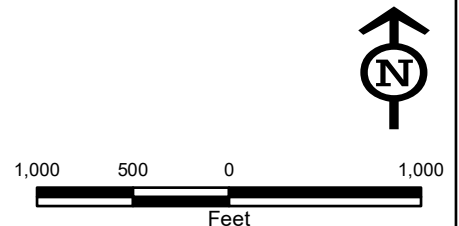


**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN  
 PLANNING COUNCIL JANUARY 23, 2020 RECOMMENDATION  
 FUTURE LAND USE DESIGNATIONS  
 AMENDMENT PC 20-2**

-  168.7 acres from Commercial Recreation to Low (3) Residential
-  110.0 acres from Commercial Recreation to Recreation and Open Space



- |                                                                                                                  |                                                                                                               |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  Municipal Boundary           |  Irregular Residential     |
|  Dashed-Line Area             |  Commerce                  |
|  Low (5) Residential          |  Recreation and Open Space |
|  Low-Medium (10) Residential  |  Commercial Recreation     |
|  Medium (16) Residential      |  Community                 |
|  Medium-High (25) Residential |  Transportation            |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 20-2**  
**(TAMARAC)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*January 14, 2020*

It is recommended that the proposed amendment be approved, recognizing the applicant's voluntary commitments to 1) restrict development to a maximum of 398 single-family dwelling units, 2) contribute \$1,000 per dwelling unit towards the City's affordable housing programs, 3) reserve approximately 160 acres of the overall Woodlands property for community recreation and open space (approximately 110 acres of remaining Commercial Recreation and 50 acres within the proposed Low (5) Residential designation with the location(s) determined at time of site plan) and 4) restrict the development's non-emergency vehicular ingress and egress access to and from Northwest 44 Street.

In addition to the applicant's voluntary commitments listed above, Planning Council staff recommends the following:

- A) The approximately 110 acres currently designated as Commercial Recreation of the 160 acres that will be reserved for community recreation and open space be amended to the Recreation and Open Space land use designation to further enhance the voluntary commitment.
- B) As an alternative to the proposed Low (5) Residential designation, Planning Council staff finds that a designation of Low (3) Residential, which permits a maximum of 506 dwelling units, may be more appropriate, as the applicant has proffered a voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units, which is less than half of the density permitted by a Low (5) Residential designation. The Low (3) Residential designation would further protect the lower density by more accurately reflecting the voluntary commitment to restrict the development to a maximum of 398 single-family dwelling units and require a more stringent County and City land use plan amendment process be engaged if an increase in residential density is ever sought, as opposed to the release of a Declaration of Restrictive Covenants. This action would require that the City of Tamarac also adopt the same or more restrictive density designation for its future land use plan to be recertified and effective.

Should the Planning Council support staff's additional recommendations of A) and/or B) above, the maps and amendment report will be updated prior to the County Commission public hearing to consider transmittal of the proposed amendment to the State of Florida review agencies for review under the Florida Statutes, Chapter 163 process.

*(Planning Council staff recommendation continued on next page)*

I. Planning Council Staff Transmittal Recommendation (continued) January 14, 2020

**Effectiveness of the approval of the land use plan amendment 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 to legally enforce any voluntary commitments proffered by the applicant, as an inducement for Broward County to favorably consider its application.**

In addition, the applicant's confirmation to 1) comply with the environmental licensing and permitting requirements to redevelop the property with a residential use, 2) comply with the City's historic preservation regulations throughout the redevelopment process and 3) continue to coordinate with applicable governmental agencies to discuss potential off-site improvements to the traffic network surrounding the proposed amendment site is recognized.

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
- (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.**

*(Planning Council staff recommendation continued on next page)*

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

*I. Planning Council Staff Transmittal Recommendation (continued) January 14, 2020*

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 January 23, 2020*

Approval per Planning Council staff transmittal recommendation. (Vote of the board; 10-4; Yes: Blattner, Breslau, Castillo, DiGiorgio, Gomez, Hardin, Maxey, Rosenof, Williams and Stermer. No: Blackwelder, Fernandez, Graham and Rich.)

(The Planning Council also voted not to hold a second Planning Council public hearing: Vote of the board; 10-4; Yes: Blattner, Breslau, Castillo, DiGiorgio, Gomez, Hardin, Rich, Rosenof, Williams and Stermer. No: Blackwelder, Fernandez, Graham and Maxey.)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 20-2**

**INTRODUCTION AND APPLICANT’S RATIONALE**

- I. Municipality: Tamarac
- II. County Commission District: District 1
- III. Site Characteristics
  - A. Size: Approximately 168.7 acres
  - B. Location: In Section 14, Township 49 South, Range 41 East; located between Commercial Boulevard and Northwest 44 Street, and between Northwest 64 Avenue and Rock Island Road.
  - C. Existing Use: Golf course
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designation: Commercial Recreation
  - B. Proposed Designation: Low (5) Residential
  - C. Estimated Net Effect: Addition of 843 dwelling units  
Zero (0) dwelling units currently permitted by the Broward County Land Use Plan  
Reduction of 168.7 acres of commercial recreation
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
  - A. Existing Uses:
    - North: Single-family residential, golf course and country club
    - East: Single-family residential, golf course, retail, utility and multi-family residential
    - South: Single-family residential, golf course, utility, multi-family residential, maintenance facility and vacant
    - West: Single-family residential, golf course and multi-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> | Commercial Recreation and Low (5) Residential                                                                                                           |
|    |                      | <i>East:</i>  | Commercial Recreation, Low (5) Residential, Commerce, Low-Medium (10) Residential and Community                                                         |
|    |                      | <i>South:</i> | Commercial Recreation, Low (5) Residential, Community, Commerce and Irregular (9) Residential within a Dashed Line Area and Low-Medium (10) Residential |
|    |                      | <i>West:</i>  | Commercial Recreation, Low (5) Residential, Low-Medium (10) Residential and Commerce                                                                    |

VI. Applicant/Petitioner

|    |                        |                                                              |
|----|------------------------|--------------------------------------------------------------|
| A. | <i>Applicant:</i>      | 13th Floor Woodlands HB GP                                   |
| B. | <i>Agents:</i>         | Dunay, Miskel & Backman, LLP and Urban Design Kilday Studios |
| C. | <i>Property Owner:</i> | Clublink US Corporation                                      |

VII. Recommendation of Local Governing Body:

The City of Tamarac recommends approval of the proposed amendment.