

## 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 BROWARD  
6 COUNTY COMPREHENSIVE PLAN WITHIN THE CITY OF  
7 PEMBROKE PINES TO DESIGNATED STATE AGENCIES;  
8 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 Pembroke Pines;

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

18 WHEREAS, the Board of County Commissioners held its transmittal public hearing  
19 on October 20, 2020, at 10:00 a.m., having complied with the notice requirements  
20 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  
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, Florida  
4 Statutes, Amendment PC 20-7, which is an amendment to the Broward County Land Use  
5 Plan within the City of Pembroke Pines.

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.

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

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16 By /s/ 08/31/2020  
17 Maite Azcoitia (date)  
18 Deputy County Attorney

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24 MA/gmb  
08/31/2020  
PC20-7 City of Pembroke Pines.TransReso.doc  
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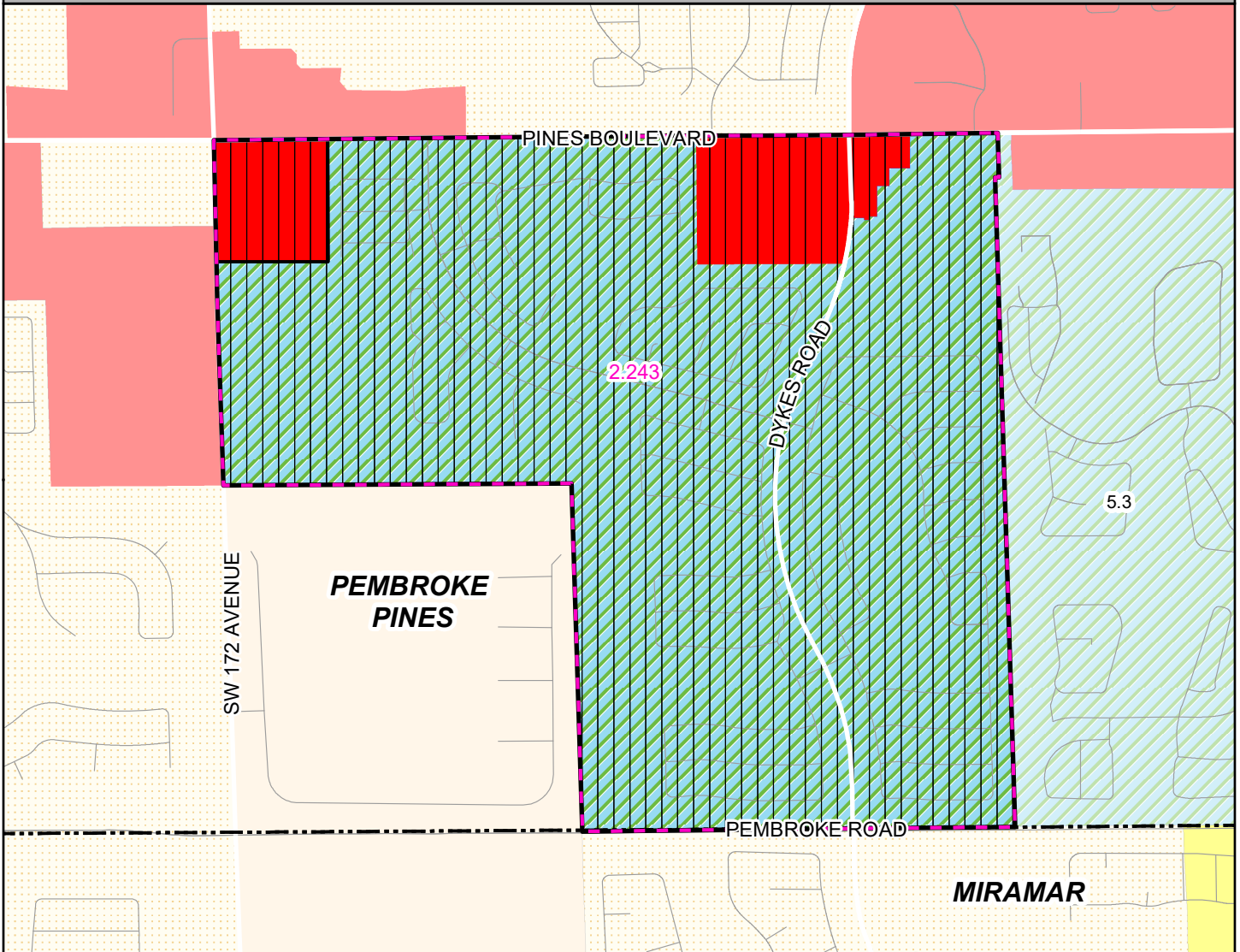
# EXHIBIT A









## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 20-7

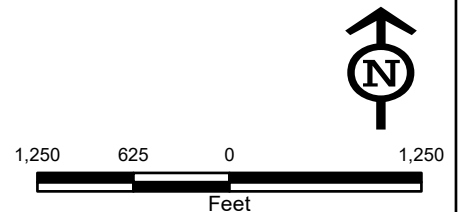
**Current Land Uses:** Dashed-Line Area consisting of 509.2 acres of Irregular (2.243) Residential and 49.0 acres of Commerce

**Proposed Land Uses:** Dashed-Line Area consisting of 527.6 acres of Irregular (2.621) Residential and 30.6 acres of Commerce

**Gross Acres:** Approximately 558.2 acres



- |  |   |
|--|---|
|  Site                   |  Low (3) Residential   |
|  Municipal Boundary     |  Low (5) Residential   |
|  Dashed-Line Area       |  Irregular Residential |
|  Estate (1) Residential |  Commerce              |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 20-7**  
**(PEMBROKE PINES)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*September 8, 2020*

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.

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.**

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.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

*II. Planning Council Transmittal Recommendation*

*September 17, 2020*

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; 14-0; Yes: Blackwelder, Blattner, Breslau, Brunson, Fernandez, Gomez, Graham, Hardin, Maxey, Parness, Rich, Ryan, Williams and DiGiorgio. Abstain: Good.)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 20-7**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Pembroke Pines
- II. County Commission District: District 8
- III. Site Characteristics
- A. Size: Approximately 558.2 acres
- B. Location: In Sections 16, 17, 20 and 21, Township 51 South, Range 40 East; generally located on the east side of Southwest 172 Avenue, between Pembroke Road and Pines Boulevard.
- C. Existing Uses: Educational facilities, park, single-family and multi-family residential, retail, vacant and Pembroke Shores Mitigation Areas
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: Dashed-Line Area\* consisting of:  
509.2 acres of Irregular (2.243) Residential permitting a maximum of 1,252 dwelling units  
49.0 acres of Commerce
- B. Proposed Designations: Dashed-Line Area consisting of:  
527.6 acres of Irregular (2.621) Residential permitting a maximum of 1,463 dwelling units  
30.6 acres of Commerce
- C. Estimated Net Effect: Addition of 211 dwelling units  
Reduction of 18.4 acres of commerce use

\*A "Dashed-Line Area" is defined as an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

**INTRODUCTION AND APPLICANT’S RATIONALE (continued)**

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

- A. *Existing Uses:*
  - North:* Retail, fire station, mitigation areas and single-family residential
  - East:* Retail, multi-family and single-family residential
  - South:* Park, educational facility, single-family residential and mitigation area
  - West:* Single-family residential, outdoor storage and warehouses
  
- B. *Planned Uses:*
  - North:* Commerce and Low (3) Residential
  - East:* Irregular (5.3) Residential
  - South:* Low (3) Residential and Estate (1) Residential
  - West:* Estate (1) Residential, Commerce and Low (3) Residential

VI. Applicant/Petitioner

- A. *Applicant:* DR Horton, Inc.
  
- B. *Agents:* Dennis Mele, Esq., Greenspoon Marder, LLP  
Kristen Nowicki, AICP, WGI, Inc.
  
- C. *Property Owner:* School Board of Broward County

VII. Recommendation of Local Governing Body:

The City of Pembroke Pines recommends approval of the proposed amendment.

VIII. Applicant’s Rationale

The applicant states: “The subject property contains 26.88 gross acres and is located at the southeast quadrant of the intersection of Southwest 172 Avenue and Pines Boulevard, within the City of Pembroke Pines. The property is in a nodal location at the intersection of an arterial roadway (Pines Boulevard) and a collector roadway (Southwest 172 Avenue). The site was formerly used by the Broward County School District as an annex school with multiple portable classrooms, which are still on the site. Approximately 60% of the northern part of the property (18.40 gross acres) has a Commercial Future Land Use Map designation and a Planned Unit Development Zoning district, the remaining section of the property (8.48 gross acres) has a Future Land Use Map designation of

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

**VIII. Applicant's Rationale (continued)**

Irregular (2.243 du/ac) Residential and a Limited Agricultural Zoning district, a large section of this area is a forested wetland located on the southeastern portion of the site.

The entire site lies within the Dashed-Line area of the City of Pembroke Pines and Broward County's Future Land Use Maps. Pursuant to the last Broward County Land Use Plan amendment (aka Amendment PC 17-3) the Dashed-Line Area consists of: 509.2 acres of Irregular (2.243) Residential and 49.0 acres of Commercial with no available dwelling units. In order to develop this site with a 211 townhome community, it will be necessary to submit a LUPA application, to the City of Pembroke Pines and Broward County, to modify the 509.2 acres of Irregular (2.243) Residential and 49.0 acres of Commercial within the Dashed-Line area by reallocating a portion of the Commercial segment within the property to the Irregular (2.243) Residential and adding 211 dwelling units, which will affect the overall density of the Irregular Residential.

The proposed townhome use provides an opportunity for infill housing at a higher density level that allows for more affordability, which is an important goal of the Housing Element of the Comprehensive Plan. This property is an appropriate location for new units to meet the continuing demand for townhomes, as it has excellent access to "adequate public streets, a transportation network, infrastructure and utilities to service the sites" (Housing Element Policy 1.6). Roadway capacity is available on these nearby arterial and collector roads. Finally, the townhome use would not constitute an incompatible development, as it is immediately adjacent to the Sterling Place townhome development.

As mentioned in the Future Land Use Element of the City's Comprehensive Plan, the mix in the residential development has shown a decrease through the years for the single-family detached homes and an increase of the attached single-family homes. Moreover, the inventory of attached homes in the City has grown at more than twice the rate of detached homes in the last five years. Land scarcity is the major factor driving townhouse construction in Broward, since this housing type is a denser alternative to single-family detached homes. Broward is 1,323 square miles in size, substantially smaller than its South Florida neighbors Palm Beach County (1,970) and Miami-Dade County (1,898). Developable land is especially scarce in Broward because about half of the county, or approximately 660 square miles, lies in the Everglades. The market also favors townhomes because there is a current oversupply of condos."