

EXHIBIT 2

PROPOSED

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, TRANSMITTING TO DESIGNATED STATE AGENCIES A
3 PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN OF THE
4 BROWARD COUNTY COMPREHENSIVE PLAN WITHIN THE CITY OF FORT
5 LAUDERDALE; AND PROVIDING FOR AN EFFECTIVE DATE.

6

7 WHEREAS, Broward County adopted the Broward County Comprehensive Plan
8 on April 25, 2017 (the Plan);

9 WHEREAS, the Department of Commerce has found the Plan in compliance with
10 the Community Planning Act;

11 WHEREAS, Broward County now wishes to proposed an amendment to the
12 Broward County Land Use Plan within the City of Fort Lauderdale;

13 WHEREAS, the Planning Council, as the local planning agency for the Broward
14 County Land Use Plan, held its hearing on August 29, 2024, with due public notice; and

15 WHEREAS, the Broward of County Commissioners held its transmittal public
16 hearing on October 8, 2024, at 10:00 a.m., having complied with the notice requirements
17 specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

18 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
19 BROWARD COUNTY, FLORIDA:

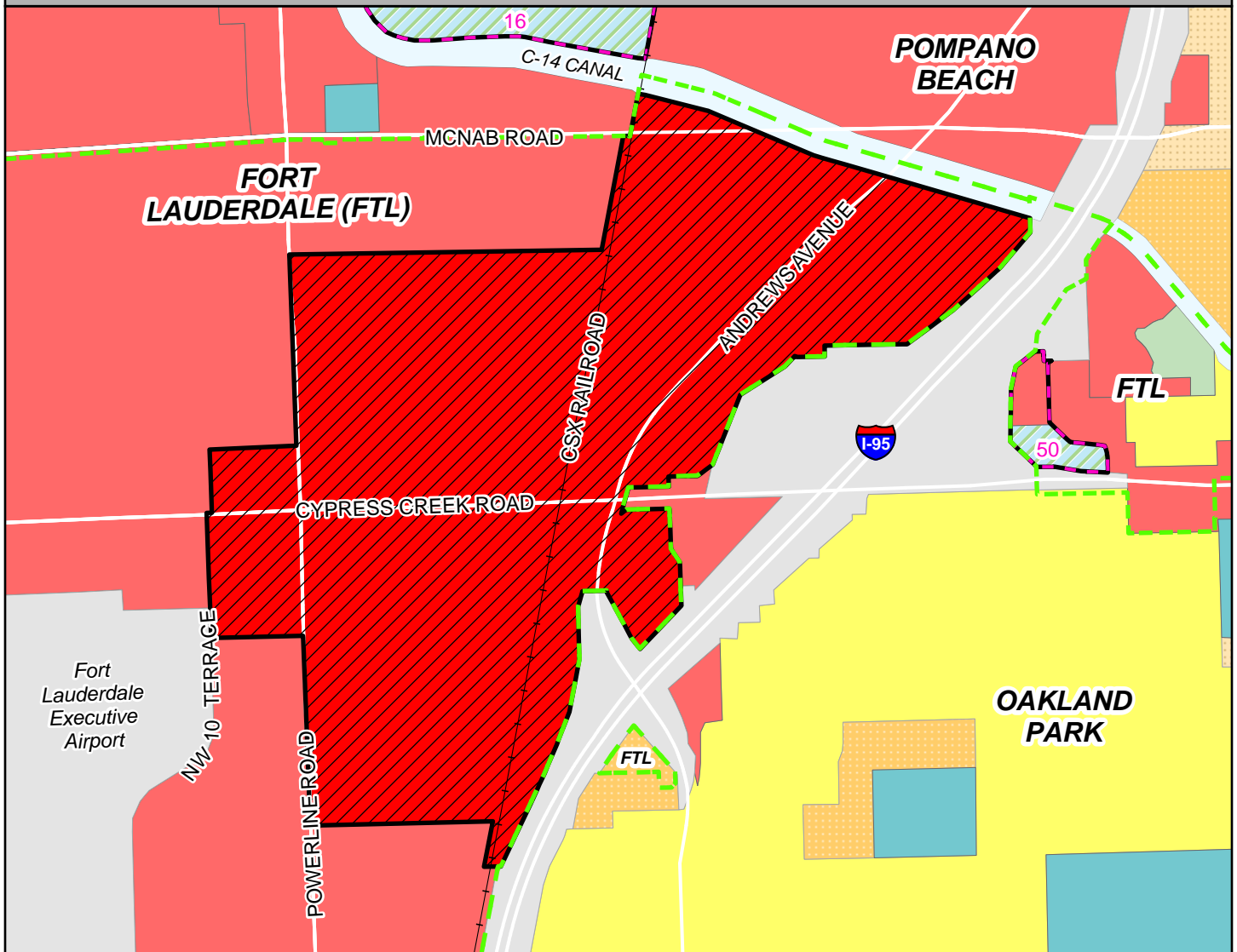
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 24-6

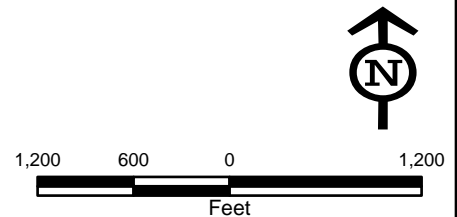
Current Land Use: Commerce

Proposed Land Use: Activity Center

Gross Acres: Approximately 361.7 acres



- | | |
|---|---|
|  Site |  Irregular Residential |
|  Municipal Boundary |  Commerce |
|  Dashed-Line Area |  Recreation and Open Space |
|  Low (5) Residential |  Community |
|  Low-Medium (10) Residential |  Transportation |
|  Medium (16) Residential |  Water / Primary Drainage |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 24-6
(FORT LAUDERDALE)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

August 20, 2024

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan (BCLUP) and recommends **approval** subject to the City’s voluntary commitment to restrict 15% (at least 635) of the proposed dwelling units to **affordable housing** units at the “moderate-income” level or below (up to 120% of median income) for a minimum of 30 years or in-lieu of payment, as memorialized in Attachment 1 of corresponding text amendment PCT 24-3.

It is noted that any approval associated with the proposed map and corresponding text amendment does not authorize any development on Site 66 on the Broward County Environmentally Sensitive Lands (ESL) Map unless the Site has been removed from the BCLUP Natural Resource Series ESL Map through the Florida Statutes, Chapter 163, comprehensive planning process. The City of Fort Lauderdale has acknowledged the pending request to remove Site 66 from the ESL Map and has confirmed that any development of the site will be consistent with the outcome of that process. See Attachment 8.

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.

RECOMMENDATIONS/ACTIONS (continued)

DATE

- I. Planning Council Staff Transmittal Recommendation (continued) August 20, 2024

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 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 Transmittal Recommendation August 29, 2024

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 15-0: Abramson, Castillo, Fisher, Gomez, Greenberg, Hardin, Harrison, Horland, Levy, Newbold, Railey, Ryan, Werthman, Zeman and DiGiorgio)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 24-6

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Fort Lauderdale
- II. County Commission District: Districts 4 and 8
- III. Site Characteristics
 - A. Size: Approximately 361.7 acres
 - B. Location: In Sections 3 and 10, Township 49 South, Range 42 East; generally located on the west side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street, bisected by Cypress Creek Road and the CSX Railroad.
 - C. Existing Uses: Retail, office, warehouse, hotel, environmentally sensitive lands (including a mitigation area), utilities, Tri-Rail Station and Park and Ride facilities
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Commerce
 - B. Proposed Designation: Activity Center consisting of:
 - 4,239 dwelling units
 - 4,374,186 square feet of office uses
 - 1,449,494 square feet of commercial uses
 - 2,262,922 square feet of industrial uses
 - 152,611 square feet of community uses
 - 1,600 hotel rooms
 - 7.0 acres minimum of recreation and open space uses
 - C. Estimated Net Effect: **Addition** of 4,239 dwelling units [0 dwelling units currently permitted by the BCLUP]
Reduction of 2,802,390 square feet of commercial uses
Reduction of 877,698 square feet of office uses
Reduction of 2,988,962 square feet of industrial uses

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

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

- C. *Estimated Net Effect:* **Addition** of 152,611 square feet of community uses
Addition of 1,600 hotel rooms
Addition of 7.0 acres minimum designated for recreation and open space

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

- A. *Existing Uses (See Map 1):* *North:* Warehouses, hotel, religious institution and the C-14 Canal (City of Pompano Beach)
East: Interstate 95 and Park and Ride facilities (City of Oakland Park)
South: Community facility and warehouses
West: Office, warehouses and airport (Fort Lauderdale Executive)
- B. *Planned Uses (See Map 2):* *North:* Commerce and Water/Primary Drainage (City of Pompano Beach)
East: Transportation and Commerce (City of Oakland Park)
South: Commerce
West: Commerce and Transportation

VI. Applicant/Petitioner

- A. *Applicant:* City of Fort Lauderdale
- B. *Agents:* City of Fort Lauderdale
Barbara A. Hall, Esq., Greenberg Traurig
Nectaria M. Chakas, Esq., Lochrie and Chakas, PA
- C. *Property Owners:* There are numerous property owners in the subject area.

VII. Recommendation of Local Governing Body:

The City of Fort Lauderdale recommends approval of the proposed amendment.