

## EXHIBIT 2

### RESOLUTION NO.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, TRANSMITTING A PROPOSED AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN OF THE BROWARD COUNTY COMPREHENSIVE PLAN WITHIN THE CITY OF SUNRISE TO DESIGNATED STATE AGENCIES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, Broward County now wishes to propose an amendment to the Broward County Land Use Plan;

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearings on September 22, 2022, and October 27, 2022, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on December 6, 2022, at 10:00 a.m., having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

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

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, 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, Florida Statutes, Amendment PC 22-4, which is an amendment to the Broward County Land Use Plan within the City of Sunrise.

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

Section 3. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this                      day of                      , 2022.

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

By: /s/ Maite Azcoitia 10/07/2022  
Maite Azcoitia (date)  
Deputy County Attorney

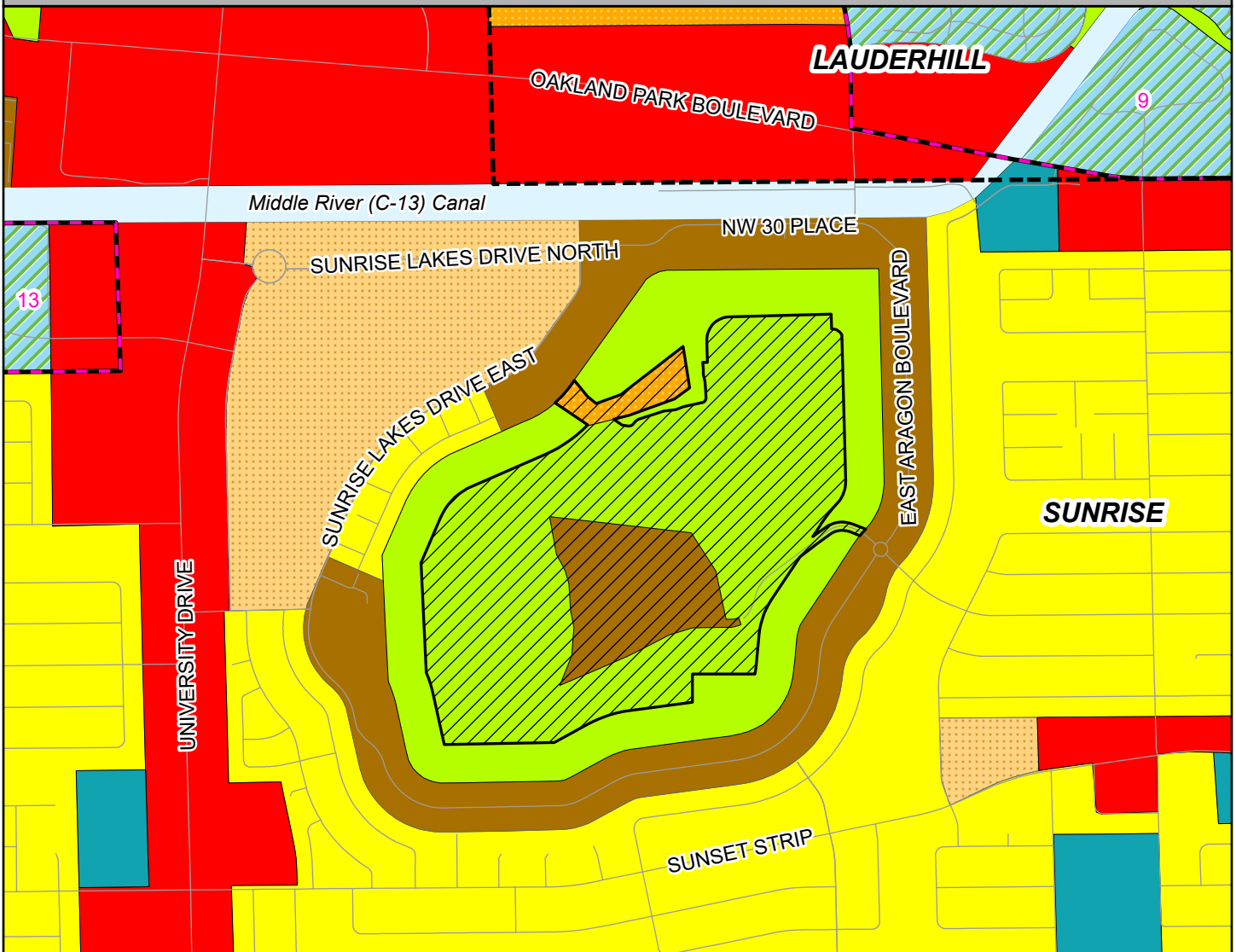
MA/gmb  
PC22-4 City of Sunrise.Trans Reso  
10/07/2022  
#80041

Coding: Words ~~stricken~~ are deletions from existing text. Words underlined are additions to existing text.

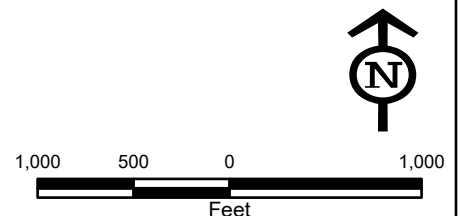
# EXHIBIT A

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 22-4

Current Land Uses:	83.9 acres of Commercial Recreation, 3.3 acres of Low-Medium (10) Residential and 16.0 acres of Medium-High (25) Residential
Proposed Land Uses:	3.2 acres of Commercial Recreation and 100.0 acres of Irregular (9.0) Residential
Gross Acres:	Approximately 103.2 acres



- |                             |                              |
|-----------------------------|------------------------------|
| Site                        | Medium-High (25) Residential |
| Municipal Boundary          | Irregular Residential        |
| Dashed-Line Area            | Commerce                     |
| Low (5) Residential         | Commercial Recreation        |
| Low-Medium (10) Residential | Community                    |
| Medium (16) Residential     | Water / Primary Drainage     |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 22-4**  
**(SUNRISE)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*September 13, 2022*

Planning Council staff recommends **denial** of the proposed amendment, as it is not consistent with BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.14.9 regarding significant or adverse impacts to regional roadway segments.

Further, it is suggested that if the Planning Council makes any recommendation of approval to the Broward County Board of County Commissioners for consideration of transmittal to the State of Florida review agencies, the Council should recognize the applicant's commitments regarding the following:

- To resolve BCLUP Policy 2.14.9 prior to a second Planning Council public hearing to the satisfaction of appropriate County staff;
- Restrict 18.6% of the additional, proposed BCLUP dwelling units as moderate-income affordable housing (up to 120% of median income) for a minimum of 30 years, subject to a legally enforceable mechanism;
- The proposed development will include the construction of a 7.0-acre public park to the benefit of the City of Sunrise; and
- Approximately 57 acres of the former golf course will retain the Commercial Recreation land use designation and will be restricted to open space uses to serve as a buffer from the proposed development for the surrounding multi-family neighborhoods.

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 comply with the environmental licensing and permitting requirements to redevelop the property with a residential use is recognized.

*II. Planning Council Transmittal Recommendation*

*September 22, 2022*

Deferred until the October 27, 2022, Planning Council meeting or until the transportation impacts are mitigated. (Vote of the board; Unanimous; 15-0: Breslau, Brunson, Castillo, Fernandez, Gomez, Hardin, Horland, Levy, Parness, Reiter, Rich, Rosenof, Ryan, Williams and DiGiorgio)

**III. Planning Council Staff Updated Transmittal Recommendation****October 18, 2022**

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan and recommends **approval** subject to the applicant's voluntary commitments to 1) construct several transportation improvements at the intersection of Oakland Park Boulevard and West Inverrary Boulevard, 2) restrict 18.6% of the additional, proposed BCLUP dwelling units as moderate-income affordable housing (up to 120% of median income) for a minimum of 30 years, 3) construct a 7.0-acre public park to the benefit of the City of Sunrise and 4) retain approximately 57 acres of the former golf course as Commercial Recreation land use designation restricted to open space uses to serve as a buffer from the proposed development for the surrounding multi-family neighborhoods.

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 comply with the environmental licensing and permitting requirements to redevelop the property with a residential use 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.**

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

**III. Planning Council Staff Updated Transmittal Recommendation (continued)**      **October 18, 2022**

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.

**IV. Planning Council Transmittal Recommendation**      **October 27, 2022**

Approval per Planning Council staff updated transmittal recommendation. (Vote of the board; Unanimous; 12-0: Brunson, Castillo, Fernandez, Hardin, Horland, Levy, Parness, Reiter, Rich, Rosenof, Williams and DiGiorgio)

**SECTION II**

**PROPOSED AMENDMENT PC 22-4**

## **INTRODUCTION AND APPLICANT'S RATIONALE**

- |      |  |  |
|------|--|--|
| I.   | <u>Municipality:</u>   | Sunrise  |
| II.  | <u>County Commission District:</u>   | District 9   |
| III. | <u>Site Characteristics</u>  |  |
| A.   | Size:  | Approximately 103.2 acres  |
| B.   | Location:  | In Section 27 and 28, Township 49 South, Range 41 East; generally located east of University Drive, between Northwest 30 Place and Sunset Strip.   |
| C.   | Existing Use:  | Former golf course   |
| IV.  | <u>Broward County Land Use Plan (BCLUP) Designations</u>                   |  |
| A.   | Current Designations:  | 83.9 acres of Commercial Recreation<br>3.3 acres of Low-Medium (10) Residential<br>16.0 acres of Medium-High (25) Residential  |
| B.   | Proposed Designations:   | 100.0 acres of Irregular (9) Residential<br>3.2 acres of Commercial Recreation   |
| C.   | Estimated Net Effect:  | Addition of 467 dwelling units<br>433 dwelling units currently permitted by the Broward County Land Use Plan<br>900 total dwelling units<br>Reduction of 80.7 acres of Commercial Recreation                                       |
| V.   | <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u> |  |
| A.   | Existing Uses:   | North: Former golf course and multi-family residential<br>East: Former golf course and multi-family residential<br>South: Former golf course and multi-family residential<br>West: Former 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>B. Planned Uses:</b>	<b>North:</b>	Commercial Recreation and Medium-High (25) Residential
	<b>East:</b>	Commercial Recreation and Medium-High (25) Residential
	<b>South:</b>	Commercial Recreation and Medium-High (25) Residential
	<b>West:</b>	Commercial Recreation and Medium-High (25) Residential

### **VI. Applicant/Petitioner**

<b>A. Applicant:</b>	Jimmy Wright, P.E., Vice President, Land, CC Homes
<b>B. Agents:</b>	Dennis D. Mele, Esq., Greenspoon Marder, LLP Joseph D. Handley, P.L.A., Craven Thompson & Associates, Inc.
<b>C. Property Owner:</b>	Windsor Investments, LLC

### **VII. Recommendation of Local Governing Body:**

The City of Sunrise recommends approval of the proposed amendment.