

EXHIBIT 1

RESOLUTION NO. 2020-

1 A RESOLUTION OF THE BOARD OF COUNTY
2 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
3 TRANSMITTING A PROPOSED AMENDMENT TO THE
4 BROWARD COUNTY LAND USE PLAN OF THE
5 BROWARD COUNTY COMPREHENSIVE PLAN WITHIN
6 THE CITY OF DEERFIELD BEACH TO DESIGNATED
7 STATE AGENCIES; AND PROVIDING FOR AN
8 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 Deerfield Beach;

15 WHEREAS, the Planning Council, as the local planning agency for the Broward
16 County Land Use Plan, held its hearing on December 12, 2019, with due public notice;
17 and

18 WHEREAS, the Board of County Commissioners held its transmittal public
19 hearing on January 28, 2020, at 10:00 a.m., having complied with the notice
20 requirements specified in Section 163.3184(11), Florida Statutes, NOW, THEREFORE,

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

23 Section 1. The Board of County Commissioners hereby transmits to the
24 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 20-4, which is an amendment to the Broward County
5 Land Use Plan within the City of Deerfield Beach.

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/ Maite Azcoitia 11/27/19
17 Maite Azcoitia (date)
18 Deputy County Attorney

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11/27/19
PC20-4 City of Deerfield Beach.TransReso.doc
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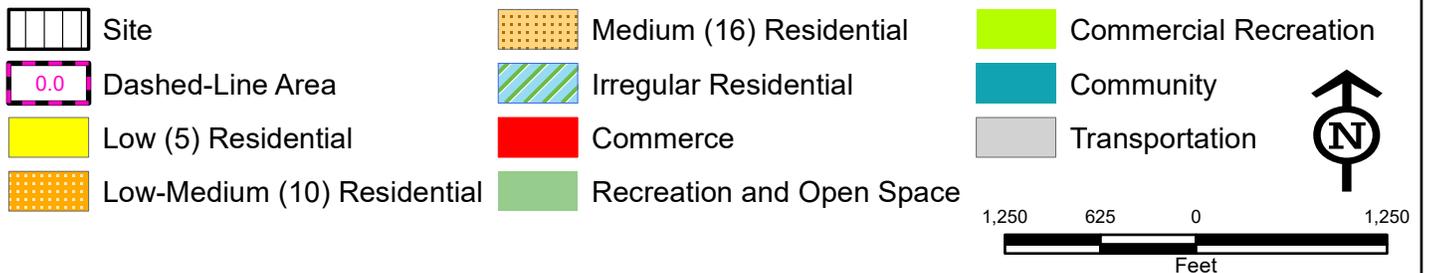
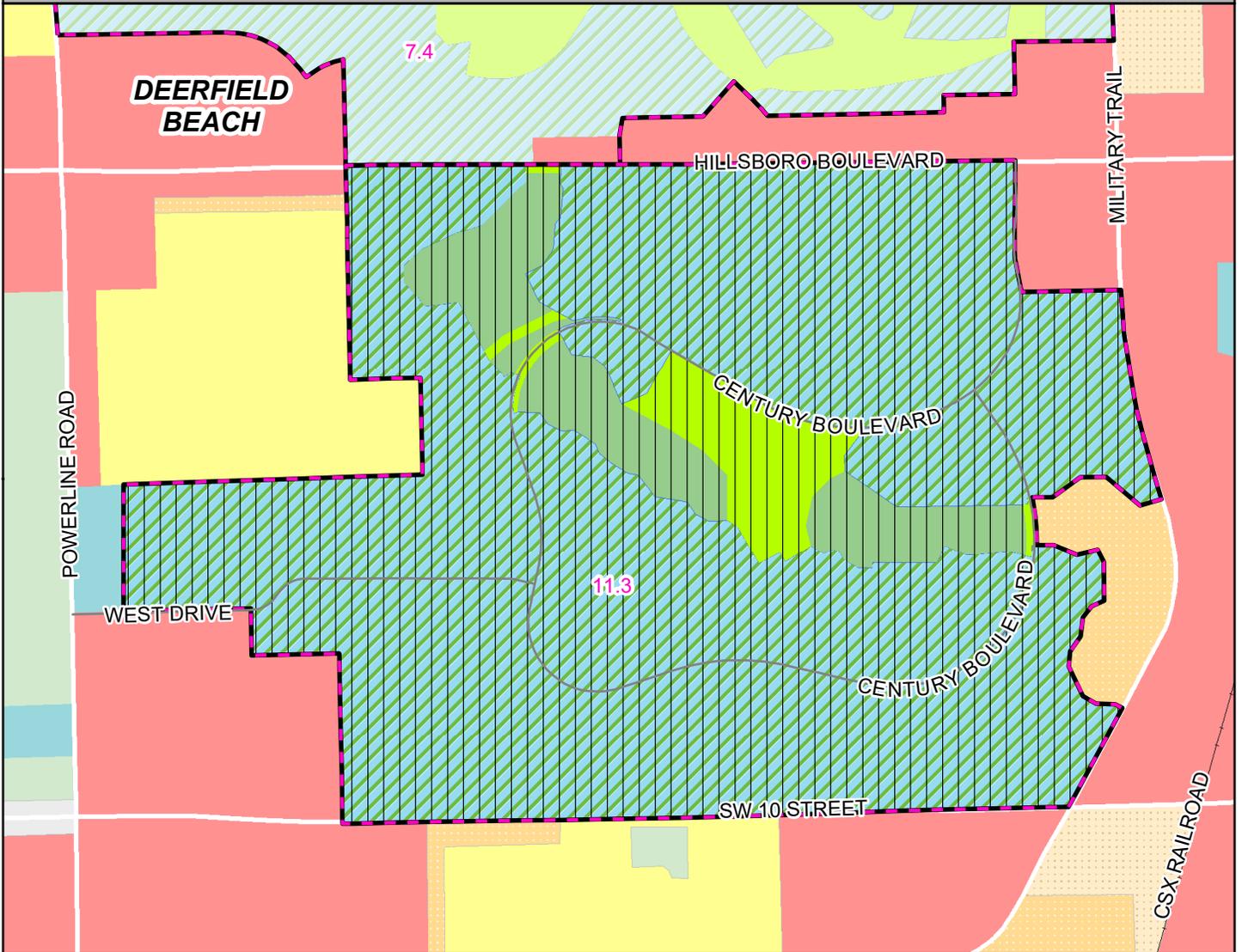
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 20-4

Current Land Uses: Dashed-Line Area consisting of 588.0 acres of Irregular (11.3) Residential, 57.9 acres of Recreation and Open Space and 30.5 acres of Commercial Recreation

Proposed Land Uses: Dashed-Line Area consisting of 588.0 acres of Irregular (12.58) Residential, 57.9 acres of Recreation and Open Space and 30.5 acres of Commercial Recreation

Gross Acres: Approximately 676.4 acres



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 20-4
(DEERFIELD BEACH)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation December 3, 2019

Planning Council staff finds the proposed amendment is corrective in nature and generally consistent with the policies of the BrowardNext – Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

As there are no outstanding policy concerns or issues and the amendment is corrective in nature, Planning Council staff does not recommend a second Planning Council public hearing be required consistent with Article 1.2 (A) of the *Administrative Rules Document: BrowardNext*.

In addition, if 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 December 12, 2019

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous; 11-0: Blackwelder, Breslau, Brunson, Castillo, Fernandez, Graham, Hardin, Maxey, Parness, Rosenof and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 20-4

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Deerfield Beach
- II. County Commission District: District 2
- III. Site Characteristics
 - A. Size: Approximately 676.4 acres
 - B. Location: In Sections 2 and 3, Township 48 South, Range 42 East; generally located on the west side of Military Trail, between Hillsboro Boulevard and Southwest 10 Street.
 - C. Existing Uses: Age restricted multi-family residential, clubhouse, tennis courts and passive open space
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations: Dashed-Line Area* consisting of:
 - 588.0 acres of Irregular (11.3) Residential
 - 57.9 acres of Recreation and Open Space
 - 30.5 acres of Commercial Recreation
 - B. Proposed Designations: Dashed-Line Area consisting of:
 - 588.0 acres of Irregular (12.58) Residential
 - 57.9 acres of Recreation and Open Space
 - 30.5 acres of Commercial Recreation

* "Dashed-Line Area" means 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)

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

C. Estimated Net Effect: No net effect to Residential, Recreation and Open Space or Commercial Recreation.

The purpose of the proposed amendment is corrective in nature to reflect an accurate density on the BCLUP map and was initiated by the Broward County Planning Council as a result of PC 18-7 which identified the discrepancy. There are currently 8,509 dwelling units existing. The current designation allows a maximum of 7,643.

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

A. Existing Uses:

North: Multi-family residential, park and non-residential, such as retail, auto and marine repair and storage, office, religious institution and medical facility

East: Non-residential, such as bank, retail, religious institution, office, vacant and warehouses

South: Non-residential, such as retail, educational facility, multi-family residential, single family residential and warehouses

West: Warehouses, non-residential, such as fire station, community center, water tower and office, single family residential and retail

B. Planned Uses:

North: Commerce and Irregular (7.4) Residential within a Dashed-Line Area and Commerce

East: Commerce and Low-Medium (10) Residential

South: Commerce, Low (5) Residential and Low-Medium (10) Residential

West: Commerce, Community, Low (5) Residential and Low-Medium (10) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

A. *Applicant/Agent:* City of Deerfield Beach

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

VII. Recommendation of
Local Governing Body:

The City of Deerfield Beach recommends approval of the proposed amendment.