

# 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 BROWARD  
5 COUNTY COMPREHENSIVE PLAN WITHIN THE CITY OF  
6 PEMBROKE PINES TO DESIGNATED STATE AGENCIES;  
7 AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

12 WHEREAS, Broward County now wishes to propose an amendment to the  
13 Broward County Land Use Plan within the City of Pembroke Pines;

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

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

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

22 Section 1. The Board of County Commissioners hereby transmits to the  
23 Department of Economic Opportunity, South Florida Regional Planning Council, South  
24 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:  
15 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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23 MA/gmb  
24 08/31/2020  
PC20-7 City of Pembroke Pines.TransReso.doc  
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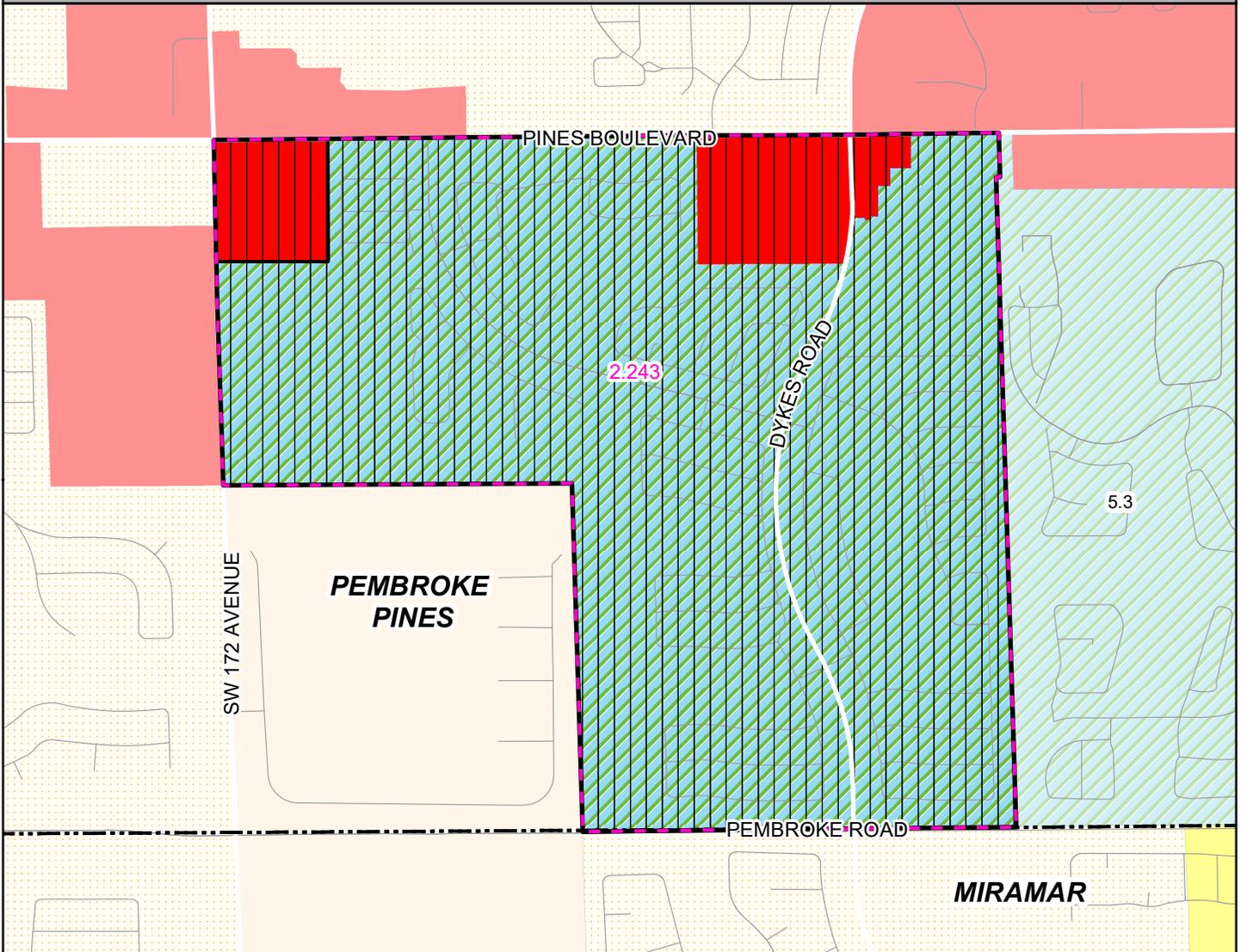
# EXHIBIT A

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

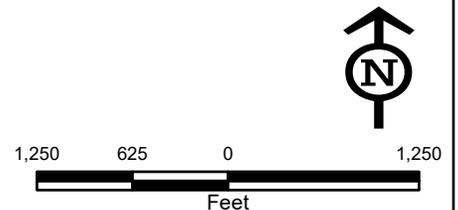
**Current Land Uses:** Dashed-Line Area consisting of 509.2 acres of Irregular (2.243) Residential and 49.0 acres of Commerce

**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.