

EXHIBIT 1

RESOLUTION NO. 2021-

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
6 BROWARD COUNTY COMPREHENSIVE PLAN WITHIN
7 THE CITY OF LAUDERHILL TO DESIGNATED STATE
8 AGENCIES; 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 Lauderhill;

15 WHEREAS, the Planning Council, as the local planning agency for the Broward
16 County Land Use Plan, held its hearing on January 28, 2021, with due public notice;
17 and

18 WHEREAS, the Board of County Commissioners held its transmittal public
19 hearing on March 9, 2021, 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 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,

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 21-3, which is an amendment to the Broward County
5 Land Use Plan within the City of Lauderhill.

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 , 2021.

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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 01/28/2021
17 Maite Azcoitia (date)
18 Deputy County Attorney

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MA/gmb
01/28/2021
PC 21-3 City of Lauderhill.TransReso.doc
24 #80041

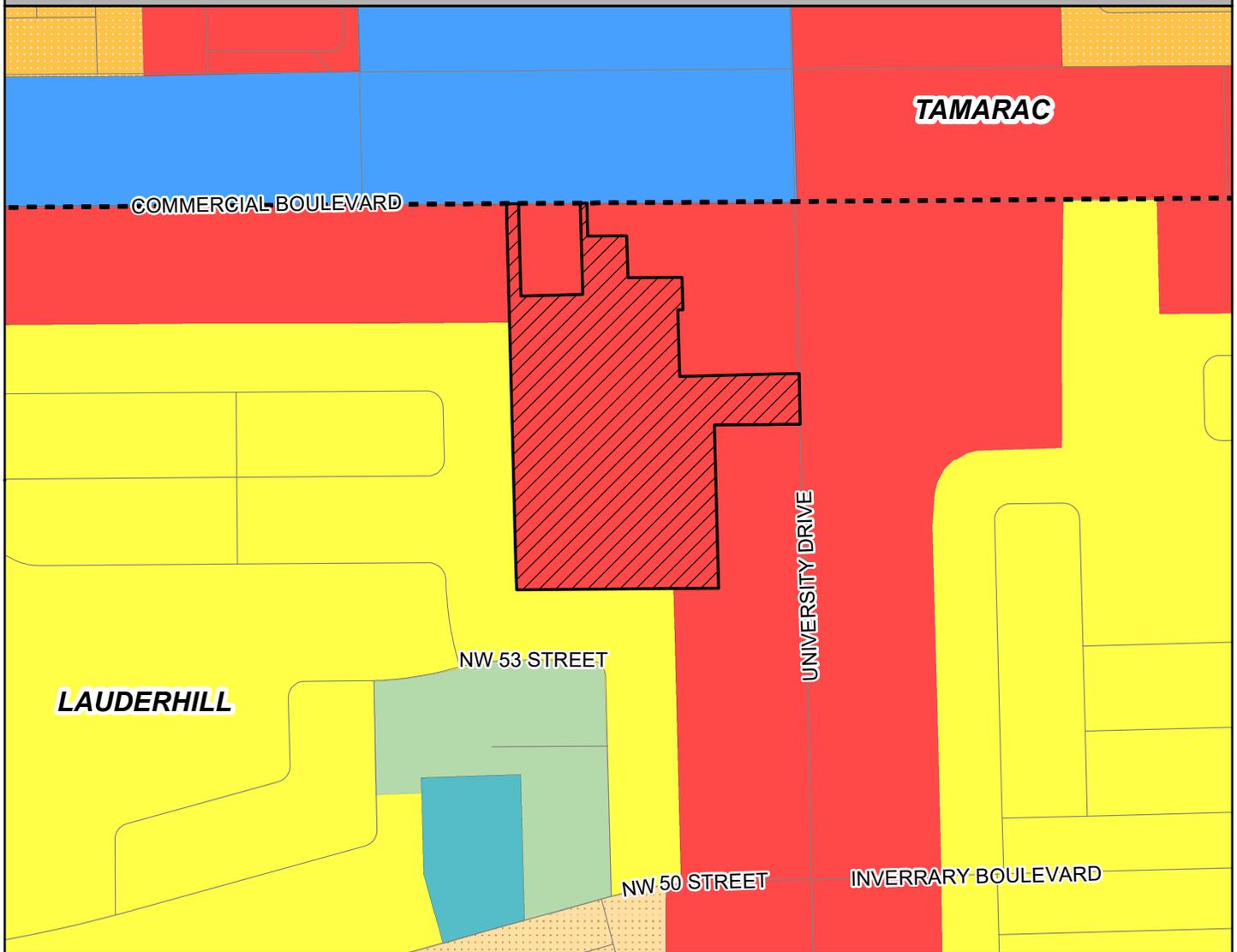
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 21-3

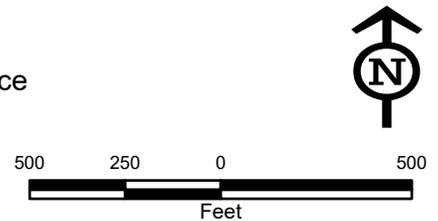
Current Land Use: Commerce

Proposed Land Use: High (50) Residential - Recommendation to Irregular (35.3) Residential

Gross Acres: Approximately 14.2 acres



- | | |
|---|---|
|  Site |  Activity Center |
|  Municipal Boundary |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Low-Medium (10) Residential |  Community |
|  Medium (16) Residential | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 21-3
(LAUDERHILL)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation

December 1, 2020

It is recommended that the proposed amendment be approved, recognizing the applicant's voluntary commitment to restrict development to a maximum of 501 dwelling units.

Further, as an alternative to the proposed High (50) Residential designation, Planning Council staff finds that a designation of Irregular (35.3) Residential may be more appropriate, as the applicant has proposed the development of 501 multi-family dwelling units, which is 209 dwelling units less than the density permitted by a High (50) Residential designation. The Irregular (35.3) Residential designation would more accurately reflect the applicant's voluntary commitment to restrict the development to a maximum of 501 dwelling units and require a more stringent County and City land use plan amendment process be engaged if an increase in residential density is ever sought, as opposed to the release of a Declaration of Restrictive Covenants. This action would require that the City of Lauderhill also adopt the same or more restrictive density designation for its future land use plan to be recertified and effective.

Should the Planning Council support staff's recommendation of Irregular (35.3) Residential, the amendment report and map will be updated prior to the County Commission public hearing to consider transmittal of the proposed amendment to the State of Florida review agencies for review under the Florida Statutes, Chapter 163 process.

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.

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:

(Planning Council staff recommendation continued on next page)

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Transmittal Recommendation (continued) December 1, 2020

- (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.

II. Planning Council Transmittal Recommendation December 10, 2020

The December 10, 2020 Planning Council meeting was cancelled due to lack of a physical quorum.

III. Planning Council Transmittal Recommendation January 28, 2021

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; 14-2; Yes: Breslau, Brunson, Castillo, Fernandez, Gomez, Graham, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio. No: Blackwelder and Grosso.)

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* Three Amigos Lauderhill, LLC
- B. *Agent:* Hope Calhoun, Esq., Dunay, Miskel & Backman, LLP
- C. *Property Owner:* Three Amigos Lauderhill, LLC

VII. Recommendation of
Local Governing Body:

The City of Lauderhill recommends approval of the proposed amendment.