

# EXHIBIT 1

## RESOLUTION NO. 2021-

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 TEXT OF THE  
5 BROWARD COUNTY COMPREHENSIVE PLAN  
6 REGARDING THE POMPANO PARK SOUTH ACTIVITY  
7 CENTER IN THE CITY OF POMPANO BEACH; AND  
8 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 text;

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 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

1 Florida Water Management District, Department of Environmental Protection,  
2 Department of State, Department of Transportation, Fish and Wildlife Conservation  
3 Commission, Department of Agriculture and Consumer Services, and Department of  
4 Education, as applicable, for review and comment pursuant to Section 163.3184,  
5 Florida Statutes, Amendment PCT 21-2, which is an amendment to the Broward County  
6 Land Use Plan text regarding the Pompano Park South Activity Center in the City of  
7 Pompano Beach.

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

10 Section 3. EFFECTIVE DATE.

11 This Resolution is effective upon adoption.

12

13 ADOPTED this day of , 2021.

14

15

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

17

18 By /s/ Maite Azcoitia 01/28/2021  
19 Maite Azcoitia (date)  
20 Deputy County Attorney

21

22

23

24 MA/gmb  
01/28/21

PCT21-2 Pompano Park South Activity Center in the City of Pompano Beach.TransReso.doc  
#80041

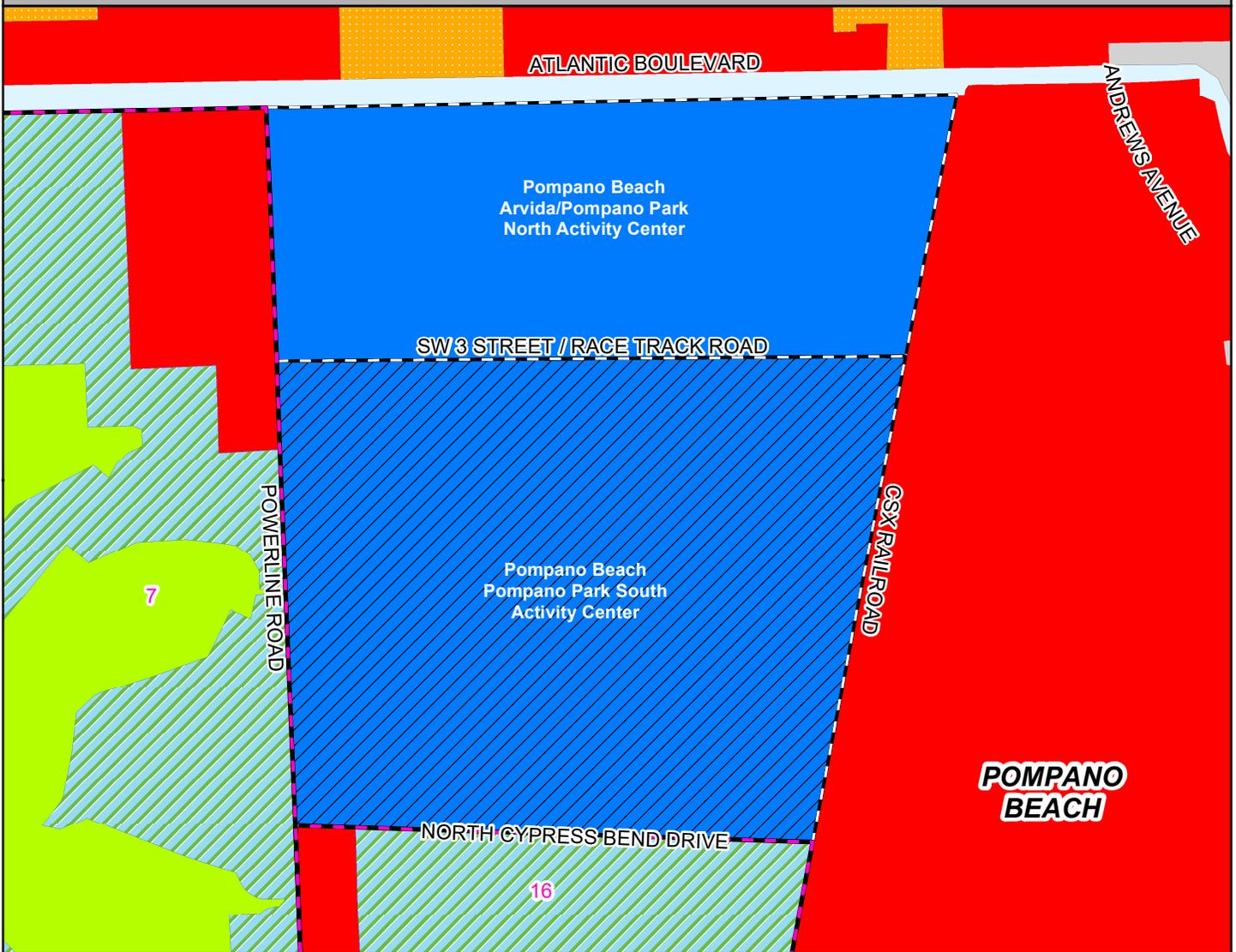
# EXHIBIT A

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PCT 21-2

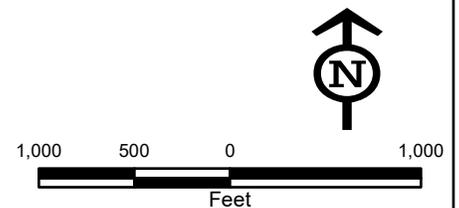
**Current Land Use:** Activity Center

**Proposed Land Use:** Activity Center - Addition of 1,500,000 square feet of industrial uses.  
Reduction of 650,000 square feet of office use.

**Gross Acres:** Approximately 230 acres



- |   |                             |   |                          |
|---|-----------------------------|---|--------------------------|
|  | Site                        |  | Commerce                 |
|  | Dashed-Line Area            |  | Commercial Recreation    |
|  | Low-Medium (10) Residential |  | Transportation           |
|  | Irregular Residential       |  | Water / Primary Drainage |
|  | Activity Center             |   |                          |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PCT 21-2**  
**(POMPANO BEACH)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*December 1, 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**

**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 transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous: 17-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 21-2**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Pompano Beach
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 230.0 acres
- B. Location: In Section 3, Township 49 South, Range 42 East; generally located on the east side of Powerline Road, between Southwest 3 Street/Race Track Road and North Cypress Bend Drive
- C. Existing Uses: Racetrack, casino, stables and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Activity Center consisting of:  
4,100 multi-family dwelling units  
300,000 square feet of commercial uses  
1,000,000 square feet commercial recreation use  
2,000,000 square feet of office uses
- B. Proposed Designation: Activity Center consisting of:  
4,100 multi-family dwelling units  
300,000 square feet of commercial uses  
1,000,000 square feet of commercial recreation use  
1,350,000 square feet of office uses  
1,500,000 square feet of industrial uses
- C. Estimated Net Effect: **Addition** of 1,500,000 square feet of industrial uses  
**Reduction** of 650,000 square feet of office use  
No impact to residential, commercial or commercial recreation uses



# ATTACHMENT 1

## BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 21-2

### Pompano Beach Pompano Park South Activity Center

*Acres:* Approximately 230.0 acres

*General Location:* Located on the east side of Powerline Road, between Southwest 3 Street/Race Track Road and North Cypress Bend Drive.

The Pompano Park South Activity Center (AC) ~~consisting~~ consists of the Pompano Park racetrack, casino, and adjacent property. ~~The AC is located south of Race Track Road, between Powerline Road and the CSX Railroad, and comprises approximately 230 gross acres.~~ The area encompassed by the AC must be zoned in a mixed-use zoning district that limits the density and intensity of the land uses to the following:

#### *Density and Intensity of Land Uses\*:*

Residential Land Uses: 4,100 multi-family dwelling units\*\*

Commercial Recreation Land Uses: 1,000,000 square feet

Commercial Land Uses: 300,000 square feet

Industrial Land Uses: 1,500,000 square feet

Office Land Uses: ~~2,000,000~~ 1,350,000 square feet

#### *Remarks:*

\*The Residential uses will consist of stand-alone residential as well as residential units as part of a mixed-use Commercial and Office development within the Commercial and Office designations. Within mixed use projects, square footages shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross square footage of the development parcel will be assigned to A).

\*\*At least 615 (15%) of the multi-family dwelling units will be affordable at the “moderate-income” (i.e. up to 120% of the median income) level.

NOTES: Underlined words are proposed additions. ~~Struck through~~ words are proposed deletions.