

# 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 OF THE  
5 BROWARD COUNTY COMPREHENSIVE PLAN WITHIN  
6 THE CITY OF MIRAMAR TO DESIGNATED STATE  
7 AGENCIES; 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 Miramar;

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

17 WHEREAS, the Board of County Commissioners held its transmittal public  
18 hearing on March 9, 2021, 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,  
4 Florida Statutes, Amendment PC 21-1, which is an amendment to the Broward County  
5 Land Use Plan within the City of Miramar.

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 21-1 City of Miramar.TransReso.doc  
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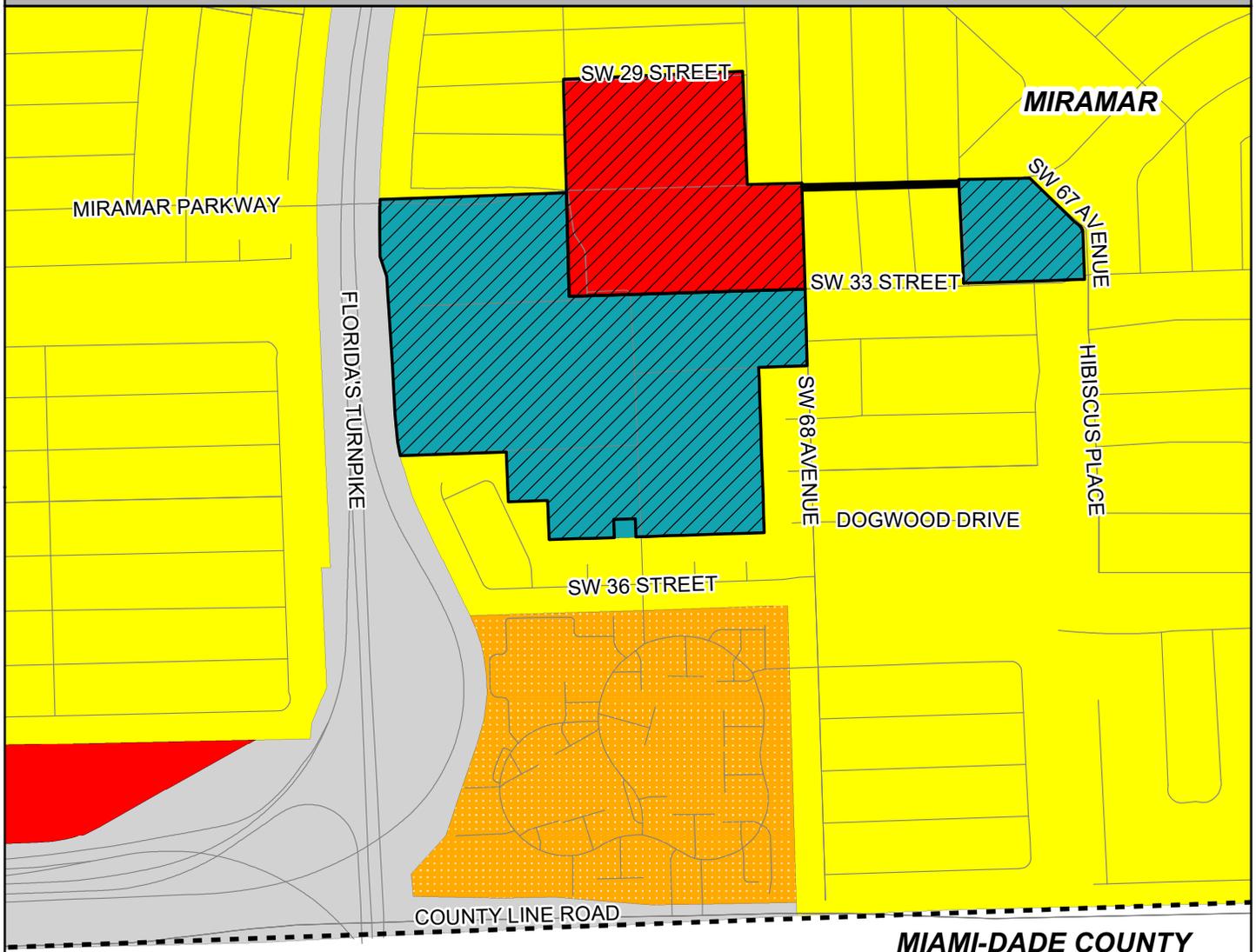
# EXHIBIT A

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 21-1

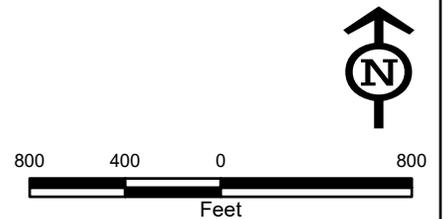
**Current Land Uses:** 59.1 acres of Community and 24.1 acres of Commerce

**Proposed Land Use:** Activity Center

**Gross Acres:** Approximately 83.2 acres



- |   |  |
|---|--|
|  Site                        |  Commerce       |
|  Municipal Boundary          |  Community      |
|  Low (5) Residential         |  Transportation |
|  Low-Medium (10) Residential |  |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 21-1**  
**(MIRAMAR)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*January 19, 2021*

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*

*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 PC 21-1**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Miramar
- II. County Commission District: District 8
- III. Site Characteristics
- A. Size: Approximately 83.2 acres
- B. Location: In Section 26, Township 51 South, Range 41 East; generally located on both sides of Miramar Parkway, between Florida's Turnpike and Hibiscus Place/Southwest 67 Avenue.
- C. Existing Uses: Retail, municipal facilities, educational facilities, park and recreation.
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 59.1 acres of Community  
24.1 acres of Commerce
- B. Proposed Designation: Activity Center consisting of:  
450 multi-family dwelling units  
300,000 square feet of commercial uses  
276,000 square feet of public school uses  
200,000 square feet of office uses  
160,000 square feet of municipal facility uses  
10.23 acres of recreation and open space uses
- C. Estimated Net Effect: **Addition** of 450 dwelling units  
**Addition** of 59,000 square feet of commercial uses  
**Addition** of 200,000 square feet of office use  
**Addition** of 10.23 acres of recreation and open space uses  
**Reduction** of 155,000 square feet of community uses

