

1 WHEREAS, the proposed amendment constitutes a Broward County permitted
2 small scale amendment to the Plan pursuant to Section 163.3187(1), Florida Statutes,

3 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
4 BROWARD COUNTY, FLORIDA:

5 Section 1. The Broward County Land Use Plan is hereby amended by
6 Amendment PC 22-3 in the City of Plantation, set forth in Exhibit "A," attached hereto and
7 incorporated herein.

8 Section 2. Severability.

9 If any portion of this Ordinance is determined by any court to be invalid, the invalid
10 portion will be stricken, and such striking will not affect the validity of the remainder of this
11 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be
12 legally applied to any individual, group, entity, property, or circumstance, such
13 determination will not affect the applicability of this Ordinance to any other individual,
14 group, entity, property, or circumstance.

15 Section 3. Effective Date.

16 1. The effective date of the plan amendment set forth in this Ordinance shall
17 be the latter of:

- 18 (a) Thirty-one (31) days after the adoption of this Ordinance;
- 19 (b) The date a final order is issued by the Department of Economic Opportunity
20 or the Administration Commission finding the amendment to be in
21 compliance;
- 22 (c) If the Department of Economic Opportunity or the Administration
23 Commission finds the amendment to be in noncompliance, pursuant to
24 Section 163.3184(8)(b), Florida Statutes, the date the Board of County

1 Commissioners nonetheless, elects to make the plan amendment effective
2 notwithstanding potential statutory sanctions;

3 (d) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B, the
4 date the Declaration of Restrictive Covenants is recorded in the Public
5 Records of Broward County; or

6 (e) If recertification of the municipal land use plan amendment is required, the
7 date the municipal amendment is recertified.

8 2. This Ordinance is effective as of the date provided by law.

9
10 ENACTED

11 FILED WITH THE DEPARTMENT OF STATE

12 EFFECTIVE

13
14 Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

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16 By /s/ Maite Azcoitia 12/08/2021
17 Maite Azcoitia (date)
18 Deputy County Attorney

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22 MA/gmb
23 PC22-3 City of Plantation.SmallScaleOrd.
12/08/2021
24 #80041

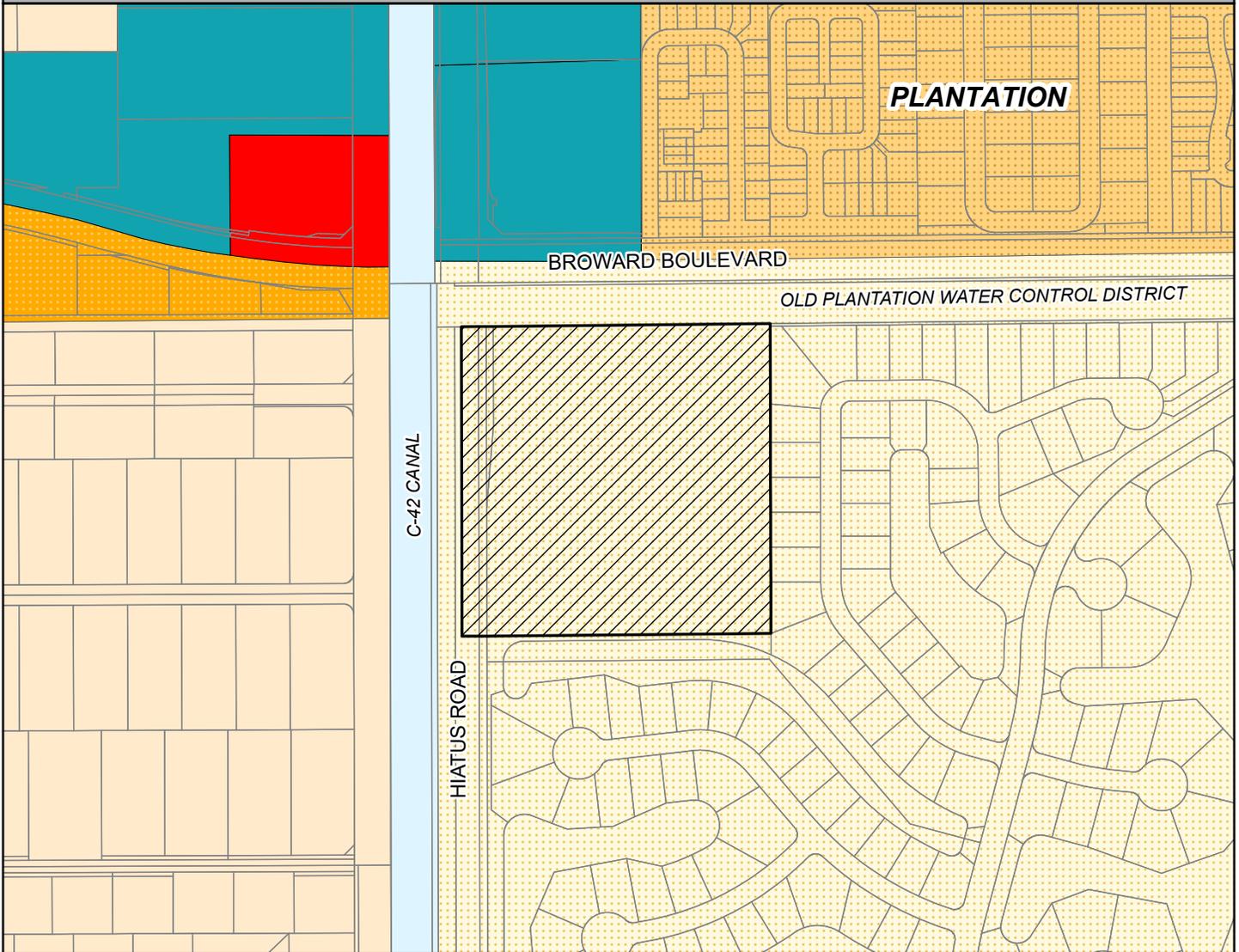
EXHIBIT A

ROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 22-3

Current Land Use: Low (3) Residential

Proposed Land Use: Irregular (3.4) Residential

Gross Acres: Approximately 13.0 acres



- | | |
|---|--|
|  Site |  Medium (16) Residential |
|  Estate (1) Residential |  Commerce |
|  Low (3) Residential |  Community |
|  Low-Medium (10) Residential |  Water / Primary Drainage |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 22-3
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation November 22, 2021

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP), and therefore, recommends approval.

Effectiveness of the approval of the land use plan amendment shall not occur until the municipal recertification of the local amendment is complete.

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.

RECOMMENDATIONS/ACTIONS (continued)

DATE

I. Planning Council Staff Recommendation (continued)

November 22, 2021

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 Public Hearing Recommendation

December 2, 2021

Approval per Planning Council staff recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous: 13-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Good, Grosso, Hardin, Maxey, Parness, Rich, Williams and DiGiorgio)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 22-3

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Plantation
- II. County Commission District: District 5
- III. Site Characteristics
 - A. Size: Approximately 13.0 acres
 - B. Location: In Section 7, Township 50 South, Range 41 East; generally located on the southeast corner of Broward Boulevard and Hiatus Road.
 - C. Existing Use: Vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Low (3) Residential
 - B. Proposed Designation: Irregular (3.4) Residential
 - C. Estimated Net Effect: Addition of 5 dwelling units
39 dwelling units currently permitted by the Broward County Land Use Plan
44 total dwelling units
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
 - A. Existing Uses:
 - North:* FPL substation and single- and multi-family residential
 - East:* Single-family residential
 - South:* Single-family residential
 - West:* C-42 canal and single-family residential
 - B. Planned Uses:
 - North:* Low (3) Residential, Community and Low-Medium (10) Residential
 - East:* Low (3) Residential
 - South:* Low (3) Residential
 - West:* Low (3) Residential, Water and Estate (1) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

A. *Applicant:* Lennar Homes, LLC

B. *Agents:* C. William Laystrom, Jr., Esq., Doumar, Allsworth,
Laystrom, Voigt, Adair & Dishowitz, LLP
Leigh R. Kerr, AICP, Leigh Robinson Kerr &
Associates, Inc.

C. *Property Owner:* School Board of Broward County

VII. Recommendation of Local
Governing Body:

The City of Plantation recommends approval of the
proposed amendment.

EXHIBIT B

A Declaration of Restrictive Covenants is not applicable to this amendment.