

EXHIBIT 4

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 20-1
(CORRESPONDING TO PROPOSED MAP AMENDMENT PC 20-1)
(WILTON MANORS)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Recommendation December 3, 2019

As the proposed amendment has not yet demonstrated compliance with BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.14.9, Planning Council staff would generally recommend denial. However, due to the unanticipated delay regarding the review of the applicant's proposed transportation methodology, Planning Council staff recommends approval subject to compliance with BCLUP Policy 2.14.9, prior to a second Planning Council public hearing.

- II. Planning Council Transmittal Recommendation December 12, 2019

Planning Council recommended approval of the proposed amendment subject to compliance with BCLUP Policy 2.14.9 prior to a second Planning Council public hearing. (Vote of the board; Unanimous; 12-0: Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Graham, Hardin, Maxey, Parness, Rosenof and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 20-1

INTRODUCTORY INFORMATION/PLANNING ANALYSIS

The City of Wilton Manors is proposing to establish an Activity Center land use designation for 117.8 acres of land generally located along the south side of Oakland Park Boulevard, between Interstate 95 and Northeast 6 Avenue, and along both sides of Andrews Avenue, between Oakland Park Boulevard and the Middle River. This proposed text amendment corresponds to Broward County Land Use Plan (BCLUP) proposed map amendment PC 20-1.

The list of uses permitted within the proposed Wilton Manors Activity Center is included in Attachment 1.

As indicated by the analysis provided in the corresponding Broward County Land Use Plan map amendment PC 20-1, Planning Council staff finds the proposal is generally in compliance with the BCLUP policies concerning the Activity Center land use designation, noting that the subject area proposes a mix of residential, commerce and community uses along two (2) important transportation corridors, Andrews Avenue and Oakland Park Boulevard.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 20-1

ATTACHMENT

1. Proposed Broward County Land Use Plan Text Amendment PCT 20-1

ATTACHMENT 1

Wilton Manors Activity Center West

Acreage: Approximately 117.8 acres

General Location: Along the south side of Oakland Park Boulevard, between Interstate 95 and Northeast 6 Avenue, and along both sides of Andrews Avenue, between Oakland Park Boulevard and the Middle River.

Density and Intensity of Land Uses:

Single-Family Residential Land Uses: 72 dwelling units

Multi-Family Residential Land Uses: 1,357 dwelling units

Commerce Land Uses: 697,000 square feet

Community Land Uses: 185,000 square feet

NOTE: Underlined words are proposed additions.