

## EXHIBIT 2

1 ORDINANCE NO. 2020-

2 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF  
3 BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE  
4 BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE  
5 BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF WILTON  
6 MANORS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE  
7 DATE.

8 (Sponsored by the Board of County Commissioners)

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 Broward  
12 County Comprehensive Plan in 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 Wilton Manors;

15 WHEREAS, the Planning Council, as the local planning agency for the Broward  
16 County Land Use Plan, has held its hearings on December 12, 2019, and  
17 February 27, 2020, with due public notice;

18 WHEREAS, the Board of County Commissioners held its transmittal public hearing  
19 on January 28, 2020, having complied with the notice requirements specified in  
20 Section 163.3184(11), Florida Statutes;

21 WHEREAS, the Board of County Commissioners held an adoption public hearing  
22 on April 21, 2020, at 10:00 a.m. [also complying with the notice requirements specified in  
23 Section 163.3184(11), Florida Statutes] at which public comment was accepted and  
24 comments of the Department of Economic Opportunity, South Florida Regional Planning  
Council, South Florida Water Management District, Department of Environmental  
Protection, Department of State, Department of Transportation, Fish and Wildlife

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underscored type are additions.

1 Conservation Commission, Department of Agriculture and Consumer Services, and  
2 Department of Education, as applicable, were considered; and

3 WHEREAS, the Board of County Commissioners, after due consideration of all  
4 matters, hereby finds that the following amendment to the Broward County  
5 Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward  
6 County Comprehensive Plan; complies with the requirements of the Community Planning  
7 Act; and is in the best interests of the health, safety, and welfare of the residents of  
8 Broward County,

9 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
10 BROWARD COUNTY, FLORIDA:

11 Section 1. The Broward County Comprehensive Plan is hereby amended by  
12 Amendment PC 20-1, which is an amendment to the Broward County Land Use Plan  
13 located in the City of Wilton Manors, as set forth in Exhibit "A," attached hereto and  
14 incorporated herein.

15 Section 2. Severability.

16 If any portion of this Ordinance is determined by any court to be invalid, the invalid  
17 portion will be stricken, and such striking will not affect the validity of the remainder of this  
18 Ordinance. If any court determines that this Ordinance, in whole or in part, cannot be  
19 legally applied to any individual, group, entity, property, or circumstance, such  
20 determination will not affect the applicability of this Ordinance to any other individual,  
21 group, entity, property, or circumstance.

22 Section 3. Effective Date.

23 (a) The effective date of the plan amendment set forth in this Ordinance shall  
24 be the latter of:

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- 1 (1) Thirty-one (31) days after the Department of Economic Opportunity notifies  
2 Broward County that the plan amendment package is complete;
- 3 (2) If the plan amendment is timely challenged, the date a final order is issued  
4 by the Administration Commission or the Department of Economic  
5 Opportunity finding the amendment to be in compliance;
- 6 (3) If the Department of Economic Opportunity or the Administration  
7 Commission finds the amendment to be in noncompliance, pursuant to  
8 Section 163.3184(8)(b), Florida Statutes, the date the Board of County  
9 Commissioners nonetheless, elects to make the plan amendment effective  
10 notwithstanding potential statutory sanctions; or
- 11 (4) If a Declaration of Restrictive Covenants or agreement is applicable, as per  
12 Exhibit "B," the date the Declaration of Restrictive Covenants or agreement  
13 is recorded in the Public Records of Broward County.

14 (b) This Ordinance is effective as of the date provided by law.

15 ENACTED

16 FILED WITH THE DEPARTMENT OF STATE

17 EFFECTIVE

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

20  
21 By /s/ Maite Azcoitia 02/24/2020  
22 Maite Azcoitia (date)  
Deputy County Attorney

23 MA/gmb  
02/24/2020  
24 PC20-1 City of Wilton Manors Ord.doc  
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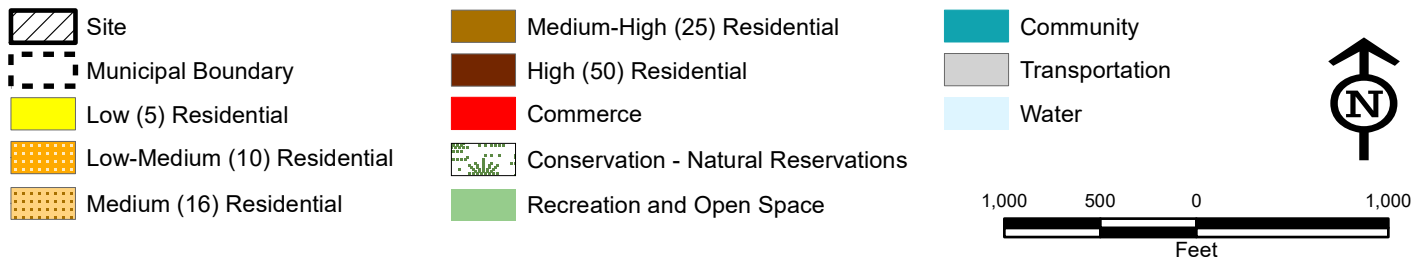
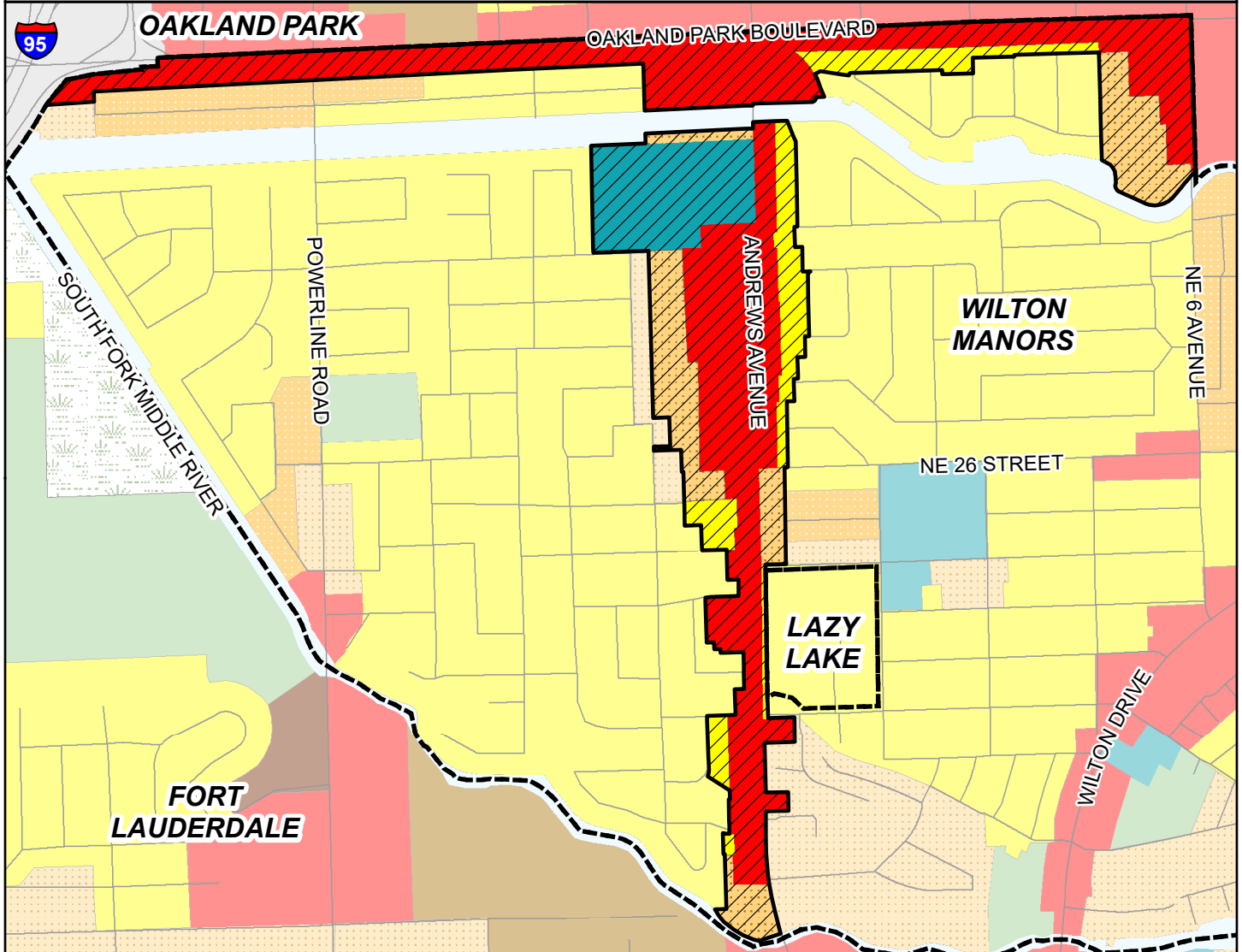
# EXHIBIT A

## BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 20-1

**Current Land Uses:** 69.7 acres of Commerce, 20.0 acres of Medium (16) Residential, 14.4 acres of Low (5) Residential and 13.7 acres of Community

**Proposed Land Use:** Activity Center

**Gross Acres:** Approximately 117.8 acres



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 20-1**  
**(WILTON MANORS)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

- I. Planning Council Staff Transmittal 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)

- III. County Commission Transmittal Recommendation January 28, 2020

Approval. (Note: Due to a mathematical error, the alternative traffic analysis should have shown a decrease in the number of net p.m. peak hour trips, not an increase. Therefore, the amendment is in compliance with all BrowardNext – Broward County Land Use Plan policies, including Policy 2.14.9. In such a case, Planning Council staff would have recommended approval of the subject amendment with no further conditions.)

- IV. Planning Council Staff Final Recommendation February 18, 2020

As noted in the January 28, 2020 County Commission Transmittal Recommendation, Planning Council staff finds the proposed amendment generally consistent with the policies of the BrowardNext – Broward County Land Use Plan, including Policy 2.14.9, and recommends approval. Further, in accordance with Chapter 163, Florida Statutes, the County Commission has transmitted the proposed amendment to all State review agencies. The 30-day review period expires no later than March 4, 2020. Consistent with the *Administrative Rules Document: BrowardNext*, if an objection or comment on adverse impacts to important State resources or facilities is issued, an additional Planning Council public hearing will be scheduled.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

IV. Planning Council Staff Final Recommendation (continued)

February 18, 2020

In addition, if 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 Broward County Land Use Plan 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.

V. Planning Council Final Recommendation

February 27, 2020

Approval per Planning Council final recommendation. (Vote of the board; Unanimous: 18-0; Blattner, Breslau, Brunson, Castillo, DiGiorgio, Fernandez, Gomez, Good, Graham, Hardin, Maxey, Parness, Railey, Rich, Rosenof, Ryan, Williams and Stermer)

VI. Summary of State of Florida Review Agency Comments

March 4, 2020

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 20-1**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Wilton Manors
- II. County Commission District: District 7
- III. Site Characteristics
- A. Size: Approximately 117.8 acres
- B. Location: In Sections 27 and 34, Township 49 South, Range 42 East; 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.
- C. Existing Uses: Single- and multi-family residential, non-residential uses, such as retail, office, religious institution, educational facilities, warehouses and auto-oriented/repair
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 69.7 acres of Commerce  
20.0 acres of Medium (16) Residential  
14.4 acres of Low (5) Residential  
13.7 acres of Community
- B. Proposed Designation: Activity Center consisting of:  
1,429 dwelling units consisting of:  
1,357 multi-family dwelling units  
72 single-family dwelling units  
697,000 square feet of Commerce  
185,000 square feet of Community
- C. Estimated Net Effect: **Addition** of 1,037 dwelling units [392 dwelling units currently permitted by the BCLUP]  
**Addition** of 48,000 square feet of community use  
**Maintaining** 697,000 square feet of commerce use

**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses:*
- North:* Interstate 95, non-residential uses, such as retail, office, warehouses, auto-oriented/repair, multi-family residential and single-family residential
- East:* Single-family residential and multi-family residential
- South:* Single-family residential and multi-family residential
- West:* Single-family residential, multi-family residential and Interstate 95
- B. *Planned Uses:*
- North:* Transportation, Commerce and Medium-High (25) Residential
- East:* Commerce, Low (5) Residential, Low-Medium (10) Residential and Medium (16) Residential
- South:* Low (5) Residential, Commerce, Medium-High (25) Residential, Medium (16) Residential and Low-Medium (10) Residential
- West:* Low (5) Residential, Medium (16) Residential and Transportation

VI. Applicant/Petitioner

- A. *Applicant:* City of Wilton Manors
- B. *Agent:* Jeff Katims, The Mellgren Planning Group, Inc.
- C. *Property Owners:* There are multiple property owners within the subject area.

VII. Recommendation of Local Governing Body:

The City of Wilton Manors recommends approval of the proposed amendment.



## **EXHIBIT B**

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