

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 20-4, which is an amendment to the Broward County Land Use Plan
13 located in the City of Deerfield Beach, 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:

Coding: Words in ~~struck-through~~ type are deletions from existing text. Words in
underscored type are additions.

- 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
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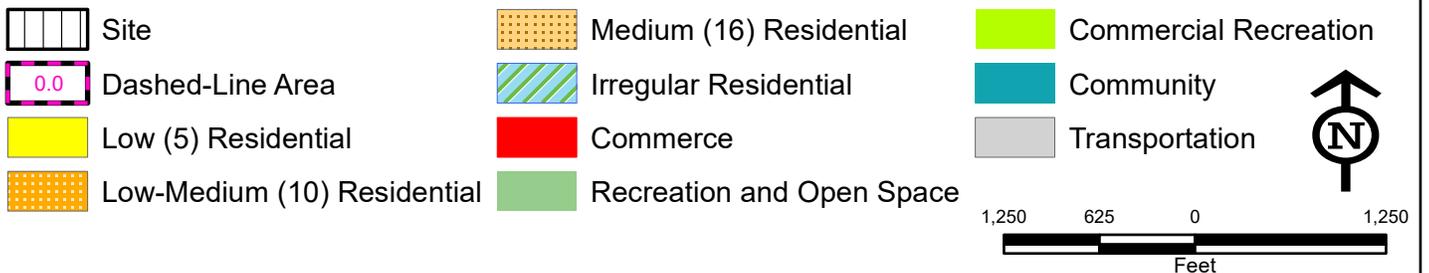
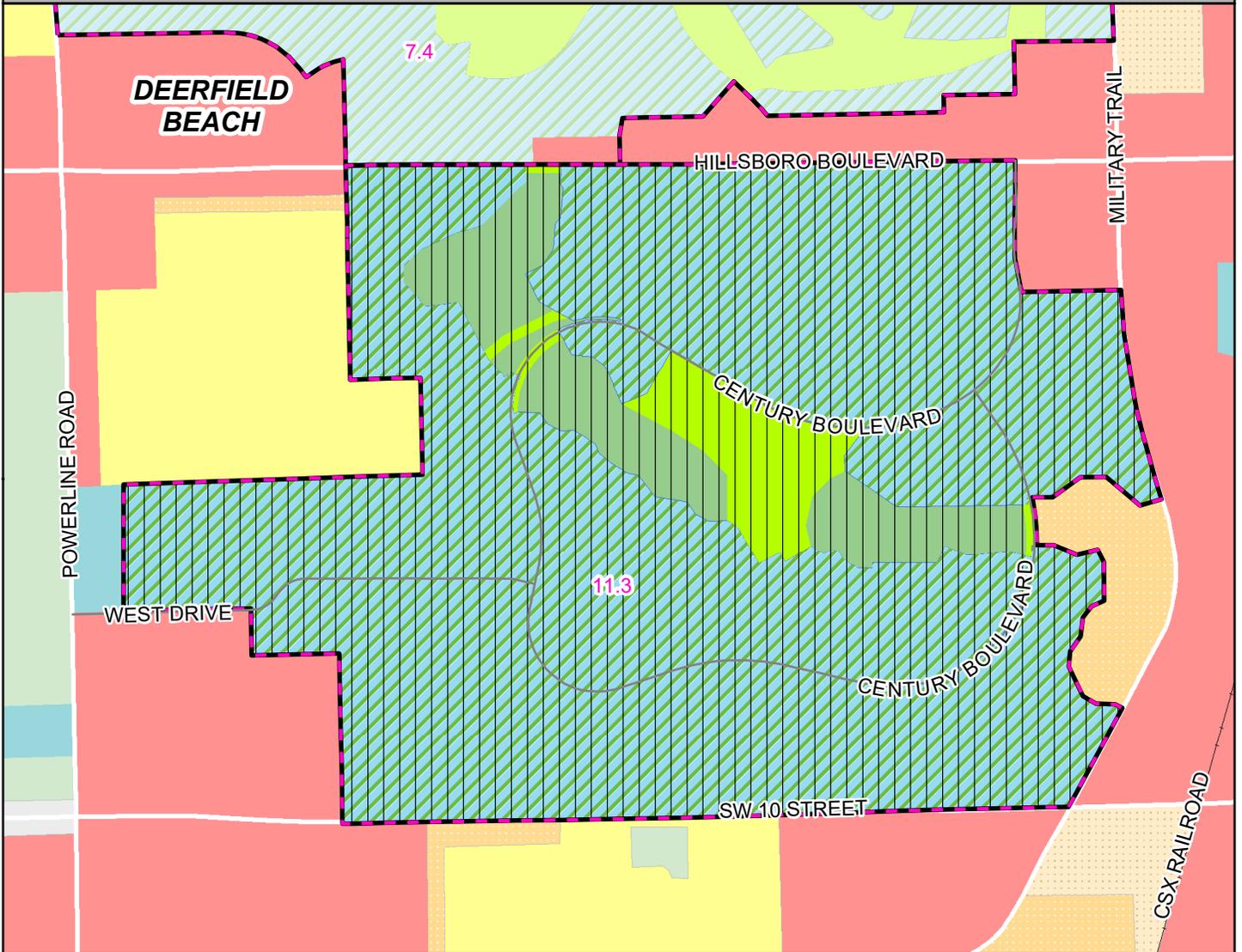
EXHIBIT A

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 20-4

Current Land Uses: Dashed-Line Area consisting of 588.0 acres of Irregular (11.3) Residential, 57.9 acres of Recreation and Open Space and 30.5 acres of Commercial Recreation

Proposed Land Uses: Dashed-Line Area consisting of 588.0 acres of Irregular (12.58) Residential, 57.9 acres of Recreation and Open Space and 30.5 acres of Commercial Recreation

Gross Acres: Approximately 676.4 acres



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 20-4
(DEERFIELD BEACH)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal Recommendation December 3, 2019

Planning Council staff finds the proposed amendment is corrective in nature and generally consistent with the policies of the BrowardNext – Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

As there are no outstanding policy concerns or issues and the amendment is corrective in nature, Planning Council staff does not recommend a second Planning Council public hearing be required consistent with Article 1.2 (A) of the *Administrative Rules Document: BrowardNext*.

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.

II. Planning Council Transmittal Recommendation December 12, 2019

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous; 11-0: Blackwelder, Breslau, Brunson, Castillo, Fernandez, Graham, Hardin, Maxey, Parness, Rosenof and Stermer)

III. County Commission Transmittal Recommendation January 28, 2020

Approval per Planning Council transmittal recommendation.

IV. 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 20-4

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Deerfield Beach
- II. County Commission District: District 2
- III. Site Characteristics
 - A. Size: Approximately 676.4 acres
 - B. Location: In Sections 2 and 3, Township 48 South, Range 42 East; generally located on the west side of Military Trail, between Hillsboro Boulevard and Southwest 10 Street.
 - C. Existing Uses: Age restricted multi-family residential, clubhouse, tennis courts and passive open space
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations: Dashed-Line Area* consisting of:
 - 588.0 acres of Irregular (11.3) Residential
 - 57.9 acres of Recreation and Open Space
 - 30.5 acres of Commercial Recreation
 - B. Proposed Designations: Dashed-Line Area consisting of:
 - 588.0 acres of Irregular (12.58) Residential
 - 57.9 acres of Recreation and Open Space
 - 30.5 acres of Commercial Recreation

* “Dashed-Line Area” means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

INTRODUCTION AND APPLICANT’S RATIONALE (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

C. Estimated Net Effect: No net effect to Residential, Recreation and Open Space or Commercial Recreation.

The purpose of the proposed amendment is corrective in nature to reflect an accurate density on the BCLUP map and was initiated by the Broward County Planning Council as a result of PC 18-7 which identified the discrepancy. There are currently 8,509 dwelling units existing. The current designation allows a maximum of 7,643.

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

A. Existing Uses:

North: Multi-family residential, park and non-residential, such as retail, auto and marine repair and storage, office, religious institution and medical facility

East: Non-residential, such as bank, retail, religious institution, office, vacant and warehouses

South: Non-residential, such as retail, educational facility, multi-family residential, single family residential and warehouses

West: Warehouses, non-residential, such as fire station, community center, water tower and office, single family residential and retail

B. Planned Uses:

North: Commerce and Irregular (7.4) Residential within a Dashed-Line Area and Commerce

East: Commerce and Low-Medium (10) Residential

South: Commerce, Low (5) Residential and Low-Medium (10) Residential

West: Commerce, Community, Low (5) Residential and Low-Medium (10) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

A. Applicant/Agent: City of Deerfield Beach

B. Property Owners: There are multiple property owners within the subject area.

VII. Recommendation of Local Governing Body:

The City of Deerfield Beach recommends approval of the proposed amendment.

EXHIBIT B

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