

1 Wildlife Conservation Commission, Department of Agriculture and Consumer Services,
2 and 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 Plan is consistent with the
5 State Plan, Regional Plan, and the Plan; complies with the requirements of the
6 Community Planning Act; and is in the best interests of the health, safety, and welfare of
7 the residents of Broward County,

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

10 Section 1. The Plan is hereby amended by Amendment PCT 20-1, which is an
11 amendment to the Broward County Land Use Plan text regarding the Wilton Manors
12 West Activity Center, as set forth in Exhibit "A," attached hereto and incorporated
13 herein.

14 Section 2. Severability.

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

21 Section 3. Effective Date.

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

24

- 1 (1) Thirty-one (31) days after the Department of Economic Opportunity
2 notifies 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
10 effective notwithstanding potential statutory sanctions; or
- 11 (4) If a Declaration of Restrictive Covenants or agreement is applicable, as
12 per Exhibit "B," the date the Declaration of Restrictive Covenants or
13 agreement is recorded in the Public Records of Broward County.
- 14 (b) This Ordinance is effective as of the date provided by law.

15
16 ENACTED

17 FILED WITH THE DEPARTMENT OF STATE

18 EFFECTIVE

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

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

24 MA/gmb
02/24/2020
PCT20-1 Wilton Manors West Activity Center Ord
#80041

EXHIBIT A

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 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.

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.

EXHIBIT B

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