



April 22, 2020

Ray Eubanks, Plan Processing Administrator  
State Land Planning Agency  
Florida Department of Economic Opportunity  
Caldwell Building  
107 East Madison, MSC 160  
Tallahassee, FL 32399

Dear Mr. Eubanks:

On April 21, 2020, the Broward County Board of County Commissioners held a public hearing in accordance with Chapter 163, Florida Statutes, and voted to adopt Ordinance Numbers 2020-16 through 2020-18, amending the Broward County Comprehensive Plan (BCCP). The enclosed ordinances adopt two (2) amendments to the Broward County Land Use Plan (BCLUP) map (PC 20-1 and PC 20-4) and one (1) amendment to the BCLUP text (PCT 20-1, corresponding to PC 20-1). The amendments were transmitted by the Board of County Commissioners on January 28, 2020 and were reviewed under the expedited State review process (DEO #20-1ESR). In addition, the amendment reports reflect no changes from the transmittal submission package.

In accordance with the Florida Administrative Code, the adoption ordinances and the adopted amendments are provided (one hard copy and two digital copies). It is noted that the certified, sealed ordinances will be forwarded upon receipt from the County's Records, Taxes and Treasury Division. In addition, by copy of this letter, digital copies of this submittal are being provided directly to the South Florida Regional Planning Council, the Florida Department of Transportation - District IV, the South Florida Water Management District, the Florida Department of Environmental Protection, the Florida Department of State, the Florida Fish and Wildlife Conservation Commission, the Florida Department of Agriculture and Consumer Services and the Florida Department of Education.

We appreciate the continued assistance and cooperation of the Division of Community Planning & Development in the development and refinement of the Broward County Comprehensive Plan. Please contact me or Deanne Von Stetina, AICP, Assistant Executive Director for the Planning Council, if you have any questions or require additional information.

Respectfully,

A handwritten signature in blue ink, appearing to read "BBB", is written over a light blue horizontal line.

Barbara Blake Boy  
Executive Director

**Ray Eubanks**  
**April 22, 2020**  
**Page Two**

BBB:DDV

Enclosures

cc/enc: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council  
Steven C. Braun, PE, Director, Transportation Development, Florida Department of  
Transportation, District IV  
Terry Manning, AICP, Planning & Policy Analyst, South Florida Water Management  
District  
Plan Review, Office of Intergovernmental Programs, Florida Department of  
Environmental Protection  
Robin Jackson, Historic Preservation Planner, Bureau of Historic Preservation, Florida  
Department of State  
Scott Sanders, Conservation Planning Services, Florida Fish & Wildlife Conservation  
Commission  
Comprehensive Plan Review, Office of Policy & Budget, Florida Department of  
Agriculture and Consumer Services  
Mark Weigly, Director, Office of Educational Facilities, Florida Department of Education  
Maite Azcoitia, Broward County Deputy County Attorney

cc: Bertha Henry, Broward County Administrator  
Josie P. Sesodia, AICP, Director, Broward County Planning and Development  
Management Division  
Roberta Moore, Director, Wilton Manors Community Development Services  
Eric M. Power, AICP, Director, Deerfield Beach Planning and Development Services



# PUBLIC HEARING BROWARD COUNTY COMPREHENSIVE PLAN NOTICE OF CHANGE OF LAND USE

**Due to the COVID-19 virus, please contact the Planning Council office at 954-357-6695 to confirm public participation procedures prior to April 21, 2020.**

Broward County proposes amendments to the Broward County Comprehensive Plan, which includes the Broward County Land Use Plan. The amendments propose a change to the use of land within the areas as described below and shown on the map in this advertisement. The Broward County Board of County Commissioners will hold a public hearing on the proposed amendments on Tuesday, April 21, 2020, at 10:00 A.M. in Room 422, Governmental Center Building, 115 South Andrews Avenue, Fort Lauderdale, to consider adoption of Items 1 and 2 and transmittal of Item 3 to designated State agencies for review, per Chapter 163, Florida Statutes, as amended.

At the public hearing, any citizen, property owner, public official or local government representative shall be entitled to be heard for or against the subject of the public hearing, in person or by letter addressed to the County Commission. Time allotted to speakers, other than staff, members of the Commission and applicants for amendments, may be limited by the Mayor for each public hearing agenda item to allow maximum participation by the public at large. Potential speakers shall be prohibited from assigning allotted time, unless specifically authorized to do so by the Commission. All potential speakers, excluding staff, members of the Commission and applicants for amendments, shall be required to sign in on the requisite sign in sheet as to each public hearing agenda item. Strict order and decorum shall be preserved. The Mayor shall limit repetitive debate. If you require communication aids, please contact the Office of the County Administrator at 954-357-7000 or Hearing Impaired/TTY at 954-831-3940. Please make accommodation requests at least three (3) days in advance.

Information on the amendments is presented below. For additional information contact the Broward County Planning Council, 115 South Andrews Avenue, Room 307, Fort Lauderdale, Florida 33301, Phone: 954-357-6695.

## PUBLIC HEARING AGENDA BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY COMPREHENSIVE PLAN APRIL 21, 2020 - 10:00 A.M.

### ADOPTION:

#### ITEM 1 A. AMENDMENT PC 20-1

Amendment to the Broward County Land Use Plan – City of Wilton Manors From 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 to Activity Center

Approximately 117.8 acres; 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.

#### B. AMENDMENT PCT 20-1

Amendment to the Broward County Land Use Plan text corresponding to proposed map amendment PC 20-1, in the City of Wilton Manors.

#### ITEM 2 AMENDMENT PC 20-4

Amendment to the Broward County Land Use Plan – City of Deerfield Beach From a 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 to a 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

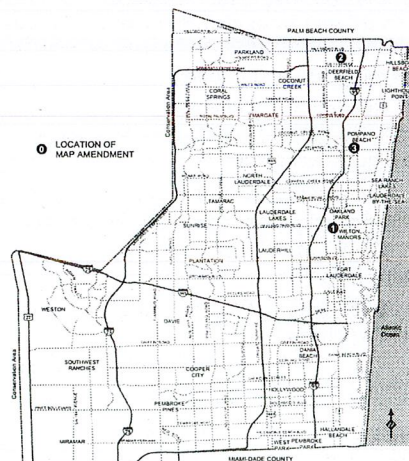
Approximately 676.4 acres; generally located on the west side of Military Trail, between Hillsboro Boulevard and Southwest 10 Street.

### TRANSMITTAL:

#### ITEM 3 AMENDMENT PCT 20-2

Amendment to the Broward County Land Use Plan text to add 2,000 dwelling units and 120 hotel rooms and to reduce 336,000 square feet of commercial uses within the "Pompano Beach Downtown Activity Center," generally bound on the north by Northwest 6 Street/Northwest 6 Court, on the south by Atlantic Boulevard/Southwest 2 Street, on the east by Northeast 5 Avenue, and on the west by Northwest 10 Avenue.

Notice to Members of the Public: If you wish to appeal any decision made by the Broward County Commission, with respect to any matter considered at such meeting or hearing, you will need a record of the proceedings. You may thus need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice is given pursuant to Section 286.0105, Florida Statutes.



**ORDINANCE NUMBER 2020 - 16**

**ORDINANCE TO ADOPT AMENDMENT PC 20-1**



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:

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 April 21, 2020

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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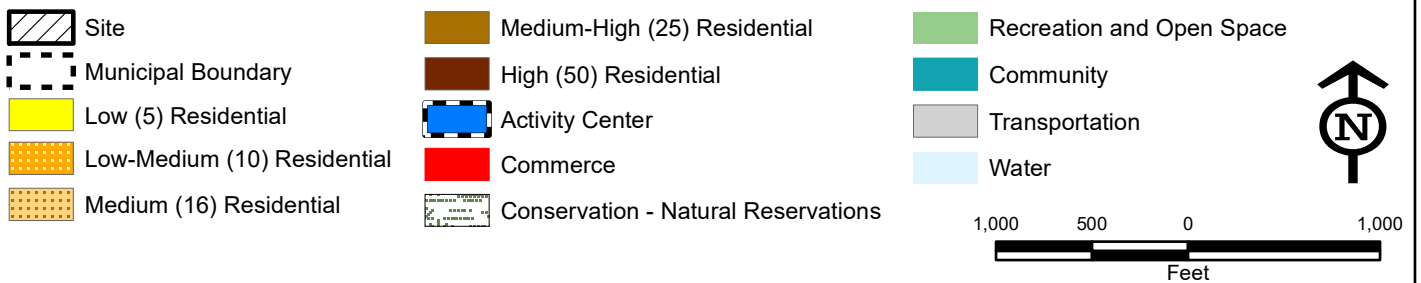
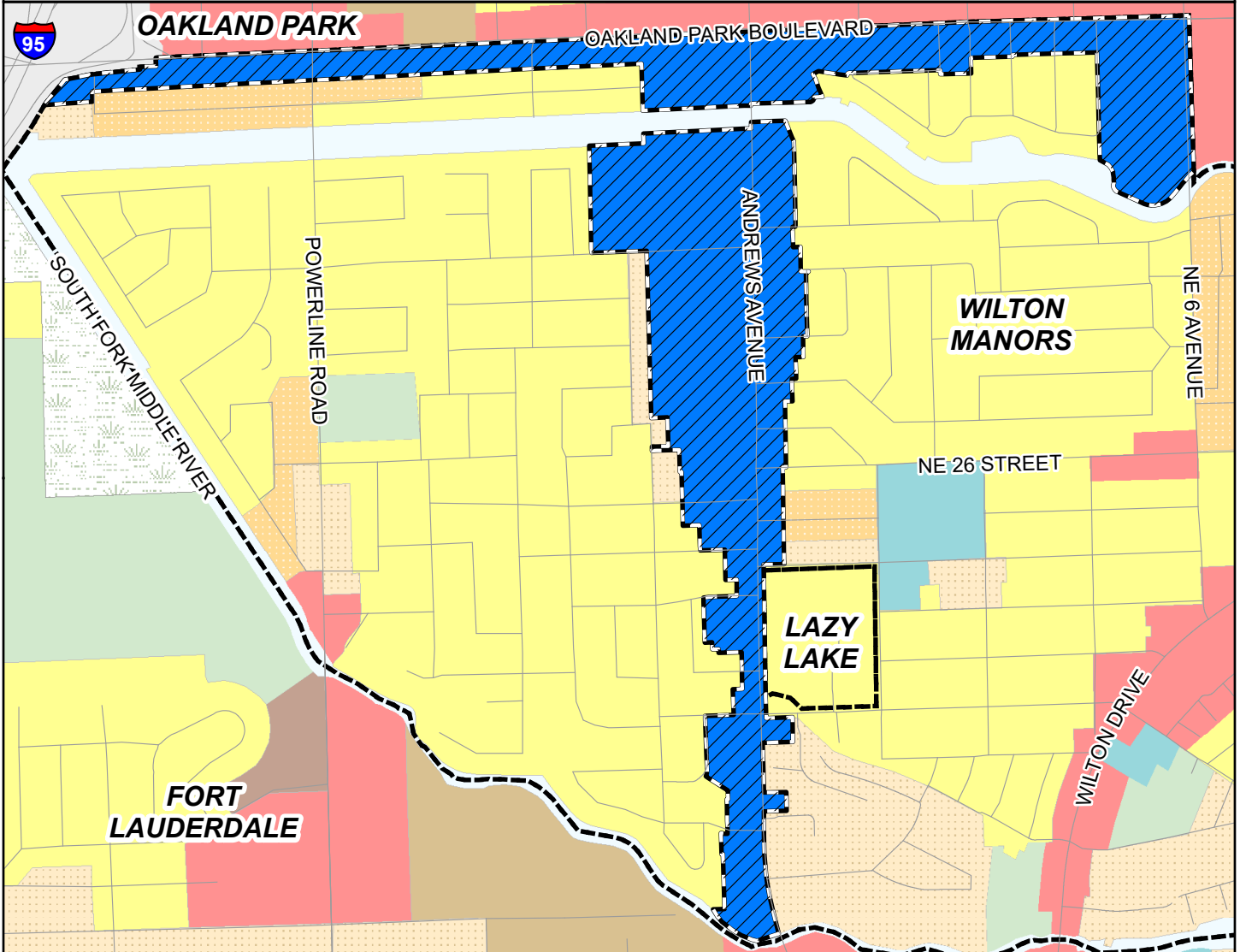
# EXHIBIT A

## 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.

VII. County Commission Final Action April 21, 2020

Approved per Planning Council final recommendation.

**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.

**ORDINANCE NUMBER 2020 - 17**

**ORDINANCE TO ADOPT AMENDMENT PCT 20-1**

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ORDINANCE NO. 2020-17

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE BROWARD COUNTY LAND USE PLAN TEXT REGARDING THE WILTON MANORS WEST ACTIVITY CENTER; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the Broward County Comprehensive Plan on April 25, 2017 (the Plan);

WHEREAS, the Department of Economic Opportunity has found the Plan in compliance with the Community Planning Act;

WHEREAS, Broward County now wishes to propose an amendment to the Broward County Land Use Plan text regarding the Wilton Manors West Activity Center;

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

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

WHEREAS, the Board of County Commissioners held an adoption public hearing on April 21, 2020, at 10:00 a.m. [also complying with the notice requirements specified in Section 163.3184(11), Florida Statutes] at which public comment was accepted and 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

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 April 21, 2020

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.

VII. County Commission Final Action April 21, 2020

Approved per Planning Council final recommendation.

# 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.

**ORDINANCE NUMBER 2020 - 18**

**ORDINANCE TO ADOPT AMENDMENT PC 20-4**



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 April 21, 2020

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

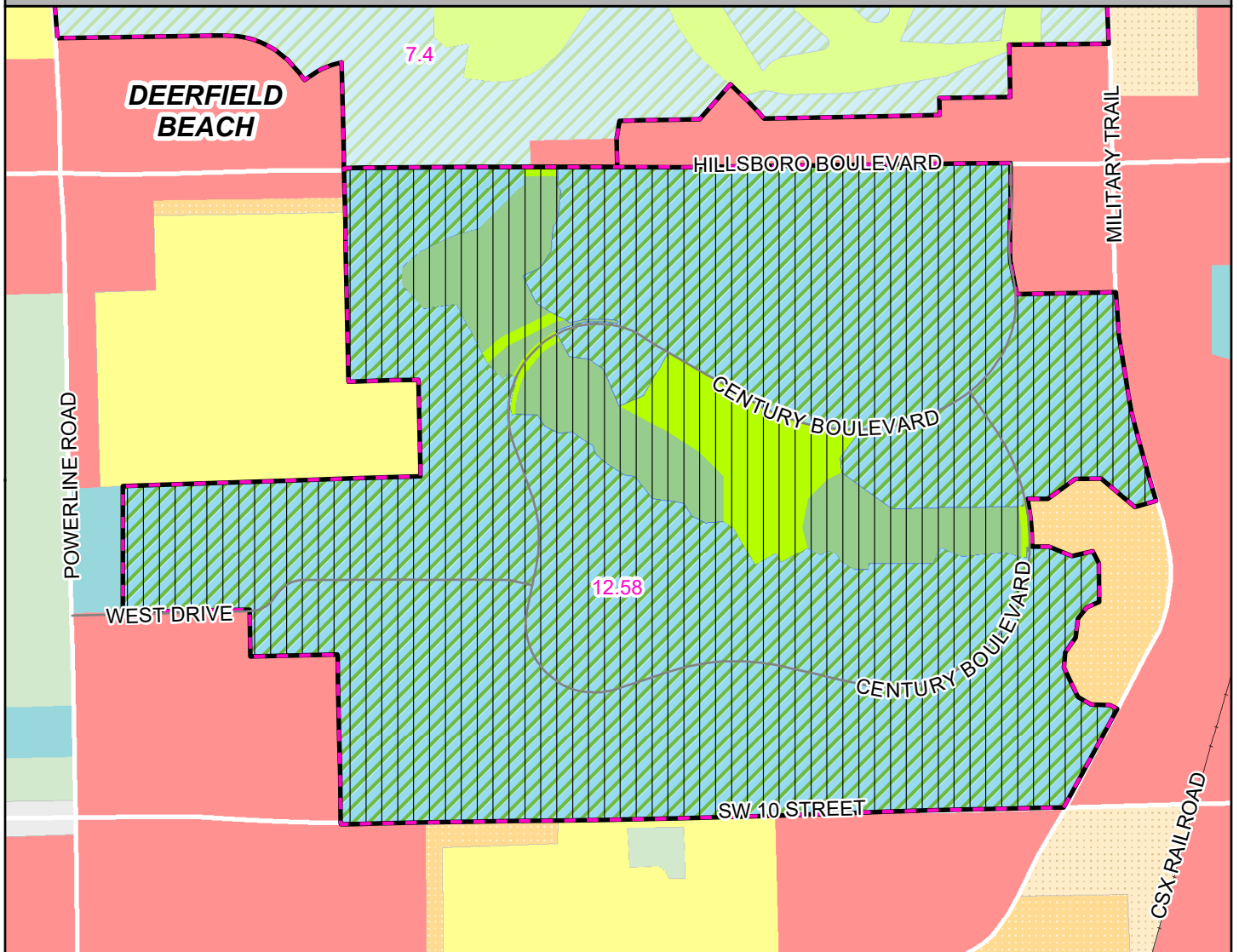
23 MA/gmb  
02/24/2020  
24 PC20-4 City of Deerfield Beach Manors Ord.doc  
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








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



# EXHIBIT A

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

<b>Current Land Uses:</b>	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
<b>Proposed Land Uses:</b>	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
<b>Gross Acres:</b>	Approximately 676.4 acres



 Site	 Medium (16) Residential	 Commercial Recreation
 Dashed-Line Area	 Irregular Residential	 Community
 Low (5) Residential	 Commerce	 Transportation
 Low-Medium (10) Residential	 Recreation and Open Space	

**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.

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

V. County Commission Final Action

April 21, 2020

Approved per Planning Council transmittal recommendation.

**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.



**TABLE OF CONTENTS**

**AMENDMENTS TO THE  
BROWARD COUNTY COMPREHENSIVE PLAN  
PC 20-1/PCT 20-1 AND PC 20-4  
ADOPTION  
(DEO #20-1ESR)**

**APRIL 21, 2020**

**ITEM 1    A. AMENDMENT PC 20-1**

Amendment to the Broward County Land Use Plan – City of Wilton Manors

From 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 to Activity Center

Approximately 117.8 acres; 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.

**B. AMENDMENT PCT 20-1**

Amendment to the Broward County Land Use Plan text corresponding to proposed map amendment PC 20-1, in the City of Wilton Manors.

**ITEM 2    AMENDMENT PC 20-4**

Amendment to the Broward County Land Use Plan – City of Deerfield Beach

From a 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 to a 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

Approximately 676.4 acres; generally located on the west side of Military Trail, between Hillsboro Boulevard and Southwest 10 Street.

## EXPLANATION OF TRANSPORTATION TERMINOLOGY

Year 2040:	Long Range Regional Transportation Network
I.T.E.:	Institute of Transportation Engineers Trip Generation Manual
Capacity:	Capacity at Level of Service D in thousands of vehicles at p.m. peak hour
P.M. Peak Hour:	Traffic in thousands of vehicles per peak hour (i.e. one hour measured between 4:00 and 6:00 p.m.)
Annual Average Daily Traffic (A.A.D.T.):	The volume passing a point or segment of a roadway in both directions for one year divided by the number of days in the year. <sup>1</sup>
Significance Threshold:	Corresponding to additional p.m. peak hour trips at three-percent (3%) or more of such capacity of a regional transportation link at the long-range planning horizon per BrowardNext - Broward County Land Use Plan Policy 2.14.9.
LOS:	Level of Service <sup>2</sup> (LOS D is a policy of the Broward County Board of County Commissioners)
A	LOS A describes primarily free-flow operations at average travel speeds, usually about 90 percent of the free-flow speed for the given street class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Control delay at signalized intersections is minimal.
B	LOS B describes reasonable unimpeded operations at average travel speeds, usually about 70 percent of the free-flow speed for the street class. The ability to maneuver within the traffic stream is only slightly restricted, and control delays at signalized intersections are not significant.
C	LOS C describes stable operations; however, ability to maneuver and change lanes in midblock locations may be more restricted than at LOS B, and longer queues, adverse signal coordination, or both may contribute to lower average travel speeds of about 50 percent of the free-flow speed for the street class.
D	LOS D borders on a range in which small increases in flow may cause substantial increases in delay and decreases in travel speed. LOS D may be due to adverse signal progression, inappropriate signal timing, high volumes, or a combination of these factors. Average travel speeds are about 40 percent of free-flow speed.
E	LOS E is characterized by significant delays and average travel speeds of 33 percent or less of the free-flow speed. Such operations are caused by a combination of adverse progression, high signal density, high volumes, extensive delays at critical intersections, and inappropriate signal timing.
F	LOS F is characterized by urban street flow at extremely low speeds, typically one-third to one-fourth of the free-flow speed. Intersection congestion is likely at critical signalized locations, with high delays, high volumes, and extensive queuing.

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<sup>1</sup> Definition provided by the Broward Metropolitan Planning Organization.

<sup>2</sup> Highway Capacity Manual. Transportation Research Board: National Research Council, Washington, D.C. 2000, page 10-5.