

EXHIBIT 1

ORDINANCE NO. 2009-

1
2 AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A
3 SMALL SCALE AMENDMENT TO THE BROWARD COUNTY
4 COMPREHENSIVE PLAN; AMENDING THE 1989 BROWARD COUNTY
5 LAND USE PLAN MAP IN THE CITY OF PEMBROKE PINES;
6 PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN
7 EFFECTIVE DATE.

8 (Sponsored by the Board of County Commissioners)

9 WHEREAS, Broward County adopted the 1989 Broward County Comprehensive
10 Plan on March 1, 1989; and

11 WHEREAS, the Department of Community Affairs has found the Broward County
12 Comprehensive Plan in compliance with the Local Government Comprehensive
13 Planning and Land Development Regulation Act; and

14 WHEREAS, Broward County now wishes to propose an amendment to the Plan;
15 and

16 WHEREAS, the Planning Council, as the local planning agency for the Broward
17 County Land Use Plan, held its hearings on January 22, 2009, and February 26, 2009,
18 with due public notice; and

19 WHEREAS, the Board of County Commissioners held an adoption public hearing
20 on March 24, 2009, at 2:00 p.m. [complying with the notice requirements specified in
21 Subsection 163.3184(15), Florida Statutes], at which public comment was accepted and
22 considered; and

23 WHEREAS, the Board of County Commissioners after due consideration of all
24 matters hereby finds that the following amendment to the 1989 Broward County
Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward
County Comprehensive Plan; complies with the requirements of the Local Government

1 Comprehensive Planning and Land Development Regulation Act; and is in the best
2 interests of the health, safety, and welfare of the residents of Broward County; and

3 WHEREAS, the proposed amendment constitutes a Broward County permitted
4 small scale development amendment to the Broward County Comprehensive Plan
5 pursuant to Subsection 163.3187(1)c, Florida Statutes.

6 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
7 BROWARD COUNTY, FLORIDA:

8 Section 1. The 1989 Broward County Land Use Plan Map is hereby amended
9 by amendment PC 09-3 in the City of Pembroke Pines, set forth in Exhibit A, attached
10 hereto and incorporated herein.

11 Section 2. SEVERABILITY.

12 If any section, sentence, clause or phrase of this Ordinance is held to be invalid
13 or unconstitutional by any court of competent jurisdiction, then said holding shall in no
14 way affect the validity of the remaining portions of this Ordinance.

15 Section 3. EFFECTIVE DATE.

16 1. The effective date of the plan amendment set forth in this Ordinance shall
17 be the latter of:

18 (a) Thirty-one (31) days after the adoption of this Ordinance.

19 (b) The date a final order is issued by the Department of Community Affairs or
20 the Administration Commission finding the amendment to be in compliance in
21 accordance with Section 163.3187, Florida Statutes.

22 (c) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B,
23 the date the Declaration of Restrictive Covenants is recorded in the Public Records of
24 Broward County.

1 2. This Ordinance shall become effective as provided by law.

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3 ENACTED

4 FILED WITH THE DEPARTMENT OF STATE

5 EFFECTIVE

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