



1 Environmental Protection, Department of State, Department of Transportation, Fish and  
2 Wildlife Conservation Commission, Department of Agriculture and Consumer Services,  
3 and Department of Education, as applicable, were considered; and

4 WHEREAS, the Board of County Commissioners after due consideration of all  
5 matters hereby finds that the following amendment to the 1989 Broward County  
6 Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward  
7 County Comprehensive Plan; complies with the requirements of the Local Government  
8 Comprehensive Planning and Land Development Regulation Act; and is in the best  
9 interests of the health, safety, and welfare of the residents of Broward County; and

10 WHEREAS, the proposed amendment constitutes an amendment as part of  
11 Broward County's permitted second annual amendments to the Plan for 2010.

12 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
13 BROWARD COUNTY, FLORIDA:

14 Section 1. The 1989 Broward County Land Use Plan is hereby amended by  
15 Amendment PC 10-16, which is an amendment to the 1989 Broward County Land Use  
16 Plan Map located in the City of Deerfield Beach, as set forth in Exhibit A, attached  
17 hereto and incorporated herein.

18 Section 2. SEVERABILITY.

19 If any portion of this Ordinance is determined by any Court to be invalid, the  
20 invalid portion shall be stricken, and such striking shall not affect the validity of the  
21 remainder of this Ordinance. If any Court determines that this Ordinance, or any portion  
22 hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies),  
23 or circumstance(s), such determination shall not affect the applicability hereof to any  
24 other individual, group, entity, property, or circumstance.

1 Section 3. EFFECTIVE DATE.

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

4 (a) Thirty-one (31) days after the Department of Community Affairs notifies  
5 Broward County that the plan amendment package is complete;

6 (b) If the plan amendment is timely challenged, the date a final order is issued  
7 by the Administration Commission or the Department of Community Affairs finding the  
8 amendment to be in compliance in accordance with Section 163.32465(6), Florida  
9 Statutes; or

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

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

14 ENACTED

15 FILED WITH THE DEPARTMENT OF STATE

16 EFFECTIVE

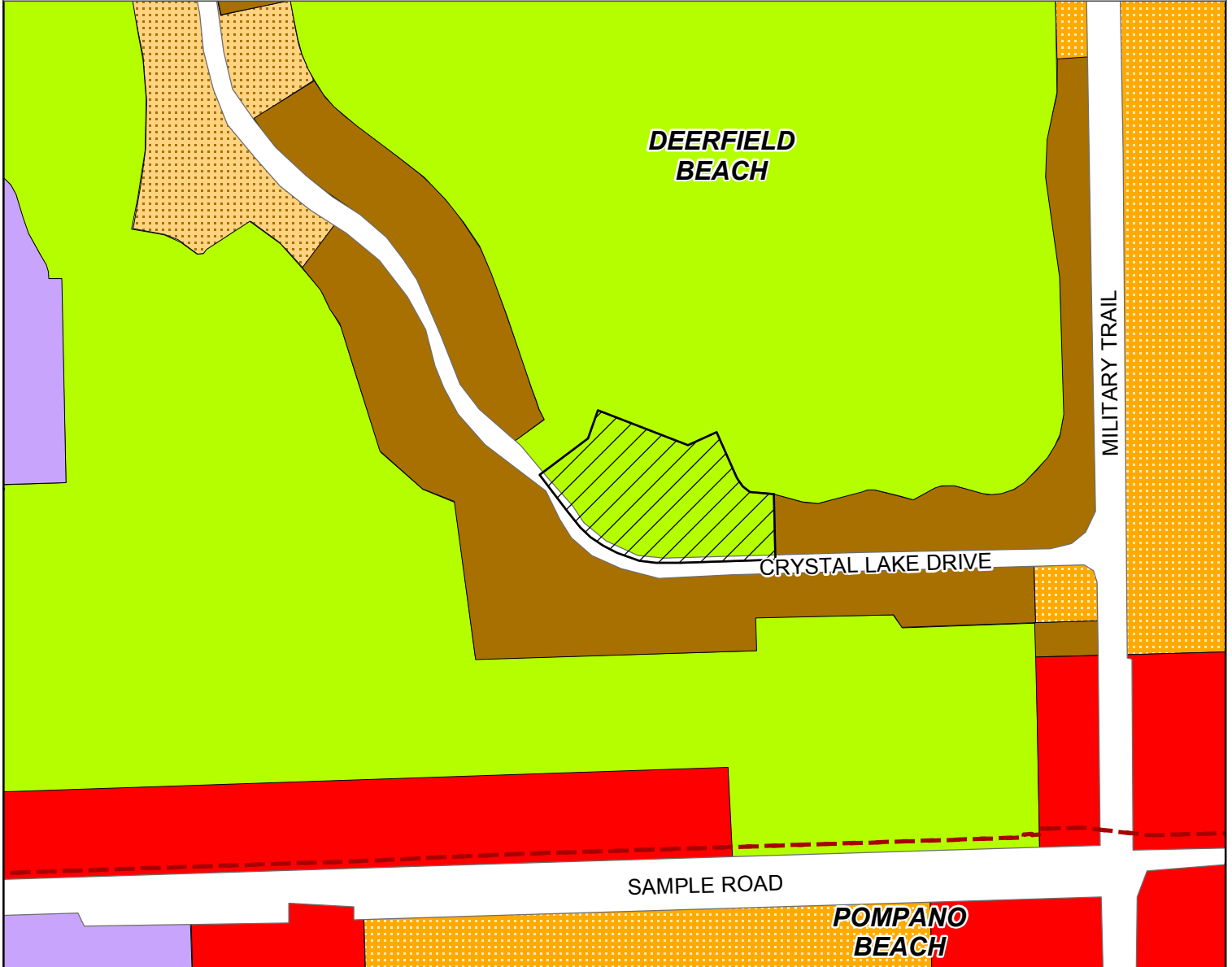
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EXHIBIT A TO ORDINANCE

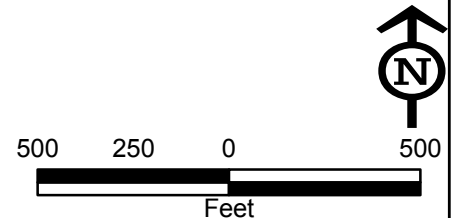
BROWARD COUNTY LAND USE PLAN  
FUTURE LAND USE DESIGNATIONS

Amendment PC 10-16

**Current Land Use:** COMMERCIAL RECREATION  
**Proposed Land Use:** MEDIUM-HIGH (25) RESIDENTIAL  
**Acreage:** Approximately 5.6 acres



- |                              |                       |                    |
|------------------------------|-----------------------|--------------------|
| Low-Medium (10) Residential  | Commercial            | Site               |
| Medium (16) Residential      | Commercial Recreation | Municipal Boundary |
| Medium-High (25) Residential | Industrial            |                    |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 10-16**  
**(DEERFIELD BEACH)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation May 18, 2010*

Planning Council staff finds that the proposed amendment is generally consistent with the goals, objectives and policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, recognizing the applicant's voluntary commitment to the City of Deerfield Beach to restrict the proposed amendment to 1). a total of 125 dwelling units; and 2). the restriction of not less than 15% of the total dwelling units (19 dwelling units) as affordable housing. It is also recommended that any approval be conditioned on the execution of a legally enforceable mechanism regarding the voluntary commitments offered by the applicant.

**Update: August 17, 2010:** In coordination with the City of Deerfield Beach, the applicant has submitted a revised draft Declaration of Restrictive Covenants incorporating a revision to make Broward County the beneficiary. The voluntary commitment remains the same.

*II. Planning Council Transmittal Recommendation May 27, 2010*

Approval per Planning Council staff transmittal recommendation. (Vote of the board; 14-2; Yes: Bruck, Case, Castillo, G. Cooper, S. Cooper, Dinnen, DuBose, Fisher, Julian, Mallozzi, Reinstein, Ritter, Udine and Williams. No: Boisvenue and Willett.)

*III. County Commission Transmittal Recommendation June 8, 2010*

Approval per Planning Council transmittal recommendation.

*IV. Summary of State of Florida Review Agency Comments July 19, 2010*

The State of Florida Review Agencies issued no comments regarding this proposed amendment.

**RECOMMENDATIONS/ACTIONS**

**DATE**

V. Planning Council Staff Final Recommendation

August 17, 2010

It is recommended that the proposed amendment to the Broward County Land Use Plan be approved recognizing the applicant's voluntary commitment to restrict the proposed amendment to 1). a total of 125 dwelling units; and 2). the restriction of not less than 15% of the total dwelling units (19 dwelling units) as affordable housing. It is also recommended that any approval be conditioned on the execution of a legally enforceable mechanism regarding the voluntary commitments offered by the applicant.

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 10-16**

**INTRODUCTION AND APPLICANT’S RATIONALE**

- I. Municipality: Deerfield Beach
- II. County Commission District: District 2
- III. Site Characteristics
  - A. Size: Approximately 5.6 acres
  - B. Location: In Section 15, Township 48 South, Range 42 East; generally located on the north side of Crystal Lake Drive, west of Military Trail.
  - C. Existing Use: Golf course clubhouse
- IV. Broward County Land Use Plan (BCLUP) Designations
  - A. Current Designation: Commercial Recreation
  - B. Proposed Designation: Medium-High (25) Residential
  - C. Estimated Net Effect: Addition of 140 dwelling units [zero dwelling units currently permitted by the Broward County Land Use Plan]  
Reduction of 5.6 acres of commercial recreation use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
  - A. Existing Uses: *North:* Golf course and parking  
*East:* Multi-family residential  
*South:* Multi-family residential and vacant  
*West:* Parking
  - B. Planned Uses: *North:* Commercial Recreation  
*East:* Commercial Recreation and Medium-High (25) Residential  
*South:* Medium-High (25) Residential  
*West:* Commercial Recreation and Medium-High (25) Residential

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

VI. Applicant/Petitioner

- |                    |                                      |
|--------------------|--------------------------------------|
| A. Applicant:      | Crystal Lake Golf Club, LLC          |
| B. Agent:          | Dennis D. Mele, Esq., Ruden McClosky |
| C. Property Owner: | Crystal Lake Golf Club, LLC          |

VII. Recommendation of  
Local Governing Body:

The City of Deerfield Beach recommends approval. The City is anticipating the adoption of the corresponding local amendment in October of 2010.