

1 Regional Planning Council, South Florida Water Management District, Department of
2 Environmental Protection, Department of State, Department of Transportation, Fish and
3 Wildlife Conservation Commission, Department of Agriculture and Consumer Services,
4 and Department of Education, as applicable, were considered; and

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

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

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

15 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
16 Amendment PCT 10-10, which is an amendment to the 1989 Broward County Land Use
17 Plan text regarding the Wilton Manors Transit Oriented Corridor, as set forth in Exhibit
18 A, attached hereto and incorporated herein.

19 Section 2. SEVERABILITY.

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

1 or circumstance(s), such determination shall not affect the applicability hereof to any
2 other individual, group, entity, property, or circumstance.

3 Section 3. EFFECTIVE DATE.

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

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

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

12 (c) If a Declaration of Restrictive Covenants or Interlocal Agreement is
13 applicable, as per Exhibit B, the date the Declaration of Restrictive Covenants or
14 Interlocal Agreement is recorded in the Public Records of Broward County.

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

16 ENACTED

17 FILED WITH THE DEPARTMENT OF STATE

18 EFFECTIVE

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EXHIBIT A TO ORDINANCE

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 10-10
(CORRESPONDING TO PROPOSED MAP AMENDMENT PC 10-13)
(WILTON MANORS)

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 to the Broward County Land Use Plan be approved.

- II. Planning Council Transmittal Recommendation May 27, 2010

Approval per Planning Council staff transmittal recommendation. (Vote of the board; 16-1; Yes: Bruck, Case, Castillo, Castro, G. Cooper, S. Cooper, Dinnen, DuBose, Fisher, Julian, Mallozzi, Reinstein, Ritter, Udine, Willett and Williams. No: Boisvenue.)

- 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 the following comment regarding the proposed amendment.

Comment: The Florida Department of Transportation (FDOT) recommends that the plan include policy language to address transit accessibility in terms of relating bus stop locations to adjacent land uses. Criteria for hierarchy of potential transit stops should be included, which also consists of the vehicle type intended to serve the transit facilities. Internal access should also be addressed, including urban design, building placement and massing, block size, mix of uses, pedestrian circulation, and a provision of short and long-term bicycle parking. Transit plans should be coordinated with ongoing studies including the South Florida East Coast Corridor study to ensure efficient planning and use of resources. The City should add policy support providing for revisions to design standards after the studies are completed and locations for transit stops and infrastructure have been identified. In addition, FDOT recommends that Broward County and the City coordinate with the Metropolitan Planning Organization (MPO) to identify the exact locations of the mobility hubs and types of vehicles that would serve those facilities.

RECOMMENDATIONS/ACTIONS (continued)

DATE

Response: The City of Wilton Manors is proposing policy language which includes, but is not limited to, land development regulations to address transit accessibility, potential transit stops and vehicle types intended to serve transit facilities, as well as, language addressing urban design to promote transit. In addition, the City shall coordinate with ongoing studies to ensure efficient planning and use for transit stops and infrastructure.

Planning Council staff notes that the Year 2035 Long Range Transportation Plan (LRTP), which was adopted by the Broward MPO on November 19, 2009, indicates the type and location of mobility hubs in the cost-feasible section. It is Planning Council staff's understanding that the various technologies associated with the adopted mobility hubs have not been determined. As noted in the 2035 LRTP, "the specific locations of Mobility Hubs are dependent on further planning studies to select sites based on availability of land, public-private partnership opportunities, delineation of Premium Transit services, and bike/pedestrian facilities as well as local desire."

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.

**BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT
PCT 10-10**

BROWARD COUNTY LAND USE PLAN

The following area has been designated Transit Oriented Corridor within the Broward County Land Use Plan:

Wilton Manors Transit Oriented Corridor

Acreage: Approximately 114.2 acres

General Location: Generally located between Northeast 11 Avenue and Northeast 15/16 Avenue, and between the South Fork of the Middle River and the North Fork of the Middle River.

Density and Intensity
of Land Uses:

<u>Residential Land Uses</u>	<u>519</u>	<u>dwelling units*</u>
<u>Hotel</u>	<u>172</u>	<u>rooms</u>
<u>Commercial Land Uses</u>	<u>538,200</u>	<u>square feet</u>
<u>Industrial Land Uses</u>	<u>71,600</u>	<u>square feet</u>
<u>Transportation</u>	<u>7.8</u>	<u>acres</u>
<u>Recreation and Open Space</u>	<u>6.9</u>	<u>acres (minimum)**</u>

* Consisting of 279 high-rise units, 30 single-family units, 44 townhouse units, 72 garden apartments, 84 duplexes and 10 studios.

** Park acreage includes Colohatchee Park.

Note: Underlined words are proposed additions.