



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 10-13, which is an amendment to the 1989 Broward County Land Use  
16 Plan Map located in the City of Wilton Manors, as set forth in Exhibit A, attached hereto  
17 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 an Agreement imposing conditions on the plan amendment or Interlocal  
11 Agreement is applicable, as per Exhibit B, the date the Agreement or Interlocal  
12 Agreement is recorded in the Public Records of Broward County.

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

14 ENACTED

15 FILED WITH THE DEPARTMENT OF STATE

16 EFFECTIVE

17  
18  
19  
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23 MA/lt  
08/05/10  
24 #10-401.20  
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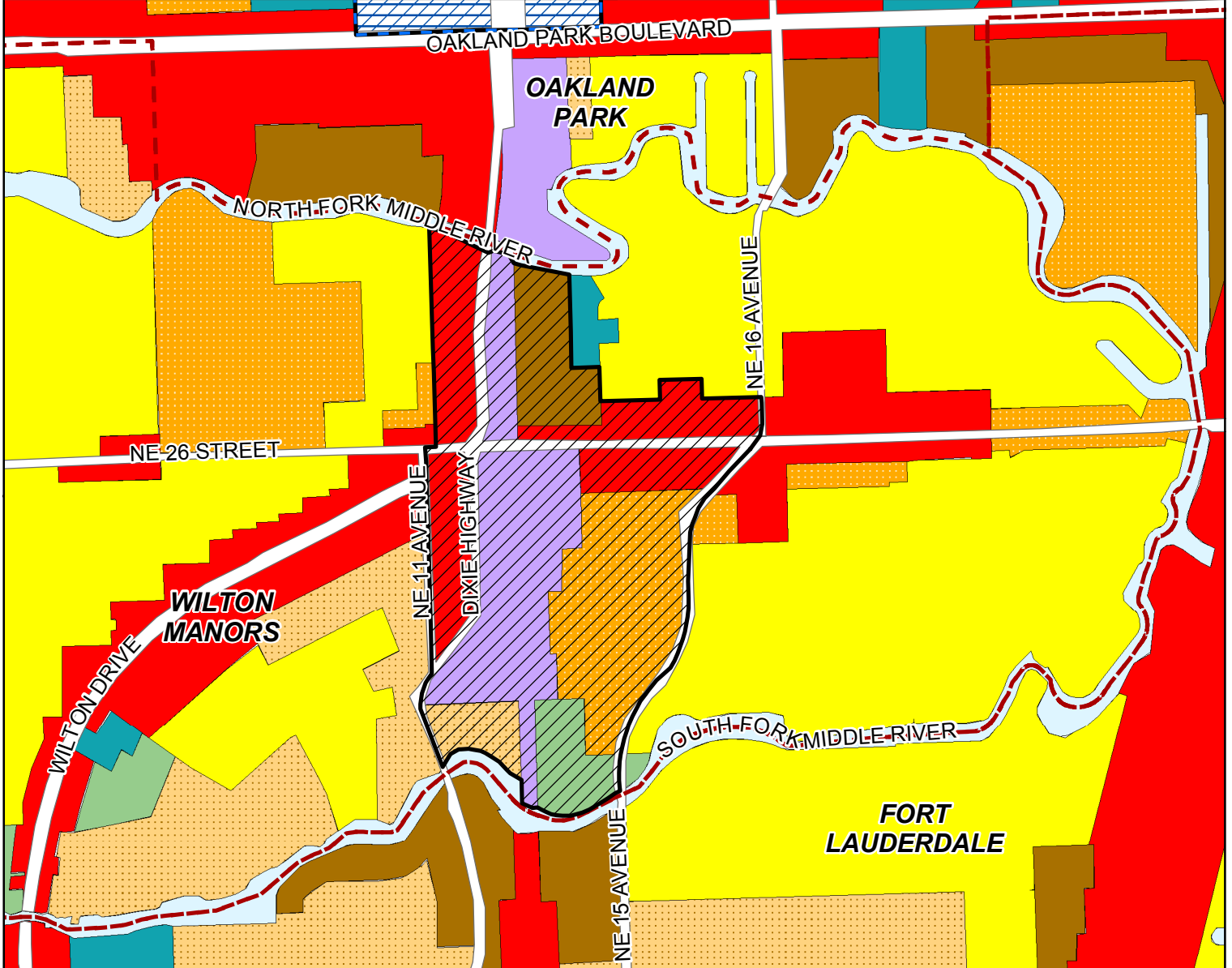
# EXHIBIT A TO ORDINANCE

## BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS Amendment PC 10-13

**Current Land Uses:** 34.3 ACRES OF COMMERCIAL, 31.7 ACRES OF INDUSTRIAL, 26.7 ACRES OF LOW-MEDIUM (10) RESIDENTIAL, 9.8 ACRES OF MEDIUM-HIGH (25) RESIDENTIAL, 6.8 ACRES OF RECREATION & OPEN SPACE AND 4.9 ACRES OF MEDIUM (16) RESIDENTIAL

**Proposed Land Use:** TRANSIT ORIENTED CORRIDOR

**Acreeage:** Approximately 114.2 acres



Low (5) Residential	Medium-High (25) Residential	Industrial	Water	Municipal Boundary
Low-Medium (10) Residential	Commercial	Local Activity Center	Site	
Medium (16) Residential	Community Facilities	Recreation & Open Space		

1,000 500 0 1,000  
Feet

**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 10-13**  
**(CORRESPONDING TO PROPOSED TEXT AMENDMENT PCT 10-10)**  
**(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**

IV. Summary of State of Florida Review Agency Comments (continued) July 19, 2010

**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.

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 10-13**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Wilton Manors
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 114.2 acres
- B. Location: In Section 26, Township 49 South, Range 42; generally located between Northeast 11 Avenue and Northeast 15/16 Avenue, and between the South Fork of Middle River and the North Fork of Middle River.
- C. Existing Uses: Single-family and multi-family residential, retail, warehouse, vacant and park
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 34.3 acres of Commercial  
31.7 acres of Industrial  
26.7 acres of Low-Medium (10) Residential  
9.8 acres of Medium-High (25) Residential  
6.8 acres of Recreation and Open Space  
4.9 acres of Medium (16) Residential
- B. Proposed Designation: Transit Oriented Corridor (TOC), consisting of:  
519 dwelling units  
172 hotel rooms  
538,200 square feet of commercial use  
71,600 square feet of industrial use  
7.8 acres of transportation use  
6.9 acres (minimum) of recreation and open space use
- C. Estimated Net Effect: Reduction of 71 dwelling units [590 dwelling units currently permitted by the Broward County Land Use Plan]  
Increase of 195,200 square feet of commercial use  
Reduction of 245,400 square feet of industrial use  
Increase of 0.1 acres of recreation and open space use  
Increase of 172 hotel rooms

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

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses:*
- |               |  |
|---------------|--|
| <i>North:</i> | Warehouse, vacant, religious institution and single-family residential                           |
| <i>East:</i>  | Religious institution, single-family residential, office, multi-family residential and boat ramp |
| <i>South:</i> | Office, single-family and multi-family residential   |
| <i>West:</i>  | Multi-family residential, retail and single-family residential                                   |
- B. *Planned Uses:*
- |               |  |
|---------------|--|
| <i>North:</i> | Medium-High (25) Residential, Commercial, Industrial, Community Facilities and Low (5) Residential               |
| <i>East:</i>  | Community Facilities, Low (5) Residential, Commercial, Low-Medium (10) Residential and Recreation and Open Space |
| <i>South:</i> | Commercial, Low-Medium (10) Residential, Low (5) Residential and Medium-High (25) Residential                    |
| <i>West:</i>  | Medium (16) Residential, Commercial, Low-Medium (10) Residential and Low (5) Residential                         |

VI. Applicant/Petitioner

- A. *Applicant:* City of Wilton Manors
- B. *Agent:* City of Wilton Manors
- C. *Property Owners:* There are numerous property owners in the subject area.

VII. Recommendation of Local Governing Body:

The City of Wilton Manors recommended approval. The City anticipates adoption of the corresponding local amendment in August of 2010.