

EXHIBIT 2

ORDINANCE NO. 2014 -

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 WITHIN THE CITY OF LAUDERDALE LAKES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

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

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

WHEREAS, Broward County now wishes to propose an amendment to the Broward County Land Use Plan within the City of Lauderdale Lakes; and

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, has held its hearings on March 27, 2014, and June 26, 2014, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on April 22, 2014, having complied with the notice requirements specified in Subsection 163.3184(11), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on August 12, 2014, at 2:00 p.m. [also complying with the notice requirements specified in Subsection 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 1989 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
7 Planning Act; and is in the best interests of the health, safety, and welfare of the
8 residents of Broward County,

9 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
10 BROWARD COUNTY, FLORIDA:

11 Section 1. The 1989 Broward County Comprehensive Plan is hereby
12 amended by Amendment PC 14-6, which is an amendment to the Broward County Land
13 Use Plan located in the City of Lauderdale Lakes, as set forth in Exhibit "A," attached
14 hereto and incorporated herein.

15 Section 2. SEVERABILITY.

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

- 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 effective
10 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 shall become effective as provided by law.

15 ENACTED August 12, 2014

16 FILED WITH THE DEPARTMENT OF STATE

17 EFFECTIVE

18 Approved as to form and legal sufficiency:
19 Joni Armstrong Coffey, County Attorney

20
21 By Maite Azcoitia 06/09/14
22 Maite Azcoitia (date)
Deputy County Attorney

23 MA/gmb
06/09/14
24 #14-401.08
PC 14-6 City of Lauderdale Lakes Ordinance.doc

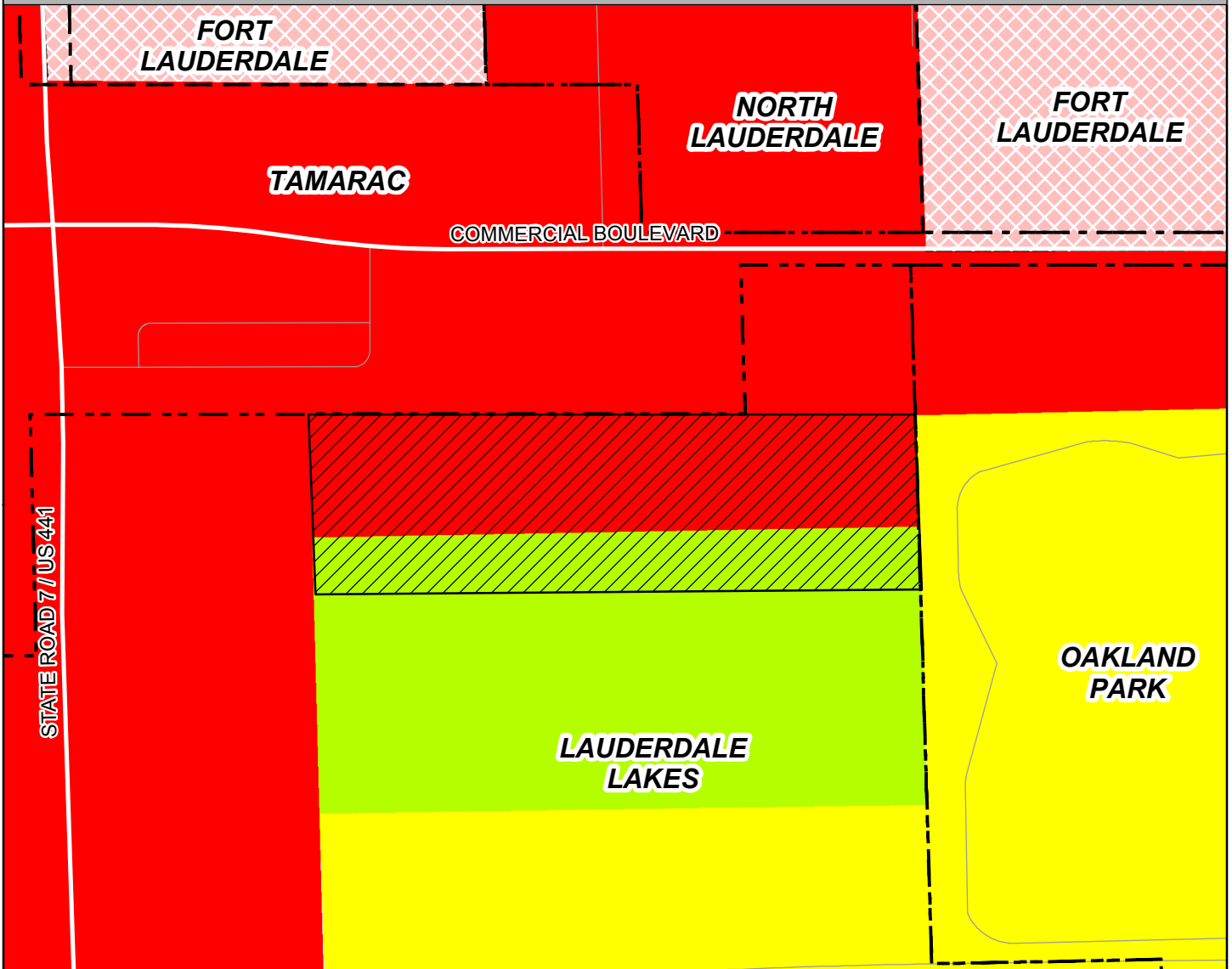
EXHIBIT A

BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 14-6

Current Land Uses: 16.9 ACRES OF COMMERCIAL AND
7.3 ACRES OF COMMERCIAL RECREATION

Proposed Land Use: MEDIUM-HIGH (25) RESIDENTIAL

Acreage: Approximately 24.2 Acres



Low (5)
Residential

Commercial
Recreation

Site

Commercial

Employment
Center-High

Municipal
Boundary

500 250 0 500
Feet



SECTION II

PROPOSED AMENDMENT PC 14-6

INTRODUCTION AND APPLICANT'S RATIONALE

- | | | |
|------|--|--|
| I. | <u>Municipality:</u> | Lauderdale Lakes |
| II. | <u>County Commission District:</u> | District 9 |
| III. | <u>Site Characteristics</u> | |
| A. | Size: | Approximately 24.2 acres |
| B. | Location: | In Section 18, Township 49 South, Range 42 East; generally located south of Commercial Boulevard and east of State Road 7/U.S. 441. |
| C. | Existing Use: | Private recreation |
| IV. | <u>Broward County Land Use Plan (BCLUP) Designations</u> | |
| A. | Current Designations: | 16.9 acres of Commercial
7.3 acres of Commercial Recreation |
| B. | Proposed Designation: | Medium-High (25) Residential |
| C. | Estimated Net Effect: | Addition of 605 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 16.9 acres of commercial use and 7.3 acres of commercial recreation use |
| V. | <u>Existing Uses and BCLUP Designations Adjacent to the Amendment Site</u> | |
| A. | Existing Uses: | North: Warehouse, retail/office and vacant
East: Multi-family residential
South: Private athletic complex
West: Office |
| B. | Planned Uses: | North: Commercial
East: Low (5) Residential
South: Commercial Recreation
West: Commercial |

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- | | | |
|----|------------------------|---|
| A. | <i>Applicant:</i> | Jason Robertson, American Land Ventures, LLC |
| B. | <i>Agent:</i> | Leigh R. Kerr, AICP, Leigh Robinson Kerr & Associates, Inc. |
| C. | <i>Property Owner:</i> | Coral Ridge Presbyterian Church |

**VII. Recommendation of
Local Governing Body:**

The City of Lauderdale Lakes recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in July of 2014.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting an amendment to Medium Multi-Family Residential (up to 25 du/ac). The amendment site is currently vacant and consists of 24.2 gross acres. The proposed land use would permit a maximum of 605 dwelling units.

The amendment site is conveniently situated east of SR7/441 and south of Commercial Boulevard. The proposed land use will also provide residents convenient access to nearby employment centers and commercial uses. The development of the site supports the city and county's goals of discouraging urban sprawl and promoting infill development where public services and facilities exist."