



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

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

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

8 Section 1. The Broward County Land Use Plan is hereby amended by  
9 amendment PC 15-7 in the City of Pompano Beach, 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 Economic  
20 Opportunity or the Administration Commission finding the amendment to  
21 be in compliance;

22 (c) If the Department of Economic Opportunity or the Administration  
23 Commission finds the amendment to be in noncompliance, pursuant to  
24 Section 163.3184(8)(b), Florida Statutes, the date the Board of County

1 Commissioners nonetheless, elects to make the plan amendment effective  
2 notwithstanding potential statutory sanctions; or

3 (d) If a Declaration of Restrictive Covenants is applicable, as per Exhibit B,  
4 the date the Declaration of Restrictive Covenants is recorded in the Public  
5 Records of Broward County.

6 2. This Ordinance shall become effective as provided by law.  
7

8 ENACTED

9 FILED WITH THE DEPARTMENT OF STATE

10 EFFECTIVE

11 Approved as to form and legal sufficiency:  
12 Joni Armstrong Coffey, County Attorney

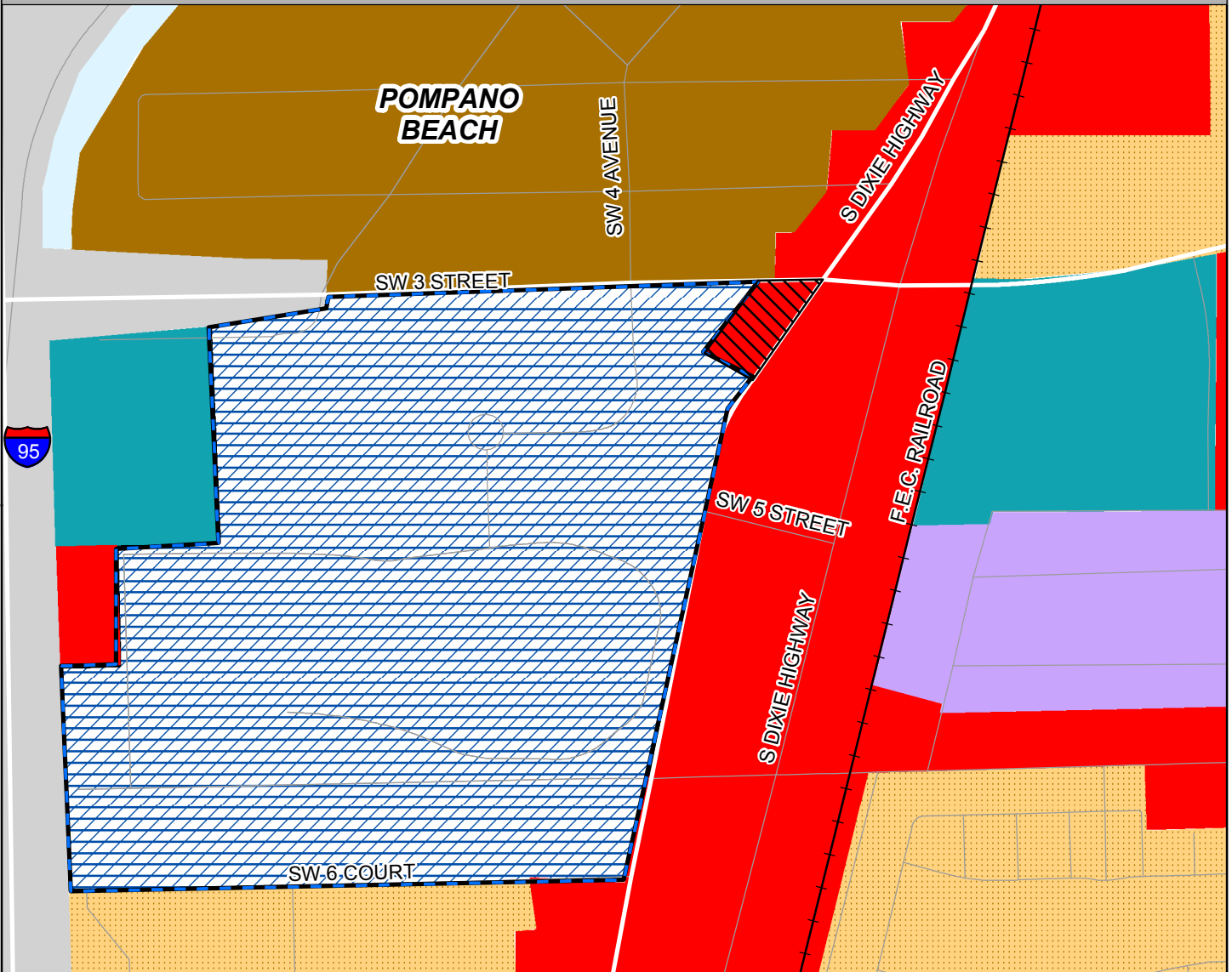
13  
14 By Maite Azcoitia 01/22/15  
15 Maite Azcoitia (date)  
16 Deputy County Attorney  
17  
18  
19  
20  
21

22 MA/gmb  
23 01/22/15  
#15-401.06  
24 PC 15-7 Pompano Beach.SmallScaleOrd.

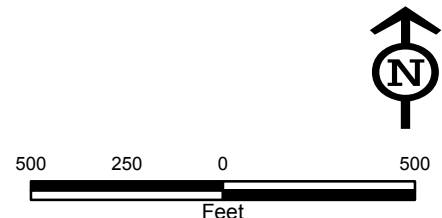
EXHIBIT A

BROWARD COUNTY LAND USE PLAN  
FUTURE LAND USE DESIGNATIONS  
AMENDMENT PC 15-7

Current Land Use: COMMERCIAL  
Proposed Land Use: LOCAL ACTIVITY CENTER  
Acreage: Approximately 1.2 Acres



- |                              |                       |                |
|------------------------------|-----------------------|----------------|
| Medium (16) Residential      | Community Facilities  | Transportation |
| Medium-High (25) Residential | Industrial            | Water          |
| Commercial                   | Local Activity Center | Site           |



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 15-7**  
**(CORRESPONDING TO PROPOSED TEXT AMENDMENT PCT 15-2)**  
**(POMPANO BEACH)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

- I. Planning Council Staff Recommendation January 13, 2015

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.

- II. Planning Council First Public Hearing Recommendation January 22, 2015

Approval per Planning Council staff recommendation. (Vote of the board; Unanimous: 15-0; Blattner, Castillo, Gomez, Good, Graham, Hobby, Kaplan, Kiar, Long, Mack, McCartney, Ryan, Steffens, Stermer and Castro.)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 15-7**

**INTRODUCTION AND APPLICANT'S RATIONALE**

- I. Municipality: Pompano Beach
- II. County Commission District: District 4
- III. Site Characteristics
- A. Size: Approximately 1.2 acres
- B. Location: In Section 2, Township 49 South, Range 42 East; generally located on the southwest corner of South Dixie Highway and Southwest 3 Street.
- C. Existing Use: Vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Commercial
- B. Proposed Designation: Local Activity Center
- C. Estimated Net Effect: Reduction of 1.2 acres of commercial use  
Addition of 1.2 acres of local activity center use  
**[No additional development rights are proposed.]**
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Vacant and retail  
*East:* Warehouses  
*South:* Warehouses and vacant  
*West:* Vacant
- B. Planned Uses: *North:* Medium-High (25) Residential and Commercial  
*East:* Commercial  
*South:* Commercial and Local Activity Center  
*West:* Local Activity Center

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

VI. Applicant/Petitioner

- A. *Applicant:* John Knox Village of Florida, Inc.
- B. *Agents:* Thomas W. Johnston, Esq., Johnston and Metevia, P.A. and Michael Vonder Meulen, Keith and Associates, Inc.
- C. *Property Owner:* John Knox Village of Florida, Inc.

VII. Recommendation of  
Local Governing Body:

The City of Pompano Beach recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in June of 2015.