



1 Conservation Commission, Department of Agriculture and Consumer Services, and  
2 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 Planning  
7 Act; and is in the best interests of the health, safety, and welfare of the residents of  
8 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 amended  
12 by Amendment PC 17-6, which is an amendment to the Broward County Land Use Plan  
13 located in the City of Pembroke Pines, as set forth in Exhibit "A," attached hereto and  
14 incorporated herein.

15 Section 2. SEVERABILITY.

16 If any portion of this Ordinance is determined by any Court to be invalid, the invalid  
17 portion shall be stricken, and such striking shall not affect the validity of the remainder of  
18 this Ordinance. If any Court determines that this Ordinance, or any portion hereof, cannot  
19 be legally applied to any individual(s), group(s), entity(ies), property(ies), or  
20 circumstance(s), such determination shall not affect the applicability hereof to any other  
21 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 notifies  
2 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 per  
12 Exhibit "B," the date the Declaration of Restrictive Covenants or agreement  
13 is recorded in the Public Records of Broward County.

14 (b) This Ordinance shall become effective as provided by law.

15 ENACTED

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 /s/ Maite Azcoitia 05/08/17  
22 Maite Azcoitia (date)  
Deputy County Attorney

23 MA/gmb  
05/08/17  
24 #17-401.05  
PC 17-6 City of Pembroke Pines Ord.doc