

EXHIBIT 2

ORDINANCE NO. 2017-

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING A SMALL SCALE AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE BROWARD COUNTY LAND USE PLAN WITHIN THE CITY OF WILTON MANORS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the Broward County Comprehensive Plan on April 25, 2017 (the Plan); 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 Wilton Manors; and

WHEREAS, the Planning Council, as the local planning agency for the Broward County Land Use Plan, held its hearings on May 25, 2017, and June 22, 2017, with due public notice; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on September 14, 2017, at 10:00 a.m., having complied with the notice requirements specified in Section 163.3184(11), Florida Statutes, at which public comment was accepted and considered; and

WHEREAS, the Board of County Commissioners, after due consideration of all matters, hereby finds that the following amendment to the Broward County Comprehensive Plan is consistent with the State Plan, Regional Plan, and the Broward County Comprehensive Plan; complies with the requirements of the Community Planning

1 Act; and is in the best interests of the health, safety, and welfare of the residents of
2 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 Section
5 163.3187(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 17-12 in the City of Wilton Manors, set forth in Exhibit "A," attached hereto
10 and incorporated herein.

11 Section 2. SEVERABILITY.

12 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
13 unconstitutional by any court of competent jurisdiction, then said holding shall in no way
14 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 Opportunity
20 or the Administration Commission finding the amendment to be in
21 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, the
4 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

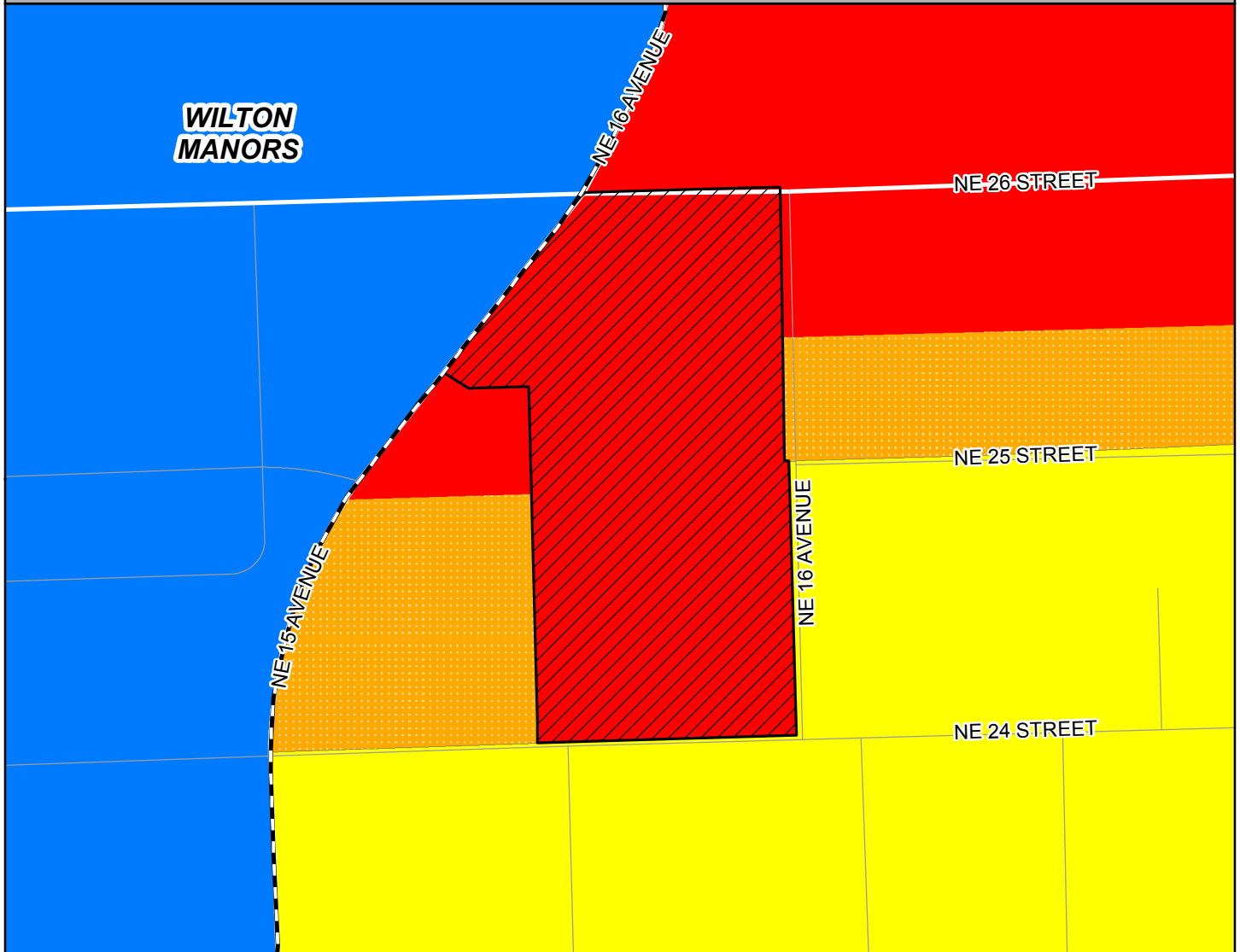
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14 By /s/ Maite Azcoitia 07/06/17
15 Maite Azcoitia (date)
16 Deputy County Attorney
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




22 MA/gmb
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24 #17-401.14
PC 17-12 City of Wilton Manors.SmallScaleOrd.

EXHIBIT A

BROWARD COUNTY LAND USE PLAN CURRENT FUTURE LAND USE DESIGNATIONS AMENDMENT PC 17-12

Current Land Use: Commerce
Proposed Land Use: Irregular (18) Residential
Gross Acres: Approximately 4.9 acres



-  Site
-  Low (5) Residential
-  Low-Medium (10) Residential
-  Commerce
-  Activity Center



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 17-12
(WILTON MANORS)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation May 16, 2017

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

Further, the applicant's confirmation that the necessary drainage and flood protection systems will be provided to account for the risk of inundation under a two (2) foot sea level rise scenario, incorporating the County's new regulations which will require compliance with the Future Conditions Average Wet Season Groundwater Elevation Map is noted.

II. Planning Council First Public Hearing Recommendation May 25, 2017

Approval per Planning Council staff recommendation. (Vote of the board; 13-4; Yes: Blattner, Castillo, de Jesus, DiGiorgio, Ganz, Gomez, Graham, Rosenof, Rosenzweig, Ryan, Udine, Williams and Stermer. No: Blackwelder, Good, Grosso and Seiler)

III. Planning Council Staff Recommendation June 13, 2017

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved.

Further, the applicant's confirmation that the necessary drainage and flood protection systems will be provided to account for the risk of inundation under a two (2) foot sea level rise scenario, incorporating the County's new regulations which will require compliance with the Future Conditions Average Wet Season Groundwater Elevation Map is noted.

IV. Planning Council Second Public Hearing Recommendation June 22, 2017

Approval per Planning Council staff recommendation. (Vote of the board; 10-3; Yes: Brunson, Castillo, Ganz, Good, Graham, Rosenof, Rosenzweig, Ryan, Williams and DiGiorgio. No: Blackwelder, Grosso and Seiler)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 17-12

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: Wilton Manors
- II. County Commission District: District 7
- III. Site Characteristics
- A. Size: Approximately 4.9 acres
- B. Location: In Section 26, Township 49 South, Range 42 East; generally located on the south side of Northeast 26 Street, between Northeast 15 Avenue and Northeast 16 Avenue.
- C. Existing Use: Former religious institution
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designation: Commerce
- B. Proposed Designation: Irregular (18) Residential
- C. Estimated Net Effect: Addition of 88 dwelling units
Reduction of 4.9 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
- A. Existing Uses: *North:* Bowling alley and assisted living facility
East: Retail, single-family residential and multi-family residential
South: Single-family residential
West: Multi-family residential and retail
- B. Planned Uses: *North:* Activity Center and Commerce
East: Commerce, Low-Medium (10) Residential and Low (5) Residential
South: Low (5) Residential
West: Low-Medium (10) Residential, Commerce and Activity Center

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* UDC Manors, LLC
- B. *Agent:* Greenspoon Marder, P.A.
- C. *Property Owner:* UDC Manors, LLC

VII. Recommendation of
Local Governing Body:

The City of Wilton Manors recommends approval of the proposed amendment. The City anticipates adoption of the corresponding local amendment in August of 2017.