

EXHIBIT 4

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PCT 18-2
(CORRESPONDING TO PROPOSED MAP AMENDMENT PC 18-3)
(WEST PARK)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation November 20, 2017

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

Further, prior to the second Planning Council public hearing, the City should provide a more detailed strategy regarding its reaffirmation to continuing to address the three (3) acres per 1,000 permanent residents community parks acreage requirement including, but not limited to updating the corresponding text amendment to include an open space component consistent with the City's Policy 1.14.3 regarding its commitment to public plazas and open space within the boundaries of the Activity Center. In addition, the City should confirm its commitment to archaeological resource preservation, per Attachment 5.

- II. Planning Council Transmittal Recommendation November 30, 2017

Approval per Planning Council staff transmittal recommendation, with a further recommendation that the City of West Park conduct additional public outreach prior to the Planning Council's second public hearing. (Vote of the board; 14-1; Yes: Blackwelder, Blattner, Brunson, Castillo, Ganz, Gomez, Good, Graham, Rosenzweig, Ryan, Seiler, Udine, Williams and DiGiorgio. No: Grosso)

SECTION II
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INTRODUCTORY INFORMATION/PLANNING ANALYSIS

The City of West Park is proposing an expansion of the existing West Park State Road 7/U.S. 441 Activity Center land use designation for 323.7 acres of land located within the City. This proposed text amendment corresponds to Broward County Land Use Plan (BCLUP) proposed map amendment PC 18-3. The proposed Activity Center is generally bound on the north by Pembroke Road, on the west by State Road 7/U.S. 441 and on the south by the Broward/Miami-Dade County Line. It is noted that the current West Park State Road 7/U.S. 441 Activity Center is approximately 90.6 acres.

The list of uses permitted within the proposed West Park State Road 7/U.S. 441 Activity Center is included in Attachment 1.

As indicated by the analysis provided in the corresponding Broward County Land Use Plan map amendment PC 18-3, Planning Council staff finds the proposal will expand the area and continue to encourage mixed-use development and opportunities within the City of West Park.

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PCT 18-2

ATTACHMENTS

1. Proposed Broward County Land Use Plan Text Amendment PCT 18-2

ATTACHMENT 1

West Park State Road 7/U.S. 441 Activity Center

Acreage: Approximately ~~88.0~~ 323.7 Acres

General Location: East of State Road 7/U.S. 441 between Pembroke Road and Southwest 41st Street (the Broward/Miami-Dade County Line)

Density and Intensity of Land Uses:

Residential Land Uses: ~~1,500~~ 2,323 dwelling units*

Commercial Land Uses: ~~500,000~~ 1,247,800 square feet

Office Land Uses: 575,000 square feet

Industrial: 384,731 square feet

Institutional: 34,800 square feet

Hotel: 200 rooms

Remarks:

*Consisting of ~~1,000 high-rise† dwelling units,~~ 955 mid-rise dwelling units, ~~450~~ 570 garden apartment dwelling units, ~~50~~ 303 townhouse dwelling units and 495 single-family dwelling units.

~~†Note: High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.~~