

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 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 Broward County Comprehensive Plan is hereby amended by
12 Amendment PC 18-3, which is an amendment to the Broward County Land Use Plan
13 located in the City of West Park Activity Center, as set forth in Exhibit "A," attached hereto
14 and 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 Andrew J. Meyers, County Attorney

20
21 By /s/ Maite Azcoitia 03/21/18
22 Maite Azcoitia (date)
Deputy County Attorney

23 MA/gmb
03/21/18
24 #60053-0037
PC 18-3 City of West Park Activity Center Ord.doc

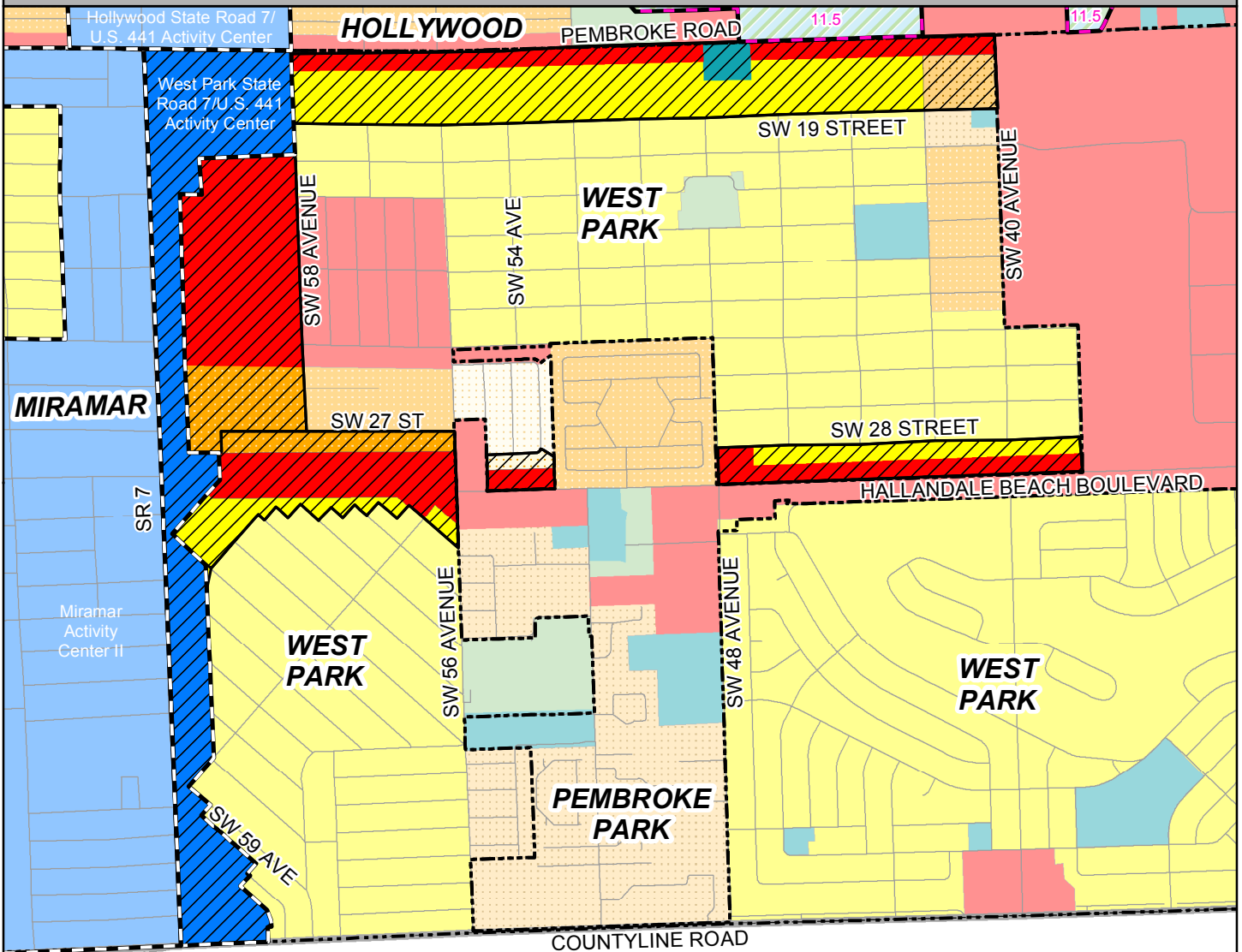
EXHIBIT A













BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 18-3

Current Land Uses: 90.6 acres of Activity Center, 106.8 acres of Commerce, 88.0 acres of Low (5) Residential, 25.3 acres of Low-Medium (10) Residential, 7.6 acres of Medium (16) Residential, 3.4 acres of Community, and 2.0 acres of Low (3) Residential

Proposed Land Use: Activity Center

Gross Acres: Approximately 323.7 acres



- | | | | | | |
|---|---------------------|---|-----------------------------|---|---------------------------|
|  | Site |  | Low (5) Residential |  | Activity Center |
|  | Municipal Boundary |  | Low-Medium (10) Residential |  | Commerce |
|  | Dashed-Line Area |  | Medium (16) Residential |  | Recreation and Open Space |
|  | Low (3) Residential |  | Irregular Residential |  | Community |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED 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.

Update: November 30, 2017: The City of West Park has submitted correspondence acknowledging the County Archaeologist's comments and stating that it will comply with the Broward County Historic Preservation ordinance.

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)

III. County Commission Transmittal Recommendation January 23, 2018

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments February 27, 2018

The State of Florida Review Agencies issued no comments or objections regarding the proposed amendment.

RECOMMENDATIONS/ACTIONS (continued)

DATE

V. Planning Council Staff Final Recommendation

March 13, 2018

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, recognizing the information provided by the City regarding the three (3) acres per 1,000 permanent residents community parks acreage requirement and documentation of the City's actions related to additional public outreach.

In addition, if the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the "conditional" recertification of the municipal land use plan amendment which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the Administrative Rules Document: BrowardNext. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

VI. Planning Council Final Recommendation

March 22, 2018

Approval per Planning Council staff final recommendation. (Vote of the board; 17-1; Yes: Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Good, Graham, Moraitis, Rosenof, Rosenzweig, Ryan, Udine, Williams and Stermer. No: Grosso)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-3

INTRODUCTION AND APPLICANT'S RATIONALE

- I. Municipality: West Park
- II. County Commission District: District 8
- III. Site Characteristics
- A. Size: Approximately 323.7 acres (Proposed expansion of existing 90.6-acre West Park TOC Activity Center to include 233.1 additional acres)
- B. Location: In Sections: 19, 24, 25, 29 and 30, Township 51 South, and Ranges 41 and 42 East; generally located along the east side of State Road 7, between Pembroke Road and County Line Road, along the south side of Pembroke Road, between State Road 7 and Southwest 40 Avenue, along both sides of Hallandale Beach Boulevard, between State Road 7 and Southwest 56 Avenue, and along the north side of Hallandale Beach Boulevard, between Southwest 55 Avenue and Southwest 38 Avenue.
- C. Existing Uses: Retail, office, residential, industrial, community facilities, hotel, and vacant
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: 90.6 acres of Activity Center¹ consisting of:
575,000 square feet of office use
500,000 square feet of commercial use
1,500 dwelling units consisting of:
1,000 high-rise dwelling units²
450 garden apartment dwelling units
50 townhouse dwelling units
200 hotel rooms
106.8 acres of Commerce³
88.0 acres of Low (5) Residential
25.3 acres of Low-Medium (10) Residential
7.6 acres of Medium (16) Residential
3.4 acres of Community⁴
2.0 acres of Low (3) Residential

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

- B. Proposed Designation:** Activity Center consisting of:
1,247,800 square feet of commercial use
575,000 square feet of office use
384,731 square feet of industrial use
34,800 square feet of institutional use
200 hotel rooms
2,323 dwelling units consisting of:
955 mid-rise dwelling units⁵
570 garden apartment dwelling units
495 single-family dwelling units
303 townhouse dwelling units
- C. Estimated Net Effect:** No net impact to commercial, office, institutional and hotel room uses
Addition of 76,931 square feet of industrial use
Addition of three (3) dwelling units (2,320 dwelling units currently permitted by the BCLUP)

Notes:

- 1 The previous Broward County Land Use Plan mixed-use land use designations consisting of Regional Activity Center, Local Activity Center, Transit Oriented Corridor, Transit Oriented Development and Mixed-Use Residential were merged into a single land use designation (Activity Center) with the adoption of BrowardNext, effective June 2, 2017.
- 2 At the time of adoption of the original West Park TOC, the Broward County Land Development Code defined high-rise dwelling units as four (4) or more residential stories.
- 3 The previous Broward County Land Use Plan non-residential land use designations, consisting of Commercial, Industrial, Employment Center and Office Park uses, were merged into a single land use designation (Commerce) with the adoption of BrowardNext, effective June 2, 2017.
- 4 The previous Broward County Land Use Plan non-residential land use designations, consisting of Community Facilities and Utilities uses, were merged into a single land use designation (Community) with the adoption of BrowardNext, effective June 2, 2017.
- 5 As currently defined by the Broward County Land Development Code, mid-rise dwelling units are four (4) to eight (8) residential stories.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site

- A. *Existing Uses:*
- North:* Retail, single-family residential, park and vacant
East: Retail, warehouse, office and single-family residential
South: Single-family residential and retail
West: Retail, warehouse and religious institution
- B. *Planned Uses:*
- North:* Hollywood State Road 7/U.S. 441 Activity Center, Commerce, Recreation and Open Space, Irregular (11.5) Residential, Low-Medium (10) Residential, Low (3) Residential and Low (5) Residential
East: Commerce, Low (5) Residential, Low-Medium (10) Residential and Medium (16) Residential
South: Community, Medium (16) Residential, Low (5) Residential and Commerce
West: Miramar Activity Center II

VI. Applicant/Petitioner

- A. *Applicant:* City of West Park
- B. *Agent:* Hoyt Holden, AICP, Calvin, Giordano & Associates, Inc.
- C. *Property Owners:* There are multiple property owners within the subject area.

VII. Recommendation of Local Governing Body:

The City of West Park recommends approval of the proposed amendment. The City has not determined a date for adoption of the corresponding local amendment.