

1 Wildlife Conservation Commission, Department of Agriculture and Consumer Services,
2 and 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 18-6, which is an amendment to the Broward County Land Use Plan
13 located in the City of Sunrise, as set forth in Exhibit "A," attached hereto and incorporated
14 herein.

15 Section 2. SEVERABILITY.

16 If any portion of this Ordinance is determined by any court to be invalid, the invalid
17 portion will be stricken, and such striking will not affect the validity of the remainder of this
18 Ordinance. If any court determines that this Ordinance, or any portion hereof, cannot be
19 legally applied to any individual, group, entity, property, or circumstance, such
20 determination will not affect the applicability hereof to any other individual, group, entity,
21 property, or circumstance.

22 Section 3. EFFECTIVE DATE.

23 (a) The effective date of the plan amendment set forth in this Ordinance will be
24 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 will 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 07/12/18
22 Maite Azcoitia (date)
Deputy County Attorney

23 MA/gmb
07/12/18
24 PC18-6 City of Sunrise Ord.doc
Imanage File #80041

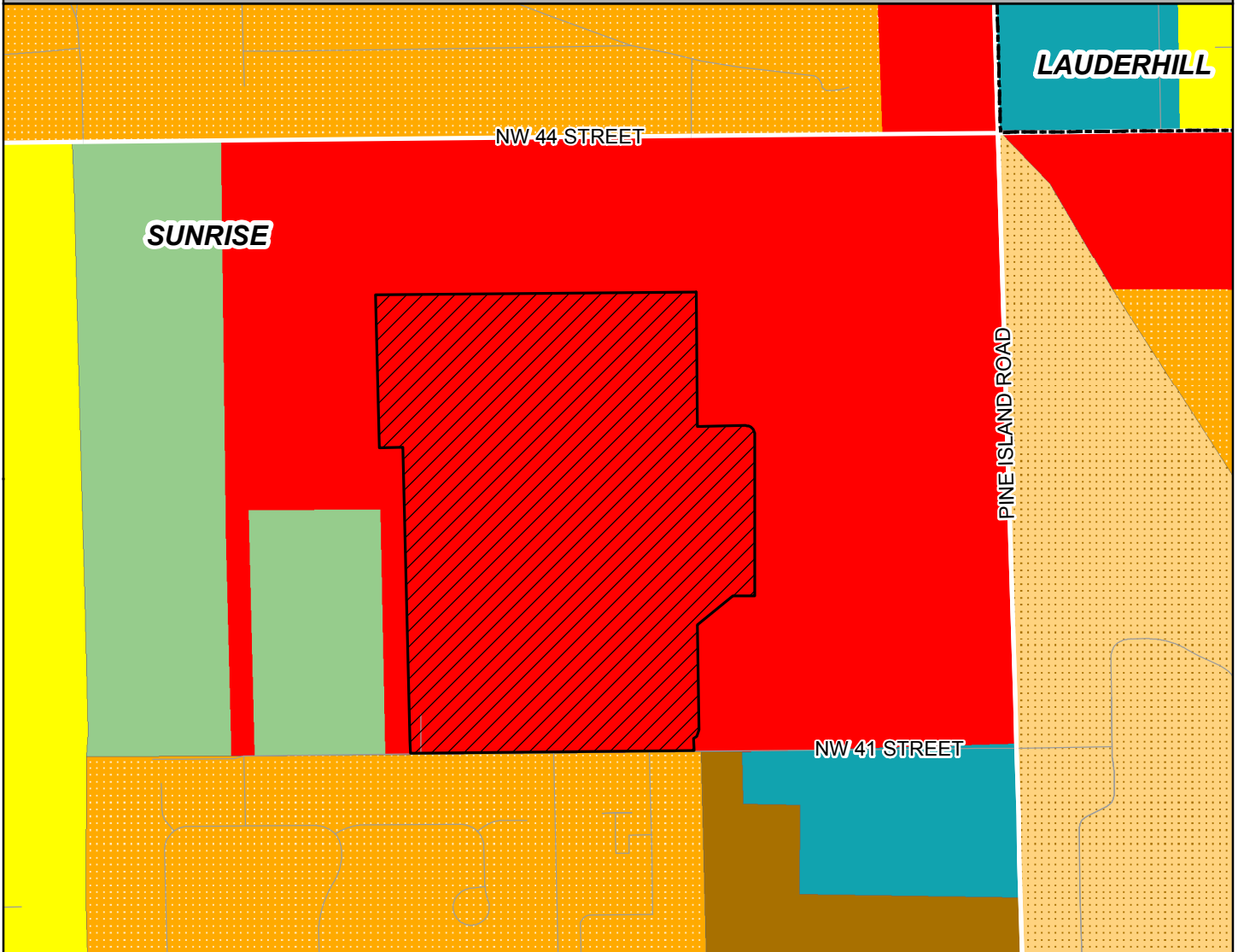
EXHIBIT A










BROWARDNEXT - BROWARD COUNTY LAND USE PLAN FUTURE LAND USE DESIGNATIONS AMENDMENT PC 18-6

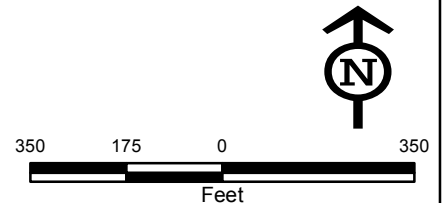
Current Land Use: Commerce

Proposed Land Use: Irregular (19.2) Residential

Gross Acres: Approximately 15.5 acres



- | | |
|---|--|
|  Site |  Medium-High (25) Residential |
|  Municipal Boundary |  Commerce |
|  Low (5) Residential |  Recreation and Open Space |
|  Low-Medium (10) Residential |  Community |
|  Medium (16) Residential | |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 18-6
(SUNRISE)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Transmittal 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 data and analysis submitted by the City of Sunrise regarding affordable housing Policy 2.16.2, inclusive of the applicant's voluntary contribution of \$500 per dwelling unit constructed towards the City's affordable housing programs.

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants proffered by the applicant, as an inducement for Broward County to favorably consider its application.

II. Planning Council Transmittal Recommendation March 22, 2018

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 18-0; Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Good, Graham, Grosso, Moraitis, Rosenof, Rosenzweig, Ryan, Udine, Williams and Stermer)

III. County Commission Transmittal Recommendation April 24, 2018

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments May 30, 2018

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

V. Planning Council Staff Final Recommendation June 19, 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 data and analysis submitted by the City of Sunrise regarding affordable housing Policy 2.16.2, inclusive of the applicant's voluntary contribution of \$500 per dwelling unit constructed towards the City's affordable housing programs.

RECOMMENDATIONS/ACTIONS (continued)

DATE

V. Planning Council Staff Final Recommendation (continued)

June 19, 2018

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants proffered by the applicant, as an inducement for Broward County to favorably consider its application.

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

June 28, 2018

Approval per Planning Council staff final recommendation. (Vote of the board; Unanimous: 13-0; Blackwelder, Blattner, Breslau, Brunson, DiGiorgio, Ganz, Gomez, Good, Graham, Grosso, Rich, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-6

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Sunrise
- II. County Commission District: District 1
- III. Site Characteristics
 - A. Size: Approximately 15.5 acres
 - B. Location: In Section 20, Township 49 South, Range 41 East; generally located on the north side of Northwest 41 Street, west of Pine Island Road.
 - C. Existing Use: Retail
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Commerce
 - B. Proposed Designation: Irregular (19.2) Residential
 - C. Estimated Net Effect: Addition of 297 dwelling units
Zero (0) dwelling units currently permitted by the Broward County Land Use Plan
Reduction of 15.5 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
 - A. Existing Uses:
 - North:* Office and religious institution
 - East:* Retail
 - South:* Multi-family residential
 - West:* City park and vacant
 - B. Planned Uses:
 - North:* Commerce
 - East:* Commerce
 - South:* Low-Medium (10) Residential
 - West:* Commerce

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

VI. Applicant/Petitioner

- A. *Applicant:* Rilea Group
- B. *Agent:* Dennis D. Mele, Esq., Greenspoon Marder, P.A.
- C. *Property Owner:* Pine Plaza Holdings, LLC

VII. Recommendation of
Local Governing Body:

The City of Sunrise recommends approval of the proposed amendment. The City anticipates adopting the corresponding local amendment in October of 2018.