



Broward County

Legislation Text

File #: 22-365, Version: 1

Broward County Commission Regular Meeting

Director's Name: Leonard Vialpando

Department: Resilient Environment **Division:** Urban Planning Division

Information

Requested Action

MOTION TO DIRECT Office of the County Attorney to draft an Ordinance amending Chapter 39 of the Broward County Code of Ordinances ("Zoning Code") creating the Garden Park Mixed Use zoning district and adding associated definitions.

Why Action is Necessary

Pursuant to Section 18.5(e) of the Broward County Administrative Code, the subject matter of a proposed Ordinance must be considered by the Board prior to the drafting of the proposed Ordinance.

What Action Accomplishes

Provides required direction to the Office of the County Attorney.

Is this Action Goal Related

Yes

Previous Action Taken

None taken.

Summary Explanation/Background

THE RESILIENT ENVIRONMENT DEPARTMENT AND THE URBAN PLANNING DIVISION RECOMMEND APPROVAL OF THIS MOTION.

This item supports the Board's Value of "offering sustainable, compatible, innovative housing options for all income levels, including integrated, permanent supportive housing" and the corresponding Goal to "increase the availability of affordable housing of all types, countywide, in every community using effective, uniform criteria, policies and strategies."

The proposed Garden Park Mixed Use zoning district seeks to implement Broward County Land Use Plan (BCLUP) Policies 2.16.3 and 2.16.4, related to residential density bonuses and affordable housing, that were adopted by the Board on March 9, 2021. The district also contemplates design standards that take into consideration the Mobility Advancement Program (MAP) improvements that may occur along adjacent roadways.

The intent is to permit the Garden Park Mixed Use zoning district to apply to areas designated

“Commerce” on the BCLUP and to adjacent residential properties within the BMSD. Garden Park-zoned properties with “Residential” land use designation would be permitted to have residential use. Properties designated “Commerce” land use (or equivalent BMSD land use) would be permitted to have mixed residential and commercial use, as provided by BCLUP Policy 2.16.4. This would enable development of affordable housing units. Residential density may also be allocated through application of Flexibility Rules or a Land Use Plan Amendment.

On approval of this motion, staff will initiate community outreach to obtain citizen input from the Central County Community Advisory Board and representatives from other BMSD neighborhoods.

Source of Additional Information

Josie P. Sesodia, AICP, Director, Urban Planning Division, (954) 357-6602.

Fiscal Impact

Fiscal Impact/Cost Summary

No fiscal impact.