



Broward County

Legislation Text

File #: 21-1727, Version: 1

Broward County Commission Regular Meeting

Director's Name: Steve Geller

Department: County Commission

Information

Requested Action

MOTION TO INITIATE amendment to the Broward County Land Use Plan to allow redevelopment of residentially designated areas consistent with the actual built density/intensity, where the properties were subject to past decreases in density resulting from adoption of Land Use Plan updates, and provided public safety codes in effect at the time of redevelopment are met. (Mayor Geller)

Why Action is Necessary

The Administrative Rules Document: Broward County Land Use Plan requires Board action to initiate Land Use Plan amendments.

What Action Accomplishes

Initiates an amendment to the Land Use Plan to allow for the redevelopment of certain residential development, provided all public safety codes in effect at the time of redevelopment are met.

Is this Action Goal Related

Yes

Previous Action Taken

Summary Explanation/Background

This item supports the Board Value, "Offering sustainable, compatible, innovative housing options for all income-levels, including integrated, permanent supporting housing," and Goal 3, "Increase the availability of affordable housing of all types, countywide, in every community using effective, uniform criteria, policies and strategies."

Section e. of Residential Use, Residential Density, of the "Permitted Uses" section of the Broward County Land Use Plan authorizes local governments to include provisions in their local certified land use plans permitting the redevelopment of residentially designated areas, including existing hotel uses, located within the coastal high hazard area that were subject to past density decreases resulting from the adoption of the 1977 or 1989 Broward County Land Use Plan. Such redevelopment is limited to the actual built density/intensity (number of dwelling units and building square footage) and must meet public safety codes in effect at the time of redevelopment, including the Florida Building Code and flood elevation standards.

The proposed amendment would expand the foregoing provisions to apply Countywide and would be applicable to all Land Use Plan updates, including BrowardNEXT. Such amendment is consistent with the Property Rights Element, required to be enacted by Chapter 2021-195, Laws of Florida, and directed to be drafted by the Board at its meeting of August 24, 2021 (Item No. 46).

Additionally, as discussed by the Condominium Structural Issues Committee, multi-family units represent a major portion of the affordable housing stock in Broward County. The proposed amendment would promote affordable housing by permitting existing units to be redeveloped, while ensuring that the redeveloped units meet applicable codes in effect at the time of redevelopment.

Source of Additional Information

Fiscal Impact/Cost Summary

None.

Fiscal Impact