

ITEMS #42 & 43

**ADDITIONAL MATERIAL
REGULAR MEETING**

SEPTEMBER 8, 2022

**SUBMITTED AT THE REQUEST OF
PLANNING COUNCIL**



To: Broward County Board of County Commissioners

From: Thomas H. DiGiorgio, Jr., Chair 

Subject: September 8, 2022, County Commission Regular Meeting Agenda:
Setting of Public Hearing Items 42 and 43

Date: September 1, 2022

As you are aware, housing affordability is at the forefront of many policy and economic discussions, including at the Broward County Planning Council meetings. **In an effort to promote housing affordability, the Planning Council unanimously recommended the approval of four (4) optional, incentive-based BrowardNext – Broward County Land Use Plan text amendments related to the same or updating the affordable housing narrative.**

Planning Council staff presented the amendments to the Planning Director's Roundtable in July 2022. The local governments in attendance included planning directors from Coconut Creek, Davie, Fort Lauderdale, Hollywood, Lauderdale-by-the-Sea, Lauderdale Lakes, Lauderhill, Margate, Pompano Beach, Tamarac, Unincorporated Broward County and Weston. Support for the text amendments was voiced and no objections have been received from local governments or interested parties. The text amendments have also been provided to all local governments and no comments or objections have been submitted.

Each of the aforementioned items was requested to set for public hearing on August 25, 2022, for your September 8, 2022, public hearing to consider the transmittal of the amendments to the State of Florida review agencies for comment. Two (2) of the items were set for public hearing on September 8 and the setting of the public hearing for two (2) items was deferred to September 8.

The two (2) items that were deferred from the August 25 meeting to the September 8 meeting for the setting of the public hearing for a September 20 public hearing are as follows:

Item 42 is the setting of a public hearing for September 20 to consider the transmittal to the State of Florida review agencies of proposed amendment PCT 22-4 to BrowardNext – Broward County Land Use Plan (BCLUP) Policy 2.16.3 to revise the density bonuses for underlying Residential designations to allow for local consideration of the increase of densities to a maximum of 50 dwelling units per acre and higher along arterial corridors, consistent with the map that is utilized for Policy 2.16.4. The Policy requires that compatibility be addressed by local governments. **Policy 2.16.3 is an optional, incentive-based Policy that local governments are not required to participate in; however, the existing BCLUP Policy limits local governments to no more than doubling the density for an underlying Residential land use, in effect penalizing affordable housing,** as local allocations of flexibility or redevelopment units permits up to 50 dwelling units per acre. No comments or objections have been received from local governments or interested parties.

Item 43 is the setting of a public hearing for September 20 to consider the transmittal to the State of Florida review agencies of proposed amendment PCT 22-5 to the BrowardNext – Broward County Land Use Plan to consider the expansion of the Community Permitted Uses section **to permit affordable, residential units at either the moderate, low or very-low affordable housing income levels that are ancillary to the primary community facilities use. The expansion of this permitted use is an optional, incentive-based use that local governments are not required to participate in and would be required to be adopted into their local plan and subsequently recertified by the Broward County Planning Council.** No comments or objections have been received from local governments or interested parties.

On behalf of the Broward County Planning Council, I urge the County Commission to set the public hearings for items 42 and 43 at the September 8, 2022, County Commission meeting, for a September 20, 2022, public hearing.

If there are any substantive modifications to the proposed amendments to the proposed amendments at the County Commission public hearing or if the County Commission requests it as part of the transmittal hearing, the amendments will return to the Planning Council for a second Planning Council public hearing subsequent to the transmittal to State of Florida review agencies and prior to the County Commission's consideration of adoption.

While I understand that there may be concerns, setting the public hearings for these items will allow for a discussion and vetting of any issues that may be raised by the County Commission. I am confident that any concerns can be addressed prior to the consideration of adoption through coordination and collaboration.

Please contact Barbara Blake Boy, Executive Director, of Planning Council staff, at 954.357.6982, should you have any questions or require additional information.

cc: Broward County Planning Council Members

