

ITEMS #61₍₅₎ & 62₍₄₎

(On behalf of City of Fort Lauderdale)

ADDITIONAL MATERIAL Public Hearing

SEPTEMBER 20, 2022

**SUBMITTED AT THE REQUEST OF
PLANNING COUNCIL**



September 14, 2022

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301



**Re: City of Fort Lauderdale Response
BCLUP Affordable Housing Text Amendments PCT 22-4 and PCT 22-5**

Ms. Boy:

The City of Fort Lauderdale supports the Broward County Affordable Housing Text Amendments PCT 22-4 and PCT 22-5 and encourages policies that foster the development of affordable housing throughout the County. However, the recent proposed changes to the Broward County Land Use Plan, specifically amendments regarding density limitations and public notice meeting requirements for bonus affordable housing units do not encourage the development of affordable housing.

The proposed limitation on density for residential land use designations is inconsistent with City policy and land development regulations which allow density to be increased on a development parcel so long as it does not exceed one hundred percent (100%) of the permitted density. The proposed language would no longer allow such an increase, even though in the City of Fort Lauderdale, impacts to single-family neighborhoods are limited since they have much lower density requirements i.e., four to eight units per acre.

In addition, the requirement for a publicly noticed meeting would add more time to the review and approval process, a major factor that impacts the cost of developing affordable housing projects and may impact funding for affordable housing applications. The City employs an expedited review and approval process based on defined development standards that is intended to incentivize the development of affordable housing projects throughout the City of Fort Lauderdale.

While the City understands that the recent density limitations and public notice meeting requirements were derived to address concerns about residential land uses, the City recommends that there be flexibility to adopt requirements and standards that work for each municipality, consistent with overall intent of BrowardNext. The City recommends that both the density limitation and publicly noticed meeting requirement be removed from the text amendment. In addition, it should be emphasized that this is a voluntary policy that municipalities may choose to adopt not a required policy.

Thank you for your time and attention on this matter. If there are any questions, please do not hesitate to contact me at (954) 828-5980 or ccooper@fortlauderdale.gov.

Sincerely,

Christopher Cooper, AICP, Director
Development Services Department

Cc via email: Greg Chavarria, City Manager
Anthony Fajardo, Assistant City Manager
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Jim Hetzel, Principal Urban Planner
Adam Schnell, Urban Planner III