

EXHIBIT 2

SECTION I
AMENDMENT TO THE
ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT

“ARTICLE 3.5: Increase and Decrease of Commercial and Residential Acreage”

(CORRESPONDING TO PROPOSED TEXT AMENDMENT PCT 20-4)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Recommendation January 19, 2021

It is recommended that the proposed revisions to the *Administrative Rules Document: BrowardNext* (ARD) be approved. **See Attachment 1.**

The proposed ARD amendment does not require transmittal to or review by the State of Florida review agencies. In addition, Article 3 requires approval and adoption by the Broward County Board of County Commissioners.

- II. Planning Council Recommendation January 28, 2021

Approval per Planning Council staff recommendation. (Vote of the board; Unanimous: 15-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Williams and DiGiorgio)

SECTION II
AMENDMENT TO THE
ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT

ARTICLE 3.5

BACKGROUND INFORMATION/ANALYSIS

The *Administrative Rules Document: BrowardNext* (ARD) is maintained, as per the requirements of the Broward County Land Use Plan (BCLUP), by the Broward County Planning Council for the purpose of providing direction, assistance and guidance to local governments, the general public, and Planning Council staff in implementing the BCLUP. Appropriate portions of the ARD are also approved and adopted by the Broward County Board of County Commissioners, including Article 3.

On April 17, 2018, the Broward County Board of County Commissioners (BOCC) held an affordable housing workshop that directed staff to pursue various initiatives, including funding, density bonuses and inclusionary zoning, among others, followed by an affordable housing workshop held by the BOCC on October 22, 2019. Subsequently, on November 5, 2019, the BOCC voted to initiate four (4) text amendments to the BCLUP policies and transmit the same to the Broward County Planning Council for consideration.

Modification of the *Administrative Rules Document: BrowardNext* (ARD), Article 3.5 will eliminate an inconsistency with the Commerce Permitted Uses Section of the BCLUP that is being amended as part of PCT 20-4, as well as clarify that the referenced Rules are not applicable to the implementation of Policy 2.16.4. **See Attachment 1.**

Please see corresponding text amendment PCT 20-4 immediately preceding this item for additional detail.

SECTION III
AMENDMENT TO THE
ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT

ARTICLE 3.5

ATTACHMENT

1. Proposed Revisions to the *Administrative Rules Document: BrowardNext* - Article 3.5

ATTACHMENT 1

ADMINISTRATIVE RULES DOCUMENT: BrowardNext Proposed Text Amendment

3.5 INCREASE AND DECREASE OF COMMERCIAL AND RESIDENTIAL ACREAGE

.
. .

- (4) Residential and/or mixed commercial/residential developments may be permitted by the local land use plan in areas designated "Commerce" on the Broward County Land Use Plan Map, subject to the following:
- a. The local government shall apply available flexibility and/or redevelopment units in compliance with Articles 3.2 and 3.3 of this document; and
 - b. For parcels up to ten (10) acres in size, free-standing multi-family residential uses or mixed commercial/residential developments are permitted; and
 - ~~c. For parcels up to twenty (20) acres in size, free-standing multifamily residential uses or mixed commercial/residential developments that include a minimum of 15% affordable housing restricted to such use for a minimum of 15 years are permitted; and~~
 - d. Within areas east of the Intracoastal Waterway, in no instance shall the residential density exceed 25 dwelling units per acre or 100% of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less; and
 - e. In no instance shall the total residential uses exceed 20% of the land area designated "Commerce" or "Commercial" within the municipality; and
 - e. The above referenced limitations are not applicable to Policy 2.16.4.

NOTE: Proposed additions are underlined, proposed deletions are ~~struck through~~.