



Facility Planning & Real Estate Department

Christopher Akagbosu, Director

600 SE 3rd Avenue

Fort Lauderdale, Florida 33301

Phone: 754-321-2162 • fax: 754-321-2179

chris.akagbosu@browardschools.com

browardschools.com

**The School Board of
Broward County, Florida**

Dr. Rosalind Osgood, Chair
Laurie Rich Levinson, Vice Chair

Lori Alhadeff

Patricia Good

Debra Hixon

Donna P. Korn

Sarah Leonardi

Ann Murray

Nora Rupert

February 19, 2021

Robert W. Runcie
Superintendent of Schools

Josie P. Sesodia, AICP
Director, Planning & Development Management Division
115 S. Andrews Avenue, Room 329K
Fort Lauderdale, Florida 33301

Re: Amendment to the Broward County Land Development Code (BCLDC).

Dear Ms. Sesodia,

The purpose of this request is to amend Sections 5-182.9(b)(5) and 5-184(b)(4) of the BCLDC.

The request to amend BCLDC Section 5-182.9(b)(5) is to include new columns entitled “Elementary”, “Middle”, “High” and “Total” which will make clear the currently adopted Student Generation Rates (SGR) table by specifying the distribution of the Student Generation Rate Totals by elementary, middle, and high school levels (See Attachment 1). This amendment as proposed will not change any data or any other technical analysis contained in the Student Generation Rate/School Impact Fee Study Update, Final Report dated July 23, 2019 that the Broward County Board of County Commissioners (BCBCC) adopted on October 20, 2020.

The request to amend BCLDC Section 5-184(b)(4) to delete the requirement that the School Board of Broward County, Florida identify the source of funding that will be used to offset the school impact fee waiver granted for affordable housing (See Attachment 2). This amendment will make the BCLDC language consistent with Section 163.31801(9), Florida Statutes, which was amended by the Florida Legislature (HB 7103) in 2019.

Consistent with the discussion, Broward County Public School (BCPS) staff appreciates your scheduling the above cited amendments for BCBCC approval at the earliest possible date.

BCPS staff appreciates the cooperation of Broward County staff regarding this request. Please contact me via email at mohammed.rasheduzzaman@browardschools.com at 754-321-2173 if you have additional questions regarding this matter.

Sincerely,

Mohammed Rasheduzzaman

Mohammed Rasheduzzaman, AICP
Planner, Growth Monitoring
Facility Planning and Real Estate Department

MR: mr
W/Attachments (2)

cc: Chris Akagbosu, Director, Facility Planning and Real Estate Department
Maite Azcoitia, Esq., Deputy County Attorney
Alan L. Gabriel, Esq., School Board Cadre Attorney

Attachment 1

Broward County Public Schools

Supplemental Information: Distribution of Student Generation Rates by School Level

Dwelling Type	Bedrooms	<u>Elementary</u>	<u>Middle</u>	<u>High</u>	<u>Rate Total</u>
Single Family	3 or fewer	<u>0.167</u>	<u>0.070</u>	<u>0.131</u>	0.368
	4 or more	<u>0.218</u>	<u>0.115</u>	<u>0.167</u>	0.500
Townhouse, Duplex, Villa	2 or fewer	<u>0.102</u>	<u>0.039</u>	<u>0.059</u>	0.200
	3 or more	<u>0.142</u>	<u>0.056</u>	<u>0.102</u>	0.300
Garden Apartment	1 or fewer	<u>0.079</u>	<u>0.060</u>	<u>0.001</u>	0.140
	2	<u>0.053</u>	<u>0.007</u>	<u>0.140</u>	0.200
	3 or more	<u>0.088</u>	<u>0.047</u>	<u>0.105</u>	0.240
Midrise	1 or fewer	<u>0*</u>	<u>0*</u>	<u>0.030</u>	0.030
	2 or more	<u>0.022</u>	<u>0.019</u>	<u>0.039</u>	0.080
High Rise	All	<u>0.009</u>	<u>0.015</u>	<u>0.006</u>	0.030
Mobile Home	2 or fewer	<u>0.073</u>	<u>0.036</u>	<u>0.041</u>	0.150
	3 or more	<u>0.159</u>	<u>0.078</u>	<u>0.089</u>	0.326

*No students are observed.

Prepared by Tindale Oliver based on 2016/2017 data that is the basis of the study titled "Broward County Public Schools Student Generation Rate and School Impact Fee Study Update, Final Report, July 23, 2019"

Attachment 2

Broward County Land Development Code (Article IX)

DIVISION 2. - DEVELOPMENT REVIEW REQUIREMENTS

Section 5-184 (b)(4)

When an application for a development permit is made for the construction of affordable housing, as defined by Division 6 of this article, the County Commission may waive, upon a request therefor, dedications of land, payments of money in lieu thereof, administrative fees, and application fees, as set forth herein, if the County Commission or the Planning and Development Management Division Director finds that the proposed project will provide affordable housing for very low income or low income persons as defined by the Broward County Housing Finance and Community Redevelopment Division. Prior to consideration of any waiver request, the developer must provide certification from the Broward County Housing Finance and Community Redevelopment Division stating that the project qualifies as affordable housing at a specified income level.

Any such waiver shall be only for that portion of the development that qualifies as affordable housing. The percentage of any waiver granted shall be one hundred percent (100%).

If the application is subject to site plan review or payment of an impact or concurrency fee prior to application for a municipal building permit, the Planning and Development Management Division Director may grant a waiver request, in accordance with the above-cited requirements, or refer it to the County Commission pursuant to Section 5-181(g). All waivers granted by the Planning and Development Management Division Director shall be reported to the County Commission quarterly.

With the exception of waivers for affordable housing, the County Commission or the Planning and Development Management Division Director shall identify the source of funds that will be used to pay for the services or facilities that would otherwise have been paid for by such dedications, payments, or fees, not including application fees. A waiver of educational impact fees shall not be granted unless the School Board of Broward County has approved said waiver. ~~and identified the source of funds in writing.~~