

## EXHIBIT 2

**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN TEXT**  
**PROPOSED AMENDMENT PCT 22-2**

***“Policy 2.16.4”***

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*July 19, 2022*

It is recommended that the proposed amendment to the BrowardNext - Broward County Land Use Plan be approved. **See Attachment 1.**

Further, Planning Council staff recommends continuing the annual review of the implementation of Policy 2.16.4 to collect data, as well as a review of the 3% annual increase for in-lieu of fee after five (5) years of implementation.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.

**If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.**

**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

**II. Planning Council Transmittal Recommendation**

**July 28, 2022**

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 13-0: Blackwelder, Castillo, Fernandez, Gomez, Good, Hardin, Horland, Levy, Rich, Rosenof, Ryan, Williams and DiGiorgio)

**SECTION II**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 22-2**

**BACKGROUND INFORMATION/OUTREACH**

The Broward County Board of County Commissioners (BOCC) adopted BrowardNext – Broward County Land Use Plan (BCLUP) Policy 2.16.4 on March 9, 2021. BCLUP Policy 2.16.4 permits residential density on parcels designated Commerce and Activity Center, subject to the inclusion of an affordable housing component.

The adoption of Policy 2.16.4 included a requirement for an annual review of the implementation of the Policy. The Broward County Planning Council staff conducted a survey of local governments in March 2022. The results are included in **Attachment 2**. In summary, the results indicated that local governments have yet to issue residential entitlements utilizing Policy 2.16.4 and expressed challenges regarding implementing the following criteria:

- (2) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of all bonus units in the development project.
- (5) Within a development containing residential units, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office or commercial uses not ancillary to the residential units. **See Attachment 3 for data submitted in this regard.**
- (6) “Affordable unit” requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund\*\* based on the Florida Housing Finance Corporation (FHFC) most recent “Total Development Cost Per Unit Base Limitations,” as updated by the FHFC. The per unit in-lieu payment option shall be the Broward County FHFC average of the “garden ESS,” “mid-rise ESS” and “high rise” total development cost (*the average is currently \$300,133*), divided by 7.

The survey results and comments were presented to the Broward County Planning Council at its April 28, 2022, regular meeting. The Broward County Planning Council initiated an amendment to Policy 2.16.4 to address the concerns raised by local governments.

Concurrent to the survey results and initiation, a working group was organized to discuss and vet the concerns raised by local governments. The working group convened on May 18, 2022, submitted written comments and gathered again on June 22, 2022. By the conclusion of the June 22, 2022, working group meeting, a consensus was agreed upon and the proposed amendment was submitted to Planning Council staff on June 28, 2022. **See Attachment 1.**

**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 22-2**

**PLANNING ANALYSIS AND SUMMARY**

BrowardNext - Broward County Land Use Plan (BCLUP) Policy 2.16.4 permits residential density on parcels designated Commerce and Activity Center, subject to the inclusion of an affordable housing component, as well as additional criteria regarding location (see **Attachment 4** for reference map), dwelling unit size, minimum affordability period, retail or office component, in-lieu of payments, occupancy timing and criteria if requesting funding consideration.

Policy 2.16.4 provides that local governments may utilize the provision regardless of whether it is adopted in the local government's land use plan, with the exception of the utilization of criteria number 9 which links specific site planning and code requirements if being considered in the review of funding applications for public infrastructure and economic development projects.

Proposed BCLUP text amendment PCT 22-2 addresses the following Policy criteria:

**Proposed modification in ~~strike-through~~/underline:**

(2) (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of all each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.) in the development project.

(b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus unit type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.).

- **Planning Council Staff Comment:** The proposed modification clarifies the corresponding unit types and the proportionality of affordable to bonus unit types.

**Proposed modification in ~~strike-through~~/underline:**

(5) Within a development containing residential units, the following shall apply:

(a) Office and commercial use may either be vertically or horizontally integrated providing the following:

1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;

2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.

(b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved, or utilized for office and/or commercial uses not ancillary to the residential units.

**PLANNING ANALYSIS AND SUMMARY (continued)**

- **Planning Council Staff Comment:** The proposed modification addresses vertical and horizontal integration of office and/or commercial uses and differentiates requirements dependent upon parcel sizes, as well as buildings facing a “Qualified Road.” “Qualified Road” is proposed to be defined in the opening of the Policy for clarification.

**Proposed modification in ~~strike through~~/underline:**

(6) “Affordable unit” requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund\*\* equal to \$10,000 per unit for the total number of units within the development which sum shall increase by 3% annually. ~~based on the Florida Housing Finance Corporation (FHFC) most recent “Total Development Cost Per Unit Base Limitations,” as updated by the FHFC. The per unit in-lieu payment option shall be the Broward County FHFC average of the “garden ESS,” “mid-rise ESS” and “high rise” total development cost (the average is currently \$300,133), divided by 7.~~

\*\*Fifty percent (50%) of in-lieu fees may be paid into an Affordable Housing Trust Fund or to the housing authority of the applicable municipality, provided the municipality or housing authority requires said monies to be used for the construction of new affordable units or home repair. All in-lieu payments shall be made at the time of issuance of building permit.

- **Planning Council Staff Comment:** The proposed modification shifts the model from funding full dwelling units to ensuring that gap financing and funding for bond or tax credit deals will be available and clarifies that the payment will be for the total number of units. In addition, the modification alters the qualifying municipal government requirements to only those with an Affordable Housing Trust Fund and reiterates that in-lieu of payment will occur at the time of issuance of building permits.

**Proposed modification in ~~strike through~~/underline:**

(d) The Urban Planning Division ~~In order for a local government’s funding application(s) for future public infrastructure and economic development projects to be eligible for consideration by the Broward County Board of County Commissioners under any section of this Policy which provides additional funding to local governments based upon their compliance with Section (9) of this Policy, the Planning and Development Management Division, in consultation with the Office of the County Attorney, must certify that all the foregoing requirements of this Section (9) have been satisfied.~~

- **Planning Council Staff Comment:** The proposed modification eliminates redundant language regarding the County staff and Office of the County Attorney’s certification that the foregoing requirements of Section (9) have been satisfied.

**See Attachment 1.**

**PLANNING ANALYSIS AND SUMMARY (continued)**

**Conclusion**

Planning Council staff finds that the proposed amendment provides appropriate revisions to address the challenges identified by local governments regarding the implementation of Policy 2.16.4. **See Attachment 1.**

Further, Planning Council staff recommends continuing the annual review of the implementation of Policy 2.16.4 to collect data, as well as a review of the 3% annual increase for in-lieu of fee after five (5) years of implementation.

**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PCT 22-2**

**ATTACHMENTS**

1. Proposed Broward County Land Use Plan Amendment PCT 22-2
2. Broward County Land Use Plan Policy 2.16.4 Implementation Survey Results – April 2022
3. Commercial Square Footage Chart Examples
4. Map of Commerce and Activity Center Land Use by Arterial Roads

**Update: July 28, 2022:**

5. Correspondence from Commissioner Steve Geller, Broward County Board of County Commissioners, to Broward County Planning Council Members, received July 22, 2022

# ATTACHMENT 1

## BROWARD COUNTY LAND USE PLAN Proposed Text Amendment PCT 22-2

### BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

#### SECTION 2: POLICIES

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#### AFFORDABLE HOUSING

*Policy 2.16.4 was adopted on March 9, 2021, and the following modifications are proposed to enhance its implementation. All changes are indicated in ~~strike-through~~/underline format.*

**POLICY 2.16.4** Within parcels located west of and including US 1\*, and designated “Commerce” on the Broward County Land Use Plan and fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners, herein after referred to as a “Qualified Road,” or within a parcel designated “Activity Center,” multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

- (1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following “bonus” units to “affordable” unit formula(s) described below:
  - (a) Moderate income: six (6) bonus units for every (1) one moderate income unit.
  - (b) Low income: nine (9) bonus units for every (1) one low income unit.
  - (c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.
- (2) (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of ~~all~~-each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.) in the development project; or  
(b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.).
- (3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.



- (4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of thirty (30) years.
- (5) Within a development containing residential units, the following shall apply:
- (a) Office and commercial use may either be vertically or horizontally integrated providing the following:
1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;
  2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.
- (b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved, or utilized for office and/or commercial uses not ancillary to the residential units.
- (6) “Affordable unit” requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund\*\* equal to \$10,000 per unit for the total number of units within the development which sum shall increase by 3% annually. ~~based on the Florida Housing Finance Corporation (FHFC) most recent “Total Development Cost Per Unit Base Limitations,” as updated by the FHFC. The per unit in lieu payment option shall be the Broward County FHFC average of the “garden ESS,” “mid-rise ESS” and “high-rise” total development cost (the average is currently \$300,133), divided by 7.~~
- (7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.
- (8) Local government utilization of the additional permitted residential density provisions described in this Policy is subject to the following, as enforced by the applicable local government:
- (a) One hundred percent (100%) of the “affordable” units shall be available for occupancy before the final twenty-five percent (25%) of bonus units are available for occupancy.
- (9) In addition to the provisions of this Policy, parcels designated “Commerce” and meeting the location, frontage, and access requirements of this Policy or within an Activity Center, where the residential development will be located within ¼ mile of a State road, County arterial, or other road or portion thereof, as approved by Board of County Commissioners (“Board”), the Board shall consider the following in the review of funding applications submitted by local governments for future public infrastructure and economic development projects:

- (a) Local government adoption of this Policy into the municipal Comprehensive Plan;
- (b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow allocation of additional residential density units as a permitted use, by right, within specific zoning district(s);
- (c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:
  1. Establishment of a minimum net residential density of twenty-five (25) dwelling units per acre;
  2. Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories; and
  3. The zoning regulations that establish reduced on-site parking to accommodate the mixed uses.
- ~~(d) The Urban Planning Division. In order for a local government's funding application(s) for future public infrastructure and economic development projects to be eligible for consideration by the Broward County Board of County Commissioners under any section of this Policy which provides additional funding to local governments based upon their compliance with Section (9) of this Policy, the Planning and Development Management Division, in consultation with the Office of the County Attorney, must certify that all the foregoing requirements of this Section (9) have been satisfied.~~

(10) Units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced Policy.

\* includes all parcels that front and have direct access to US 1 and, at the option of the applicable municipality as a permitted or special exception use, on parcels east of US 1 and west of the Intracoastal Waterway, provided the municipality makes a finding that the additional dwelling units on said parcels will not negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. A local government is not required to apply this Policy to properties east of US 1 in order to be eligible for funding consideration by the Board of County Commissioners pursuant to Section (9) herein.

\*\*Fifty percent (50%) of in-lieu fees may be paid into an Affordable Housing Trust Fund ~~or to the housing authority~~ of the applicable municipality, provided the municipality ~~or housing authority~~ requires said monies to be used for the construction of new affordable units or home repair. All in-lieu payments shall be made at the time of issuance of building permit.

## ATTACHMENT 2

# BCLUP Policy 2.16.4 Implementation Survey Results

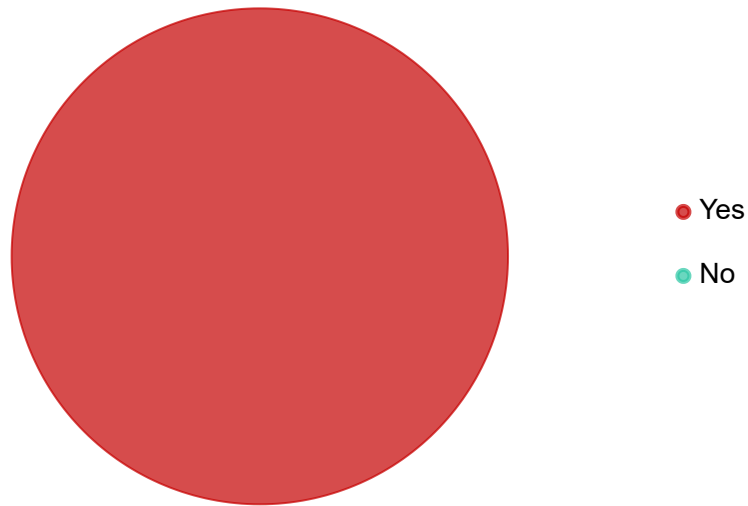
1. Please provide the name of the local government that you represent.

The word cloud requires at least 20 answers to show.

Response	Count
Weston	1
Pompano Beach	1
Miramar	1
Lauderdale-by-the-Sea	1
City of Wilton Manors	1
City of Sunrise	1
City of Pembroke Pines	1
City of Oakland Park	1
City of Hollywood	1
City of Fort Lauderdale	1
City of Deerfield Beach	1
City of Dania Beach	1
City of Cooper City	1
City of Coconut Creek	1
Broward County - BMSD	1
Broward County	1

Answered: 16 Skipped: 0

**2. Are you aware of Broward County Land Use Plan (BCLUP) Policy 2.16.4 regarding housing opportunities in the Commerce and Activity Center land use designations?**

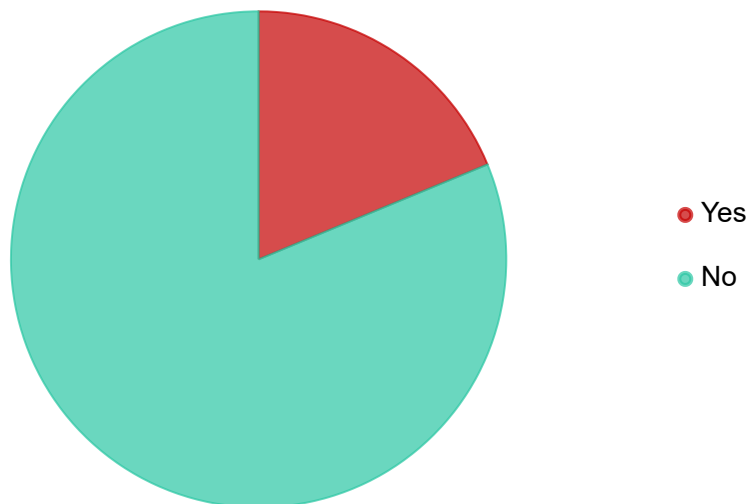


**Answers** **Count** **Percentage**

Yes	16	100%
No	0	0%

Answered: 16 Skipped: 0

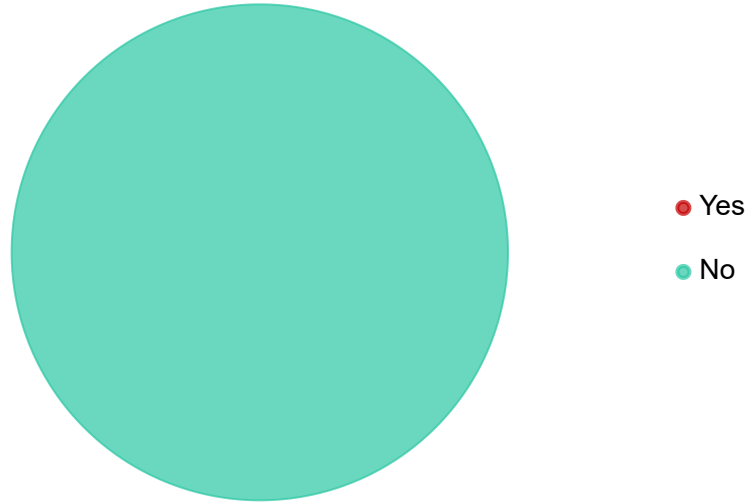
**3. Has your local government adopted BCLUP Policy 2.16.4 or a similar Policy into your Comprehensive Plan and/or into your Land Development Regulations?**



Yes	3	18.75%
No	13	81.25%

Answered: 16 Skipped: 0

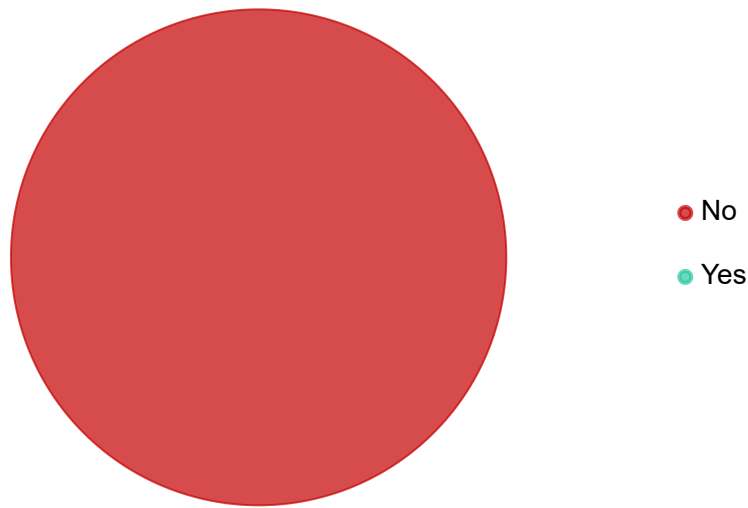
**4. BCLUP Policy 2.16.4 is not required to be adopted by local governments in either the Comprehensive Plan or Land Development Regulations to utilize the benefits of the Policy. Has your local government issued residential entitlements utilizing Policy 2.16.4?**



Answers	Count	Percentage
Yes	0	0%
No	16	100%

Answered: 16 Skipped: 0

**5. Has your local government had any Applicants requesting to use this policy to build mixed use projects in a qualified commercial corridor?**



No	16	100%
Yes	0	0%

Answered: 16 Skipped: 0

**6. If you responded "Yes" to question 5, please describe the mixed use project(s) which utilized Policy 2.16.4 or requested it be used.**

The word cloud requires at least 20 answers to show.

Word	Count
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N/A	1
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Answered: 1 Skipped: 15

**7. What are the perceived benefits of BCLUP Policy 2.16.4?**

The word cloud requires at least 20 answers to show.

Response	Count
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To encourage more affordable housing	1
This policy, in effect, creates a basket of residential development rights on all of the qualified corridors which saves the City from creating Activity Centers through LUPAs and creating new zoning regulations for these districts to implement mixed use projects which saves about 3-years worth of work and much political angst. Pompano has simply adopted mixed use/mixed income design standards and regulations to enable us to implement mixed use projects along these corridors in a manner compatible with the existing neighborhoods.	1
This policy allows municipalities west of US 1 (Federal Highway) to build additional density in commercial areas if they include affordable housing.	1
The perceived benefit is that you're placing more density along transportation corridors, making more land available and to provide an incentive for affordable housing. This is heading in the right direction, but needs more clarity and emphasis on all forms of transportation. Putting this type of housing with the added density on top of it near large roadways without a good transportation system won't do much good. Municipalities may not view this as a good policy.	1
The ability to build mixed use on commercial land use.	1
Streamlines the development process for housing. Promotes mixed-use development along major roadways.	1
Redevelopment without much of the normally required work for land use and rezoning changes.	1
More opportunities for residential development	1
It provides significant incentives to entice developers.	1
It is my understanding that the perceived benefits of Policy 2.16.4 are that it greenlights affordable housing on underutilized commercial properties by providing extraordinary residential entitlements in exchange for including a percentage of the units as affordable housing.	1
Incentives, such as bonus density.	1
greater flexibility in terms of allowable uses. It will provide additional opportunities for additional residential development options.	1
Expanding affordable housing	1

Creates a pool of units that is alternative to pools created through land use amendments while establishing a mandatory affordable component to meet housing needs. Creates uniformity through a regional approach to affordable housing distributing the responsibility across all municipalities within Broward County.	1
Additional affordable housing. Mixed uses on underdeveloped corridors.	1

Answered: 15 Skipped: 1

### 8. What are the perceived constraints of BCLUP Policy 2.16.4?

The word cloud requires at least 20 answers to show.

Response	Count
Zoning criteria placed on the municipality by approval.	1
unknown.	1
To date no applicants have proposed projects that benefit from this policy	1
The 10% of Gross Building Area (GBA) required to be commercial is making it impossible to use this policy. The most attractive properties for mixed use projects are deep and often have very little commercial frontage but have multiple, 5-8 story buildings which add up to large GBA. That, coupled with the fact that commercial only works on the ground floor and that same ground floor has the access to the parking, the lobby, the elevators, the leasing offices, etc. it is impossible to get 10% of the GBA all on a first floor with commercial street frontage. In addition, some of these commercial corridors are in areas where the residential must be secured with controlled access which makes pass-by use commercial users next to impossible. It is questionable if commercial uses can survive with only residents as customers. Also, the types of commercial uses that might be attracted to these buildings might not be acceptable to residents which results in those spaces remaining vacant.	1
The 10% commercial rule places a severe restriction on development. Once a project exceeds 5 floors it becomes nearly prohibitive.	1
Potential hurdles such as the 10% minimum for office or commercial uses not ancillary to the residential units.	1



<p>I think the perceived benefits listed above are not realized by the development community. In addition, I perceive the constraints of Policy 2.16.4 to be as follows: 1. The 30-year affordability period is a deterrent to development of affordable housing. 2. The 10% non-residential requirement is untenable to residential developers. 3. The in-lieu payment is too high (does not encourage participation). 4. The land use plan amendment process to change commercial to residential is more cost-effective. Further, commercial properties that may be identified as being "ripe" for redevelopment with residential uses are not being offered for such uses because the cost of adaptive re-use is much lower with sustainable rents keeping the properties in their current state rather than available for redevelopment.</p>	<p>1</p>
<p>Commercial uses 50% of affordable housing fees, municipalities need 100% of the fees to complete the affordable housing requirements mandated. Paying to the Broward Housing Trust Fund has not provided assistance to individual municipal needs. Developers do not need to go through normal City and County processes that would require additional scrutiny of land use changes, specifically traffic analysis, parks improvements and capacity.</p>	<p>1</p>
<p>Adequate infrastructure to support higher density.</p>	<p>1</p>
<p>30 year affordability requirement May want to consider making it consistent with the Broward County Impact Fee Waiver Covenant - 20 years for rentals and 10 years for owner occupied</p>	<p>1</p>
<p>10% Commercial - The existing requirement for 10% commercial square footage for a development site is not feasible and can have adverse impacts when applied across the board. This is especially true in Regional Activity Center areas where commercial may not be suitable in certain contexts (i.e. local roads that are residential in nature). Average Unit Size - The size limitation of the affordable units should not be based on the average of all units (inclusive of market rate units), but based on the average of each equivalent unit type.</p>	<p>1</p>
<p>1. The policy is tied to roadways and not transit. Policies like these are less effective when you place all of this density along major roadways and there is no adequate transit system in place or planned/funded. 2. Sub section 2 seems too restrictive and should permit units to be even smaller than what is proposed in the policy. Why do you even need to regulate this considering every municipality has minimum unit sizes? 3. This Policy seems to permit these units on "other roads or portions thereof, as approved by the Board.." what does that mean? What is the process for approval on those roadways? If I am not seeking funding then do I need a special approval on "other roads"? 4. Sub Section 5, some roadways may not be suitable for mixed use development and may do just fine with residential only projects. This rule should be tailored to the roadway type and development pattern.</p>	<p>1</p>

Answered: 12 Skipped: 4

**9. Please provide any additional comments or suggestions regarding BCLUP Policy 2.16.4.**

The word cloud requires at least 20 answers to show.

Response	Count
<p>We think the 10% GBA for commercial use should be changed to a total of 10% of the ground floor area of one of the buildings with direct commercial frontage on sites that can accommodate customers resulting from pass-by traffic. If your project doesn't meet this criteria (the site is gated, for instance) the commercial uses should be optional.</p>	1
<p>Pay in Lieu - The structure divides the money between the County and City. Fort Lauderdale has a disproportionate need for affordable housing and it makes more sense for 100% of funds to go to the City with a mandatory requirement they be utilized solely for affordable housing purposes. 10% Commercial - A better approach would be to have standards for when a ground floor commercial component (not 10% of the entire project) would apply (i.e. established commercial corridors, business districts, etc.) and mandate an active flexible ground floor use (live/work) driven by a market approach in all other areas.</p>	1
<p>none</p>	1
<p>More flexibility would make it easier for more cities to utilize the Policy</p>	1
<p>First, this policy is not applicable to Lauderdale-by-the-Sea due to its geographic location east of US 1 (Federal Highway). Second, this policy unfairly awards additional weighting to communities located on or west of US 1 (Federal Highway) with additional Surtax funding. How is this community suppose to access that additional funding if it is specifically excluded from its provisions by geography?</p>	1
<p>External pressures such as Covid-19, supply-chain and material costs are limiting investment and redevelopment of the subject properties.</p>	1
<p>Extend to other areas.</p>	1
<p>create a minimum lot area requirements for developers to pay their fair share to meet City needs for parks, traffic and capacity. Flip the bonus and affordable requirements or offer a sliding scale to affordable-market units. Provide a difference between ownership and rental. Look for additional incentives for condominium development versus rental development. Provide monetary incentives from the County Housing Trust Fund 25 units per acre may be too much for smaller parcels. This should be based on total size of proposed area. The City of Deerfield Beach does not support in any capacity, the reduction of parking spaces for any form of residential development. In general, this concept must be removed as an incentive for affordable development. The Commerce classification which includes Industrial land uses is not compatible with housing in any form. Permitted use Section 11, is unclear. Only 2 acre s may be used for a 10 acre development? 10 acre sites do not exist.</p>	1

Commercial integration is a good idea. But, prescribing a minimum percentage will make implementation of the policy increasingly prohibitive as the project gets larger. 1

1. Is there a maximum number of bonus units that can be gained? It seems there is a max in Policy 2.16.3 for Activity Centers, but this policy permits them without a max? 2. Clear up the writing in sub section 9 relating to application funding. It is hard to read. Criteria b and c do not appear to be equitable and b sounds like it would be chosen every time considering there are no specific minimum requirements.

Answered: 10 Skipped: 6



# CITY OF FORT LAUDERDALE

CASE NO.	PROJECT NAME	PROJECT ADDRESS	TOTAL BUILDING SQ. FT.	10% OF TOTAL BLDG SQ. FT.	BLDG FOOTPRINT SQ. FT.	COMMERCIAL USE SQ. FT.	% OF GROUND FLOOR AS COMMERCIAL USE	% OF TOTAL BLDG SQ. FT. AS COMMERCIAL USE	NOTES
<b>BUILT AND EXISTING PROJECTS</b>									
R16059	Las Olas Walk	106 South Federal Highway	385,076	38,396	52,195	N/A	N/A	N/A	Fitness/gym on ground level no commercial
R16023	Residences of Las Olas (Alluvion)	215 N. New River Drive	746,812	74,681	50,273	4,450	8.8%	0.59%	Portion of ground floor is back of house activity
R16005	Alfa (EON)	611 NE 5th Avenue	187,110	18,711	55,539	3,250	5.8%	1.70%	Portion of ground floor is back of house activity
<b>PROJECTS UNDER REVIEW OR APPROVED BUT NOT BUILT</b>									
PLN-SITE-19120001	Searstown Parcel 1	901 N. Federal Highway	1,594,639	159,463	154,833	51,310	33.1%	3.21%	Portion of ground floor is back of house activity
UDP-S21015	FAT Village East	501 N. Andrews Ave	1,035,340	103,534	123,386	69,395	56.2%	6.70%	Portion of ground floor is back of house activity
UDP-2S21034	Advantis Station	600 NE 3 Ave	361,623	36,162	40,205	2,087	5.1%	0.57%	Portion of ground floor is back of house activity

\*\*Table contains a sample of projects in Downtown either built and existing or under development review.

Mixed Use Project Analysis Data 1/13/2022 UDP Division

# Mixed Use Projects Percent of GBA To Date

PZ#	Project	Overall SF	10% of building area	Building Footprint	Commercial Area	% Ground Floor	% GBA Provided	Notes
17-12000018	Downtown Pompano Apartments	276,662	27,666	63,423	4,658	7.3%	1.7%	10 Story Building, Commercial Required on ground floor by zoning
18-12000005	Fairfield	368,247	36,825	88,723	4,008	4.5%	1.1%	7 Story Building, Commercial Required on ground floor by zoning
18-12000015	Atlantic One	305,397	30,540	106,211	10,653	10%	3.5%	5 Stories, Commercial Required on ground floor by zoning
19-12000043	Aviara East	260,589	26,059	50,862	8,962	17.6%	3.4%	8/6 Story Buildings, Commercial not required
20-12000003	30 NE 5 St	47,419	4,742	6,340	4,085	64.4%	8.6%	Commercial provided to screen parking in a 5 story building. Commercial is not otherwise required.
21-12000015	Falcone (Wabash)	240,341	24,034	87,077	4,164	4.8%	1.7%	7/6 Story Buildings, Commercial not required
16-12000001	Heritage at Pompano Station	185,830	18,583	43,069	6,670	15.5%	3.6%	7 Stories, Commercial Required on ground floor by zoning
15-12000057	City Vista	145,738	14,574	23,644	3,810	16.1%	2.6%	6 Stories, Commercial Required on ground floor by zoning

Project	Address	Commercial Use	Gross Building SF	# of Units	Commercial/Office SF	% Commercial/Office
RD Las Olas	201 SE 6 <sup>th</sup> Avenue, Fort Lauderdale	1 retail/restaurant tenant	650,247 SF	259	1,970 SF	0.3%
Motif	500 North Andrews Avenue, Fort Lauderdale	6 retail/restaurant tenants	758,945 SF	385	25,624 SF	3.37%
Curv/501 Seventeen	501 SE 17 <sup>th</sup> Street, Fort Lauderdale	Grocery store (Whole Foods)	705,252 SF	243	49,071 SF	6.95%
The Main	212 SE 2 <sup>nd</sup> Avenue, Fort Lauderdale	Grocery store (Publix)	712,878 SF	348	32,033 SF	4.49%
4 West Las Olas	4 West Las Olas Boulevard, Fort Lauderdale	2 retail/restaurant tenants	471,380 SF	260	4,786 SF	1.01%
Laureat	790 East Broward Boulevard, Fort Lauderdale	4 retail/bank tenants	651,943 SF	328	6,843 SF	1.04%
New River Central	100 SE 6 <sup>th</sup> Street, Fort Lauderdale	1 retail tenant	588,502 SF	401	5,502 SF	0.93%
EDEN Las Olas	419 SE 2 <sup>nd</sup> Street, Fort Lauderdale	2 retail/restaurant tenants	644,820 SF	374	2,756 SF	0.42%
One River District	629 SE 5 <sup>th</sup> Avenue, Fort Lauderdale	2 retail tenants	354,143 SF	249	2,613 SF	0.73%
Fairfield Cypress Creek	6500 North Andrews Avenue, Fort Lauderdale	3 retail tenants	323,155 SF	295	9,173 SF	2.83%
Auberge	2200 North Ocean Boulevard, Fort Lauderdale	Restaurant/Spa	741,523 SF	171	22,496 SF	3.03%
One Financial Plaza	100 SE 3 <sup>rd</sup> Avenue, Fort Lauderdale	4 retail/restaurant tenants	400,973 SF	242	17,061 SF	4.25%
488 Residences	488 SW 1 <sup>st</sup> Avenue, Fort Lauderdale	1-2 retail tenants	580,873 SF	362	6,000 SF	1.03%
WH Pompano	1350 South Ocean Boulevard, Pompano Beach	2 retail/restaurant tenants	412,715 SF	92	4,118 SF	0.99%
Broadstone Oceanside	1333 South Ocean Boulevard, Pompano Beach	1 retail tenant	484,863 SF	211	2,984 SF	0.61%
The Rise	405 Ne 2 <sup>nd</sup> Street, Fort Lauderdale	1 retail tenant	594,057 SF	348	4,205 SF	0.7%
Alta Flagler Village I	600 NE 4 <sup>th</sup> Avenue, Fort Lauderdale	2 restaurant/retail tenants	399,290 SF	208	3,250 SF	0.81%
New River Yacht Club III	416 SW 1 <sup>st</sup> Avenue, Fort Lauderdale	1 retail tenant	488,957 SF	230	2,400 SF	0.49%

# ATTACHMENT 4



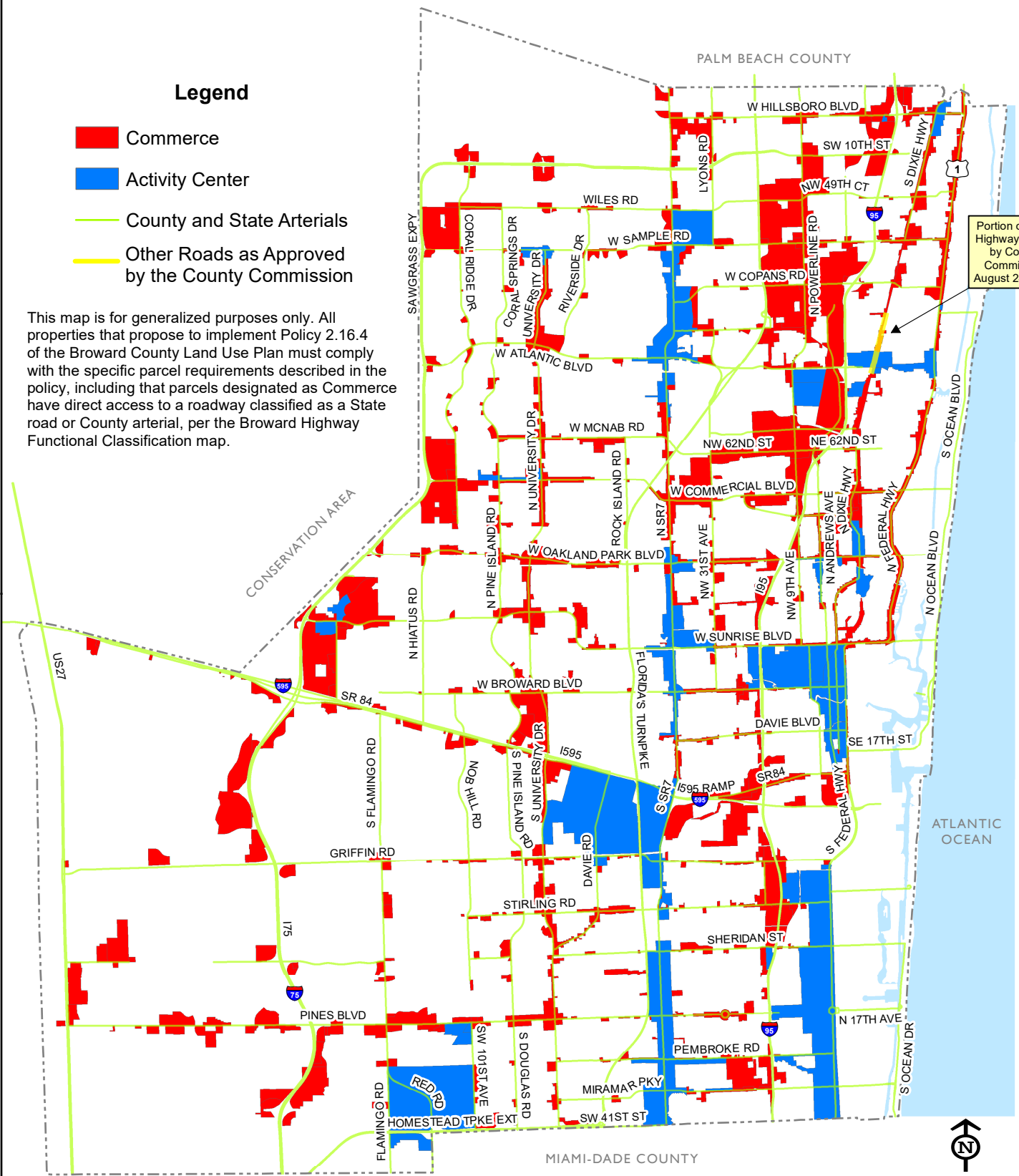
## Commerce and Activity Center Land Use by County and State Arterial Roads and Other Roads as Approved by the County Commission



### Legend

- Commerce
- Activity Center
- County and State Arterials
- Other Roads as Approved by the County Commission

This map is for generalized purposes only. All properties that propose to implement Policy 2.16.4 of the Broward County Land Use Plan must comply with the specific parcel requirements described in the policy, including that parcels designated as Commerce have direct access to a roadway classified as a State road or County arterial, per the Broward Highway Functional Classification map.



Portion of Dixie Highway Added by County Commission August 24, 2021



NOT TO SCALE

## ATTACHMENT 5



**COMMISSIONER STEVE GELLER**

115 S Andrews Avenue, Room 414 • Fort Lauderdale, Florida 33301 • 954-357-7005



Dear Planning Council Members,

As you are aware, I was the original author of BrowardNext – Broward County Land Use Plan Policy 2.16.4. Several local governments reached out to me to express their concern regarding the implementation of specific criteria. I hosted meetings with staff from multiple local governments to discuss the changes necessary and finalize the terms of the ordinance as you now see them.

After working with many of the local governments and County agencies, inclusive of the Broward County Planning Council staff, I support the proposed modifications to encourage the implementation and use of the Policy to generate additional housing opportunities along transportation corridors.

Sadly, due to a conflicting engagement, I am unable to attend the July 28, 2022, Broward County Planning Council public hearing and want to affirm my support for the written record. Should you have any questions about the policy, do not hesitate to reach out to me.

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Steve Geller".

Commissioner Steve Geller