

EXHIBIT 2

SECTION I
REDEVELOPMENT UNIT ALLOCATION
PCRU 23-1
(PEMBROKE PARK)

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

October 17, 2023

Planning Council staff recommends approval of the allocation of 568 Redevelopment Units to the Town of Pembroke Park, including at least 56 units deed restricted to low- or very low-income individuals for a period of 30 years per Town Resolution 2023-020.

Per Policy 2.35.1 and corresponding *Administrative Rules Document: BrowardNext*, Appendix 3, the initial allocation of Redevelopment Units requires approval by the Broward County Board of County Commissioners.

II. Planning Council Public Hearing Recommendation

October 26, 2023

Approval per Planning Council staff recommendation. (Vote of the board; Unanimous; 14-0: Abramson, Brunson, Castillo, Gomez, Greenberg, Hardin, Horland, Levy, Railey, Rich, Rosenof, Ryan, Zeman and DiGiorgio)

SECTION II
REDEVELOPMENT UNIT ALLOCATION
PCRU 23-1

BACKGROUND

Redevelopment Units were introduced during the 2017 BrowardNext update to the Broward County Land Use Plan (BCLUP) and are unique to Broward County. The intent is to provide local governments an additional tool that may assist in the provision of needed residential development for the projected growth of Broward County and its municipalities. Redevelopment Units ultimately replace the concept of Flexibility Units.

Redevelopment Units are additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BCLUP. A total of 32,810 Redevelopment Units were established countywide at the adoption of the BCLUP on April 25, 2017. Since that time, the cities of Pompano Beach and Miramar have each been granted 500 Redevelopment Units and 31,810 remain available.

Per BCLUP Policy 2.35.1, municipalities that have fewer than 250 combined Flexibility Units or Redevelopment Units may apply to the Broward County Planning Council for the allocation of Redevelopment Units in allotments of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less. Further, the Policy permits the allotment to increase to 750 dwelling units, or 15% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, if the municipality demonstrates a commitment that at least 10% of the units will be deed restricted to low- or very low-income units for a minimum of 30 years.

The Town of Pembroke Park has requested 568 Redevelopment Units, as it has indicated that 118 Flexibility Units remain in its inventory. **See Attachments 1 and 2.** In addition, the Town has committed to set aside 10% of the requested Redevelopment Units (at least 56 units) as affordable for low- or very low-income individuals as established by the Area Median Income (AMI) adjusted for family size and deed restricted for a period of at least 30 years per Resolution 2023-020. **See Attachment 3.**

Planning Council staff notes that this request does not assign Redevelopment Units to any specific sites, as that process occurs on a case-by-case basis at the Town through a rezoning or other official action.

RELATIONSHIP TO FLEXIBILITY UNITS

The “flexibility” concept originated with the original 1977 Broward County Land Use Plan (BCLUP) and was subsequently readopted as part of the 1989 BCLUP. The adoption of the 2017 BrowardNext – BCLUP began the process of transitioning from residential Flexibility Units to the establishment of Redevelopment Units per Policy 2.35.1 as Flexibility Units diminish. The residential flexibility provision permits municipalities to revise, rearrange and permit alternate land uses without requiring an amendment to the BCLUP.

RELATIONSHIP TO FLEXIBILITY UNITS (continued)

Flexibility Units reflect a finite number equal to the difference between the number of dwelling units permitted within a flexibility zone by the BCLUP and the number of dwelling units permitted within the local government's certified future land use plan map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 BCLUP and formerly defined as Reserve Units which were equal to two percent (2%) of the total number of dwelling units permitted by the local government's certified future land use plan map.

SECTION III
REDEVELOPMENT UNIT ALLOCATION
PCRU 23-1

PLANNING ANALYSIS

Pursuant to Broward County Land Use Plan (BCLUP) Policy 2.35.1, local government's requesting an allocation of Redevelopment Units must demonstrate sufficient capacity for impacts to public facilities and services, including public schools, as well as addressing affordable housing, land use compatibility and sea level rise.

Planning Council staff has reviewed the Town of Pembroke Park's request for 568 Redevelopment Units considering the key criteria as described below:

Receiving Areas

The Town's Redevelopment Unit Receiving Area map depicts those areas where the allocation of Redevelopment Units will be permitted. **See Attachment 4.** Planning Council staff notes that the identified receiving areas are consistent with BCLUP Policy 2.35.1 regarding allocations of Redevelopment Units to lands designated Activity Center, Commerce and Residential, excluding areas east of the Intracoastal Waterway. Planning Council staff notes that there are no lands designated Activity Center or east of the Intracoastal Waterway within the Town of Pembroke Park. Further, site specific allocations of Redevelopment Units are at the discretion of the Town and occur on a case-by-case basis.

Public Facilities and Services Overview

The Town has indicated that a concurrency determination will be made at time of plan review to ensure the availability of public facilities and their adequacy to meet established acceptable levels of service as provided in the Comprehensive Plan and Land Development Code. Adequate public services are available or will be available prior to development of areas outlined in the Receiving Area Map. **See Attachment 1.**

Potable Water: The Hollywood Water Treatment Plant has a current capacity of 59.5 million gallons per day (mgd). The current and committed demand on the treatment plant is 28.4 mgd, with 31.1 mgd available. The wellfield has a permitted withdrawal of 39.4 mgd, with 11.0 mgd available for water withdrawal, which expires on April 10, 2028.

Sanitary Sewer: The Southern Regional Wastewater Treatment Plant has a current capacity of 55.5 mgd. The current and committed demand on the treatment facility is 46.6 mgd, with 8.9 mgd available.

Solid Waste: Wheelabrator South Broward has a current capacity of 830,000 tons per year (tpy). The current and committed demand on the facility is 775,000 tpy, with 55,000 tpy available.

PLANNING ANALYSIS (continued)

Parks and Open Space: The Town has approximately 26.22 acres in its parks and open space inventory. The projected 2045 population (6,866) requires 20.6 acres to meet the BCLUP requirement of three (3) acres per 1,000 permanent residents.

Public Schools: Regarding public schools, the School Board of Broward County staff has stated that there is no alternative analysis for the allocation of Redevelopment Units. However, school concurrency reviews will be required at plat or site plan for any application utilizing Redevelopment Units.

Transportation and Mobility: The Town shall maintain, with assistance from applicable County and State agencies, a multi-modal transportation system which will meet the travel needs of the Town's residents and businesses in a safe, convenient and efficient manner in coordination with Broward County's implementation of a county-wide transit concurrency system. Targeted redevelopment corridors include but are not limited to:

- Hallandale Beach Boulevard; and
- Southwest 30 Avenue.

Affordable Housing

The Town of Pembroke Park has approved Resolution 2023-020 committing that at least 10% of the requested Redevelopment Units (i.e., 56 dwelling units) will be deed restricted for affordable housing units for low- and very low-income individuals as established by the Area Median Income (AMI) adjusted for family size for at least 30 years. **See Attachment 3.**

Compatibility

Site specific allocations of Redevelopment Units are required to comply with BCLUP Policy 2.10.1 regarding compatibility with adjacent land uses. In addition, BCLUP Policy 2.35.1 states that site specific allocations of greater than 150 Redevelopment Units may be subject to a County Commission compatibility review, except allocations within a designated Activity Center or redevelopment area or within a quarter mile of a limited transit stop. Further, the Town has indicated that it will work with developers on the allocations of Redevelopment Units to ensure that the Town's Land Development Code is followed, including meeting its affordable housing requirements and ensuring that projects are compatible with adjacent uses through design and landscape buffers. **See Attachment 1.**

Priority Planning Areas for Sea Level Rise

The Town of Pembroke Park does not contain any Priority Planning Areas for Sea Level Rise within its receiving areas.

PLANNING ANALYSIS (continued)

Conclusion

Planning Council staff analysis finds that the Town of Pembroke Park's request for the allocation of 568 Redevelopment Units meets the criteria of Policy 2.35.1 of the BrowardNext - Broward County Land Use Plan. The Town committed to set aside 10% of the requested Redevelopment Units (at least 56 units) as affordable housing for low- or very low-income individuals for a period of at least 30 years. Therefore, Planning Council staff recommends approval of the proposed allocation. The request will be scheduled for consideration by the Broward County Board of County Commissioners.

If approved, this allocation of Redevelopment Units will reduce the available pool from 31,810 to 31,242. **See Attachment 5.**

SECTION IV
REDEVELOPMENT UNIT ALLOCATION
PCRU 23-1

ATTACHMENTS

1. Town of Pembroke Park Application for Allocation of 568 Redevelopment Units
2. Town of Pembroke Park Flexibility Table
3. Town of Pembroke Park Resolution Number 2023-020
4. Town of Pembroke Park Redevelopment Units Receiving Areas Map
5. Broward County Planning Council Redevelopment Units Tracking Table

ATTACHMENT 1



TOWN OF PEMBROKE PARK APPLICATION FOR ALLOCATION OF REDEVELOPMENT UNITS

DECEMBER 19, 2022

TOWN OF PEMBROKE PARK TOWN PLANNING

3150 SW 52nd Avenue Pembroke
Park, Florida 33023 954.966.4600
www.tppfl.gov

TRANSMITTAL INFORMATION

A. LETTER OF TRANSMITTAL TO THE PLANNING COUNCIL.
See Attached

APPLICANT INFORMATION

A. Name, Title, Address, Telephone, and E-mail of the applicant(See example below)

Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023
954-849-8575
TownPlanner@tppfl.gov

UPDATED TABLE OF FLEXIBILITY AND/OR REDEVELOPMENT

UPDATED FLEXIBILITY TABLE DEMONSTRATING THAT FEWER THAN 250 COMBINED “FLEXIBILITY UNITS” OR “REDEVELOPMENT UNITS,” OR 10% OF THE NUMBER OF DWELLING UNITS PERMITTED BY THE CERTIFIED MUNICIPAL LAND USE PLAN, WHICHEVER IS LESS, ARE AVAILABLE WITHIN THE MUNICIPALITY.

Policy 2.35.1 of the Broward County Land Use Plan (“BCLUP”) states that “Municipalities that have fewer than 250 combined ‘Flexibility Units’ or ‘Redevelopment Units’ may apply to the Broward County Planning Council for the allocation of ‘Redevelopment Units’ in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever number is less.” As per the most recent Unified Flexibility Table the Town of Pembroke Park (the “Town”) currently has 118 Flexibility (“Flex”) Units available for allocation. Policy 2.35.1 also provides that the application may be increased to 750, or 15% of the number of dwelling units permitted by the

certified land use plan, whichever number is less, if the municipality demonstrates a commitment for at least 10% very low or low affordable housing, with a legally enforceable mechanism for a minimum period of 15 years. Pursuant to Policy 2.35.1, the Town is requesting the allotment of its first 568 Redevelopment Units to replenish its general “flex pool.”

<i>TOWN OF PEMBROKE PARK ALLOCATION OF FLEX AND RESERVE UNITS (WHICH DID NOT REQUIRE AN AMENDMENT TO THE LOCAL LAND USE PLAN) CALENDER YEAR 2022</i>			
	<u>TOTAL</u>	<u>ALLOCATED</u>	<u>BALANCE</u>
<i>FLEX</i>	213	95	118
<i>RESERVE</i>	117	117	0
<i>AFFORDABLE</i>	33	33	0

MAP OF RECEIVING AREAS SUITABLE FOR REDEVELOPMENT

MAP IDENTIFYING AREAS WHICH ARE APPROPRIATE (RECEIVING AREAS) AND NOT APPROPRIATE (NON-RECEIVING AREAS) FOR ALLOCATIONS OF “REDEVELOPMENT UNITS,” CONSISTENT WITH AN ADOPTED MUNICIPAL PLAN OR PLANS, SUCH AS COMPREHENSIVE PLANS, REDEVELOPMENT PLANS, VISION PLANS, OR SIMILAR PLANS THAT HAVE BEEN THE SUBJECT OF MUNICIPAL PUBLIC PARTICIPATION AND INPUT.

The Town has had numerous public participation meetings on the vision for redevelopment of the Town and changes necessary to facilitate the vision which will require redevelopment units and updated land development code modifications. The meetings included the Town Commission Workshop on September 28, 2022, a Special Town Commission Meeting on October 15, 2022 and a Planning and Zoning Board Meeting of October 6, 2022. Paramount to the redevelopment vision is the allocation of Redevelopment Units to the appropriate areas which are identified on the Receiving Areas Map, attached hereto as Attachment “A.” The Town is nearing build-out and, redevelopment will mainly occur through infill and redevelopment of the existing commercial corridor and the SW 30th Avenue corridor. An analysis of the existing land uses in the city indicates that the appropriate allocation of redevelopment units is along the major commercial corridor (Hallandale Beach Boulevard) and on SW 30th Avenue where a mixed-use entertainment district is proposed. Other commercial land use areas in the Town have been included since many of those locations may no longer be viable for commercial uses.

The Town will work with developers on the allocations of Redevelopment Units to ensure that the Town's Land Development Code is followed, meeting affordable housing requirements and making the project compatible with any adjacent uses through design and buffers.

LAND USE COMPATIBILITY AND PUBLIC SERVICES

DEMONSTRATE SUFFICIENT CAPACITY FOR IMPACTS TO PUBLIC FACILITIES AND SERVICES, INCLUDING PUBLIC SCHOOLS.

Concurrency determinations will be made at time of plan review to ensure the availability of public facilities and their adequacy to meet established acceptable levels of service as provided in the Comprehensive Plan and Land Development Code sections. Adequate public services are available or will be available prior to development of areas outlined in the Receiving Area Map.

Potable Water

The Town receives potable water from Broward County. In the Demand Report for the Town dated December 14, 2022, based on the total peak demand was 632 GPM calculated by square footage and conceptual future use of the land. Based on the Level of Service in the Comprehensive Plan of 103 per capita per day the Redevelopment Units will generate is 152,110 gallons per day ("gpd"). Broward County will have adequate capacity to meet peak water demands from existing residents and commercial customers and from the requested Redevelopment Units over the planning period.

Wastewater

The Town receives wastewater treatment from the City of Hollywood Wastewater Treatment Plant. The Sanitary Sewer Demand Report prepared for the Town dated December 14, 2022, indicated that the total peak demand would be 909,800 GPD. The Level of Service in the Comprehensive Plan is 258 gallons per capita per day. The anticipated demand that the redevelopment units will generate is 381,014 gallons per day. Portions of the proposed receiving area currently are utilizing septic tanks which the Town is proposing to be eliminated with a new wastewater system and incorporated into the Hollywood system that will require further agreements between the City and Town.

Solid Waste

The Town contracts with Waste Management, Inc., to collect and dispose of solid waste material and garbage within the Town. The Town has adopted level of service standard for residential at 8.9 pounds per residential unit per day. Solid waste is collected and transported to the Wheelabrator waste to energy plant on State Road 7. The facility is projected to have capacity through 2030 with a remaining capacity of 19 million cubic yards and an average annual consumption of 1.5 million cubic yards. Analysis indicates the 568 Redevelopment Units will generate 5,055 pounds per day which is within the facility capacity.

Parks and Recreation

The adopted level of service for recreation and open space in the Town is three acres per 1,000 residents. It is anticipated that the requested Redevelopment Units will generate a demand for 4.4 acres of park land. The Town has 36.8 acres of parks which is enough park land to accommodate the proposed request and meets the Town's level of service for the projected population beyond the current planning horizon.

Public Schools

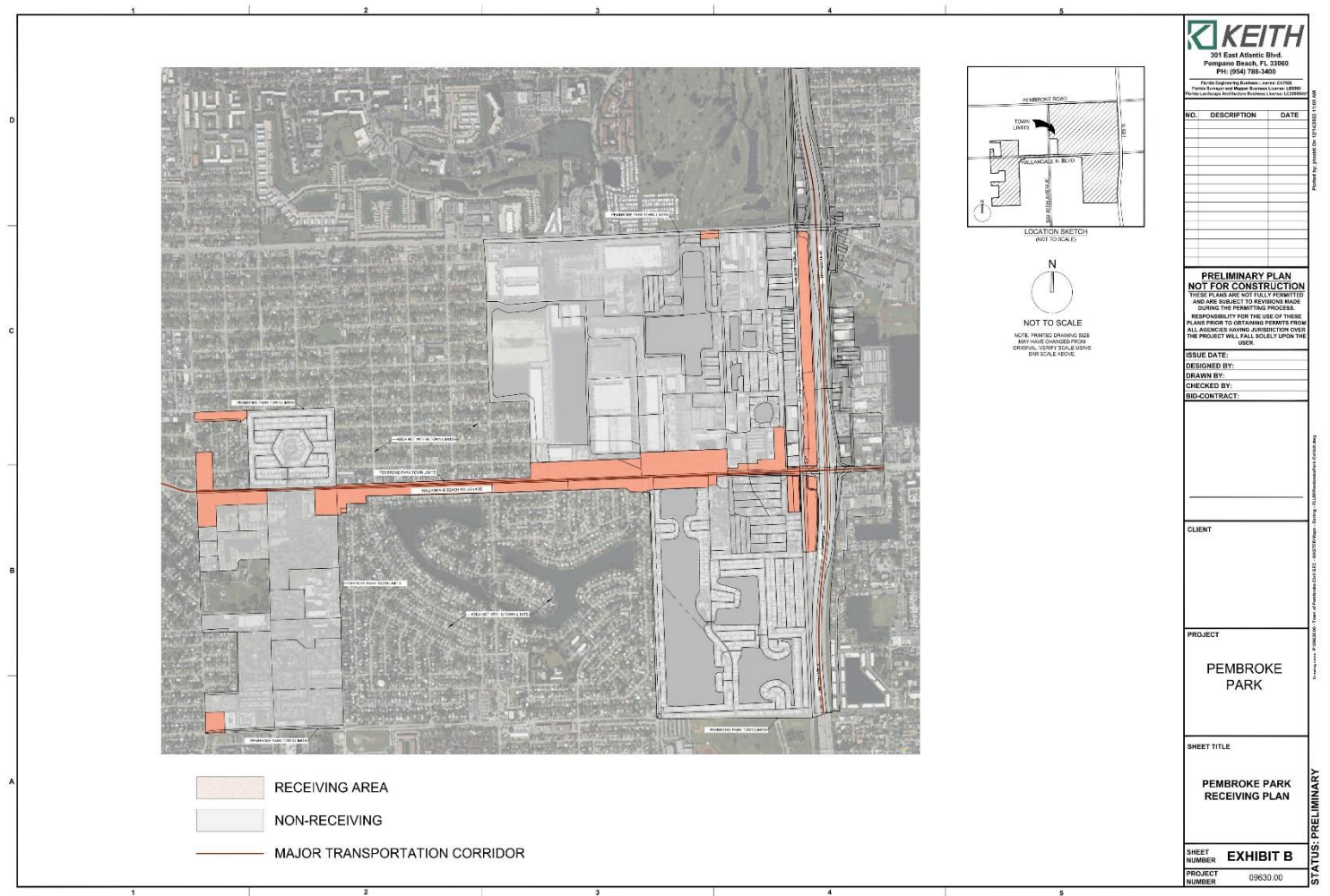
Every development application with residential units must receive a School Capacity Availability Determination (SCAD) letter from the Broward County ensuring school concurrency is met prior to issuance of a permits. This time, there are no capacity issues reported within the Town.

COMPLIANCE WITH BCLUP POLICIES ON AFFORDABLE

THE MUNICIPALITY SHALL ENSURE COMPLIANCE WITH BROWARD COUNTY LAND USE PLAN POLICIES REGARDING AFFORDABLE HOUSING.

In conformity with Policy 2.16.1 of the BCLUP, the Town is currently working on a text amendment to its Land Development Code to establish standards for the review and approval of Flex/Redevelopment Units allocation requests. Specifically, the Town will require a minimum of 15 percent of all Flex/Redevelopment Units allocated to a specific site be priced affordable to households at or below 120 percent of the Area Median Income ("AMI") adjusted for family size, pursuant to a deed restriction or any other legally enforceable agreement. The regulations will include deed restricting the units for a minimum of 15 years consistent with the affordable housing policies of the BCLUP.

Redevelopment Receiving Areas Map



TOWN OF PEMBROKE PARK
ALLOCATION OF FLEX AND RESERVE UNITS
(which did not require an amendment to the local land use plan)
CALENDAR YEAR 2023

	Units Assigned	Allocated	Allocated in 2023	Balance
FLEX	213	95	0	118
Reserve	117	117	0	0
Affordable FLEX	33	33	0	0

ATTACHMENT 3

RESOLUTION NO. 2023-020

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA, AFFIRMING THE TOWN'S COMMITMENT TO THE BROWARD COUNTY PLANNING COUNCIL TO PROVIDE AFFORDABLE HOUSING UNITS PURSUANT TO THE TOWN'S APPLICATION FOR A REDEVELOPMENT UNIT ALLOCATION; PROVIDING FOR TRANSMITTAL; PROVIDING FOR SEVERABILITY; SUPERSEDING CONFLICTING RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Broward County's most recent Unified Flexibility Table provides that the Town presently has 118 flexibility units available for allocation; and

WHEREAS, on January 11, 2023, the Town Commission approved Resolution 2023-001, approving an application requesting an allocation of 568 redevelopment units; and

WHEREAS, as part of Resolution 2023-001, the Town committed to dedicating at least 10% of the requested redevelopment units as affordable housing units for low and very low income individuals as established by the Area Median Income of the United States Department of Labor's Bureau of Labor Statistics for at least 15 years; and

WHEREAS, the Broward County Planning Council has requested a separate, additional resolution from the Town affirming the Town's commitment to set aside ten percent (10%) of the requested total redevelopment units for at least 30 years; and

WHEREAS, the Town Commission finds that it is in the best interest of its residents to promote development within the Town and provide additional affordable housing to its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF PEMBROKE PARK, FLORIDA:

Section 1: That the Town of Pembroke Park fully commits to dedicating ten percent (10%) of the requested redevelopment units as affordable housing units for low and very low income individuals as established by the Area Median Income of the United States Department of Labor's

Bureau of Labor Statistics for a period of 30 years.

Section 2: The City Clerk is hereby requested and authorized to transmit a certified copy of this Resolution to the Broward County Planning Agency to be included with the Town's application for redevelopment units.

Section 3: That if any clause, section, other part or application of this Resolution is held by any Court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 4: That all Resolutions or parts of Resolutions in conflict herewith be and the same are hereby superseded to the extent of such conflict.

Section 5: That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 13th day of September, 2023.



ASHIRA MOHAMMED
Mayor

ATTEST:



MARLEN D. MARTELL
Town Clerk

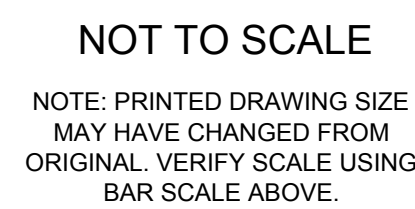
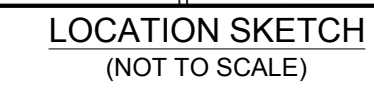
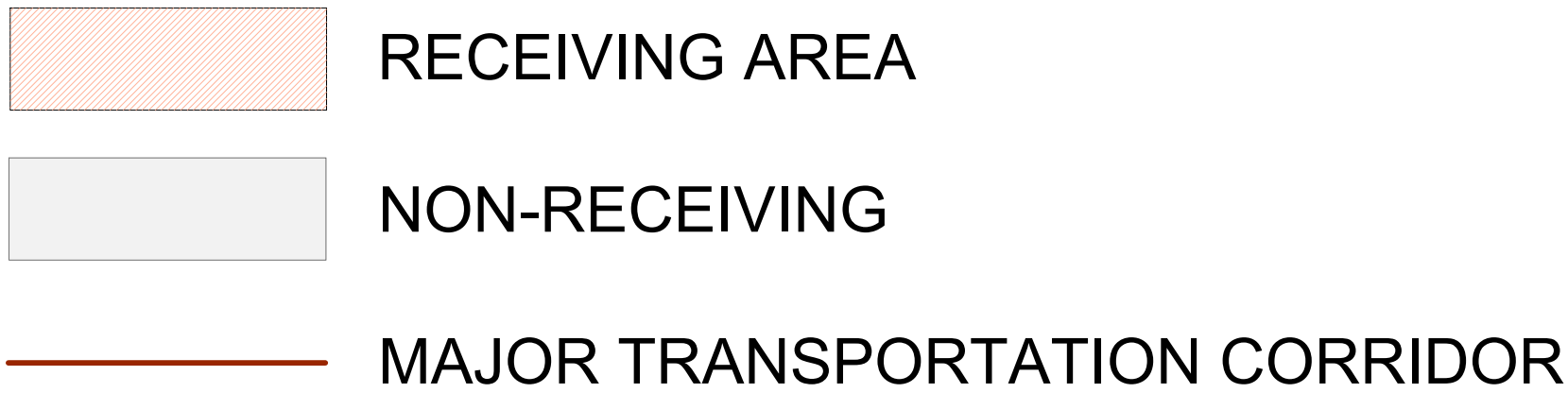


Approved as to form and legal sufficiency



JACOB G. HOROWITZ
Interim Town Attorney

A **B** **C** **D**



Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC2600045

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS FROM
ALL AGENCIES HAVING JURISDICTION OVER
THE PROJECT WILL FALL SOLELY UPON THE
USER.

PROJECT

PEMBROKE
PROJECT TITLE
PARK
DESCRIPTION

x

SHEET NUMBER	EXHIBIT B
PROJECT NUMBER	XXXXXXXXXX

Drawing name: P:\09630.00 - Town of Pembroke Civil GEC - MASTER\Maps - Zoning - FLUMI\PembrokePark-Exhibit.dwg

STATISTICS: DPEI IMINAPV

ATTACHMENT 5

BROWARD COUNTY PLANNING COUNCIL REDEVELOPMENT UNITS TRACKING TABLE

DATE	MUNICIPALITY	REDEVELOPMENT UNITS
April 25, 2017 (Adoption of BrowardNext)		32,810
April 5, 2022	City of Pompano Beach	500
October 25, 2022	City of Miramar	500
<i>Pending</i>	Town of Pembroke Park	568*
TOTAL REMAINING		31,242

*Note: 56 of the 568 dwelling units will be deed restricted to low- or very low-income affordable housing for a period of at least 30 years.