



# Broward County

## Legislation Text

File #: 21-324, Version: 1

### **Broward County Commission Regular Meeting**

**Director's Name:** Barbara Blake Boy

**Department:** Planning Council

### Information

#### Requested Action

MOTION TO ENACT Ordinance adopting Broward County Land Use Plan text amendment PCT 20-4, to add Policy 2.16.4 to permit additional residential density with an affordable housing component within specified areas of the "Commerce" and "Activity Center" land use designations, as an amendment to the Broward County Comprehensive Plan pursuant to Section 163.3184, Florida Statutes, as amended, the substance of which is as follows:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE BROWARD COUNTY LAND USE PLAN TEXT TO ADD POLICY 2.16.4 TO PERMIT ADDITIONAL RESIDENTIAL DENSITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

#### Why Action is Necessary

Pursuant to Section 163.3184, Florida Statutes, as amended, Broward County Comprehensive Plan amendments shall be adopted by Ordinance by the Broward County Board of County Commissioners, serving as the local governing body.

#### What Action Accomplishes

The Ordinance adopts Broward County Land Use Plan text amendment PCT 20-4 in accordance with Section 163.3184, Florida Statutes, as amended.

#### Is this Action Goal Related

No

#### Previous Action Taken

September 10, 2020 - The County Commission approved transmittal of proposed amendment PCT 20-4 to State review agencies; and February 23, 2021 - Set adoption Public Hearing for March 9, 2021.

#### Summary Explanation/Background

The Planning Council, as the Local Planning Agency (LPA) responsible for the Broward County Land Use Plan, considered the following proposed text amendment, PCT 20-4, at its June 25, 2020 public hearing and recommended approval, subject to a second Planning Council public hearing, and including expanding the Policy to all lands within Activity Center boundaries, deleting the reference to

market rate, and updating the permitted uses section. Further, the Planning Council made the following additional recommendations: 1) clarification in the text that the Policy is optional for local governments, 2) continue dialogue with local governments regarding whether funds will remain exclusively in the County trust fund or could be shared with a municipal trust fund or housing authority, and 3) clarification of the gross floor area definition (Vote of the Planning Council; Unanimous: 17-0; Blackwelder, Blattner, Breslau, Brunson, DiGiorgio, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Parness, Railey, Rich, Ryan, Williams and Stermer) and also recommended approval at its January 28, 2021 public hearing, incorporating the Planning Council's previous recommendations, as well as the County Commission's transmittal recommendation that 1) local governments may permit residential development on roads other than State roads or County arterials, as approved by the County Commission, 2) removed minimum parking requirements and 3) allows 50% of in lieu fees to be paid into a municipal Affordable Housing Trust Fund or Housing Authority provided that said monies must be used for the construction of new affordable units or home repair, and further recommending an annual review of the implementation of Policy 2.16.4 (Vote of the Planning Council; Unanimous: 17-0; Blackwelder, Breslau, Brunson, Castillo, Fernandez, Gomez, Good, Graham, Grosso, Hardin, Maxey, Railey, Rich, Rosenof, Ryan, Williams and DiGiorgio):

#### **AMENDMENT PCT 20-4**

**Amendment to the Broward County Land Use Plan text to add Policy 2.16.4 to permit additional residential density with an affordable housing component within specified areas of the "Commerce" and "Activity Center" land use designations.**

**The full amendment report and associated attachments are provided in Exhibit 2 of this public hearing item.**

#### **Source of Additional Information**

Barbara Blake Boy, Executive Director, Broward County Planning Council, (954) 357-6982  
Deanne Von Stetina, Assistant Executive Director, Broward County Planning Council, (954) 357-6690

#### **Fiscal Impact**

##### **Fiscal Impact/Cost Summary**

No fiscal impact for this item.