

EXHIBIT 1

RESOLUTION NO.

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, APPROVING AND ADOPTING AMENDMENT TO ARTICLE 3 OF THE ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT (ADMINISTRATIVE RULES DOCUMENT), REGARDING REDEVELOPMENT UNITS; AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE ADMINISTRATIVE RULES DOCUMENT, AND AN EFFECTIVE DATE.

WHEREAS, the Administrative Rules Document: BrowardNEXT (Administrative Rules Document) provides rules and regulations for the purpose of providing assistance and guidance to local government entities and the general public and direction to Broward County Planning Council (Planning Council) staff in implementing the Broward County Land Use Plan;

WHEREAS, at its meeting of May 22, 2025, the Planning Council recommended to the Board of County Commissioners that it approve an amendment to Article 3 of the Administrative Rules Document regarding Redevelopment Units;

WHEREAS, the amending of Article 3 of the Administrative Rules Document requires approval of the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners deems it to be in the best interests of the residents of Broward County to approve the amendment to the Administrative Rules Document as set forth herein, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

24 Section 1 Article 3 of the Administrative Rules Document: BrowardNEXT is
25 hereby amended to read as set forth in Exhibit A, attached hereto.

26 Section 2. Severability.

27 If any portion of this Resolution is determined by any court to be invalid, the invalid
28 portion will be stricken, and such striking will not affect the validity of the remained of this
29 Resolution. If any court determines that this Resolution, in whole or in part, cannot be
30 legally applied to any individual, group, entity, property, or circumstance, such
31 determination will not affect the applicability of this Resolution to any other individual,
32 group, entity, property, or circumstance.

33 Section 3. Inclusion in the Broward County Administrative Rules Document.

34 It is the intention of the Board of County Commissioners that the provisions of this
35 Resolution become part of the Administrative Rules Document: BrowardNEXT; and that
36 sections of this Resolution may be renumbered or relettered and the word "resolution"
37 may be changed to "section," "article," or such other appropriate word or phrase to the
38 extent necessary in order to accomplish such intention.

40	This Resolution is effective upon adoption.
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Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Maite Azcoitia 03/13/2025
Maite Azcoitia (date)
Deputy County Attorney

EXHIBIT A

SECTION I **AMENDMENT TO THE ADMINISTRATIVE RULES DOCUMENT: BROWARDNEXT**

"ARTICLE 3.3"

RECOMMENDATIONS/ACTIONS

DATE

I. Executive Committee Recommendation

March 27, 2025

The Executive Committee supported the proposed amendment and directed staff to distribute to local governments and interested parties for comment.

II. Planning Council Staff Recommendation

May 13, 2025

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, the amendment requires approval and adoption by the Broward County Board of County Commissioners.

III. Planning Council Public Hearing Recommendation

May 22, 2025

Approval per Planning Council staff recommendation. (Vote of the board; Unanimous: 15-0: Abramson, Brunson, Castillo, Fisher, Geller, Gomez, Greenberg, Hardin, Horland, Levy, Newbold, Rosenof, Ryan, Zeman and DiGiorgio)

ATTACHMENT 1

BROWARDNEXT – BROWARD COUNTY LAND USE PLAN

Section 2: Policies

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REDEVELOPMENT UNITS

POLICY 2.35.1 “Redevelopment Units” are defined as additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext Broward County Land Use Plan. 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, in accordance with this Plan and the criteria established within the “Administrative Rules Document: BrowardNext.”

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ADMINISTRATIVE RULES DOCUMENT: BrowardNext

ARTICLE 3

FLEXIBILITY, REDEVELOPMENT UNITS AND SPECIAL RESIDENTIAL FACILITIES

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3.3 REDEVELOPMENT UNITS

- (A) Redevelopment units, as defined in Section 2, “Definitions,” of the Broward County Land Use Plan, means additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext Broward County Land Use Plan.
- (B) 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 is less, if the municipality demonstrates a commitment that a minimum of 10% of the redevelopment units will be restricted to at least low-income affordable housing, with a legally enforceable mechanism recorded in the public records of Broward County, Florida, to the satisfaction of Broward County, for a minimum period of 30 years for renter occupied and 15 years for owner occupied.

- (C) The number of units per application may be increased to 750, 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 ~~for that a~~ minimum of 10% very-low or of the redevelopment units will be restricted to at least low-income affordable housing and a minimum of 10% of the redevelopment units will be restricted to moderate-income affordable housing, with a legally enforceable mechanism recorded in the public records of Broward County, Florida, to the satisfaction of Broward County, for a minimum period of 30 years for renter occupied and 15 years for owner occupied.
- (D) Assignment of redevelopment units by a local government shall be subject to meeting the provisions and criteria of Appendix 3 of this Document.
- (E) Upon assignment of redevelopment units, the local government shall notify the Planning Council in writing and submit revised charts, in the format certified by the Planning Council, which reflect the current total.
- (F) The Planning Council, upon determination that a local government has failed to report assignment of redevelopment units in a timely or sufficient manner or has assigned redevelopment units improperly, shall take such actions as may be necessary and proper, including decertification of the local land use plan, to enforce the requirements of the Broward County Land Use Plan and this document.
- (G) The Planning Council and County Commission shall hold one (1) public hearing with “due public notice” to approve the initial allocation.
- (H) For subsequent municipal requests for “redevelopment units” after the first allotment, the Planning Council may consider the number of additional dwelling units at one (1) public hearing with “due public notice” at such time that 5% or fewer “redevelopment units” remain, subject to review of a report regarding the status of the previously allocated units as prepared by the requesting municipality.

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