

Item # 15

ADDITIONAL MATERIAL

**PUBLIC HEARING
AGENDA**

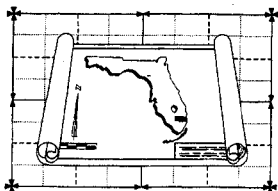
**SUBMITTED AT THE REQUEST OF
PLANNING COUNCIL**

March 24, 2009

2:00 pm

COUNTY RECORDS DIV.
DOCUMENT CONTROL


2009 MAR 20 AM 11:41



BROWARD COUNTY PLANNING COUNCIL

115 SOUTH ANDREWS AVENUE, ROOM 307 ♦ FORT LAUDERDALE, FLORIDA 33301

TO: Broward County Board of County Commissioners
Mayor Stacy Ritter
Vice Mayor Ken Keechl
Commissioner Josephus Eggelletion, Jr.
Commissioner Sue Gunzburger
Commissioner Kristin D. Jacobs
Commissioner Ilene Lieberman
Commissioner John E. Rodstrom, Jr.
Commissioner Diana Wasserman-Rubin
Commissioner Lois Wexler

FROM: Henry A. Sniezek, AICP 
Executive Director

RE: Supplemental Information – March 24, 2009, 2:00 P.M. County
Commission Public Hearing – Proposed Broward County Land Use Plan
Text Amendment PCT 09-2

DATE: March 19, 2008

The purpose of this memorandum is to provide a response to questions/requests made by County Commissioners on March 10, 2009, during discussion of the setting of the public hearing for the above referenced item. Following are questions/requests raised and responses:

1. *What is the status of the Request for Proposals (RFP) the School Board staff is preparing to permit workforce housing, primarily for School Board employees, on School Board controlled lands?*

Response to 1:

Please see enclosed correspondence from the School Board staff dated, March 17, 2009.

2. *The School Board staff is currently considering four (4) parcels to be included in the above referenced RFP. What uses surround those parcels?*

Response to 2:

For Edgewood Administrative Complex – please see Map A enclosed.

For Arthur Ashe Middle School Southernmost Parcel – please see Map B enclosed.

For Northside Elementary School Parking Lot – please see Map C enclosed.

For Pompano Beach High School Overflow Parking Lot – please see Map D enclosed.

In addition, please see enclosed correspondence from the School Board staff dated, March 17, 2009.

TELEPHONE: 954.357.6695 ♦ FAX: 954.357.6685

World Wide Web: <http://www.broward.org/planningcouncil>

It is noted that this request for information was raised in the context of whether the multi-family ancillary workforce housing generally contemplated by the text amendment would be compatible with some adjacent uses, such as single family houses. The text amendment as currently proposed seeks to address this issue by requiring the municipality to make a specific finding that the residential use is compatible with adjacent land uses. This requirement relies on the application of land development regulations through the municipal development review process to determine whether compatibility is or can be achieved, and which may require mitigation techniques such as separation and buffering. However, to further address this issue via the proposed text amendment, the County Commission may consider options such as directing that the proposed text amendment, Section 3.d., be revised to state that parcels which are bordered on one (or more) sides by single family houses are not eligible for such ancillary workforce housing.

3. *Has the School Board taken an official action to approve the proposal to locate ancillary workforce housing on lands controlled by the School Board?*

Response to 3:

Please see enclosed correspondence from the School Board staff dated, March 17, 2009.

4. *What measures can be taken to protect single family residential uses which may be located adjacent to sites contemplated for ancillary workforce housing on lands designated "Community Facilities?"*

Response to 4:

Please see enclosed correspondence from the School Board staff dated, March 17, 2009.

Also, as noted in Response to 2 above, the text amendment as currently proposed seeks to address this issue by requiring the municipality to make a specific finding that the residential use is compatible with adjacent land uses. This requirement relies on the application of land development regulations through the municipal development review process to determine whether compatibility is or can be achieved, and which may require mitigation techniques such as separation and buffering. However, to further address this issue via the proposed text amendment, the County Commission may consider options such as directing that the proposed text amendment, Section 3.d., be revised to state that parcels which are bordered on one (or more) sides by single family houses are not eligible for such ancillary workforce housing.

5. *Is the proposal contemplated by the School Board staff for rental or owner-occupied housing?*

Response to 5:

Please see enclosed correspondence from the School Board staff dated, March 17, 2009.

It is also noted that the proposed text amendment requires that the ancillary workforce residential units must be owned or leased by the applicable primary community facility sponsor.

6. *What is the estimated price point for housing contemplated by the School Board staff?*

Response to 6:

Please see enclosed correspondence from the School Board staff dated, March 17, 2009.

It is also noted that workforce housing is defined as being housing for households whose total annual income does not exceed 140% of the median annual income adjusted for family size. The median household income for a family of four in Broward County in 2008 was \$64,000, which corresponds to a "workforce" household income of \$89,000. The text amendment would not preclude the inclusion of housing for persons with lower incomes. The effective use of this provision should consider and include housing for persons with incomes less than "workforce" level.

7. *Will the housing contemplated by School Board staff be restricted to School Board employees only?*

Response to 7:

Please see enclosed correspondence from the School Board staff dated, March 17, 2009.

It is also noted that the proposed text amendment, as recommended for approval by the Planning Council, refined the proposed language consistent with the request of the School Board staff to address vacancy issues (see Attachment 14 of the amendment report), to allow up to 15% of the units to be available to employees of other essential services personnel providers in the health, education, safety or governmental employment sectors.

8. *Could "commercial recreation" uses, such as golf courses, be eligible for the proposed ancillary workforce housing provision?*

Response to 8:

The proposed text amendment involves allowing ancillary workforce housing on lands designated "Community Facilities." Concerning golf courses, according to the Broward County Golf Course Conversion Study, 2007, no golf courses in Broward County are designated "Community Facilities." It is also noted that the proposed text amendment prohibits lands which are used to meet regional, community or municipal parks/open space requirements from being eligible for such ancillary housing. In addition, if such was proposed, the housing would have to be ancillary to a primary golf course use, and such housing would still be required to be retained under the control of the golf course owner. As an option, the County Commission could direct that the proposed text amendment, Section 3.e, be revised to specifically list "golf courses" as not eligible for such ancillary housing.

It is hoped the information submitted adequately addresses the County Commission's questions/requests. Please feel free to contact me at 954-357-6670 if you or your staff has any questions.

/HAS

Enclosures

cc: Bertha Henry, Broward County Administrator

Jeff Newton, Esq., Broward County Attorney

Evan A Lukic, Broward County Auditor

Cynthia Chambers, Director
Broward County Environmental Protection and Growth Management Department

Maite Azcoitia, Esq. Deputy Broward County Attorney

Christopher Akagbosu, Director, Growth Management Department
The School Board of Broward County

Enclosure



THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

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March 17, 2009

Henry Sniezek, Executive Director
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

SUBJECT: PCT- 09-2 Text Amendment to Permit Ancillary Workforce Housing on Lands Designated as "Community Facilities" - Broward County Land Use Plan

Dear Mr. Sniezek:

This correspondence is in response to your E-mail dated March 10, 2009, in which you requested additional information regarding the School Board's planned initiative to enable the development of workforce housing on District owned sites for teachers and other School District Employees as it relates to the above referenced text amendment to the Broward County Land Use Plan (BCLUP). Depicted below are the questions contained in your E-mail and the staff's responses to the questions.

1. What is the status of the Request for Proposals (RFP) the School Board staff is preparing to permit workforce housing, primarily for School Board employees, on School Board controlled lands?

Response: The RFP has not been finalized and no date has been established to submit the RFP to the School Board.

2. The School Board is currently considering four (4) parcels to be included in the above referenced RFP. What uses surround these parcels?

Response: The four parcels under current consideration are the Edgewood Administrative Complex, Arthur Ashe Middle School, North Side Elementary Parking Lot, and the Pompano Beach High School Overflow Parking Lot, and specific information regarding the parcels are as follows:

- The Edgewood Administrative Complex located at 1300 SW 32 Court, in the City of Fort Lauderdale is a 10.18 acre site. The Complex is immediately surrounded on the south and east sides by industrial use, with a mix of single and multi-family residential units to the north and west.

- Arthur Ashe Middle School is located at 1701 NW 23 Avenue in the City of Fort Lauderdale, and the subject parcel on the school site is located south of the school, and consists of 7.29 acres. The parcel is bounded on the north side by Arthur Ashe Middle School, on the south and west sides by multi-family units, and on the east side by industrial use.
 - The North Side Elementary Parking Lot, located at 120 NE 11 Street in the City of Fort Lauderdale, consists of 1.48 acres. The Parking Lot is surrounded on the west and north sides by single family residential units, partially on the south side by multi-family residential units, and partially on the south and east sides by business use.
 - Pompano Beach High School Overflow Parking Lot, located at 1400 NE 7th Street in the City of Pompano Beach consists of 2.35 acres. The Parking Lot is surrounded on all sides by recreation and community facilities use and on the south side by some single family residential units.
3. Has the School Board taken an official action to approve the proposal to locate ancillary workforce housing on lands controlled by the School Board?

Response: During presentation and discussions on affordable/workforce housing units at the September 4, 2007 School Board Retreat, the School Board directed staff to move forward with the initiative to enable the development of workforce housing on District owned sites, and subsequently generate the earlier cited RFP.

However, it should be noted that at the January 3, 2009 Broward County Planning Council (BCPC) meeting, the School Board's representative (School Board Chair Maureen Dinnen) on the Council voted with the majority to initiate the subject text amendment to the BCLUP to permit Ancillary Workforce Housing on lands designated as "Community Facilities". Additionally, as a component of her report to the Board at subsequent regular School Board meetings, Ms. Dinnen informed the Board about the status of subject text amendment.

4. What measures can be taken to protect single family residential uses which may be located adjacent to sites contemplated for ancillary workforce housing on lands designated "Community Facilities"?

Response: Any RFP approved by the School Board can be expected to contain mechanisms that address integration of the workforce housing into the community. For example, scoring in the RFP would be assigned criteria such as overall development concept and likelihood of market acceptance, compatibility with local development ordinances and community compatibility.

5. Is the proposal contemplated by the School Board staff for rental or owner-occupied housing?

Response: The primary intent of the School Board's initiative is to facilitate the recruitment and retention of teachers, especially entry-level teachers. Therefore, the current preference is for workforce rental housing units.

**PCT- 09-2 Text Amendment to Permit Ancillary Workforce Housing on Lands Designated as
"Community Facilities" - Broward County Land Use Plan**

March 17, 2009

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6. What is the estimated price point for housing contemplated by School Board staff?

Response: Detailed information regarding the scope, density and nature of the specific projects that might benefit from the text amendment are yet to be defined. The form and structure of the projects will depend on the final School Board approved version of the RFP, and the proposals submitted by the respondents.

7. Will the housing contemplated by School Board staff be restricted to School Board employees only?

Response: A development agreement would be negotiated between District and the awardee that would address rental restrictions on the subject site(s). The development would primarily be restricted to Broward County Public School employees. However, some flexibility would likely be incorporated in the development agreement to address potential vacancy issues.

Thank you again for the opportunity to participate in this process. Additionally, the District appreciates Broward County Planning Council's continued cooperation and support on land use plan amendment matters pertaining to Broward County Public Schools. Please call Lisa Wight at (754) 321-2177 or E-mail her at lisa.wight@browardschools.com if you have additional questions regarding this matter.

Sincerely,

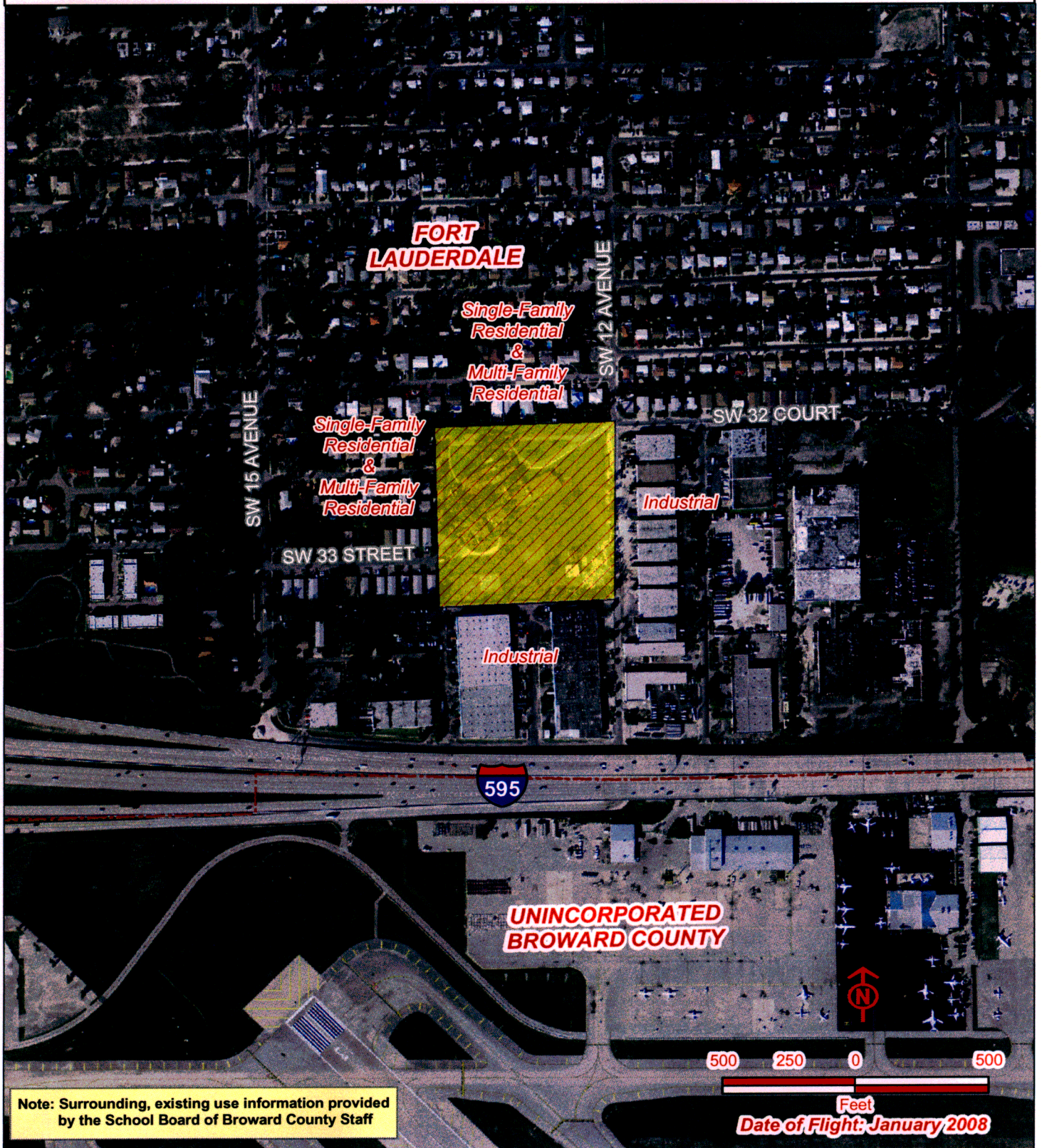


Chris O. Akagbosu, Director
Growth Management Department

COA/LW:lw

cc: James F. Notter, Superintendent of Schools
Michael C. Garretson, Deputy Superintendent, Facilities and Construction Management
Tom Coates, Executive Director, Facility Management, Planning and Site Acquisition

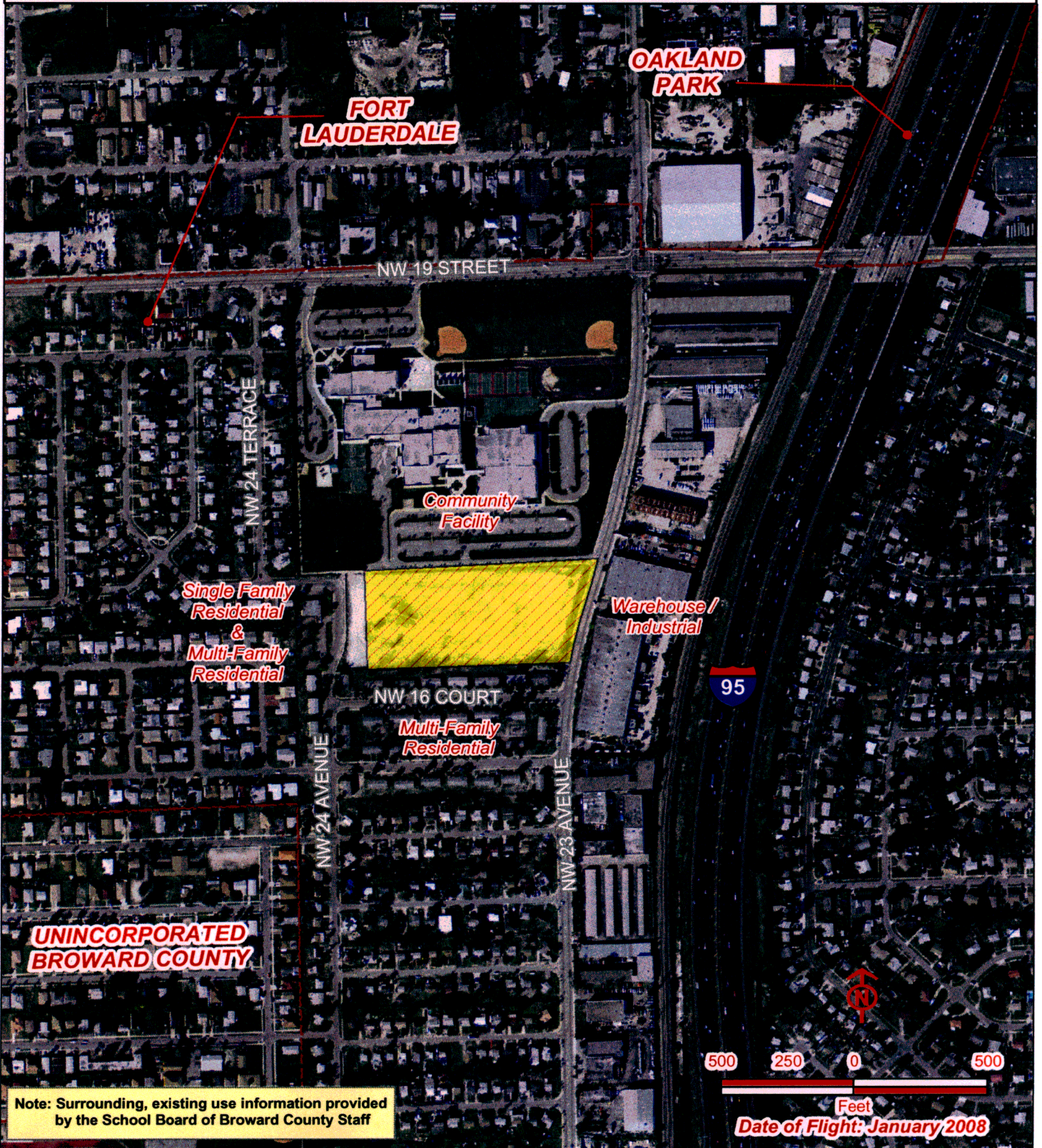
MAP A
AERIAL PHOTOGRAPH
Edgewood Administrative Complex



MAP B

AERIAL PHOTOGRAPH

Arthur Ashe Middle School, Southernmost Parcel



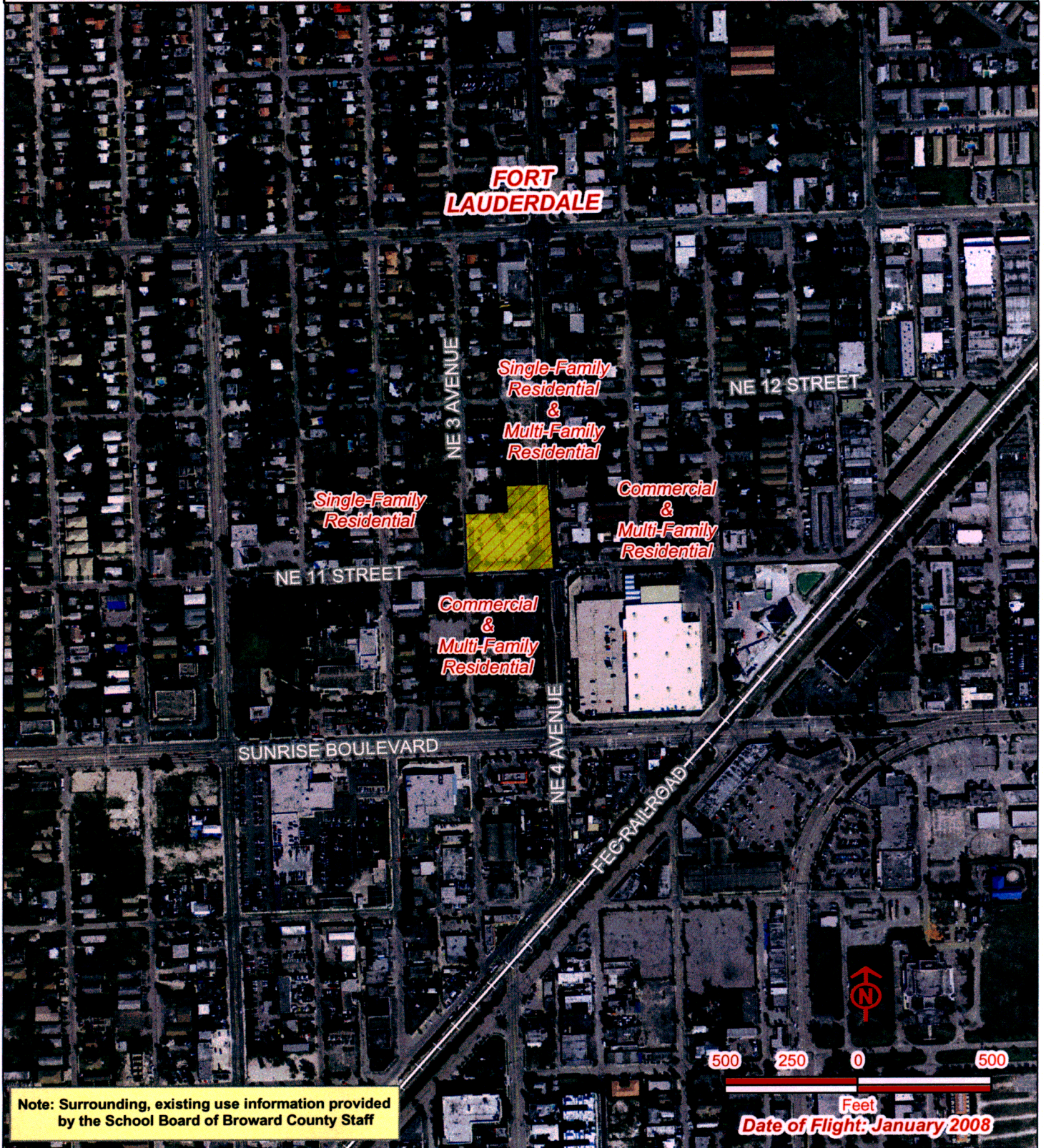
Note: Surrounding, existing use information provided by the School Board of Broward County Staff

Date of Flight: January 2008

MAP C

AERIAL PHOTOGRAPH

Northside Elementary School Parking Lot



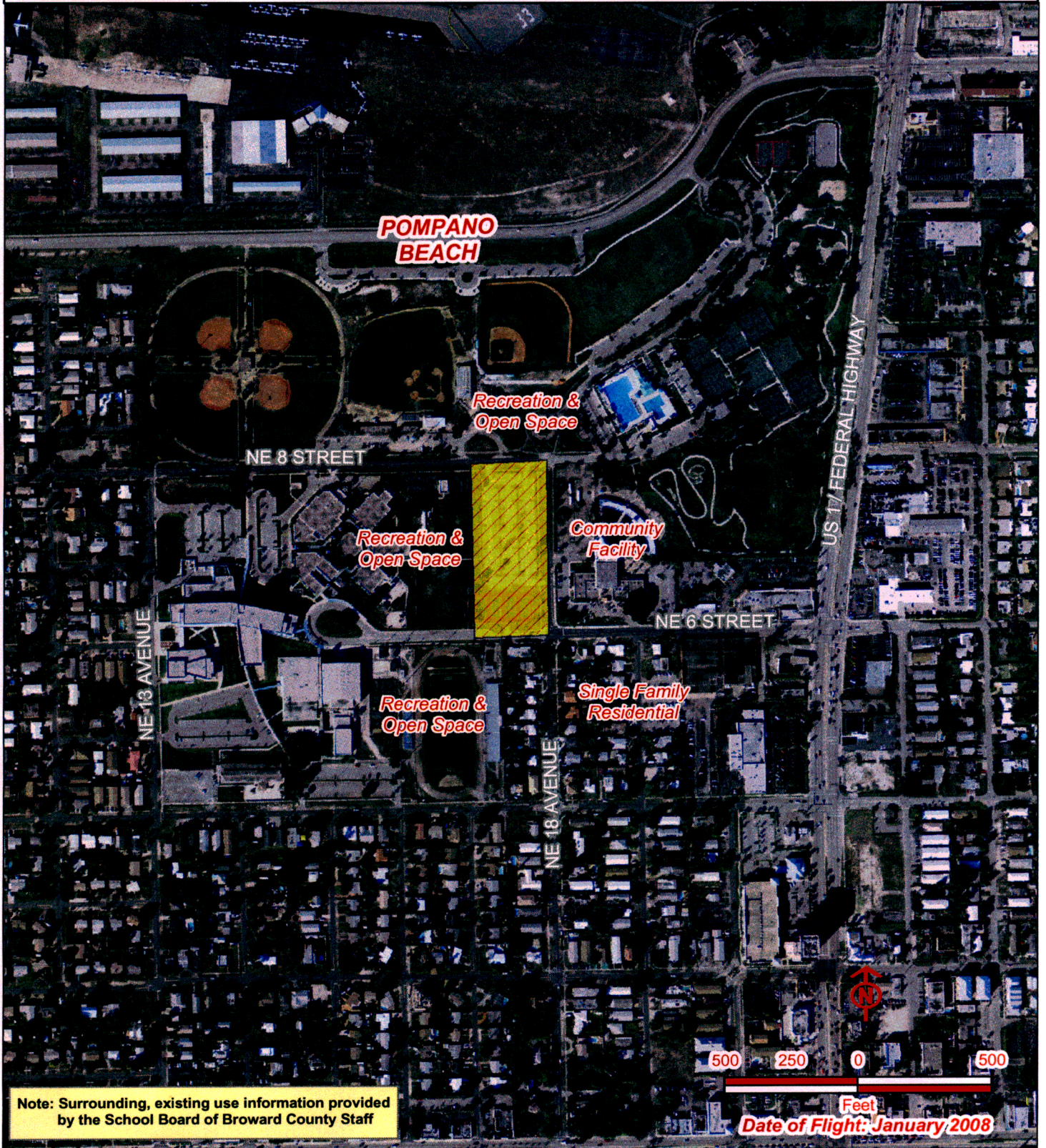
Note: Surrounding, existing use information provided by the School Board of Broward County Staff

Feet
Date of Flight: January 2008

MAP D

AERIAL PHOTOGRAPH

Pompano Beach High School Overflow Parking Lot



Note: Surrounding, existing use information provided by the School Board of Broward County Staff

Date of Flight: January 2008