



AGENDA

BROWARD COUNTY PLANNING COUNCIL
EXECUTIVE COMMITTEE
August 27, 2026 – 9:15 a.m.
Broward County Governmental Center - Room 422

Call to Order

1. **Local Planning Agency Review: Proposed Revisions to the Broward County Code of Ordinances, Chapter 5 – Building Regulations and Land Use, Article IX – Broward County Land Development Code, Division 1. – General Provisions**

Planning Council Staff Recommendation

Find the proposed revisions to be generally consistent with the policies of the BrowardNext - Broward County Land Use Plan and transmit the same to the Broward County Board of County Commissioners. **Please see Item R 1 for backup material.**

The Executive Committee recommendation will be presented to the full Council.

2. **ANNUAL EVALUATION: PLANNING COUNCIL ATTORNEY**

Recommendation

Please see Item **R 2** for the Chair's recommendation.

The Executive Committee recommendation will be presented to the full Council.

3. **ANNUAL EVALUATION: PLANNING COUNCIL EXECUTIVE DIRECTOR**

Recommendation

Please see Item **R 3** for the Chair's recommendation.

The Executive Committee recommendation will be presented to the full Council.

4. **DISCUSSION: REVIEW OF PLANNING COUNCIL'S "RULES OF PROCEDURE"**

Recommendation

Planning Council Staff Recommendation: Pleasure of the Committee.

No agenda materials available for this item.

Adjournment



ADVANCE AGENDA
BROWARD COUNTY PLANNING COUNCIL
REGULAR MEETING AND PUBLIC HEARING
AUGUST 27, 2026
10:00 A.M.
ROOM 422 - GOVERNMENTAL CENTER

Call to Order

Pledge of Allegiance

Roll Call

STAFF RECOMMENDATION SUMMARY
PH 1 and PH 2 are recommended for approval.

CONSENT AGENDA

C 1 APPROVAL OF FINAL AGENDA FOR AUGUST 27, 2026 – Including Additional Agenda Material

C 2 AUGUST 2026 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE

Recommendation

Planning Council Staff Recommendation: Approval.

C 3 APPROVAL OF SUMMARY MINUTES OF JUNE 25, 2026

Recommendation

Planning Council Staff Recommendation: Approval.

C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS

- Email correspondence from Dr. Mireidy Fernandez dated August 4, 2026

REGULAR AGENDA

- R 1 Local Planning Agency Review: Proposed Revisions to the Broward County Code of Ordinances, Chapter 5 – Building Regulations and Land Use, Article IX – Broward County Land Development Code, Division 1. – General Provisions**

Planning Council Staff Recommendation

Find the proposed revisions to be generally consistent with the strategies and policies of the BrowardNext - Broward County Land Use Plan and transmit the same to the Broward County Board of County Commissioners.

Planning Council Executive Committee Recommendation: To be presented at the Planning Council meeting.

- R 2 ANNUAL EVALUATION: PLANNING COUNCIL ATTORNEY**

Recommendation

Planning Council Executive Committee Recommendation: To be presented at the Planning Council meeting.

- R 3 ANNUAL EVALUATION: PLANNING COUNCIL EXECUTIVE DIRECTOR**

Recommendation

Planning Council Executive Committee Recommendation: To be presented at the Planning Council meeting.

- R 4 COUNSEL’S REPORT**

- R 5 EXECUTIVE DIRECTOR’S REPORT**

- **BrowardNext Update**
- **October Meeting Date**
- **Combined November/December 2026 Meeting Date**

- R 6 CORRESPONDENCE**

PUBLIC HEARING AGENDA

QUASI-JUDICIAL HEARING

Please be advised that the following items on the Planning Council's Agenda is quasi-judicial in nature. Those persons wishing to offer testimony will be sworn. Sworn witnesses will be subject to cross examination. Non-parties will not be permitted to cross examine witnesses but, at their request, the Council may ask questions of staff or other witnesses.

- Disclosure of Ex Parte Communication

PH 1 RECERTIFICATION PCR 26-6

Public Hearing on Recertification of the City of Tamarac Future Land Use Element – Map Amendments (two sites)

Recommendation

Planning Council Staff Recommendation of August 18, 2026: Recertify the City's Future Land Use Element.

PH 2 RECERTIFICATION PCR 26-7

Public Hearing on Recertification of the City of Coral Springs Future Land Use Element – Map Amendment

Recommendation

Planning Council Staff Recommendation of August 18, 2026: Recertify the City's Future Land Use Element.

END OF QUASI-JUDICIAL HEARING

OTHER BUSINESS

Planning Council Member Comments

Next Regular Scheduled Planning Council Meeting – September 24, 2026, at 10:00 a.m., in Room 422 of the Broward County Governmental Center.

At the hearing, any citizen, property owner, public official or local government representative shall be entitled to be heard for or against the subject of these hearings in person or by correspondence addressed to the Planning Council. In accordance with Section 3.08 of the Broward County Planning Council Rules of Procedure, all persons are hereby advised that any presentation to the Broward County Planning Council should be as concise as possible, and the Chair may limit the time of each individual to allow maximum participation by the public at large. In addition, by a majority vote, Planning Council members may limit the length of a meeting or of any agenda item or set a time for adjournment.

Information relative to these hearings may be obtained at the Planning Council's office: Room 307, Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, FL; Telephone: (954) 357-6695. A copy of the Broward County Land Use Plan text and map are available online at www.broward.org/planningcouncil and on file at the Broward County Planning Council office.

Notice to Members of the Public: If you wish to appeal any decision made by the Broward County Planning Council with respect to any matter considered at such meeting or hearing, you will need a record of the proceedings. You may thus need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

FINAL AGENDA TO BE DISTRIBUTED AT THE MEETING

BROWARD COUNTY PLANNING COUNCIL PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE

Page 1 of 1 page

COUNCIL MEETING: August 27, 2026

PLAT NUMBER	PLAT NAME	LOCATION	TRAFFICWAYS AFFECTED	RIGHT-OF-WAY PLAN REQUIREMENT	EXISTING RIGHT-OF-WAY	RIGHT-OF-WAY ADDITIONAL DEDICATION BY PLAT
014-MP-26	Memorial State Road 7 Health Hub Miskel & Backman, LLP	Hollywood Commission District 7 51-41-13 Southeast corner of Hollywood Boulevard and State Road 7/U.S. 441	State Road 7/U.S. 441	120'	60' Half	No Dedication Required
			Hollywood Boulevard	120'	77.7'-95.6' Half	No Dedication Required
013-MP-26	ECOAR Fort Lauderdale Pulice Land Surveyors, Inc.	Fort Lauderdale Commission District 6 50-42-21 South side of Southwest 26 Street, between Southwest 9 Avenue and Southwest 12 Terrace	None	None	None	None

**SUMMARY MINUTES
BROWARD COUNTY PLANNING COUNCIL
JUNE 25, 2026**

Members Present: City of Pembroke Pines Mayor Angelo Castillo, Vice Chair
City of Tamarac Mayor Michelle J. Gomez, Secretary
Ms. Jessica Abramson
City of West Park Mayor Felicia Brunson
Dr. Mireidy Fernandez (via CMT)
Mr. Adam M. Geller (via CMT)
Ms. Ryann Greenberg
City of Pompano Beach Mayor Rex Hardin
City of Plantation Councilmember Denise Appleby Horland (via CMT)
City of Hollywood Mayor Josh Levy
City of Oakland Park Commissioner Letitia Newbold (via CMT)
City of Coconut Creek Commissioner Jackie Railey
Mr. David Rosenof (via CMT)
City of Sunrise Mayor Michael J. Ryan (via CMT)

Members Absent: Broward County Commissioner Lamar P. Fisher
School Board Member Dr. Allen Zeman
Thomas H. DiGiorgio, Jr., Chair

Also Present: Barbara Blake Boy, Executive Director
Andy Maurodis, Legal Counsel
Karen Pannell, Real Time Reporter

A meeting of the Broward County Planning Council was held on Thursday, June 25, 2026, at 10:02 a.m., in Room 422 of the Broward County Governmental Center, Fort Lauderdale, Florida.

The meeting quorum and format were consistent with Section 1-233 of the Broward County Code of Ordinances regarding advisory boards utilizing communications media technology in the form of telephonic conferencing.

CALL TO ORDER

Vice Chair Castillo called the meeting to order.

PLEDGE OF ALLEGIANCE

Mayor Gomez led the Pledge of Allegiance.

ROLL CALL

Following the Roll Call by the Real Time Reporter, Vice Chair Castillo declared that a quorum was present.

CONSENT AGENDA

- C 1 APPROVAL OF FINAL AGENDA FOR JUNE 25, 2026** – Including Additional Agenda Material.
- C 2 JUNE 2026 PLAT REVIEWS FOR TRAFFICWAYS PLAN COMPLIANCE**
- C 3 APPROVAL OF SUMMARY MINUTES OF APRIL 23, 2026**
- C 4 ATTENDANCE RECORD/EXCUSED ABSENCE REQUESTS** – Chair Thomas H. DiGiorgio, Jr., Commissioner Lamar P. Fisher, School Board Member Dr. Allen Zeman.

Mayor Levy made a motion to approve the Consent Agenda. Mayor Brunson seconded the motion. Without objection, the motion passed unanimously.

REGULAR AGENDA

- R 1 EXTENSION OF LOCAL LAND USE PLAN PROVISIONAL CERTIFICATIONS ASSOCIATED WITH SENATE BILL 180**

Ms. Boy provided a brief overview of this item. She explained that several local governments have been facing challenges of the state review due to SB180. Ms. Boy requested granting Dania Beach, Lauderdale Lakes, and Lighthouse Point, an extension to the provisional certifications through March 31, 2028. Ms. Boy made a recommendation for staff to review the provisional certification language in the Administrative Rules Document and make necessary recommendations. Ms. Boy answered questions regarding the recertification process and explained why these cities were caught in the provisional certification issue.

Mayor Levy made a motion to approve Item R 1. Mayor Gomez seconded the motion. Without objection, the motion passed unanimously.

- R 2 COUNSEL’S REPORT**

(None.)

- R 3 EXECUTIVE DIRECTOR’S REPORT**

Ms. Boy:

- Reported that the County Commission transmitted the BrowardNext packet to the State of Florida Review Agency, which included the Planning Council’s recommendation for approval. She noted that three recommendations were

proposed and asked the Planning Council if they would want to review the packet again in August prior to adoption. Without objection, the Planning Council bypassed a second public hearing.

- Reminded the members of the filing deadline for the State of Florida Form 1, which is July 1, 2026.
- Reviewed the survey results of the Annual Evaluation of Implementation of BrowardNext – Broward County Land Use Plan Policy 2.16.4.
- Provided the proposed 2027 meeting schedule. Without objection, the meeting schedule was approved with note of an alternative combined March/April date due to avoid any conflict with the Passover holidays.
- Stated that the combined November/December 2026 meeting date will either be December 3rd or December 10th, depending on member availability.

R 4 CORRESPONDENCE

(None.)

PUBLIC HEARING AGENDA

Ms. Boy stated that there were no members of the public signed up to speak on items PH 1 through PH 4 other than applicants, agents, and local governments. Ms. Boy provided a brief overview of the items, noting that staff recommended approval of each item.

PH 1 RECERTIFICATION PCR 26-4

Public Hearing on Recertification of the City of Oakland Park Future Land Use Element – Text Amendment

PH 2 RECERTIFICATION PCR 26-5

Public Hearing on Recertification of the City of Hollywood Future Land Use Element – Text Amendment

PH 3 AMENDMENT PC 26-2

Public Hearing on Small Scale Amendment to the Broward County Land Use Plan – City of Parkland

PH 4 AMENDMENT PC 26-5

Public Hearing on Small Scale Amendment to the Broward County Land Use Plan – City of Weston

Mayor Levy made a motion to approve PH 1 through PH 4 per Planning Council staff recommendations recognizing the voluntary commitments as stated in PH 3 and PH 4. Mayor Hardin seconded the motion. The motion passed unanimously.

OTHER BUSINESS

PLANNING COUNCIL COMMENTS

(None.)

NEXT REGULAR SCHEDULED PLANNING COUNCIL MEETING

The next Planning Council meeting is scheduled for August 27, 2026, at 10:00 a.m. in Room 422 of the Broward County Governmental Center.

ADJOURNMENT

Without objection Vice Chair Castillo adjourned this day's meeting at 10:19 a.m.

PLANNING COUNCIL MEMBER ATTENDANCE RECORD
as of July 2026

<u>Member</u>	<u>(Re)Appointment Date</u>	<u>No Meeting 7/25</u>	<u>8/28/25</u>	<u>No Meeting 9/25</u>	<u>10/23/25</u>	<u>12/04/25</u>	<u>1/29/26</u>	<u>2/26/26</u>	<u>No Meeting 3/26</u>	<u>4/23/26</u>	<u>No Meeting 5/26</u>	<u>6/25/26</u>	<u>No Meeting 7/26</u>	<u>Total Absences</u>	<u>Excused</u>	<u>Unexcused</u>
Abramson	9/19/23		P		P	T	P	A*		P		P		1	1	
Brunson	2/22/22		T		T	A*	T	P		P		P		1	1	
Castillo	2/22/22		P		P	A*	A*	P		P		P		2	2	
DiGiorgio	4/28/15		P		P	P	P	P		P		A*		1	1	
Fernandez	8/21/25		◆P		A*	T	T	A*		A*		T		3	3	
Fisher	12/9/25		T		P	P	T	P		P		A*		1	1	
Geller	12/10/24		P		T	T	A*	P		T		T		1	1	
Gomez	12/2/14		P		T	A*	A*	P		P		P		2	2	
Greenberg	2/7/23		P		P	P	A*	P		P		P		1	1	
Hardin	9/25/18		P		P	P	P	P		P		P				
Horland	12/7/21		P		P	A*	A*	P		P		T		2	2	
Levy	12/14/21		P		P	P	P	P		P		P				
Newbold	11/14/23		T		P	P	T	P		A*		T		1	1	
Railey	5/23/23		P		A*	A*	A*	P		P		P		3	3	
Rosenof	4/25/17		P		T	T	T	T		T		T				
Ryan	2/22/22		T		A*	T	T	T		A*		T		2	2	
Zeman	11/18/25		P		T	A*	P	P		P		A*		2	2	

P = Physically Present T = CMT Present A = Absent * Excused ❖ Resigned/Ineligible ◆ Oath of Office

From: Dr. M Fernandez <doctormfernandez@gmail.com>

Sent: Tuesday, 04 August 2026 14:14:46

To: Blake Boy, Barbara <BBLAKEBOY@broward.org>

Subject: Re: Planning Council Committee and Regular Meeting Schedule - August 27, 2026

Hi Ms. Blake Boy -- I will need to be absent due to some follow-up doctors' appointments that I am unable to move. Thank you.

Kindly,
M. Fernandez



TO: The Honorable Chair and Members
Broward County Planning Council

FROM: Barbara Blake Boy, Executive Director 

SUBJECT: Local Planning Agency Review: Proposed Revisions to the Broward County Code of Ordinances, Chapter 5 – Building Regulations and Land Use, Article IX – Broward County Land Development Code, Division 1. – General Provisions

DATE: August 18, 2026

The Broward County Planning Council serves as the Local Planning Agency (LPA) for the BrowardNext - Broward County Land Use Plan (BCLUP). As the LPA, the Council reviews proposed revisions to countywide land development regulations for consistency with the BCLUP. The Planning Council's review is transmitted to the Broward County Board of County Commissioners for their consideration.

The Broward County Public Works and Environmental Services Department, Housing and Urban Planning Division (HUPD) has requested Planning Council LPA review of proposed revisions to Chapter 5 of the Broward County Code of Ordinances regarding Building Regulations and Land Use. The proposed ordinance incorporating the revisions is included in Attachment 1.

The intent of the proposed ordinance is to comply with Florida Statutes related to the calculation of impact fees, as signed into law in 2024. See Attachments 2 and 3. The County previously suspended the collection of impact fees in 2024, including Transportation Concurrency Assessments, road impact fees and regional park impact fees to initially comply with the legislation.

While the proposed ordinance primarily addresses the deletion of concurrency and related fees, it also provides for general housekeeping regarding development review procedures and credits for demolished buildings.

Planning Council staff finds the proposed revisions to be generally consistent with the BrowardNext - Broward County Land Use Plan, as references to concurrency and impact fee related policies are proposed to be deleted as part of BCLUP text amendment PCT 26-6, which is pending adoption by the Broward County Board of County Commissioners in early fall 2026. Any future reinstatement or consideration of transportation concurrency and/or impact fees will be required to comply with applicable statutory requirements.

Local Planning Agency Review

August 18, 2026

Page Two

This item will be presented for discussion by the Executive Committee at its August 27, 2026, meeting and will then be presented to the full Broward County Planning Council with the Committee's recommendation.

RECOMMENDATION:

Planning Council staff recommends that the proposed revisions be found generally consistent with the BrowardNext - Broward County Land Use Plan and transmit the same to the Broward County Board of County Commissioners.

ATTACHMENTS:

1. Proposed Ordinance
2. Broward County Public Works and Environmental Services Department, Housing and Urban Planning Division, Staff Report
3. Chapter 2024-266: Committee Substitute for House Bill No. 479



ATTACHMENT 1

PROPOSED

ORDINANCE NO.

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
2 COUNTY, FLORIDA, PERTAINING TO TRANSPORTATION CONCURRENCY;
3 AMENDING VARIOUS SECTIONS OF CHAPTER 5 OF THE BROWARD COUNTY
4 CODE OF ORDINANCES ("CODE") TO ELIMINATE CONCURRENCY DISTRICTS,
5 ROAD AND TRANSPORTATION CONCURRENCY AND RELATED FEES,
6 TRANSPORTATION CONCURRENCY ASSESSMENTS, AND ROAD IMPACT FEES;
7 MAKING GENERAL HOUSEKEEPING AMENDMENTS; AND PROVIDING FOR
8 SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.

9 (Sponsored by the Board of County Commissioners)

10
11 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
12 BROWARD COUNTY, FLORIDA:

13 Section 1. Section 5-181 of the Broward County Code of Ordinances is hereby
14 amended to read as follows:

15 **Sec. 5-181. Development review procedures.**

16 . . .

17 (a) *Completeness of application.*

18 . . .

19 (6) A title certificate or an attorney's opinion of title, in a form acceptable to the
20 County Attorney's Office, identifying the person(s) whose execution would
21 be required to convey record fee simple title to the lands that are the subject

of the application. The application and any required agreement(s) shall be signed by the person(s) listed in the title opinion or report ("applicant");

...

(i) *Development Order.*

...

(2) Administrative approval procedures. If the application is for a development permit pursuant to Section 5-180(c), the following procedures shall govern the review subsequent to the preapplication meeting:

...

e) ~~Upon a determination by the Housing and Urban Planning Division Director that the application meets~~ No later than forty-five (45) days after the application has been deemed complete in accordance with the requirements of this article, the Director shall issue a development order in the form of a written memorandum summarizing the application and approving the application, approving the application subject to conditions, or denying the application. ~~†The Director shall forward a~~ the development order with supporting documentation and, if required, a properly executed agreement, ~~if required, with required supporting documentation and~~ approval as to legal form by the County Attorney's Office, to the County Administrator for a determination of concurrence with the Housing and Urban Planning Division Director's decision. The County Commission shall be provided copies of all documentation

forwarded to the County Administrator pursuant to this section. Unless, within ten (10) business days after the date the Housing and Urban Planning Division Director forwards the ~~decision~~ development order, the applicant or a County Commissioner requests that the application be placed on the County Commission quasi-judicial agenda, the development order shall take effect upon the expiration of such ten (10) day period. If required, the County Administrator shall: (i) execute the agreement for building permit prior to plat recordation or (ii) forward the agreement amending the plat note, nonvehicular access line, or phasing agreement and pertinent documents to the Mayor or Vice-Mayor, who may execute such agreement in the name of Broward County. ~~All administratively approved agreements shall be executed no later than forty-five (45) days after the application has been deemed complete.~~ The forty-five (45) day limit of this section may be extended upon request of the applicant in writing or at a public meeting or hearing. If the County fails to take final action to approve, approve with conditions, or deny the application within forty-five (45) days, the applicant shall notify the County in writing. If the County fails to respond within ten (10) days, the application is deemed approved by operation of law without conditions, and the applicant is entitled to proceed with the proposed activity or development as though the County had granted unconditional approval. Approval pursuant to this section may not be

construed to relieve the applicant of the obligation to comply with all other applicable federal, state, and local laws, regulations, and ordinances; or

...

~~(k) *Reinstatement of Development Orders.* An application denied in accordance with Section 5-181(i)(1)b) solely on the basis of inadequacy of the regional transportation network may be reinstated provided that all of the following conditions are met.~~

~~(1) The applicant, within fourteen (14) days after the denial, notifies the Housing and Urban Planning Division Director of an intention to develop an Action Plan, as described in Section 5-182(a)(6), and pays any appropriate fees established by the County Commission for review of an Action Plan.~~

~~(2) The applicant submits a complete Action Plan, as defined in guidelines approved by the County Commission, to the Housing and Urban Planning Division Director within thirteen (13) weeks after the notification of intent to develop an Action Plan. Action Plans shall be forwarded to the Traffic Engineering Division and processed as follows:~~

~~a) The Traffic Engineering Division shall, within two (2) weeks after receipt of the Action Plan, review the Action Plan and provide the applicant with its recommendations.~~

~~b) If the Traffic Engineering Division accepts the Action Plan, then within six (6) weeks after notification from the Traffic Engineering Division of its acceptance of the Action Plan, the applicant shall~~

91 ~~submit to the Housing and Urban Planning Division Director a~~
92 ~~proposed agreement incorporating the Action Plan. This time frame~~
93 ~~may be extended by the County Commission for up to an additional~~
94 ~~six (6) weeks where the delay results from the need to obtain review~~
95 ~~or approval from a governmental agency.~~

96 e) ~~If the Traffic Engineering Division does not accept the Action Plan,~~
97 ~~the applicant may submit to the Housing and Urban Planning Division~~
98 ~~Director a written authorization to proceed to the next available~~
99 ~~County Commission meeting for conceptual approval of the~~
100 ~~proposed Action Plan. If the County Commission gives conceptual~~
101 ~~approval of the Action Plan, with or without conditions, then within six~~
102 ~~(6) weeks after the date the County Commission renders its~~
103 ~~development order, the applicant shall provide the Housing and~~
104 ~~Urban Planning Division Director with a proposed agreement~~
105 ~~effectuating the Action Plan. This time frame may be extended for up~~
106 ~~to an additional six (6) weeks where the delay results from the need~~
107 ~~to obtain review or approval from a governmental agency.~~

108 d) ~~If the Commission denies conceptual approval of the Action Plan,~~
109 ~~such action shall constitute denial of the development permit.~~

110 e) ~~Failure by the applicant to meet the time frames of paragraphs b) or~~
111 ~~c) above shall constitute withdrawal of the notification of intent to~~
112 ~~develop an Action Plan.~~

For an application reinstated under this provision, the Housing and Urban Planning Division Director shall schedule the application, as amended by the approved Action Plan, for consideration by the County Commission, if said application is for plat approval. The County Commission shall consider the application for plat approval based on the conditions which existed at the time of the denial, except for the provisions of the approved Action Plan. The Housing and Urban Planning Division Director shall approve the application for a development permit subject to site plan review based upon the conditions that existed at the time of the denial, except for the provisions of the approved Action Plan.

~~(h)~~ (k) *Effect of development order.*

...

~~(m)~~ (l) *Vested Rights Determination.*

...

~~(n)~~ (m) *Time limitation on filing of requests for changes to conditions of development orders.*

...

~~(o)~~ (n) *Pending applications.*

...

~~(p)~~ (o) *Municipal letter or resolution required for referral of development permit applications changing conditions of plat approval.*

...

~~(q)~~ (p) *Recordation of documents related to an approved development permit.*

...

Section 2. Section 5-182 of the Broward County Code of Ordinances is hereby amended to read as follows:

Sec. 5-182. Development review requirements.

An application for a development permit must comply with the requirements of this article. To determine compliance with these requirements within municipalities, the County shall conduct an independent review; provided, however, that in conducting such review, the County shall utilize and consider whatever documentation and recommendation is provided to it by the relevant municipality as a result of that municipality's own review of such subject matters. ~~For any adequacy determination under Section 5-182.1 or 5-182.2 or the payment of impact fees pursuant to this article involving development of previously improved land, the determination shall be based on the additional trips that will be generated or the additional impact of the proposed development. Any demolished development that qualifies as existing under the criteria set forth in Section 5-182.13 shall be granted credit at one hundred percent (100%) of its generated trips or impact fees previously paid.~~

...

Section 3. Section 5-182.1 of the Broward County Code of Ordinances is hereby repealed in its entirety, and a new Section 5-182.1 is hereby created to read as follows:

[Underlining omitted]

Sec. 5-182.1. Adequacy of regional road network.

Development orders, permits, and certificates of adequacy issued for projects within Transportation Concurrency Management Areas or Standard Concurrency Districts issued before October 1, 2024, shall continue to remain in full force and effect. No impact fees shall be due for those applications; however, no fees already paid shall be eligible for a refund unless the improvements described were not built. All applications for development orders or permits applied for on or after [INSERT EFFECTIVE DATE OF THE ORDINANCE], are not subject to adequacy review for the regional road network.

Section 4. Section 5-182.2 of the Broward County Code of Ordinances is hereby repealed in its entirety.

Section 5. Section 5-182.3 of the Broward County Code of Ordinances is hereby amended to read as follows:

Sec. 5-182.3. Action Plans for transportation improvements.

(a) An Action Plan is a program of transportation improvements designed to, at a minimum, ~~to accommodate~~ mitigate the ~~net traffic impacts~~ of a development ~~to the extent that the regional~~ on the adjacent transportation network ~~lacks the available capacity to provide for the net~~ so as to minimize traffic impacts and to ensure safe and adequate access to the property. The Action Plan shall provide substantiation in the form of engineering studies or other data acceptable to the County to demonstrate, to the satisfaction of the County, the anticipated effect of the proposed program of improvements and/or innovations; shall provide for a source of funding for the improvements and/or innovations; and shall provide for monitoring of the program to ensure implementation.

...

Section 6. Section 5-182.4 of the Broward County Code of Ordinances is hereby repealed in its entirety.

Section 7. Section 5-182.13 of the Broward County Code of Ordinances is hereby amended to read as follows:

Sec. 5-182.13. Credit for demolished buildings.

(a) For applications filed or under review with the County for Development and Environmental Review Approval on or after March 1, 2020, existing development for purposes of Sections ~~5-182.1, 5-182.2,~~ 5-182.7, 5-182.9, and 5-182.12 shall be construed to include buildings that are (i) within a plat that was approved on or after March 20, 1979, or, for unplatted property or plats approved prior to March 20, 1979, buildings that are under common ownership; and (ii) ~~demolished, as evidenced by the issuance of a demolition permit no earlier than three (3) years prior to the date of application; and (iii)~~ included within the application.

...

~~(c) Transportation concurrency and road impact fee credit calculations shall be calculated in a manner consistent with Section 27.40 of the Broward County Administrative Code for the calculation of transportation concurrency assessments.~~

Section 8. Section 5-184 of the Broward County Code of Ordinances is hereby amended to read as follows:

Sec. 5-184. Presumptions, limitations, agreements, and security for development review requirements.

...

(b) *Limitation on required dedications and improvements; money in lieu of dedications and improvements.*

. . .

(2) The amount of money required to be deposited with the County and, as applicable, the School Board, in lieu of dedication requirements and improvements shall be determined pursuant to the specific standards set forth in this division and the provisions of Section 163.31801, Florida Statutes, as amended. The use of such funds will be restricted to the acquisition, expansion, and development of service facilities for new users, provided that one percent (1%) of the funds received for roadway and park purposes pursuant to Sections ~~5-182.2~~, 5-182.7, and 5-182.12(d) shall be retained for administrative purposes. ~~The restriction on the use of funds deposited with the County shall not include monies deposited for Transportation Concurrence assessments.~~

The developer shall pay the above administrative fee to Broward County upon application for Development and Environmental Review Approval of construction plans, as required by Section 27-66, Broward County Code of Ordinances. Said administrative fees shall be deposited in a nonlapsing Trust Fund established and maintained by the County. Administrative fee monies shall be expended for the lease, purchase, lease/purchase, maintenance, or upgrade of computer equipment or computer software for the Public Works and Environmental Services Department for the

administration and support of the impact fee/~~concurrency~~ fee program. In
no case shall administrative fees be refundable.

...

a) Any monies required pursuant to this division shall be deposited with
the County prior to County Development and Environmental Review
Approval required by Section 27-66 of the Code and, as applicable,
with the School Board, prior to ~~County Development and
Environmental Review Approval required by Section 27-66 of the
Code~~ the issuance of a building permit.

...

e) Prior to the acceptance of an impact/~~concurrency~~ fee payment by
Broward County or the School Board, appropriate proof shall be
required documenting that the proposed construction does not
violate the approved and recorded plat note restriction or other
agreement that limits the intensity and/or density of the development.
Said proof shall include, but not be limited to, construction plans,
including a full set of mechanical, electrical, plumbing, and structural
plans. The County or the School Board may require a signed and
sealed letter or survey from the design professional and/or written
verification from the municipality of the development areas and uses.
Residential payments shall provide evidence of the dwelling unit
type(s) and the number of bedrooms in each dwelling unit, if the
payment is for less than the maximum specified in this article.

Nonresidential payments uses shall provide evidence of the gross square footage of the building(s) including, but not limited to, permanent canopies and overhangs for gas stations, drive-through facilities, and overhangs designed for outdoor tables at a restaurant, and any covered areas where business is conducted.

...

(c) Impact agreement.

...

(2) For any application for a plat note amendment that involves an increase in ~~trips for additional~~ dwelling units, students generated, or a change in use or unit type; a replat; or the placement of a note on a plat, approval of the application shall be conditioned on the following:

...

Section 9. Section 5-189 of the Broward County Code of Ordinances is hereby amended to read as follows:

Sec. 5-189. Mandatory plat approval.

...

(d) *Procedural Requirements.*

...

(4) ~~Within ten (10) days after acceptance of the application for plat approval for a plat located within a Standard Concurrency District, the Housing and Urban Planning Division shall forward to the applicant a determination as to whether the proposed plat falls within or creates an impact area. This~~

determination shall be made based upon the day on which the accepted application was received. A notification that a proposed plat falls within or creates an impact area shall set forth the options available to the applicant as described in Section 5-182(a)(4)a.

(5) Within ten (10) days after receipt of the agency staff reports, the Housing and Urban Planning Division shall prepare a written Development Review Report with proposed findings and a recommendation and shall forward it to the applicant, stating that the application is ready to be presented to the County Commission. If any reviewing agency staff report is not received within the time frame specified in Section 5-189(d)(3), this shall indicate that the reviewing agency has no comments or objections to the application. The Development Review Report shall specify the applicable standards and minimum requirements necessary to ensure compliance with this article and shall include a list of corrections necessary for compliance with Chapter 177, Florida Statutes.

...

Section 10. Section 5-201 of the Broward County Code of Ordinances is hereby amended to read as follows:

Sec. 5-201. Definitions.

...

Canopy. Any fixed roof-like structure or retractable awning which is cantilevered in whole or in part self-supporting, but having no side walls. Canopies are considered roofed structures for the purpose of impact fee/concurrency assessment and/or credit.

...

~~Committed trip. A trip generated within the TRIPS model from an approved but not built development.~~

...

~~Development Permit. Any building permit, subdivision, or plat approval, modification to a condition of plat approval, including an amendment or revision to a non-vehicular access line, site plan approval, amendment to the notation on the face of the plat, application for placement of a notation on the face of a plat, application for new findings of adequacy, but does not include any variance or other official action necessary solely for the purpose of issuing a permit, other than a building permit, pursuant to the Florida Building Code, as amended. A Transportation Concurrency Satisfaction Certificate, as required under subsection 5-182(a) of this article, is specifically excluded as a development permit.~~

...

~~Standard Concurrency District. A geographic area in which development is subject to roadway improvement fees that are assessed to increase roadway capacity.~~

...

~~Transportation Concurrency District. A geographic area of Broward County that is designated as a Transportation Concurrency Management Area or a Standard Concurrency District, in which development is subject to the receipt of a Transportation Concurrency Satisfaction Certificate.~~

~~Transportation Concurrency Management Area (TCMA). A geographic area in which development is subject to mobility improvement fees that are assessed for transit~~

and roadway operational improvements, consistent with the Broward County Comprehensive Plan, Transportation Element.

~~TRIPS model. A model maintained in the Broward County Housing and Urban Planning Division that accounts for the traffic from approved but not built development.~~

. . .

Section 11. Severability.

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

Section 12. Inclusion in the Broward County Code of Ordinances.

It is the intention of the Board of County Commissioners that the provisions of this Ordinance become part of the Broward County Code of Ordinances as of the effective date. The sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase to the extent necessary to accomplish such intention.

Section 13. Effective Date.

This Ordinance is effective as of the date provided by law.

ENACTED

PROPOSED

FILED WITH THE DEPARTMENT OF STATE

EFFECTIVE

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ (in italics) 00/00/2026
Alexis Marrero Koratich (date)
Assistant County Attorney

By: /s/ (in italics) 00/00/2026
Maite Azcoitia (date)
Deputy County Attorney

ATTY/para
Original Ordinance - Ordinance Name
00/00/0000
iManage file#

Coding: Words ~~stricken~~ are deletions from existing text. Words underlined are additions to existing text.

ATTACHMENT 2

PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT HOUSING AND URBAN PLANNING DIVISION

STAFF REPORT

26-LDC1: Transportation Concurrency

I. Proposed Amendment

The Housing and Urban Planning Division proposes to amend the Broward County Land Development Code pertaining to transportation concurrency; amending various sections of Chapter 5 of the Broward County Code of Ordinances to eliminate concurrency districts, road and transportation concurrency and related fees, transportation concurrency assessments, and road impact fees.

The amendment proposes the following changes to the Broward County Code of Ordinances, Chapter 5 – Building Regulations and Land Use, Article IX.-Broward County Land Development Code, Division 1.-General Provisions:

Section 5-181. Development review procedures, (a) Completeness of application: Amends section (6) to mandate that any required agreements, in addition to the application, to be signed by the applicant.

Section 5-181. Development review procedures, (i) Development order: Amends section (2)(e) to require the following:

- A development order be issued no later than forty-five (45) days after the application is deemed complete;
- The development order shall approve, approve with conditions, or deny the application;
- A County Commissioner or the applicant may request a quasi-judicial public hearing within ten (10) days after a development order is issued.

Section 5-181. Development review procedures, (k) Reinstatement of Development Orders:

- Deletes section in its entirety.

Section 5-182. Development review requirements.

- Deletes language related to adequacy determinations, payment of impact fees, and demolished buildings.

Section 5-182.1 Adequacy of regional road network: Deletes section in its entirety and adds new section that:

- Requires development orders, permits, and certificates of adequacy issued for projects within Transportation Concurrency Management Areas or Standard Concurrency Districts issued before October 1, 2024, remain in full force and effect.
- Eliminates impact fees for development orders, permits, and certificates of adequacy issued for projects within Transportation Concurrency Management Areas or Standard Concurrency Districts issued before October 1, 2024;
- however, no fees already paid shall be eligible for a refund unless the improvements described were not built.
- Eliminates adequacy review for the regional road network for all applications for development orders or permits applied for on or after the effective date of the proposed ordinance

Section 5-182.1 Adequacy of regional road network: Deletes section in its entirety.

Sec. 5-182.2. - Adequacy of Regional Road Network within Standard Concurrency Districts. Deletes section in its entirety.

Section 5-182.3. Action Plans for transportation improvements.

- Provides for Action Plans to mitigate impacts of a development on the adjacent transportation network to minimize traffic impacts and ensure safe and adequate access to the property.

Section 5-182.4. Deletes section in its entirety.

Section 5-182.13, Credit for demolished buildings.

- Eliminates demolished buildings from having credit for existing development for the purposes of meeting concurrency requirements for Sections 5-182.7, 5-182.9, and 5-182.12, pertaining to countywide requirements for the adequacy of parks and recreation and school site and facilities and unincorporated area requirements for adequacy of solid waste collection, fire protection, local parks and recreation facilities, and protection of public health and safety.
- Deletes language pertaining to the calculation of transportation concurrency and road impact fee calculations.

Section 5-184. Presumptions, limitations, agreements, and security for development review requirements, (b) Limitation on required dedications and improvements; money in lieu of dedications and improvements.

- Deletes references to use of funds for roadway, park, and Transportation Concurrency Assessment purposes.

Section 5-189. Mandatory plat approval.

- Deletes procedural requirements pertaining to Standards Concurrency Districts from procedural requirements for mandatory plat application.

Section 5-201. Definitions.

- Deletes definitions for *committed trip*, *Standard Concurrency District*, *Transportation Concurrency District*, *Transportation Concurrency Management Area*, and *TRIPS model*,

II. Staff Recommendation – Summary of Findings.

Staff reviewed the proposed amendment for consistency with the Broward County Comprehensive Plan (BCCP) GOPs. The proposed amendment is consistent with Goal 2 of the Transportation Element that provides for Broward County to plan “the mobility and built environment to foster (re)development that complements multi-modal transportation investments.”

III. Background.

The purposes of the proposed Land Development Code amendment is to comply with state statute. The BCCP amendment 26-T1 is a companion amendment to delete transportation concurrency provisions from the BCCP Capital Improvements, Broward Municipal Services District (BMSD), and Transportation elements.

Below is a timeline of key events related to the proposed amendment:

- June 25, 2024: The Florida Governor approved CS/HB 479: Alternative Funding Systems and Impact Fees that amended Florida Statutes (Sections 163.3164 and 163.3180). One of its requirements is that the calculation of local government impact

fees be based on a study using the most recent and localized data available within four years of the current impact fee update.

- September 17, 2024: The Board of County Commissioners (Board) enacted Ordinance 2024-34 amending the Broward County Land Development Code, Section 5-182.- Development review requirements to suspend the collection of impact fees, effective October 1, 2024, including Transportation Concurrency Assessments, road impact fees, regional park impact fees, and BMSD (local) park impact fees. The Fiscal Impact Statement provided with the agenda item for Ordinance 2024-34 indicated the following fiscal impact due to the suspension of impact fees:
 - o \$6,829,877: Transportation Concurrency Assessments;
 - o \$459,421: Road Impact Fees;
 - o \$1,265,909: Regional and BMSD Park Impact Fees.
- October 1, 2024: Broward County stopped collecting fees for the following:
 - o Transportation Concurrency Assessments;
 - o Road Impact Fees;
 - o Regional and Broward Municipal Services District Park Impact Fees.
- May 13, 2026: The LPA found proposed BCCP amendment 26-T1: Concurrency consistent with the BCCP. The proposed amendment deletes provisions related to road and transportation concurrency from the BMSD, Capital Improvements, and Transportation Elements.
- June 9, 2026: The Board transmitted proposed amendment T1 to state review agencies. The state review agency reference number is 26-07ESR.
- July 17, 2026: FloridaCommerce issued a technical assistance comment related to companion BCCP amendment 26-T1. In its comment, FloridaCommerce stated that the amendment to Capital Improvement Element Objective CI-1, and Policies CI3.1 and CI3.3, and Transportation Element Policy T2.3.6 may be more burdensome or restrictive. Broward County staff find the amendment 26-T1 deletes road and transportation concurrency requirement and therefore is less restrictive and burdensome.

IV. Comprehensive Plan Consistency.

The proposed Land Development Code amendment will be consistent with the BCCP upon adoption of proposed BCCP amendment 26-T1.

V. Attachments

Exhibit 2: Proposed Ordinance

ATTACHMENT 3

CHAPTER 2024-266

Committee Substitute for House Bill No. 479

An act relating to alternative mobility funding systems and impact fees; amending s. 163.3164, F.S.; providing definitions; amending s. 163.3180, F.S.; revising requirements relating to agreements to pay for or construct certain improvements; authorizing certain local governments to adopt an alternative transportation system that is mobility-plan and fee-based in certain circumstances; prohibiting an alternative transportation system from imposing responsibility for funding an existing transportation deficiency upon new development; requiring counties and municipalities to create and execute interlocal agreements if a developer is charged a fee for transportation impacts for a new development or redevelopment; providing requirements for such agreements; providing requirements for when such interlocal agreements are not executed by a specified date; authorizing a local government that issues the building permit to collect a fee for transportation impacts under certain circumstances unless otherwise agreed; amending s. 163.31801, F.S.; revising requirements for the calculation of impact fees by certain local governments and special districts; requiring local governments transitioning to alternative transportation systems to provide holders of impact fee credits with full benefit of intensity and density of prepaid credit balances as of a specified date in certain circumstances; amending s. 212.055, F.S.; conforming a cross-reference; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsections (32) through (52) of section 163.3164, Florida Statutes, are renumbered as subsections (34) through (54), respectively, and new subsections (32) and (33) are added to that section, to read:

163.3164 Community Planning Act; definitions.—As used in this act:

(32) “Mobility fee” means a local government fee schedule established by ordinance and based on the projects included in the local government’s adopted mobility plan.

(33) “Mobility plan” means an alternative transportation system mobility study developed by using a plan-based methodology and adopted into a local government comprehensive plan that promotes a compact, mixed use, and interconnected development served by a multimodal transportation system in an area that is urban in character, or designated to be urban in character, as defined in s. 171.031.

Section 2. Paragraphs (h) and (i) of subsection (5) of section 163.3180, Florida Statutes, are amended, and paragraph (j) is added to that subsection, to read:

163.3180 Concurrency.—

(5)

(h)1. Local governments that continue to implement a transportation concurrency system, whether in the form adopted into the comprehensive plan before the effective date of the Community Planning Act, chapter 2011-139, Laws of Florida, or as subsequently modified, must:

a. Consult with the Department of Transportation when proposed plan amendments affect facilities on the strategic intermodal system.

b. Exempt public transit facilities from concurrency. For the purposes of this sub-subparagraph, public transit facilities include transit stations and terminals; transit station parking; park-and-ride lots; intermodal public transit connection or transfer facilities; fixed bus, guideway, and rail stations; and airport passenger terminals and concourses, air cargo facilities, and hangars for the assembly, manufacture, maintenance, or storage of aircraft. As used in this sub-subparagraph, the terms “terminals” and “transit facilities” do not include seaports or commercial or residential development constructed in conjunction with a public transit facility.

c. Allow an applicant for a development-of-regional-impact development order, development agreement, rezoning, or other land use development permit to satisfy the transportation concurrency requirements of the local comprehensive plan, the local government’s concurrency management system, and s. 380.06, when applicable, if:

(I) The applicant in good faith offers to enter into a binding agreement to pay for or construct its proportionate share of required improvements in a manner consistent with this subsection. The agreement must provide that after an applicant makes its contribution or constructs its proportionate share pursuant to this sub-sub-subparagraph, the project shall be considered to have mitigated its transportation impacts and be allowed to proceed if the applicant has satisfied all other local government development requirements for the project.

(II) The proportionate-share contribution or construction is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility. A local government may accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose. A local government may not prevent a single applicant from proceeding after the applicant has satisfied its proportionate-share requirement if the applicant has satisfied all other local government development requirements for the project.

d. Provide the basis upon which the landowners will be assessed a proportionate share of the cost addressing the transportation impacts resulting from a proposed development.

2. An applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. When an applicant contributes or constructs its proportionate share pursuant to this paragraph, a local government may not require payment or construction of transportation facilities whose costs would be greater than a development's proportionate share of the improvements necessary to mitigate the development's impacts.

a. The proportionate-share contribution shall be calculated based upon the number of trips from the proposed development expected to reach roadways during the peak hour from the stage or phase being approved, divided by the change in the peak hour maximum service volume of roadways resulting from construction of an improvement necessary to maintain or achieve the adopted level of service, multiplied by the construction cost, at the time of development payment, of the improvement necessary to maintain or achieve the adopted level of service.

b. In using the proportionate-share formula provided in this subparagraph, the applicant, in its traffic analysis, shall identify those roads or facilities that have a transportation deficiency in accordance with the transportation deficiency as defined in subparagraph 4. The proportionate-share formula provided in this subparagraph shall be applied only to those facilities that are determined to be significantly impacted by the project traffic under review. If any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development's proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency.

c. When the provisions of subparagraph 1. and this subparagraph have been satisfied for a particular stage or phase of development, all transportation impacts from that stage or phase for which mitigation was required and provided shall be deemed fully mitigated in any transportation analysis for a subsequent stage or phase of development. Trips from a previous stage or phase that did not result in impacts for which mitigation was required or provided may be cumulatively analyzed with trips from a subsequent stage or phase to determine whether an impact requires mitigation for the subsequent stage or phase.

d. In projecting the number of trips to be generated by the development under review, any trips assigned to a toll-financed facility shall be eliminated from the analysis.

e. The applicant shall receive a credit on a dollar-for-dollar basis for impact fees, mobility fees, and other transportation concurrency mitigation requirements paid or payable in the future for the project. The credit shall be

reduced up to 20 percent by the percentage share that the project's traffic represents of the added capacity of the selected improvement, or by the amount specified by local ordinance, whichever yields the greater credit.

3. This subsection does not require a local government to approve a development that, for reasons other than transportation impacts, is not qualified for approval pursuant to the applicable local comprehensive plan and land development regulations.

4. As used in this subsection, the term "transportation deficiency" means a facility or facilities on which the adopted level-of-service standard is exceeded by the existing, committed, and vested trips, plus additional projected background trips from any source other than the development project under review, and trips that are forecast by established traffic standards, including traffic modeling, consistent with the University of Florida's Bureau of Economic and Business Research medium population projections. Additional projected background trips are to be coincident with the particular stage or phase of development under review.

(i) If a local government elects to repeal transportation concurrency, the local government may it is encouraged to adopt an alternative transportation system that is mobility-plan and fee-based or an alternative transportation system that is not mobility-plan and fee-based. The local government mobility funding system that uses one or more of the tools and techniques identified in paragraph (f). Any alternative mobility funding system adopted may not use an alternative transportation system be used to deny, time, or phase an application for site plan approval, plat approval, final subdivision approval, building permits, or the functional equivalent of such approvals provided that the developer agrees to pay for the development's identified transportation impacts via the funding mechanism implemented by the local government. The revenue from the funding mechanism used in the alternative transportation system must be used to implement the needs of the local government's plan which serves as the basis for the fee imposed. An alternative transportation A mobility fee-based funding system must comply with s. 163.31801 governing impact fees. An alternative transportation system may not impose that is not mobility fee-based shall not be applied in a manner that imposes upon new development any responsibility for funding an existing transportation deficiency as defined in paragraph (h).

(j)1. If a county and municipality charge the developer of a new development or redevelopment a fee for transportation capacity impacts, the county and municipality must create and execute an interlocal agreement to coordinate the mitigation of their respective transportation capacity impacts.

2. The interlocal agreement must, at a minimum:

a. Ensure that any new development or redevelopment is not charged twice for the same transportation capacity impacts.

b. Establish a plan-based methodology for determining the legally permissible fee to be charged to a new development or redevelopment.

c. Require the county or municipality issuing the building permit to collect the fee, unless agreed to otherwise.

d. Provide a method for the proportionate distribution of the revenue collected by the county or municipality to address the transportation capacity impacts of a new development or redevelopment, or provide a method of assigning responsibility for the mitigation of the transportation capacity impacts belonging to the county and the municipality.

3. By October 1, 2025, if an interlocal agreement is not executed pursuant to this paragraph:

a. The fee charged to a new development or redevelopment shall be based on the transportation capacity impacts apportioned to the county and municipality as identified in the developer's traffic impact study or the mobility plan adopted by the county or municipality.

b. The developer shall receive a 10 percent reduction in the total fee calculated pursuant to sub-subparagraph a.

c. The county or municipality issuing the building permit must collect the fee charged pursuant to sub-subparagraphs a. and b. and distribute the proceeds of such fee to the county and municipality within 60 days after the developer's payment.

4. This paragraph does not apply to:

a. A county as defined in s. 125.011(1).

b. A county or municipality that has entered into, or otherwise updated, an existing interlocal agreement, as of October 1, 2024, to coordinate the mitigation of transportation impacts. However, if such existing interlocal agreement is terminated, the affected county and municipality that have entered into the agreement shall be subject to the requirements of this paragraph unless the county and municipality mutually agree to extend the existing interlocal agreement before the expiration of the agreement.

Section 3. Paragraph (a) of subsection (4), paragraph (a) of subsection (5), and subsection (7) of section 163.31801, Florida Statutes, are amended to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(4) At a minimum, each local government that adopts and collects an impact fee by ordinance and each special district that adopts, collects, and administers an impact fee by resolution must:

(a) Ensure that the calculation of the impact fee is based on a study using the most recent and localized data available within 4 years of the current impact fee update. The new study must be adopted by the local government within 12 months of the initiation of the new impact fee study if the local government increases the impact fee.

(5)(a) Notwithstanding any charter provision, comprehensive plan policy, ordinance, development order, development permit, or resolution, the local government or special district that requires any improvement or contribution must credit against the collection of the impact fee any contribution, whether identified in a development order, proportionate share agreement, or any other form of exaction; related to public facilities or infrastructure, including monetary contributions, land dedication, site planning and design, or construction. Any contribution must be applied on a dollar-for-dollar basis at fair market value to reduce any impact fee collected for the general category or class of public facilities or infrastructure for which the contribution was made.

(7) If an impact fee is increased, the holder of any impact fee credits, whether such credits are granted under s. 163.3180, s. 380.06, or otherwise, which were in existence before the increase, is entitled to the full benefit of the intensity or density prepaid by the credit balance as of the date it was first established. If a local government adopts an alternative transportation system pursuant to s. 163.3180(5)(i), the holder of any transportation or road impact fee credits granted under s. 163.3180 or s. 380.06 or otherwise that were in existence before the adoption of the alternative transportation system is entitled to the full benefit of the intensity and density prepaid by the credit balance as of the date the alternative transportation system was first established.

Section 4. Paragraph (d) of subsection (2) of section 212.055, Florida Statutes, is amended to read:

212.055 Discretionary sales surtaxes; legislative intent; authorization and use of proceeds.—It is the legislative intent that any authorization for imposition of a discretionary sales surtax shall be published in the Florida Statutes as a subsection of this section, irrespective of the duration of the levy. Each enactment shall specify the types of counties authorized to levy; the rate or rates which may be imposed; the maximum length of time the surtax may be imposed, if any; the procedure which must be followed to secure voter approval, if required; the purpose for which the proceeds may be expended; and such other requirements as the Legislature may provide. Taxable transactions and administrative procedures shall be as provided in s. 212.054.

(2) LOCAL GOVERNMENT INFRASTRUCTURE SURTAX.—

(d) The proceeds of the surtax authorized by this subsection and any accrued interest shall be expended by the school district, within the county and municipalities within the county, or, in the case of a negotiated joint

county agreement, within another county, to finance, plan, and construct infrastructure; to acquire any interest in land for public recreation, conservation, or protection of natural resources or to prevent or satisfy private property rights claims resulting from limitations imposed by the designation of an area of critical state concern; to provide loans, grants, or rebates to residential or commercial property owners who make energy efficiency improvements to their residential or commercial property, if a local government ordinance authorizing such use is approved by referendum; or to finance the closure of county-owned or municipally owned solid waste landfills that have been closed or are required to be closed by order of the Department of Environmental Protection. Any use of the proceeds or interest for purposes of landfill closure before July 1, 1993, is ratified. The proceeds and any interest may not be used for the operational expenses of infrastructure, except that a county that has a population of fewer than 75,000 and that is required to close a landfill may use the proceeds or interest for long-term maintenance costs associated with landfill closure. Counties, as defined in s. 125.011, and charter counties may, in addition, use the proceeds or interest to retire or service indebtedness incurred for bonds issued before July 1, 1987, for infrastructure purposes, and for bonds subsequently issued to refund such bonds. Any use of the proceeds or interest for purposes of retiring or servicing indebtedness incurred for refunding bonds before July 1, 1999, is ratified.

1. For the purposes of this paragraph, the term “infrastructure” means:

a. Any fixed capital expenditure or fixed capital outlay associated with the construction, reconstruction, or improvement of public facilities that have a life expectancy of 5 or more years, any related land acquisition, land improvement, design, and engineering costs, and all other professional and related costs required to bring the public facilities into service. For purposes of this sub-subparagraph, the term “public facilities” means facilities as defined in s. 163.3164(41) ~~s. 163.3164(39)~~, s. 163.3221(13), or s. 189.012(5), and includes facilities that are necessary to carry out governmental purposes, including, but not limited to, fire stations, general governmental office buildings, and animal shelters, regardless of whether the facilities are owned by the local taxing authority or another governmental entity.

b. A fire department vehicle, an emergency medical service vehicle, a sheriff's office vehicle, a police department vehicle, or any other vehicle, and the equipment necessary to outfit the vehicle for its official use or equipment that has a life expectancy of at least 5 years.

c. Any expenditure for the construction, lease, or maintenance of, or provision of utilities or security for, facilities, as defined in s. 29.008.

d. Any fixed capital expenditure or fixed capital outlay associated with the improvement of private facilities that have a life expectancy of 5 or more years and that the owner agrees to make available for use on a temporary basis as needed by a local government as a public emergency shelter or a staging area for emergency response equipment during an emergency

officially declared by the state or by the local government under s. 252.38. Such improvements are limited to those necessary to comply with current standards for public emergency evacuation shelters. The owner must enter into a written contract with the local government providing the improvement funding to make the private facility available to the public for purposes of emergency shelter at no cost to the local government for a minimum of 10 years after completion of the improvement, with the provision that the obligation will transfer to any subsequent owner until the end of the minimum period.

e. Any land acquisition expenditure for a residential housing project in which at least 30 percent of the units are affordable to individuals or families whose total annual household income does not exceed 120 percent of the area median income adjusted for household size, if the land is owned by a local government or by a special district that enters into a written agreement with the local government to provide such housing. The local government or special district may enter into a ground lease with a public or private person or entity for nominal or other consideration for the construction of the residential housing project on land acquired pursuant to this sub-subparagraph.

f. Instructional technology used solely in a school district's classrooms. As used in this sub-subparagraph, the term "instructional technology" means an interactive device that assists a teacher in instructing a class or a group of students and includes the necessary hardware and software to operate the interactive device. The term also includes support systems in which an interactive device may mount and is not required to be affixed to the facilities.

2. For the purposes of this paragraph, the term "energy efficiency improvement" means any energy conservation and efficiency improvement that reduces consumption through conservation or a more efficient use of electricity, natural gas, propane, or other forms of energy on the property, including, but not limited to, air sealing; installation of insulation; installation of energy-efficient heating, cooling, or ventilation systems; installation of solar panels; building modifications to increase the use of daylight or shade; replacement of windows; installation of energy controls or energy recovery systems; installation of electric vehicle charging equipment; installation of systems for natural gas fuel as defined in s. 206.9951; and installation of efficient lighting equipment.

3. Notwithstanding any other provision of this subsection, a local government infrastructure surtax imposed or extended after July 1, 1998, may allocate up to 15 percent of the surtax proceeds for deposit into a trust fund within the county's accounts created for the purpose of funding economic development projects having a general public purpose of improving local economies, including the funding of operational costs and incentives related to economic development. The ballot statement must indicate the intention to make an allocation under the authority of this subparagraph.

Section 5. This act shall take effect October 1, 2024.

Approved by the Governor June 25, 2024.

Filed in Office Secretary of State June 25, 2024.



To: Members of the Broward County Planning Council

From: Thomas H. DiGiorgio, Jr., Chair

A handwritten signature in black ink, appearing to read "TH DiGiorgio", written over a horizontal line.

Subject: Annual Evaluation: Planning Council Attorney

Date: August 18, 2026

Pursuant to the Letter of Understanding dated August 31, 1995, and reaffirmed through subsequent Planning Council action, the Broward County Planning Council conducts an annual review of its legal counsel. As Chair of the Broward County Planning Council, I have prepared this memorandum to summarize Mr. Andrew Maurodis's performance over the past year and to evaluate his continued service as Planning Council Attorney.

Legal Judgment, Professional Integrity, and Strategic Counsel

Mr. Maurodis continues to demonstrate exceptional legal judgment, professional rigor, and ethical integrity in his role as Planning Council Attorney. With more than 30 years of service to the Council, he brings a deep understanding of the legal frameworks governing the Council's work and of the Broward County Land Use Plan (BCLUP). His guidance helps ensure that the Council's deliberations and decisions rest on sound legal footing, and his conduct consistently reflects the highest standards of the profession.

Throughout the year, Mr. Maurodis has remained accessible, responsive, and well-prepared. He addresses matters ranging from procedural questions to complex regulatory issues with clarity and care, and he provides thorough review of documents, legal opinions, applicable statutes, and administrative rules. Staff and Council leadership continue to rely on his prompt guidance, particularly when matters are time-sensitive or highly visible.

His extensive background in state and local governance, combined with his institutional knowledge of the Planning Council, remains a significant asset. Mr. Maurodis also maintains a productive working relationship with the Broward County Attorney's Office, supporting effective communication with the County Commission and County staff and strengthening the efficiency, effectiveness, and credibility of the Council's work.

Performance and Key Contributions

Over the past year, Mr. Maurodis has consistently delivered strong performance in Council representation, policy review, intergovernmental coordination, and daily legal support. The following highlights his key contributions and focus areas:

Annual Evaluation: Planning Council Attorney

August 18, 2026

Page Two

- **Council Proceedings and Legal Guidance:** Mr. Maurodis offers clear, practical guidance during Planning Council meetings, including on high-profile and sensitive issues. His counsel ensures orderly proceedings and is essential to the integrity of Council decisions.
- **BrowardNext and SB 180:** Working with the Executive Director, Mr. Maurodis reviewed and recommended updates to BrowardNext in response to the limitations imposed by SB 180. His legal analysis enabled the Council to assess these implications and determine an appropriate course of action.
- **Formal BCLUP Interpretation:** Mr. Maurodis played a key role in advising the Council and staff during a widely debated formal interpretation of the BCLUP. This process required frequent communication with Planning Council staff, the Chair, and the Broward County Attorney's Office for several months prior to the public hearing.
- **Daily Legal and Operational Support:** Outside formal meetings, Mr. Maurodis consistently supports Council staff by reviewing documents, interpreting statutes and rules, and advising on operational and policy matters. The Executive Director has commended his steady commitment, responsiveness, and sound counsel.
- **Institutional Knowledge and Collaboration:** Mr. Maurodis's experience with state and local government allows him to provide strategic counsel as the Council addresses competing interests. His collaborative approach fosters effective coordination among Council members, staff, County representatives, and other stakeholders.

Conclusion and Recommendation

Mr. Maurodis's performance during the past year continues to warrant the highest level of recognition. He has provided steady and effective legal counsel on significant policy and regulatory matters, supported the Council through complex proceedings, and ensured that its work remains grounded in sound legal analysis and professional integrity.

Although Mr. Maurodis meets the requirements for a merit-based compensation increase, he has again declined an adjustment. His decision reflects his longstanding commitment to the Planning Council and more than three decades of dedicated service.

In light of his continued exemplary service, I recommend that this evaluation be entered into the official record and that the Planning Council reaffirm its confidence in Mr. Maurodis's continued service as Planning Council Attorney. His professionalism, integrity, and effectiveness continue to serve the Broward County Planning Council well.

This matter will be presented for discussion by the Executive Committee at its August 27, 2026, meeting and will then be presented to the full Broward County Planning Council with the Committee's recommendation.





To: Members of the Broward County Planning Council

From: Thomas H. DiGiorgio, Jr., Chair

Subject: Annual Evaluation: Planning Council Executive Director

Date: August 18, 2026

Pursuant to the Letter of Understanding dated May 24, 2012, the Broward County Planning Council conducts an annual review of the Executive Director. As Chair of the Broward County Planning Council, I have prepared this memorandum to summarize Ms. Barbara Blake Boy's performance over the past year and to evaluate her continued service as Executive Director.

Leadership, Judgment, and Strategic Direction

Ms. Boy joined the Planning Council in 2000 after beginning her service with Broward County in 1996, and she has now completed her fourteenth year as Executive Director. Her performance continues to reflect strong leadership, sound judgment, and a sustained commitment to the Council's mission. She guides a complex and highly visible work program while maintaining the confidence of Council members, municipal partners, County staff, and the development community.

Throughout the year, Ms. Boy has demonstrated the ability to anticipate issues, coordinate among multiple stakeholders, and keep important planning matters moving in an orderly and professional manner. She remains accessible, well-prepared, and solutions-oriented, and her institutional knowledge continues to be a significant asset to the Planning Council.

Her leadership has helped establish and sustain a culture marked by professionalism, responsiveness, accountability, and a strong commitment to public service. Through clear expectations, consistent communication, and a practical, service-oriented approach, Ms. Boy has encouraged Council staff to remain attentive to the needs of Council members, municipal partners, County staff, applicants, and members of the public.

Performance and Key Contributions

During the past year, Ms. Boy has continued to perform at a high level across policy, operations, intergovernmental coordination, and staff management. The following items highlight several of her notable contributions and areas of emphasis:

- **BrowardNext - Seven-Year Update:** Ms. Boy has taken a leading role in the presentation and execution of the BrowardNext - Broward County Land Use Plan (BCLUP) seven-year update, including the anticipated impacts of SB 180, in coordination with the Planning Council Attorney. These matters were presented to the Council in April for its consideration and continue to reflect a thoughtful, organized, and transparent planning process.

Annual Evaluation: Executive Director

August 18, 2026

Page Two

- **Operational Efficiency and Budget Stewardship:** In coordination with the Broward County Office of Management and Budget, Ms. Boy presented a streamlined and fiscally responsible Fiscal Year 2027 budget package. The proposal supports an efficient operation while preserving the Council's capacity to manage a demanding and visible work program. It also responds to the County's call for a reduction planning exercise to comply with HB 1329.
- **Policy Development and Planning Enhancements:** Ms. Boy continues to advance important policy work by expeditiously analyzing and processing time-sensitive, high-impact amendments to the BCLUP and the Administrative Rules Document. When necessary, she also assists County staff in evaluating impacts and anticipated updates to the County's Code of Ordinances to implement related amendments.
- **Technology and Transparency:** Ms. Boy has supported continued access to web-based resources and real-time planning information, including public access to pending applications for Broward County Land Use Plan amendments and BrowardNext updates.
- **Workforce Development and Succession Planning:** Ms. Boy continues to pursue opportunities that support employee retention, recruitment, and professional development. She is also appropriately focused on succession planning in connection with the recent retirement of the Assistant Executive Director.
- **Customer Service Survey Results:** The survey results continue to reflect the Council staff's commitment to knowledge, collaboration, and accessibility. These results remain a meaningful indicator of the service standards Ms. Boy has established and the professionalism she expects from the organization.

Conclusion and Recommendation

Ms. Boy's performance during the past year continues to warrant the highest level of recognition. She has provided steady and effective leadership on significant policy initiatives, maintained a disciplined and efficient operation, and ensured that the Planning Council remains responsive to the needs of its members, local governments, County staff, and the public.

Although Ms. Boy meets the criteria for a merit-based increase, she has not requested a salary increase. Ms. Boy does remain eligible for any future performance-based increases authorized by the County Commission.

In light of her continued exemplary service, I recommend that this evaluation be entered into the official record. Her professionalism, integrity, and effectiveness continue to serve the Broward County Planning Council well.

This matter is presented for discussion by the Executive Committee and will then be presented to the full Broward County Planning Council with the Committee's recommendation.



R 4

NO BACKUP AVAILABLE FOR THIS ITEM

July 15, 2026

The Honorable Mark D. Bogen
Mayor, Broward County
Board of County Commissioners
Broward County Government Center
115 South Andrew Avenue, Room 409
Fort Lauderdale, Florida 33301

Dear Mayor Bogen,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Broward County (Amendment No. 26-06ESR) received on June 15, 2026. The review was completed under the expedited state review process set forth in section 163.3184(2) and (3), Florida Statutes. FloridaCommerce has identified conflicts with the application of Chapter 2025-190, Section 28, Laws of Florida (L.O.F.), and the proposed comprehensive plan amendment. These conflicts render the proposed comprehensive plan amendment null and void ab initio.

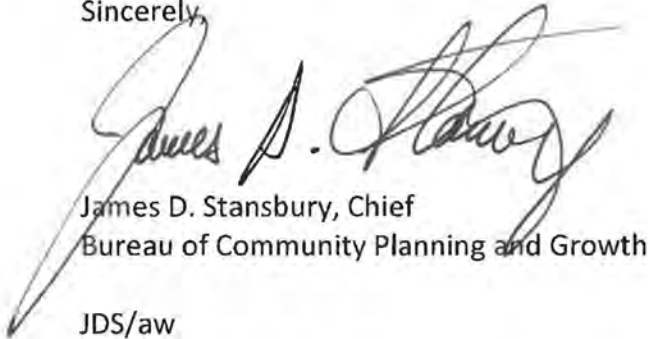
Chapter 2025-190 provides:

Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land redevelopment regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, an any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

For the reasons outlined herein, Broward County's proposed amendment is more restrictive or burdensome, making it null and void ab initio, pursuant to Section 28 of Chapter 2025-190, L.O.F.

If you have any questions concerning this review, please contact James Stansbury by telephone at (850)-717-8512 or by email at James.Stansbury@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/aw

cc: Barbara Blake Boy, Executive Director for the Planning Council, Broward County
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council
Kathe Lerch, Office Administrator, South Florida Regional Planning Council

Chapter 2025-190, Section 28, Laws of Florida (L.O.F.), to provide:

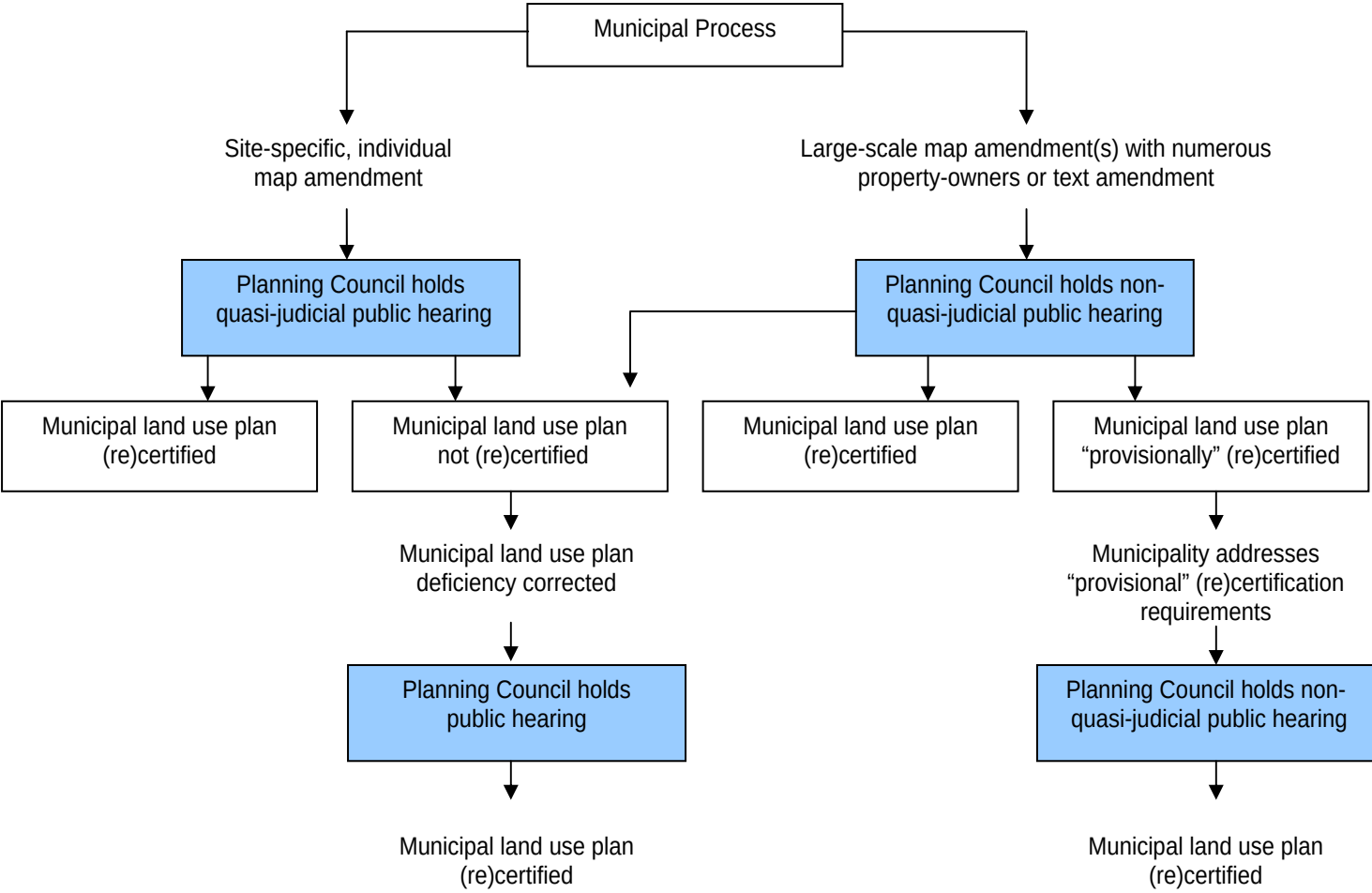
Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land redevelopment regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

The following proposed changes are more restrictive or burdensome than the County's currently adopted plan: Future Land Use Element Policy 2.16.3 and Permitted Use Section Item e: "Redevelopment in Coastal High Hazard Area" of the Broward County Land Use Plan. The following has been identified as potentially more restrictive or burdensome: Future Land Use Element Policy 2.14.8.

R 6

NO BACKUP AVAILABLE FOR THIS ITEM

Process for (Re) Certification



Legend

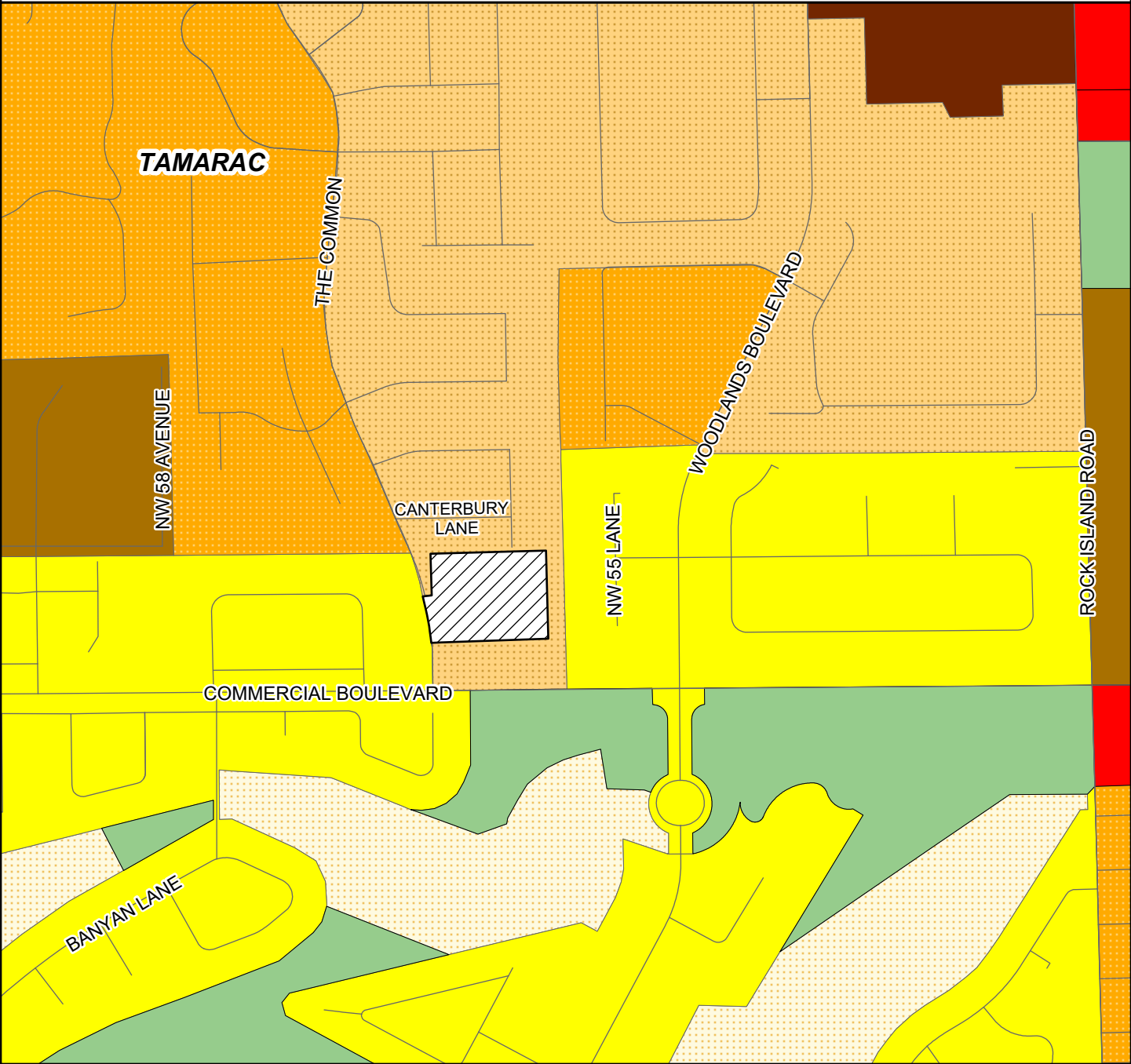
County Commission Action

Planning Council Action

State Agency Action



BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
LOCAL PLAN AMENDMENT RECERTIFICATION
PCR 26-6
SITE 1



Site



Low (3) Residential



Low (5) Residential



Low-Medium (10) Residential



Medium (16) Residential



Medium-High (25) Residential



High (50) Residential



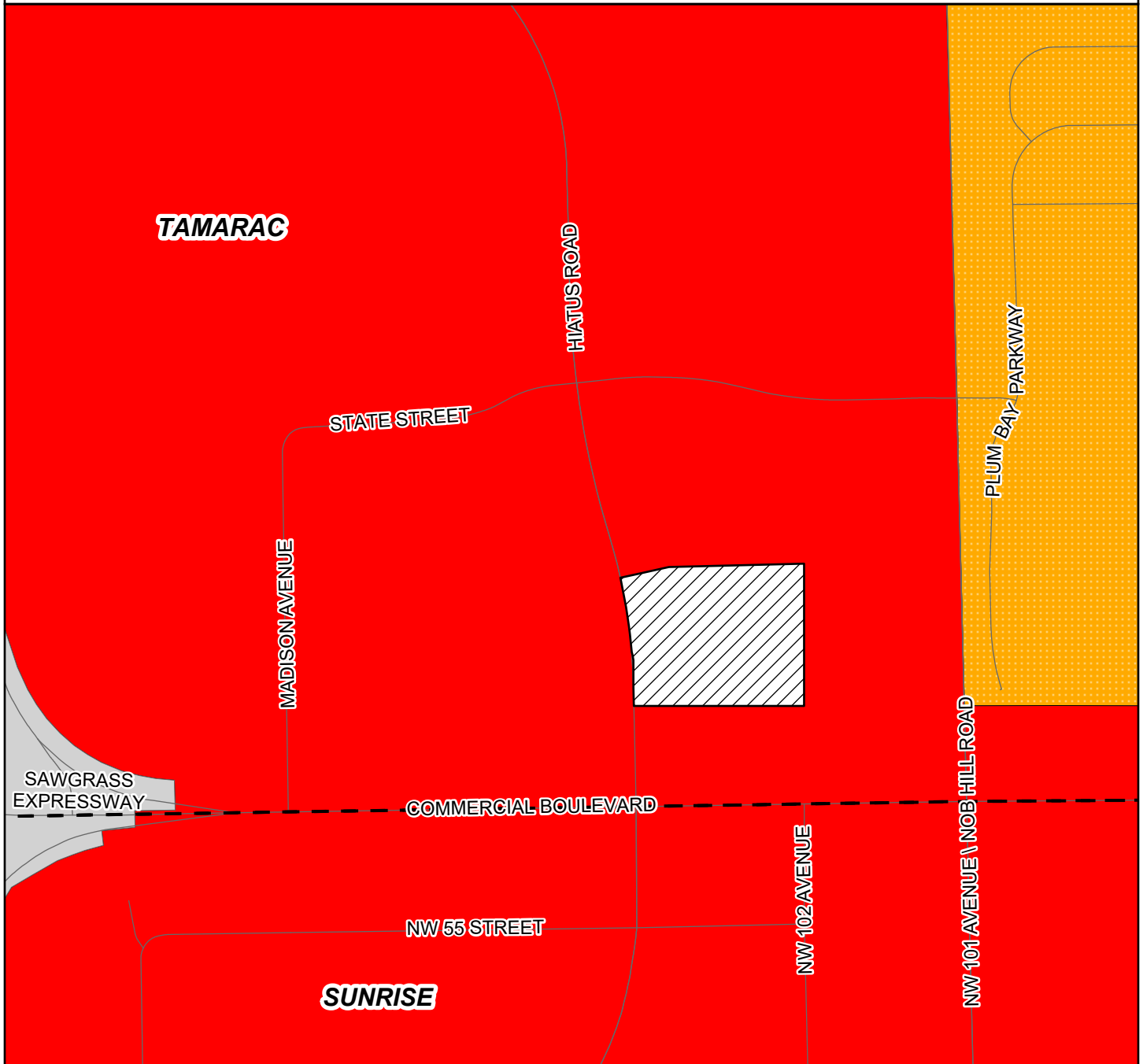
Commerce



Recreation and Open Space



**BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
LOCAL PLAN AMENDMENT RECERTIFICATION
PCR 26-6
SITE 2**



Municipal Boundary

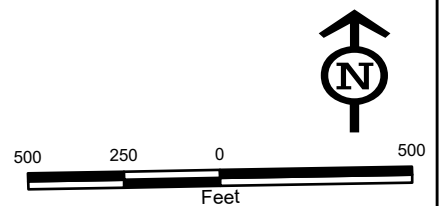
Low-Medium (10) Residential



Commerce



Transportation



**RECERTIFICATION OF THE CITY OF TAMARAC
FUTURE LAND USE ELEMENT
PCR 26-6**

INTRODUCTION

Pursuant to the Broward County Charter, local governments in Broward County are required to submit all amendments to their certified land use elements for recertification by the Planning Council to ensure consistency with the BrowardNext - Broward County Land Use Plan (BCLUP).

The City of Tamarac has submitted two (2) map amendments to the Planning Council for recertification. The City adopted the local map amendment for Site 1 on January 29, 2026, and for Site 2 on April 22, 2026, and they have completed the Chapter 163, Florida Statutes, comprehensive plan amendment process.

Planning Council staff review finds that the City of Tamarac Plan is in substantial conformity with the BCLUP. It is noted that the Council's review regarding (re)certifications is limited in scope with the Council's authority based on whether the municipal plan is in substantial conformity with the policies and rules of the BCLUP. It is not a re-examination of the merits of the original municipal amendment. In addition, it is noted that per *Administrative Rules Document: BrowardNext* Article 2.5(A)(4), if the Council determines that a recertification request is not in substantial conformity with the BCLUP, the Council must state its reasons for rejection, alterations or modifications and notify the local government in writing.

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

August 18, 2026

Planning Council staff concludes that the local plan amendments are in substantial conformity with the BCLUP. It is recommended that the recertification of the City of Tamarac Future Land Use Element be approved.

BACKGROUND

Site 1

- | | |
|----------------------------------|--|
| <i>I. Flexibility Zone:</i> | Unified |
| <i>II. Local Reference:</i> | East Side Community Park
(Ordinance No. O-2026-003) |
| <i>III. General Location:</i> | Approximately 2.64 gross acres; generally located on the west side of The Commons, between Canterbury Lane and Commercial Boulevard. |

CITY OF TAMARAC RECERTIFICATION - PCR 26-6
August 18, 2026

BACKGROUND (continued)

- | | | |
|-------|---|-------------------------------|
| IV. | <i>Previous Local Land Use Designation:</i> | Medium (16 du/ac) Residential |
| V. | <i>Adopted Local Land Use Designation:</i> | Recreation |
| VI. | <i>Applicant:</i> | City of Tamarac |
| VII. | <i>Agent:</i> | Kent Walia, City of Tamarac |
| VIII. | <i>Property Owner:</i> | City of Tamarac |

Site 2

- | | | |
|-------|---|---|
| I. | <i>Flexibility Zone:</i> | Unified |
| II. | <i>Local Reference:</i> | Coast Logistics
(Ordinance No. O-2026-008) |
| III. | <i>General Location:</i> | Approximately 6.11 gross acres; generally located on the east side of Hiatus Road, between Commercial Boulevard and State Street. |
| IV. | <i>Previous Local Land Use Designation:</i> | Commercial |
| V. | <i>Adopted Local Land Use Designation:</i> | Industrial |
| VI. | <i>Applicant:</i> | City of Tamarac |
| VII. | <i>Agent:</i> | Dennis Mele, Greenspoon Marder, LLP |
| VIII. | <i>Property Owner:</i> | The Genesis Group, LLC |

RECERTIFICATION CONSIDERATIONS/REQUIREMENTS

I. Relationship to Broward County Land Use Plan

Site 1 (East Side Community Park) local plan amendment was not the subject of a Broward County Land Use Plan (BCLUP) amendment. The purpose of the local amendment is to change the designation of the subject parcel from Medium (16 du/ac) Residential to Recreation to support development of the site as a municipal park. The adopted BCLUP designation of the subject site is Medium (16) Residential. The City's Recreation land use designation is more restrictive than the Medium (16) Residential land use designation of the BCLUP.

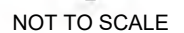
Site 2 (Coast Logistics) local plan amendment was not the subject of a Broward County Land Use Plan (BCLUP) amendment. The purpose of the local amendment is to change the designation of the subject parcel from Commercial to Industrial. The adopted BCLUP designation of the subject site is Commerce. The City's Industrial land use designation is consistent with the Commerce land use designation of the BCLUP.

II. Application of Flexibility Rules

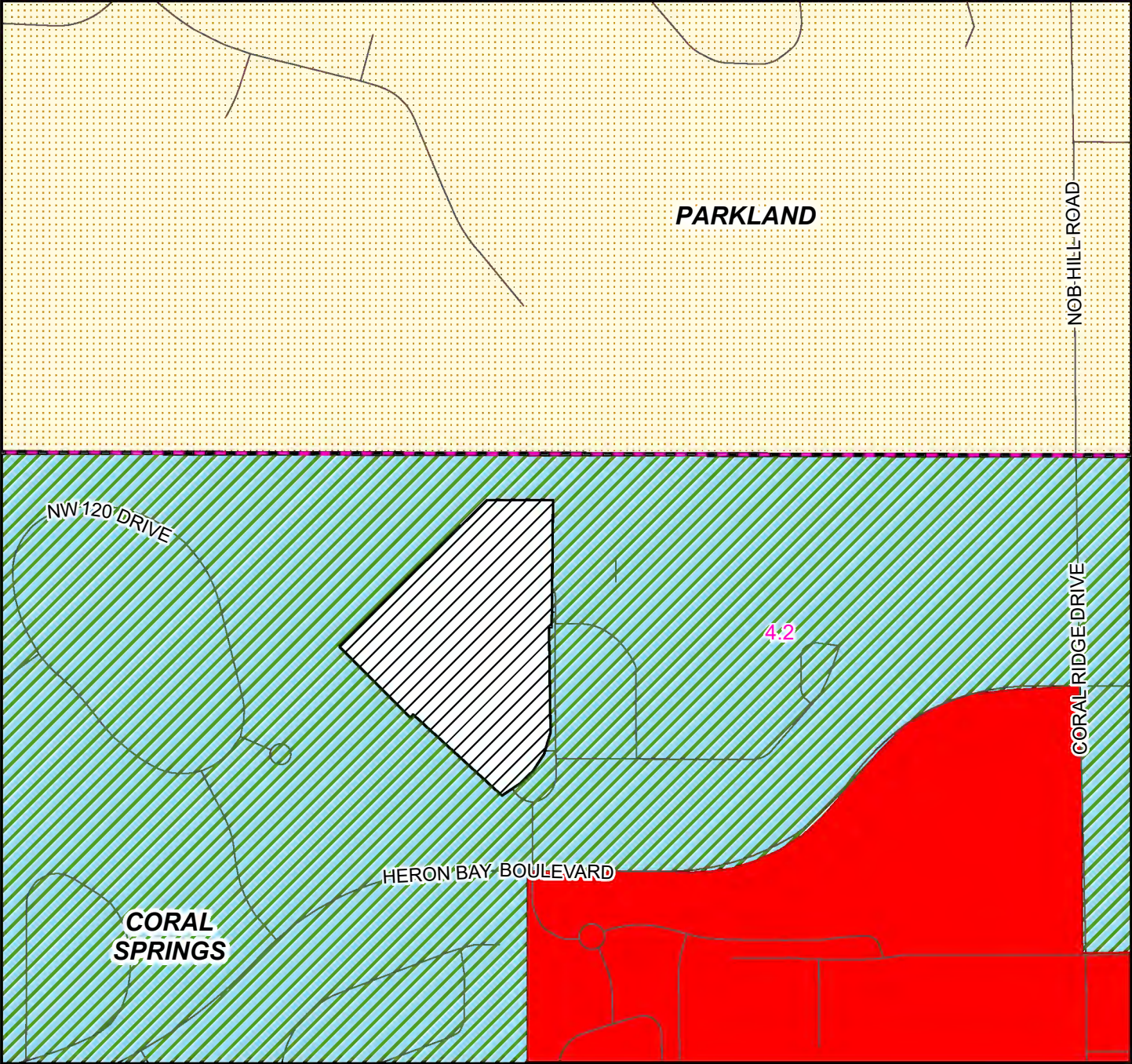
The amendment does not utilize any of the Flexibility Provisions of the BCLUP.

III. Parks Requirement

The City of Tamarac has 379.96 acres in its open space and parks inventory, which includes Site 1 (East Side Community Park) that has been locally amended to Recreation. The 2050 projected population (78,185) requires approximately 234.56 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. Site 2 (Coast Logistics) land use plan amendment will have no net impact on the projected demand for local parks. The City of Tamarac will continue to meet the community parks acreage requirement of the BCLUP of 3 acres per one thousand persons population.

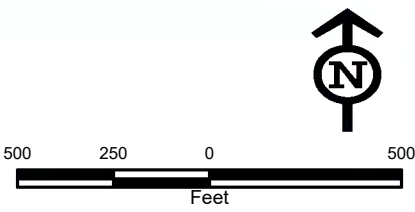


BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
LOCAL PLAN AMENDMENT RECERTIFICATION
PCR 26-7



-  Site
-  Dashed-Line Areas
-  Low (3) Residential

-  Irregular Residential
-  Commerce



**RECERTIFICATION OF THE CITY OF CORAL SPRINGS
FUTURE LAND USE ELEMENT
PCR 26-7**

INTRODUCTION

Pursuant to the Broward County Charter, local governments in Broward County are required to submit all amendments to their certified land use elements for recertification by the Planning Council to ensure consistency with the BrowardNext - Broward County Land Use Plan (BCLUP).

The City of Coral Springs has submitted a map amendment to the Planning Council for recertification. The City adopted its local map amendment on June 17, 2026, and it has completed the Chapter 163, Florida Statutes, comprehensive plan amendment process.

Planning Council staff review finds that the City of Coral Springs Plan is in substantial conformity with the BCLUP. It is noted that the Council's review regarding (re)certifications is limited in scope with the Council's authority based on whether the municipal plan is in substantial conformity with the policies and rules of the BCLUP. It is not a re-examination of the merits of the original municipal amendment. In addition, it is noted that per *Administrative Rules Document: BrowardNext* Article 2.5(A)(4), if the Council determines that a recertification request is not in substantial conformity with the BCLUP, the Council must state its reasons for rejection, alterations or modifications and notify the local government in writing.

RECOMMENDATIONS/ACTIONS

DATE

I. Planning Council Staff Recommendation

August 18, 2026

Planning Council staff concludes that the local plan amendment is in substantial conformity with the BCLUP. It is recommended that the recertification of the City of Coral Springs Future Land Use Element be approved.

BACKGROUND

- | | |
|--|---|
| <i>I. Flexibility Zone:</i> | 29 |
| <i>II. Local Reference:</i> | Life Time (Resolution No. 2026-022) |
| <i>III. General Location:</i> | Approximately 9.82 gross acres; generally located on the north side of Heron Bay Boulevard, between Northwest 120 Avenue and Coral Ridge Drive. |
| <i>IV. Previous Local Land Use Designation:</i> | Moderate (2.00-7.99 du/ac) Residential |
| <i>V. Adopted Local Land Use Designation:</i> | Commercial |
| <i>VI. Applicant:</i> | City of Coral Springs |

CITY OF CORAL SPRINGS RECERTIFICATION - PCR 26-7

August 18, 2026

BACKGROUND (continued)

- VII. Agent: Christina Bilenki, Esq., Miskel Backman, LLP
- VIII. Property Owners: North Springs Improvement District and
City of Parkland

RECERTIFICATION CONSIDERATIONS/REQUIREMENTS

I. Relationship to Broward County Land Use Plan

This local plan amendment was not the subject of a Broward County Land Use Plan (BCLUP) amendment. The purpose of the local amendment is to change the designation of the subject parcel from Moderate (2.00-7.99 du/ac) Residential to Commercial. The adopted BCLUP designation of the subject site is Irregular (4.2) Residential within a Dashed-Line Area.

II. Application of Flexibility Rules

The City of Coral Springs utilized the “5% residential-to-commercial” flexibility provision for the subject property, which permits commercial uses within areas designated “Residential” on parcels less than ten (10) acres in size and which will be used for offices and/or neighborhood retail sales of merchandise or services. In order to comply with the requirement of the BrowardNext – Broward County Land Use Plan, the City of Coral Springs rezoned the property to “Community Business (B-2)” zoning district, which limits the uses and development of the site. Based on the resolution adopted by the City of Coral Springs, the site will be developed as an athletic club. See Attachment 1.

This allocation of “flexibility” was subject to Policy 2.10.1 of the BCLUP concerning “compatibility” as the subject parcel is adjacent to the City of Parkland. In this regard, Planning Council staff has received written documentation that the City of Parkland is the co-applicant for the proposed development and thus notified of the flexibility allocation, per the requirements of the *Administrative Rules Document: BrowardNext*. The City of Parkland did not request a compatibility review. Further, Planning Council notes that the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan.

III. Parks Requirement

The City of Coral Springs has 806.9 acres in its open space and parks inventory. The projected 2050 population (139,154) requires approximately 417.5 acres to meet the community parks acreage requirement of three (3) acres per one thousand persons population. The subject land use plan amendment will result in a net decrease of 0.7 acres on the projected demand for community parks. The City of Coral Springs will continue to meet the community parks acreage requirement of the Broward County Land Use Plan of three (3) acres per one thousand persons population.

CITY OF CORAL SPRINGS RECERTIFICATION - PCR 26-7
August 18, 2026

ATTACHMENT

1. City of Coral Springs Resolution 2026-022

ATTACHMENT 1

RESOLUTION 2026-022

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, APPROVING THE ALLOCATION OF 9.82 ACRES OF COMMERCIAL FLEXIBILITY IN FLEX ZONE 29 FOR THE DEVELOPMENT OF A LIFESTYLE AND PHYSICAL FITNESS FACILITY (LIFE TIME) LOCATED NORTH OF HERON BAY BOULEVARD AND WEST OF CORAL RIDGE DRIVE, LEGALLY DESCRIBED AS TRACTS ONE AND TWO, PORTIONS OF PARCEL A, HERON BAY ONE PLAT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miskel Backman, LLP on behalf of Life Time, is requesting the City to approve a Resolution allocating 9.82 acres of commercial flexibility in order to construct a lifestyle and physical fitness facility located on Tracts One and Two, Portions of Parcel A of Heron Bay One; and

WHEREAS, the existing County land use designation is Residential Irregular (4.2 dwelling units/acre); and

WHEREAS, the City Future Land Use Map must be consistent with the County Future Land Use Map; and

WHEREAS, municipalities are divided into flex zones where either flexible dwelling units or commercial square footage can be utilized to help ensure even opportunity and distribution throughout the jurisdiction; and

WHEREAS, by utilizing policies of the Broward Next Administrative Rules and the Broward County Land Use Plan, the Petitioner is able to maintain the existing County land use designation as Irregular Residential (4.2 dwelling units/ acre) and apply commercial flexibility square footage; and

WHEREAS, the policies allow up to 5% of all area designated as residential by the County Land Use Plan to be utilized for commercial uses provided the area does not exceed 10 contiguous acres; and

WHEREAS, while the site is approximately 13.11 acres, the area designated for development and subject to the commercial square footage allocation request is 9.82 acres; and

WHEREAS, City staff has reviewed the Petitioner's request and has recommended approval of allocating 9.82 acres of commercial flexibility square footage; and

WHEREAS, the City Commission concurs with the recommendation of City staff to approve the Petitioner's request; now, therefore

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA:

SECTION 1. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

SECTION 2. That the City Commission of the City of Coral Springs, Florida, hereby approves the allocation of 9.82 acres of commercial flexibility in Zone 29 for the development of a lifestyle and physical fitness facility located on Tracts One and Two, Portions of Parcel A, Heron Bay One, as recorded in Map Book 10, Page 6, of the Public Records of Broward County, Florida.

SECTION 3. All resolutions or parts of resolutions in conflict herewith, be and the same are repealed to the extent of such conflict.

SECTION 4. 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 the Resolution.

SECTION 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17 day of June, 2026.



Scott Brook
SCOTT BROOK, MAYOR

Georgia Elliott
GEORGIA ELLIOTT, CMC, CITY CLERK

Unanimous ☒
Motion/2nd

Yes No

	MAYOR BROOK
	COMMISSIONER CERRA
☒	COMMISSIONER MCHUGH
☒	COMMISSIONER SIMMONS



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
 DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
 DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

December 5, 2025

RECEIVED

Dec 09 2025

Tina Jou
 Director of Development Services
 City of Coral Springs
 9500 West Sample Road
 Coral Springs, FL 33065

Community Development

RE: Life Time – Request for Allocation of Commercial Flex

The City of Parkland is the owner of a +/- 9.34 acre parcel located at 11801 Heron Bay Boulevard ("Parkland Parcel"), and the North Springs Improvement District ("NSID") is the owner of a +/- 3.88 acre parcel located immediately to the west of the Parkland Parcel ("NSID Parcel"). Together, the Parkland Parcel and NSID Parcel area +/- 13.11 acres ("Property"), and is located within the City of Coral Springs ("City") and Broward County ("County"). The Property currently has a future land use designation of Irregular Residential (4.2) on the City and County future land use maps, and is currently zoned GC, Golf Course. The Property was part of the former Heron Bay Golf Course and Clubhouse, which has been vacant for a number of years.

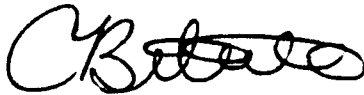
Life Time Inc. ("Life Time") is seeking to develop a +/- 9.82 acre portion of the above noted parcels as further identified on the enclosed legal description ("Development Area"), which was previously developed as clubhouse for the former Heron Bay golf course. Since the closure of the golf course, the associated clubhouse has been dark and the City of Parkland acquired the parcel to ensure proper oversight of future redevelopment of the Parkland parcel. The City of Parkland is now under contract with Life Time to acquire the subject Property and develop it with a two-story, +/- 86,750 square foot athletic club with accessory commercial uses for its members ("Project"). The +/-3.29 acre remainder of the Property will be restricted for use as buffers and shared access and parking areas to support adjacent parcels.

Life Time was originally founded in 1992, opening its first club in Minnesota. Since then, Life Time has opened over one hundred seventy five (175) clubs in the United States and Canada, serving over 1.4 million members. However, Life Time is not your typical gym or fitness facility. Rather, Life Time blends the offerings of traditional fitness clubs with the amenities of a resort, including pools, spas, and cafes, with coworking spaces, and classes and groups for both kids and active aging older adults. More specifically, Life Time is seeking approvals of a site plan to allow a Fitness Center with the following uses:

A facility that provides physical fitness, sport and recreational programs and activities, including, but not limited to, the use of weight-lifting equipment, running and aerobic exercise equipment, game courts, indoor and outdoor swimming pools, waterslides, chiropractic, physical therapy, medical, medical aesthetic and massage services, blood draws, physical therapy, day camps, wellness and metabolic assessments, and fitness, yoga and pilates classes and programs. The facility may also provide those uses and accessory uses permitted by child-care centers, day spas, health clubs, indoor commercial recreation facilities, professional offices and/or wellness centers. The permitted accessory structures and uses for fitness centers shall be as follows: indoor and outdoor playgrounds; indoor and outdoor sale of food and beverages, including alcohol; retail sale of health and fitness-related items; salons, child activity centers; nutritional centers; saunas, steam rooms, whirlpool baths, spas, showers, lockers and similar uses; water slides; membership sale offices and preview centers, and all other customary and incidental uses of a fitness center.

As part of the entitlement process, Life Time is seeking to allocate 9.82 acres of commercial flexibility pursuant to BrowardNext policy 2.10.1, in order to allow for the aforementioned commercial uses on the Development Area. Should you have any questions or require further information to process this request, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Bilenki', with a stylized flourish at the end.

Christina Bilenki, Esq.
Miskel Backman LLP

insite
Planning + Architecture

11801 Heron Bay Blvd.
Coral Springs, Florida

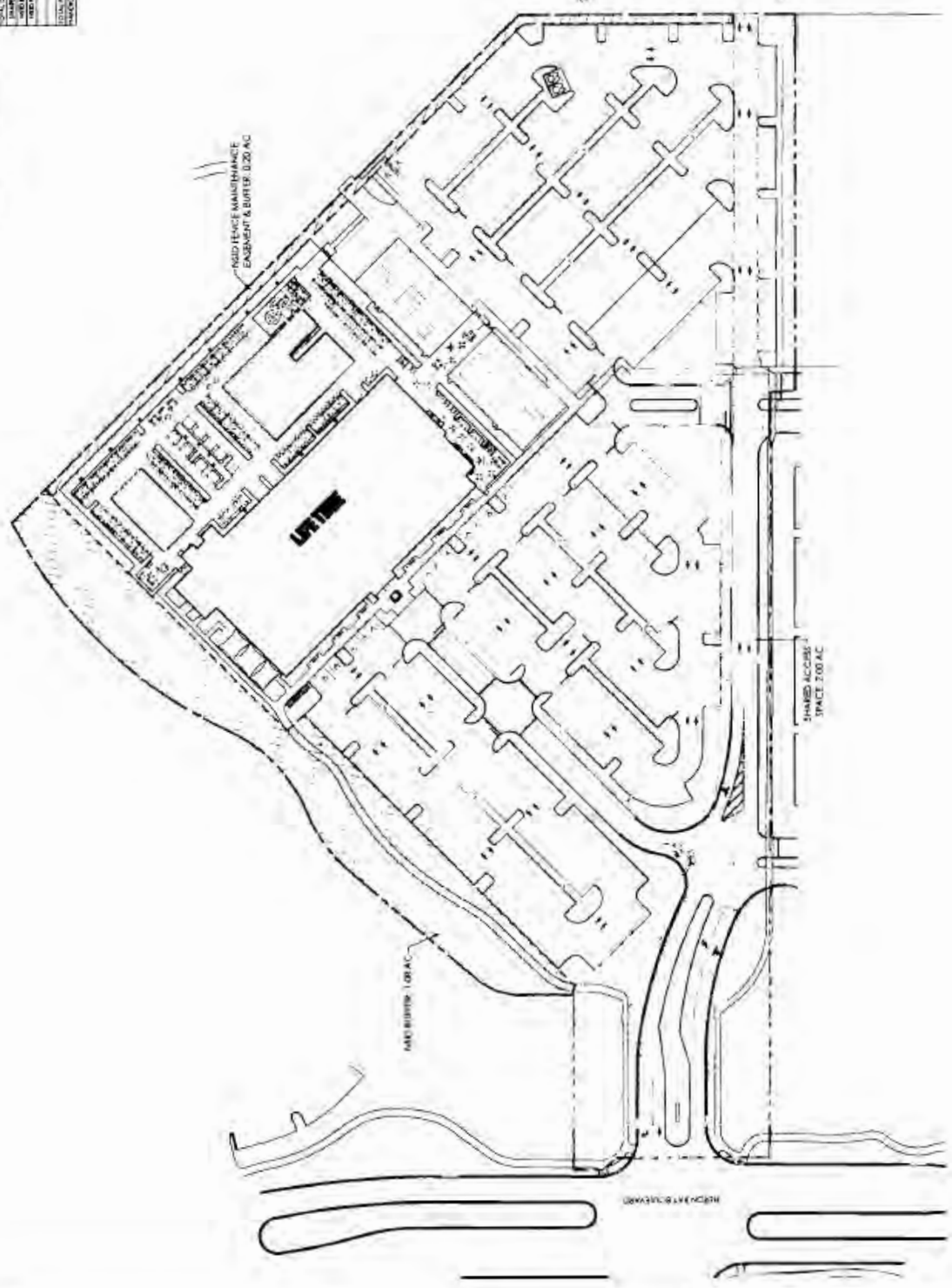
DATE: 01/15/2010
PROJECT: 11801 Heron Bay Blvd.
SHEET: EX-1

USE DATA

USE	USE AREA
RESIDENTIAL	118,000 SQ. FT.
COMMERCIAL	118,000 SQ. FT.
INDUSTRIAL	118,000 SQ. FT.
OFFICE	118,000 SQ. FT.
RETAIL	118,000 SQ. FT.
WAREHOUSE	118,000 SQ. FT.
MANUFACTURING	118,000 SQ. FT.
LABORATORY	118,000 SQ. FT.
RESEARCH	118,000 SQ. FT.
EDUCATION	118,000 SQ. FT.
HEALTHCARE	118,000 SQ. FT.
RECREATION	118,000 SQ. FT.
RELIGIOUS	118,000 SQ. FT.
CULTURAL	118,000 SQ. FT.
GOVERNMENT	118,000 SQ. FT.
UTILITY	118,000 SQ. FT.
TRANSPORTATION	118,000 SQ. FT.
DEFENSE	118,000 SQ. FT.
OTHER	118,000 SQ. FT.

LEGEND

11801 ACRES	11801 ACRES
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Acresage Exhibit

SHEET # EX.1