

Resilient Environment Department, Urban Planning Division

STAFF REPORT

Amendment 24-Z3: Garden Park Districts Code Update

I. Item Summary

Figure 1: Item Summary

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Commission District	1, 2, 3, 5, 6, 7, 8, 9
Applicant/Agent	Urban Planning Division
Proposed modifications	Broward County Code of Ordinances, Chapter 39-Zoning, Article XL - Garden Park Districts.
Effect of Proposed Change	Clarifies and adds requirements consistent with the intent of the Garden Park districts.
Comprehensive Plan Consistency	Consistent <ul style="list-style-type: none"> • Broward Municipal Services District Element Policies BMSD 1.1.8, 1.1.9, and 4.1.4.

II. Staff Recommendation

The Urban Planning Division staff recommend the Resilient Environment Department Local Planning Agency (LPA) find the proposed ordinance consistent with the Broward County Comprehensive Plan.

III. Background.

The GP Districts are intended to emphasize urban form, facilitate multifamily residential and mixed-use development, and incorporate landscape features as much as possible. The GP Districts were adopted on September 19, 2023, and are designed to incentivize affordable housing and context-sensitive redevelopment along arterial and collector roadways within the Broward Municipal Services District (BMSD). Since that time, staff has worked with applicants who desire to rezone property to GP Districts. Through this work, staff identified changes that would better align the GP Districts with that intent. To enable such changes, the Board of County Commissioners (Board) directed the Office of County Attorney to draft an Ordinance to amend Article XL, Garden Park Districts on April 16, 2024. (Legistar 24-460, Agenda Item 41).

IV. Description of Amendment.

The proposed amendment makes minor updates and adjustments to Chapter 39-Zoning, Article XL - Garden Park Districts including, but not limited to, the following:

- Section 39-656. Development standards:
 - Decreases the minimum lot size in the GP-1 District from 4,800 to 4,000 square feet.

- Removes lot dimension standards.
- Clarifies that buildings within the GP-2 District can have up to six (6) stories in height consistent with the “Building Typology Type” and “Basic Illustrative Models...” found in sub-Sections 36-656(c)(1) and (2) respectively.
- Buildings and structures within fifty feet (50’) of property zoned RS-1 to RS-6 are limited to a maximum building height of thirty-five feet (35’).
- Buildings taller than thirty-five feet (35’) or three (3) stories that are contiguous to property zoned RS-1 to RS-6 require an eight feet (8’) step-back beginning on the third (3rd) floor of at least eight feet (8’).
- GP-2 properties contiguous to RS-1 to RS-6 shall have a minimum 10’ setback.
- Balconies are prohibited along facades that are contiguous to, and face, a property being used or is zoned for single family detached residential.
- Decreases the minimum required building frontage along arterial and collector roads from sixty percent (60%) to fifty percent (50%).
- Requires all building to have at least forty percent (40%) of the frontage along the build-to line.
- Changes the requirement that the façade of a building not occupy more than one hundred fifty feet (150’) of continuous frontage along any street, to the requirement that the continuous unarticulated façade of a building shall not occupy more than one hundred fifty feet (150’) of continuous frontage along any street.
- Changes the requirement that fences and walls be designed to ensure visibility from street frontage to the requirement that any permitted fences and walls be sited to ensure visibility between the building and the street frontages.
- Clarifies that railings and fencing constructed as part of a front patio or stoop are allowed, in addition to landings.
- Section 39-657. Parking:
 - Removes the requirement to provide at least one (1) offstreet parking space per residential unit consistent with the parking table that requires senior living facilities to provide at least 0.5 spaces per unit.
 - Requires parallel parking to include a landscape island for every three (3) contiguous parking spaces.
 - Increases the required roadway frontage that ground level parking may occupy on arterial or collector roads from thirty percent (30%) to thirty-five percent (35%).
- Section 39-658. Access.
 - Changes the requirement that traffic flow along NW 1st Street be eastbound only, by allowing the portion of NW 1st Street between NW 27th Avenue and NW 27th Terrace to be westbound only.
- Section 39-659. Landscaping.
 - Requires all landscaped areas, including those within the rights-of-way, to include irrigation systems with rain sensors.
 - Requires trees to be located within sidewalk cutouts that are covered by permeable surfaces.
 - Prohibits tree grates.
 - Requires development adjacent to local roads to provide a sidewalk/shared path that is eight feet (8’) to ten feet (10’) wide along the frontage, where possible.

- Allows easements to be required to achieve desired sidewalk width to accommodate landscaping within rights-of-way.

V. Data and Analysis. The Broward County Code of Ordinances, Chapter 39-Zoning, Section 39-24 provides for the Board to amend zoning regulations whenever the public necessity, convenience, general welfare, or good planning and zoning practice requires. It further provides that the Board of shall consider public input and the recommendations of staff in considering any ordinance amending the Zoning Code.

Staff conducted an analysis of the proposed amendment and finds the amendment is consistent with good planning and zoning practices in that it better aligns the intent of the GP districts. Staff further finds the proposed amendment is consistent with the Broward County Comprehensive Plan's Broward Municipal Services District Element Objective BMSD 2.1 and Policy BMSD 2.1.1 that are shown below.

- **OBJECTIVE BMSD 2.1 – Planning and Redevelopment** Broward County will continue to work with residents and business owners within the BMSD to improve the health, safety, and welfare, focusing on security, redevelopment, housing, transportation, education, open space and recreation, and local economic concerns.
- **POLICY BMSD 2.1.1** Broward County will manage development through land use, zoning, platting, site planning, permitting, and professional licensing and registration.

VI. Exhibits

- Exhibit 1: Staff Report.
- Exhibit 2: Proposed Ordinance.