

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** June 2, 2020

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2020-05 – Amend Future Land Use Element of the City’s Comprehensive Plan

**SUMMARY:**

Ordinance No. 2020-05 provides for several amendments to the Future Land Use Element of the City’s Comprehensive Plan including language in the Downtown Mixed Use and Transit Oriented Development sections as well as the future land use Table 1 to allow for a base maximum density in the Mixed Use Federal Highway zoning district of 30 units per acre and for a base maximum density in the Transit Oriented Development zoning districts of 60 units per acre.

**BACKGROUND AND JUSTIFICATION:**

In reviewing the evolving development patterns in South Florida and across the region, staff has received a great deal of input related to a desire for increased densities due to growing interest in smaller unit sizes and development projects with amenities. In response, staff reviewed the feasibility of changing the based density allowances for the Transit Oriented Development areas and the Federal Highway area as well as clarifying language in the Downtown Mixed-Use and Transit Oriented Development sections.

At their May meetings, both the Planning & Zoning Board and Historic Preservation Resources Review Board had lengthy discussions and received public input regarding the proposed changes. Both boards voiced concerns regarding the changing of the base maximum density for the Mixed-Use Federal Highway zoning district from 20 units an acre to 30 units an acre to be consistent with other zoning districts in the Mixed Use East Future Land Use designation. The other changes including an increase of the base maximum density of 50 units an acre to 60 units an acre for the Transit Oriented Development land use designation received support. As such, both boards recommended denial to the City Commission of the Future Land Use Element changes as submitted.

**MOTION:**

Move to approve/disapprove Ordinance No. 2020-05 on first reading and to transmit the proposed Future Land Use Element amendment to the Florida State Department of Economic Opportunity for review.

**ATTACHMENT(S):**

Ordinance 2020-05  
PZB & HRPB staff reports