

**The Oversight Committee for The Implementation of The
Third Amended and Restated Interlocal Agreement for Public School Facility Planning, Broward County, Florida**

**Agenda
Oversight Committee Public Meeting
April 9, 2025
12:00 noon**

**Government Center West, 1st Floor Board Room
1 North University Drive, Plantation FL 33324**

1. Call to Order
2. Roll Call
3. *Election of Officers
4. *Approval of Minutes – January 8, 2025, Meeting (**Back-Up Item**)
5. Additions to the April 9, 2025, Meeting Agenda
6. *Approval of the Final Agenda for the April 9, 2025, Meeting
7. *Excused Absences for April 9, 2025, Meeting
8. *Excused Absence for January 8, 2025, Meeting – Dr. Zeman
9. **OLD BUSINESS**
 - 9.1 Status – Educational Mitigation Agreements (**Back-up item**)
 - 9.2 Status – Non-Residential Site Plan Review (**Back-up item**)
10. **NEW BUSINESS**
 - 10.1 Final 2024 Annual Status Report on Implementation of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (**Back-up Item**)
 - 10.2 Issuance of SCAD Letters by the School Board:
 - a) City of Hollywood
 - b) City of Lauderdale Lakes
 - c) City of Tamarac
 - d) City of West Park
 - e) City of Weston
 - 10.3 Proposed Growth Management Bills – 2025 Florida Legislative Session (**Back-up item**)
11. **PUBLIC INPUT**
12. **INFORMATIONAL ITEMS**
 - 12.1 December 5, 2024, and March 6, 2025, SWG Final Minutes (**Back-Up Item**)
 - 12.2 Next Scheduled Meeting –July 9, 2025
13. **ADJOURN**

* Denotes Items Requiring Oversight Committee Formal Action

**THE OVERSIGHT COMMITTEE FOR THE IMPLEMENTATION OF THE
THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR PUBLIC
SCHOOL FACILITY PLANNING, BROWARD COUNTY, FLORIDA**

**Minutes
Oversight Committee Public
Meeting January 8, 2025
12:00 noon**

**Government Center West, 1st Floor Board Room
1 North University Drive, Plantation, Florida 33324**

1. Call to Order

Chair Keven Klopp called the January 8, 2025, meeting to order at 12:30 pm. As was mentioned we do not have a quorum yet, but we will take roll call.

2. Roll Call

Mrs. LaCheryl Thomas called the roll, and the following Committee members were present:

- | | |
|---------------------|-------------------------------|
| 1. Debby Eisinger | 6. Dr. Jeff Holness (Virtual) |
| 2. Keven Klopp | 7. Dr. Steven Davis |
| 3. Roy Montgomery | 8. Bob Mayersohn |
| 4. Elvin Villalobos | 9. Evy Kalus |

It was confirmed that 5 members were present in the room. One member was participating via Zoom, but their participation does not count towards the quorum. However, the member can still engage in the discussions.

For the meeting to proceed, a total of 6 members are required to meet the quorum.

3. *Election of Officers

Chair Klopp skipped this item initially but circled back to it once quorum was met.

Motion	Committee Member Mr. Mayersohn motioned to table the election until the next meeting.
Seconded	Committee Member Elvin Villalobos seconded the motion.
Approved	The motion passed unanimously.

Dr. Davis asked for clarification on which office would be voted on? Chair Klopp clarified that there are three officer positions: chair, vice chair, and secretary, and that these officers should come from the three different appointing bodies—County Commission, Broward County Public Schools (BCPS), and the League of Cities. He explained that he is the County Commission appointee, Co-Chair Eisinger represents the League of Cities, and Mr. Curtin is the BCPS appointee, serving as the secretary. Elections for these positions are supposed to happen every year in October, though they haven't been held since July.

Mr. Mayersohn asked if the chair could serve more than one two-year term and whether there was a limit. Chair Klopp confirmed that he believed it is no limit to the number of terms a chair can serve, noting that some chairs, like Mayor Ortiz and Mayor Sturmer, had served for 20 years, tying the record over the past two decades.

4. *Approval of Minutes – July 10, 2024, Meeting (**Back-Up Item**)

Motion	Committee Member Debby Eisinger motioned to approve the July 10, 2024, meeting minutes.
Seconded	Chair Keven Klopp seconded the motion noted the minutes. Chair Klopp shared his concerns and emphasized that the minutes should accurately reflect board actions only after a formal vote. He stressed the importance of caution to avoid implying decisions without board approval.
Approved	The motion passed unanimously.

5. Additions to the January 8, 2025, Meeting Agenda

There were no additions to the agenda.

6. * Approval of the Final Agenda for the January 8, 2025, Meeting

Motion	Committee Member Debby Eisinger motioned to approve the January 8, 2025, meeting agenda.
Seconded	Committee Member Elvin Villalobos seconded the motion.
Approved	The motion passed unanimously.

7. Excused Absences for January 8, 2025, Meeting

Committee member listed below requested excused absence from the January 8, 2025, Oversight Committee meeting:

1. Dr. Allen Zeman

Motion	Committee Member Elvin Villalobos motioned to accept the excused absence for the January 8, 2025, OC meeting.
Seconded	Committee Member Bob Mayersohn seconded the motion.
Approved	The motion passed unanimously.

Chair Klopp asked the committee if they would like to instruct him and staff to send a letter regarding Committee Member Dr. Steven Davis's appointment, noting that, according to his records, Dr. Davis had missed the last two meetings.

Mr. Davis confirmed that he missed the last two meetings, but one of them was excused with prior notice.

Motion	Committee Member Bob Mayersohn made a motion, noting that since Mr. Davis is present, there is no need to send any further communication.
Seconded	Committee Member Bob Mayersohn seconded the motion.
Approved	The motion passed unanimously.

It was clarified that members are allowed to miss meetings if excused. However, if a member misses two consecutive meetings without an excuse, a motion must be made to send a letter to the appointing body requesting reappointment. The discussion confirmed that an excused absence on one of the meetings made the issue moot. Given the low membership, it was emphasized that retaining interested members is important.

8. NEW BUSINESS

8.1 Draft of 2024 Annual Status Report on Implementation of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (**Back-Up Item**)

Mr. Akagbosu advised that the Annual Report is currently a draft. As part of the usual practice, the committee reviews the draft during this meeting, and in the April meeting, the committee will vote to issue the report.

The report is generated in collaboration with the Staff Working Group. What is currently in front of the committee has been largely approved by the Staff Working Group, but it remains a draft. One of the reasons for this is that the fourth-quarter reports from the cities and the county have not yet been included. To ensure accuracy, the report needs to be finalized by December 30th.

Following today's meeting, the draft will go back to the Staff Working Group for review during their March meeting, at which point it will be formally approved for transmission. As of now, most of the collaboration has met the provisions of the agreement.

Historically, there are still two areas where the provisions have not been fully met, although progress has been made. Exhibit D outlines these areas, showing the progress made thus far. Specifically, on page 43 of Exhibit D, it was noted that the cities of Hollywood, West Park, and Weston have not taken action to amend their comprehensive plans. However, there has been progress in some cities regarding amending the land development regulations.

Overall, while the two sections of the agreement have not yet been fully met, there has been significant improvement.

Mr. Montgomery inquired about how many consecutive years the cities have failed to meet this part of the agreement. Mr. Akagbosu responded that, unfortunately, the City of Hollywood has not taken action for at least the past 2-3 years. The City of West Park has similarly failed to take action during this period. If he recalls correctly, Weston has also not taken action for the past two years, and possibly for as long as three or four years.

Discussions focused on encouraging city compliance with the agreement. The Staff Working Group has reached out to cities after meetings, with some progress. Hollywood, with new management, attended the last meeting, which is hopeful for future participation.

West Park may also have new consultants, while Weston continues with the same consultants, showing limited change.

Hollywood has historically struggled with participation due to staffing issues, but new leadership may lead to improvements. West Park did not attend any meetings last year, and Weston missed the December meeting.

It was suggested that communication be sent to city managers, city clerks, or mayors to encourage compliance. The committee also discussed reaching out to the City Managers Association, especially with Hollywood's assistant city manager now leading the CMA. Additionally, it was recommended to copy the mayor and commission in communications to increase accountability.

Chair Klopp requested that the record reflect the establishment of a quorum, as Mr. Elvin Villalobos has joined the meeting.

Mr. Montgomery stated that, as a new member, he hoped to be afforded some grace as he becomes familiar with the board's processes. He mentioned that he has not yet had access to previous meeting minutes or an archive of past documents, but he expects to receive them soon. He expressed his gratitude for the support provided by the team to those who have recently joined.

Mr. Montgomery inquired whether it would be appropriate to ask representatives from the BCPS about a specific request now or address it offline. He requested, if possible, a breakdown of deferred maintenance over the past 10 years, year by year, detailing major renovations and construction projects that have been postponed due to various reasons. He asked if this information could be provided at the next meeting or at least before the Q2 meeting.

Chair Klopp clarified that the scope of this committee does not include deferred maintenance.

Mr. Montgomery disagreed, stating that the committee's scope includes planning for educational institutions, and deferred maintenance is part of capital planning, which he believes falls within the committee's responsibilities. He emphasized the need for the committee to be informed about any deferred maintenance backlog.

Mr. Akagbosu confirmed that any citizen, including Mr. Montgomery, has the right to make a request. He suggested the preferred method might be a public records request. Alternatively, he offered to communicate with the Executive Director of the Physical Plant Operations Department, provide Mr. Montgomery's contact information, and suggest a follow-up discussion. He clarified that his department does not oversee deferred maintenance but acknowledged the connection to the capital improvement plan and level of service. Mr. Akagbosu expressed his willingness to have the Executive Director contact Mr. Montgomery directly.

Co-Chair Eisinger suggested moving forward with item 8.2 on the agenda, the presentation about the committee's purpose, which has been discussed in previous meetings. She noted that although only half of the committee members were present, she believed it was important to proceed with the presentation to ensure a clear understanding of the

committee's scope. She emphasized that this presentation would need to be repeated at future meetings.

8.2 Presentation – The Interlocal Agreement, The Oversight Committee, Development Review, and Public-School Concurrency 101 (**Back-Up Item**)

Mr. Akagbosu presented an overview of the Interlocal Agreement, the Oversight Committee, Development Review, and Public-School Concurrency 101 to the committee.

Mr. Mayersohn asked if school capacity is determined by Fire Marshal codes or by the district's reported student stations.

Mr. Akagbosu clarified that capacity is based on the district's student stations and the state's educational facility requirements, not Fire Marshal codes.

Ms. Kalus inquired whether any projects have been denied due to school capacity since the inception of school concurrency. Mr. Akagbosu confirmed that no projects have been denied for this reason.

Mr. Montgomery asked Mr. Akagbosu whether the district's decision to adjust or repurpose schools would impact the interlocal agreement, particularly in relation to enrollment sizes and capacities. Mr. Montgomery inquired if these changes would have or will have any effect on the agreement.

Mr. Akagbosu responded that he is not directly involved in the school repurposing process. He mentioned that last year, the Superintendent conducted a comprehensive outreach to the community, which included numerous committee meetings. Part of the discussion focused on schools with declining or under enrollment. However, no official decisions have been made by the School Board to close any schools. Currently, the district is looking at potential configurations, but specific details are available on the BCPS's website.

Chair Klopp acknowledged the conclusion of the presentation and asked if the presentation had addressed Co-Chair Eisinger's concerns.

Co-Chair Eisinger reflected on the changes since the committee's formation in 2003, noting that Broward County shifted from overcrowding and rapid development to declining student enrollment by 2008. She highlighted how legislative changes and charter school growth altered the landscape.

Co-Chair Eisinger expressed concern that the committee's role may no longer be as meaningful, given the lack of growth pressures. She stressed the importance of making the district more attractive to retain and draw students, while noting that past participation was higher and more impactful, which the committee now lacks.

Mr. Mayersohn emphasized the importance of the committee and the current scope of its work, acknowledging that the topic may not seem glamorous. They pointed out that, in the past, when cities faced overcrowding and the need for more schools and housing, everyone was engaged. However, with potential school consolidations and surplus land, developers

may purchase land to build affordable housing, increasing the need for capacity and creating infrastructure challenges. The speaker suggested reviewing the Interlocal Agreement to address these challenges, particularly as development impacts municipalities and infrastructure. They proposed that a more comprehensive agreement involving Broward County and other entities could help identify issues earlier and encourage more interest in the committee's work.

Mr. Villalobos raised the idea of incorporating schools into urban development, suggesting the possibility of having a public school on the first floor of a building, rather than a restaurant, in densely populated areas. He questioned whether developers would be interested in building schools on the lower levels, particularly in places like Hollywood where many people walk their children to school. He proposed the concept of having a school on the first floor with residential apartments above, such as a 12-story apartment complex.

Chair Klopp responded by mentioning a recent example from Miami-Dade, where a new school was built as part of a mixed-use building that includes affordable housing. Teachers were given the right of first refusal for the housing, allowing them to live in the building and walk downstairs to their classrooms. The neighborhood children also walk to the school, and the project has been very successful. He emphasized that this concept is not unusual and represents the future, though he noted that some definitional changes may be needed regarding school sizes to make such developments feasible.

Mr. Akagbosu stated that the BCPS is currently engaged in a process to redefine schools, though he is not specifically involved. He mentioned that Dr. Wanza had given a brief presentation on this topic sometime last year. He acknowledged that as the School Board continues its discussions, things may evolve and potentially become more open to new ideas. However, he clarified that these matters are not part of his responsibilities, and he is more familiar with the Miami-Dade County example. He concluded by saying that they will continue to observe how things unfold.

Co-Chair Eisinger shared her long-standing passion for public education, noting she ran for office in 2002 and remains committed to the cause as her children and grandchildren attended public schools. She stressed the importance of the committee's work and collaboration with the BCPS, expressing concerns about future urban development leading to overcrowding, similar to challenges faced in the past. While acknowledging the committee's current lack of glamour, she emphasized the need for greater participation and enthusiasm. Co-Chair Eisinger called for making the committee's role more visible and impactful to ensure productive and motivating meetings.

Dr. Davis stated that although he works for Broward College and doesn't have children or grandchildren in the public school system, he is still invested in it as a resident. He expressed his willingness to contribute, emphasizing the importance of understanding the committee's role. He thanked the committee for the report, which helped clarify the situation. Dr. Davis committed to doing his part as long as he understands his responsibilities.

8.3 *A Member's Absence from Two Consecutive Meetings

The issue of a member's absence from two consecutive meetings was discussed earlier under agenda item 7.

9. OLD BUSINESS

9.1 Status – Educational Mitigation Agreement

Chair Klopp explained that the remainder of the meeting would cover status report items, including the Educational Mitigation Agreement. He noted there wasn't much to update but had asked for it to be placed on the agenda. He then invited Mr. Akagbosu to provide any updates.

Mr. Akagbosu stated that The Educational Mitigation Agreement has been a topic since last year, with around 9 cities involved. These cities, facing overcrowded schools, incentivized development by changing land use to create "Local Activity Centers," allowing for mixed-use developments. Cities agreed to mitigate the impact of development on schools by voluntarily committing to funding for student stations, as BCPS was not enforcing concurrency at that time. The County Commission imposed conditions requiring cities to address the overcrowding, and cities committed to providing funds for new student stations. The cost of building student stations was calculated based on statewide numbers. Some cities, like Oakland Park, have faced challenges with this arrangement, as it is now seen as a cost burden, especially on affordable housing developments. The issue has led to discussions about replacing student station costs with school impact fees.

Late last year, the County Commission passed a resolution requesting BCPS to release the nine 9 cities from the Educational Mitigation Agreements, allowing them to pay impact fees instead. Cities such as Fort Lauderdale and Plantation have supported this resolution. BCPS will hold a workshop on Tuesday, where the Superintendent will present background on the issue, including dollar amounts and unbuilt units, and discuss the potential switch to impact fees.

Ex-Officio Member Kalus mentioned that during the last Staff Working Group meeting, several cities, including Coconut Creek, discussed the issue. Coconut Creek passed a resolution or memo seeking to release the cities from the Educational Mitigation Agreements. The reason for this is that the student station fees are significantly higher than the current impact fees. Many cities are concerned about the cost of housing and the impact on affordable housing development. By paying the impact fees, cities would save significantly, and a lot of cities are in favor of being released from their commitments and paying the lower impact fees instead.

Mr. Akagbosu clarified that cities involved in the discussion include Dania Beach, Lauderdale Lakes, Lauderhill, Plantation, Coconut Creek, Fort Lauderdale, Davie, Miramar, Oakland Park, and Pembroke Pines. Many of these cities have made commitments for over 2,000 units, but the developments have not yet been built.

BCPS Staff presentation will cover the history and status of Educational Mitigation Agreements, with staff recommendations tied to affordable housing. The presentation will be available on BCPS's website by the end of the week.

He noted that BCPS has waived over \$6 million in impact fees since 1987 and emphasized that cities should follow Broward County's certification process to ensure that affordable housing is legitimate. The staff recommendation may propose that impact fees be paid instead of student station fees for certified affordable housing projects.

Ms. Kalus inquired if there was a cap on how much the school impact fees are waived. Mr. Akagbosu explained that BCPS has set aside \$450,000 annually for impact fee waivers, with a cap of \$50,000 per project. For instance, if an impact fee is \$100,000, BCPS can waive \$50,000, provided the project meets the county's certification process for affordable housing. This ensures that the housing is genuinely affordable, rather than self-declared by the developer. The process helps distribute available funds across multiple units, with BCPS offering additional incentives for projects that qualify for state funding.

Chair Klopp asked if the county will be represented at the meeting and who will be representing the request. He also inquired if the League of Cities is involved or if there is a lead city.

Public Speaker Ms. Jo Sesodia confirmed that county staff will be attending the meeting. She also mentioned that the issue was brought before the Board of County Commissioners around October or November. The concern is not only about affordable housing but also about the inequity between housing in certain parts of the county and housing in activity zones, where those areas are paying significantly higher impact fees due to agreements approved 15-20 years ago.

Mr. Akagbosu explained that the City of Oakland Park has triggered this conversation, as they are working on redeveloping their downtown area, including City Hall. He mentioned that the city's position is to continue paying for student stations. Oakland Park has taken the lead in the discussions, with other cities involved, but Oakland Park is at the forefront.

Ms. Kalus noted that the City of Dania Beach was quite vocal about the issue, as well as Miramar, which had an attorney present at one of the meetings to express concerns about the inequity of the fees.

Chair Klopp suggested that, while it may seem self-serving, he would like to encourage those involved to attend the Oversight Committee meetings. He emphasized that this is where discussions and solutions for such issues are addressed and worked out and hoped that they would take notice and participate.

Co-Chair Eisinger asked what it would take to get on the City Manager's Association agenda for a presentation on the function and purpose of the Oversight Committee.

Chair Klopp explained that the City Manager's Association (BCCMA) has a president, vice president, and secretary, and to get on their agenda, they would need to contact the current president. It was mentioned that Adam Reichbach, the Assistant City Manager in Hollywood, is the president of the BCCMA and offered to inquire about getting on the agenda unless someone else wanted to reach out.

Mr. Akagbosu asked whether the chair or staff should attend the meeting to seek clear direction on the matter or if there was another course of action to take.

Co-Chair Eisinger suggested that the chair attend the meeting, and anyone else who wants to join is welcome. She also recommended that Mr. Akagbosu should be there as well, and she would attend and take a back seat.

Mr. Mayersohn advised that any meeting where two or more members may be present needs to be posted in accordance with Florida Sunshine Laws. Therefore, it was agreed to avoid confusion that only Chair Klopp would attend the meeting.

9.2 Status – Student Generation Rate and School Impact Fee Study Update

Mr. Akagbosu provided a status update, expressing appreciation for the committee's help with the student generation rate and school impact study. He informed the committee that the County Commission took action on September 17, 2024, amending the Parking Land Development Code to include the new student generation rates. The generation rate category for certain residential areas was lowered in alignment with the BCPS's recommendation, though the school impact fees remain unchanged from the previous study. The process is now complete, and the next update will occur in three years, starting from 972,000 in 2024, and will return to the committee at that time.

9.3 Status – Non-Residential Site Plan Review

Mr. Akagbosu updated the committee on the ongoing discussion about reviewing non-residential site plan applications, which has been a consistent agenda item. He mentioned that the committee had been formed to address this issue, and the Staff Working Group had already discussed it. However, the lead person from the City of Fort Lauderdale had to step back from the discussion, as the city decided not to have her participate. As a result, a new organizer was appointed. Ms. Kalus followed up with Ms. Glennika Gordon, and they plan to schedule a meeting either this month or next to finalize the language. The finalized language is expected to be ready by the next meeting.

It was discussed that if the necessary language is not presented at the next meeting, the committee will request that the Staff Working Group provide the language, even if that means it comes from staff. The group emphasized the need for timely action and expressed that further delays would not be acceptable.

The committee acknowledged the challenges faced due to one member's inability to participate, which prevented the working group from meeting. However, it was reiterated that the expectation is for the working group to bring the language forward, and if not, BCPS Staff will be asked to present it at the next meeting.

10. PUBLIC INPUT

Dr. Natalie Lynch-Walsh from Plantation, Florida, addressed the committee regarding concerns about deferred maintenance, school closures, and the consolidation of Broward Estates into Dr. Martin Luther King Jr. Montessori Academy. She pointed out a significant increase in district work orders and a growing backlog, despite the district's investment in asset management systems. Dr. Lynch emphasized the need for attention to significant renovations and potential school closures, noting that the Broward Estates consolidation requires proper review and oversight.

She also expressed concern about the lack of progress on policies related to these issues, particularly the absence of a review process for school closures. Dr. Lynch highlighted that a policy requested by Board Chair Debbie Hixon more than six months ago has yet to be brought back to the board, leaving critical gaps in oversight. Additionally, she criticized the district's lack of transparency, mentioning the failure to make meeting agendas available online as required by the Sunshine Law. Dr. Lynch urged the committee to take an active role in overseeing these decisions and ensuring that proper processes are followed, especially concerning school closures and significant renovations.

Mr. Montgomery inquired about the relationship between this committee and the interlocal agreements, specifically regarding the Superintendent and Board's proposal to restructure or repurpose schools. He expressed uncertainty about whether the committee has any purview or responsibilities over school closures

and repurposing, and if so, whether those responsibilities have been overlooked. Mr. Montgomery then made a motion for staff to prepare a presentation at the next quarterly meeting to clarify these issues and bring the committee up to speed, similar to the broader overview provided earlier. There was a motion, and it was seconded. All in favor? The motion passed.

Chair Klopp commented that in the interest of time, some of the questions had already been addressed at the previous meeting. He clarified that the committee's role is primarily to review, rather than to act in advance of decisions. The committee's main function is to issue a report, ensuring that all entities follow the requirements of the interlocal agreement, especially concerning school closures and the inclusion of municipalities in the process.

It was acknowledged that while there was a public process in place, there are still questions about the structure and policies involved, which would be addressed further at the next meeting. Mr. Montgomery and Ms. Kalus also requested that the presentation include a clear answer regarding the committee's authority, particularly whether they have any input or ability to make recommendations on school closures or repurposing. This was agreed upon as a friendly amendment.

Mr. Akagbosu clarified that while the committee will provide information, it will not be in the form of a presentation, as previously mentioned by the chair. He emphasized that there is no intention to withhold information. He explained that BCPS is bound by the interlocal agreement, which requires the District's Educational Facilities Plan (DFP) to include school closures and major renovations. This plan is provided to local governments, including municipalities, each June as part of the capital improvement process. He further noted that the interlocal agreement specifies the public process, including municipal involvement, and outlines the statutory alignment for school closures and major renovations. Mr. Akagbosu assured the committee that clarifications would be provided, but reiterated the procedures outlined in the agreement.

11. INFORMATIONAL ITEMS

11.1 September 12, 2024, SWG Draft Minutes **(Back-Up Item)**

11.2 Next Scheduled Meeting – April 9, 2025

12. ADJOURN

The Oversight Committee meeting was adjourned at 2:08 pm with no further business to discuss.

* Denotes Items Requiring Oversight Committee Formal Action

From: David Hebert <davidh@oaklandparkfl.gov>
Sent: Thursday, March 20, 2025 2:19 PM
To: agarcia@daniabeachfl.gov; cdodge@ppines.com; Edna Larouche <elaroche@miramarfl.gov>; inunemaker@plantation.org; Kennie Hobbs, Jr. <khobbs@lauderhill-fl.gov>; Roy Virgin <rvirgin@miramarfl.gov>; jproffitt@coconutcreek.net; Susan Grant <sugrant@fortlauderdale.gov>; srose@coconutcreek.net; treasab@lauderdalelakes.org; 'Boutsis, Eve A.' <eboutsis@daniabeachfl.gov>; Michael Stamm <mstamm@ppines.com>; nlebrun@miramarfl.gov; dholmes@plantation.org; dkeester@lauderhill-fl.gov
Cc: ADA <ada@oaklandparkfl.gov>; davidh@oaklandparkfl.gov; Stone, Ralph <RSTONE@broward.org>; Sesodia, Josie <JSESODIA@broward.org>; Wight, Lisa <LWIGHT@broward.org>
Subject: School Mitigation Agreements

Good afternoon all,

On a related note, last week I alerted you to efforts underway in Tallahassee to try to abolish the mitigation agreements. After discussions with lobbyists and legislators, we have come to consensus on language that would resolve this issue for all of us. The challenge currently is to locate the appropriate bill in which to include our language. Hereto attached is the language and explanation that we are currently shopping in Tallahassee.

Subsequently, as the situation evolves, I may ask you to please send a letter of support for this language to be included in a bill. As the session this year is abbreviated and things will move quickly once we have identified the appropriate legislative vehicle, I would appreciate it if you could prioritize letter(s) of support once it is requested and send it back as soon as possible to be included in our legislative packet. Please put the letter on your own letterhead. It can be signed by your Mayor, City Manager or other designated staff member. Turn around time will be critical.

Stay tuned. Thanks again for your involvement and support.



David Hebert

City Manager

City of Oakland Park

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Please Note: Florida has very broad public records law. Most written communications to or from local officials regarding official business are public records available to the public and media upon request. Your e-mail communications may, therefore, be subject to public disclosure.

Here is the proposed language:

Any public school district, where student enrollment has declined for three (3) consecutive years, shall not collect, charge or impose any student mitigation fees or costs as identified under Section 163.3180 F.S. within a community redevelopment area or activity center as designated in a county comprehensive plan.

Explanation

In the early eighties, certain School Boards, reacting to rapid growth in student population, addressed this issue in CRA's and activity centers by adding an additional student mitigation fee over the statutory assessment levied on developers on new residential construction. This fee was created by certain districts to be used for construction and expansion of overcrowded public schools.

In 2025, there is a public need for additional residential development within CRA's and activity centers, including for workforce and attainable housing projects. These extra fees, however, make such projects financially infeasible. School districts, such as Broward, have experienced a reduction in the actual public school student enrollment over the last 3 years or so (due to either demographic changes or the increase in private/Charter school enrollment).

This language will eliminate a barrier that is causing an unnecessary cost and having a chilling effect to the development of real workforce and attainable housing in CRA's and activity centers.

One recent example in the City of Oakland Park – a new mixed use development in the CRA with 136 mid-rise units priced attainable with 20% of the units to be 120% AMI and 80% of the units to be 140% AMI. The “student mitigation fee” was \$1,094,256 – with a “net impact” of 6 new students as calculated by the School Board. The fee otherwise would have been \$86,200. This is one example of the finance “headwind” due to these “fees”. Broward's Public School enrollment has declined in each of the last 5 years.

Resolutions of Support from

1. Ft Lauderdale
2. Plantation
3. Lauderhill
4. Dania Beach
5. Miramar
6. Oakland Park
7. Broward County Commission

Letters Of Support

8. Coconut Creek
9. Broward County Planning Council
10. Broward County Housing Finance Division

**REVISED INTERPRETATION DOCUMENT REGARDING THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)**

Nos.	Third Amended and Restated ILA Requirements	Issue	Motion Passed by the Oversight Committee on the Issue	Meeting Date
1	<p>The following residential plats and site plans (or functional equivalent) shall be exempt from the requirements of PSC:</p> <ol style="list-style-type: none"> 1. All residential plats and site plans (or functional equivalent) which generate less than one student in the relevant CSA. Such development shall be subject to the payment of school impact fees. 2. Any amendment to or replat of a residential plat or amendment to a residential site plan (or functional equivalent) which generates less than one additional student. Such development shall be subject to the payment of school impact fees. 3. Any age restricted community with no permanent residents under the age of eighteen (18). Exemption for an age restricted community shall only be available subject to a recorded Restrictive Covenant limiting the age of all permanent residents to eighteen (18) years and older. 4. As may otherwise be exempted by Florida Statutes. Section 8.11(a) 	Rounding Regarding Exempt Residential Development	<p>Subcommittee Chair Dinnen advised that the motion that passed at the Subcommittee meeting regarding the calculation method for exempt residential developments was to move forward and inform the Municipalities that the Oversight Committee had determined that .5 would be interpreted as 1 student. Committee Member Rogers seconded the motion for discussion. Chair Wexler restated the motion and said that the motion has been moved and seconded, and called for a vote. The motion passed with a majority in the affirmative, and was opposed by Committee Member Resnick and Committee Member Stermer.</p>	8/13/2008
2	<p>The following residential plats and site plans (or functional equivalent) shall be exempt from the requirements of PSC:</p> <ol style="list-style-type: none"> 1. All residential plats and site plans (or functional equivalent) which generate less than one student in the relevant CSA. Such development shall be subject to the payment of school impact fees. 2. Any amendment to or replat of a residential plat or amendment to a residential site plan (or functional equivalent) which generates less than one additional student. Such development shall be subject to the payment of school impact fees. 3. Any age restricted community with no permanent residents under the age of eighteen (18). Exemption for an age restricted community shall only be available subject to a recorded Restrictive Covenant limiting the age of all permanent residents to eighteen (18) years and older. 4. As may otherwise be exempted by Florida Statutes. Section 8.11(a) 	Exempt Residential Development	<p>Subcommittee Chair Dinnen stated that the motion passed by the Subcommittee regarding exempt residential developments was that the determination of a project's exempt status would be determined by School District staff until the less than 1 issue is resolved, at which time the exempt status should be revisited. Brief discussions followed. Chair Wexler restated the motion. The motion was called to question, and the motion passed with eight Members voting in the affirmative, and Committee Member Resnick and Committee Member Stermer voting against the motion.</p>	8/13/2008

**REVISED INTERPRETATION DOCUMENT REGARDING THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)**

Nos.	Third Amended and Restated ILA Requirements	Issue	Motion Passed by the Oversight Committee on the Issue	Meeting Date
3	Any residential site plan (or functional equivalent) which is included within a residential plat or development agreement for which school impacts have been satisfied for the dwelling units included in the proposed site plan (or functional equivalent) to the School District, the County or Municipality shall state in the transmittal or provide written information indicating that the units in the application are vested. The County will provide the necessary information to the School Board and Municipalities to identify the vested plats and further specifics to be contained in the adopted land development regulations. Section 8.11(b)(3)	Vested Residential Development	Subcommittee Chair Dinnen said that the motion passed by the Subcommittee regarding the vested residential development issue was that data regarding vested residential developments, for site plans only, should continue to be provided to the School District as informational, but that the review and determination be made by the County and local governments. Mr. Akagbosu suggested that for clarification purposes only, the motion only pertains to Subsection 8.11(b)(3) of the Amended ILA. The motion was amended to reference Subsection 8.11(b)(3) of the Amended ILA and passed unanimously.	8/13/2008
4	In conjunction with the preliminary consistency determination described at in Subsection 5.4 of this Amended Agreement, the School Board and affected local governments will jointly determine the need for and timing of on-site and off-site improvements to public facilities necessary to support each new school or the proposed significant renovation of an existing school, and will enter into a written agreement, or amend a current agreement, if applicable, to be consistent with this Amended Agreement as to the timing, location, and the party or parties responsible for funding, constructing, operating and maintaining the required improvements. Section 6.1	Delineate a process (Exhibit 1) to improve and monitor implementation of this provision.	Committee Member Rogers made a motion, which was seconded by Committee Member Resnick and unanimously adopted by the Oversight Committee which directed that the SBBC/Municipality Communication Model (Exhibit 1) be added to the Interpretation Document.	8/7/2013
5	Update of the student generation rates shall be conducted at least once every three (3) years by the School Board in coordination with the County and Municipalities. Section 8.13(e)	The start date for the generation of the next Student Generation Rate/School Impact Fee (SGR/SIF) Study update shall be no later than three years from the date the School Board officially transmitted the SGR/SIF recommendations to Broward County.	Committee Member Good made a motion to adopt the language as stated herein regarding clarification to the three-year mandate to update the student generation rates. Committee Member Eisinger seconded the motion. The motion was unanimously approved.	10/14/2020

**REVISED INTERPRETATION DOCUMENT REGARDING THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)**

Nos.	Third Amended and Restated ILA Requirements	Issue	Motion Passed by the Oversight Committee on the Issue	Meeting Date
<u>6</u>	<u>The School Board shall continue to review non-residential development applications and other pertinent development applications that may affect school properties and participate as necessary on other growth management issues. Section 7.5</u>	<u>Review of Non-Residential Site Plan Applications and Other Pertinent Applications</u>	<u>To further clarify the parameters regarding the review of non-residential development applications and other pertinent development applications required by Section 7.5 of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA), Broward County Public Schools (BCPS) shall review all non-residential major site plan applications that are located within a five hundred (500) foot radius of a property line of a BCPS owned school facility. BCPS shall not review any minor modifications to previously approved site plans and/or minor site plan revisions that do not change the proposed use. Additionally, BCPS shall review the applications and issue a written report within the period called for in the TRILA.</u>	<u>4/9/2025</u>



March 27, 2025

Dr. Howard Hepburn
Superintendent
Broward County Public Schools
600 SE 3rd Avenue
Fort Lauderdale, FL 33301

Subject: School Board Review of Non-residential Site Plans

Dear Dr. Hepburn:

At the recent staff working group meeting on March 6, 2025, School Board staff proposed the following language to add to the interlocal agreement interpretation document regarding review of nonresidential permits. The language was developed with input from a subcommittee of city and school board staff and proposes the following in respect to the interlocal agreement:

Broward County Public Schools (BCPS) shall review all non-residential major site plan applications that are located within a five hundred (500) foot radius of a property line of a BCPS owned school facility. BCPS shall not review any minor modifications to previously approved site plans and/or minor site plan revisions that do not change the proposed use. Additionally, BCPS shall review the applications and issue a written report within the period called for in the TRILA.

The language will be reviewed by the Oversight Committee at their April 9th meeting and our understating is it will become effective upon Oversight Committee approval.

Fort Lauderdale City staff's position is this is a policy decision since it involves the interlocal agreement regarding school concurrency and the staff working group and the oversight committee are not the appropriate groups to opine on this issue. This policy should be vetted with elected officials with a proposed amendment to the interlocal agreement. In addition, the proposed language is general in nature and there is no indication of the specific intent.

Sincerely,

Susan Grant,
Acting City Manager

Cc: Anthony G. Fajardo, Assistant City Manager
Christopher Cooper, Acting Assistant City Manager
Laura Reece, Acting Assistant City Manager
Ben Rogers, Acting Assistant City Manager
D'Wayne M. Spence, Interim City Attorney
Alfred G. Battle Jr., Acting Development Services Director
Porshia Garcia, Deputy Development Services Director
Ella Parker, Urban Design and Planning Manager
David R. Soloman, City Clerk
Patrick Reilly, City Auditor








032625 Letter_School Board Review of Non-Residential Site Plans

Final Audit Report

2025-03-27

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**The Oversight Committee
For Implementation of the Third Amended and Restated
Interlocal Agreement for Public School Facility Planning
Broward County, Florida**

**ANNUAL STATUS REPORT ON IMPLEMENTATION
OF THE THIRD AMENDED AND RESTATED
INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL
FACILITY PLANNING**

JANUARY – DECEMBER 2024

April 09, 2025

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A. INTRODUCTION

In compliance with state law, the Interlocal Agreement for Public School Facility Planning (ILA) was initially entered into by The School Board of Broward County, Florida (School Board), the Broward County Commission, and 26 Broward County Municipalities in 2003, and became effective later in the year.

The main purpose of the ILA was to comply with the then-state law and enable the School Board, the Broward County Commission, and the 26 Broward County Municipalities to coordinate and address the impact of proposed residential developments, growth management issues, and the provision and availability of public-school facilities in Broward County to serve students anticipated from the proposed residential developments. Upon the effectiveness of the ILA, the City of West Park became a signatory to the ILA in 2008; thereafter, parties to the ILA therefrom, became between the School Board, the Broward County Commission, and 27 Municipalities. Subsequently, the ILA was amended three times in the following manner:

1. The first time was in 2007 to comply with new state law which required the incorporation and implementation of Public-School Concurrency (PSC) provisions in the ILA. In compliance with this state mandate, the ILA was amended to include PSC, along with the establishment of the initial Level of Service Standard (LOS) as 100% of permanent capacity. Thereafter, PSC became effective in Broward County in 2003.
2. In 2010, the ILA was amended for the second time. This amendment was initiated by the School Board, primarily to amend the LOS in the ILA to include and allow the utilization of portable capacity (in addition to the then existing utilization of permanent capacity); and upon this incorporation, the newly amended and adopted LOS became commonly referred to as gross capacity, because it consisted of utilizing capacities from the permanent buildings and portable facilities located at the elementary, middle, and high school campuses to determine the availability of capacity against the student impact anticipated from proposed residential developments.
3. In 2015, the ILA was amended for the third time. This amendment was initiated by the School Board to again amend the LOS in the ILA, for the sole purpose of adopting a new LOS that considered and reflected the presence or no presence of portables at each elementary, middle, and high school campus, and therefore, to reflect in the LOS calculations for each school level.

As with the prior amendments pertinent Broward County Public Schools (BCPS) staff worked collaboratively with Broward County and municipal Signatories staff to craft revisions to pertinent provisions of the ILA, and the LOS, which was amended from gross capacity to the following: the higher of 100% gross capacity or 110% permanent capacity. Thereafter, the School Board adopted the amendment in June 2017, followed by Broward County in September 2017, and the Municipal Signatories scheduled adoption through the first part of 2018, garnering the requisite approval of 75% of the Municipal Signatories representing at least 50% of the population within Broward County in May 2018. Due to this amendment, the ILA therefrom became commonly referenced as

the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA).

Consistent with state law, the TRILA is overseen by a fifteen (15) member Oversight Committee that consists of School Board Members, County Commissioner(s), municipal elected officials, and community stakeholders; five of the School Board representatives appointed by the School Board, five of the Broward County Commission representatives appointed by the Broward County Commission, and five of the 27 municipal representatives appointed by the Broward League of Cities. The Committee historically meets quarterly each calendar year to conduct public meetings regarding the implementation of the TRILA and other related matters, and during one of the quarterly meetings, issues the Annual Report required by the TRILA to the School Board, Broward County, the 27 Municipalities, and the public regarding the successes and failures of implementation of the TRILA in the preceding calendar year.

Also, the TRILA required the creation of the Staff Working Group (SWG) which is comprised of staff representatives from the School Board, Broward County, and the municipalities. Primarily, the SWG is tasked with meeting and working collaboratively to ensure the implementation of pertinent provisions of the TRILA. Since its inception, the SWG has met quarterly during each calendar year to discuss issues and formulate recommendations regarding the coordination of land use and school facilities planning, and to comply with PSC requirements, including such issues as population and student projections, development trends, school needs, co-location, and joint use opportunities, ancillary infrastructure improvements needed to support the schools and safe student access. Additionally, the SWG generates the initial draft Annual Report called for in the TRILA, votes to approve the draft Report, and thereafter, transmits the draft Annual Report to the Oversight Committee for review, discussion, and eventual formal approval and issuance of the Report by the Oversight Committee.

The TRILA consists of fifteen (15) Articles. However, this Report only examined thirteen (13) pertinent Articles of the TRILA which contains seventy-seven (77) specific measurable requirements. The Articles are as follows: Recitals; Joint Meetings; Student Enrollment and Population Projections; Coordination and Sharing of Information; School Site Selection, Significant Renovations, and Potential School Site Closures; Supporting Infrastructure; Plan Reviews, Consistency Determination; Public School Concurrency; Collocation and Shared Use; Resolution of Disputes; Oversight Process; Effective Date and Term; and Amendment Procedures.

Additionally, this Report indicates that in 2024, the Signatories to the TRILA generally complied with seventy-five (75) of the seventy-seven (77) specific measurable requirements. However, the Report flags **two (2) areas of the seventy-seven (77) specific requirements that were noncompliant with the TRILA.**

The two provisions that are out of compliance are items 8.2(a) and 8.7(a), which require the Signatories to ensure that their comprehensive plans and land development regulations (LDR) are consistent with the TRILA. However, each time the ILA was amended, it has historically taken some time for all the Signatories to update their comprehensive plans and LDRs and each year the Signatories continue to make progress towards compliance with these provisions.

It should be noted that even those Municipalities that have not yet met these requirements per provisions of the TRILA, municipalities must work in conjunction with BCPS to implement PSC requirements as dictated by the TRILA.

B. REPORT SUMMARY

Results of the coordination between the School Board, Broward County, and the 27 municipalities regarding compliance with the requirements of the thirteen (13) specific Articles of the TRILA and the seventy-seven (77) specific measurable requirements are delineated below. It should be noted that for simplicity, only a general summary of the requirements of each Article, and how the requirements were met or not met is given. However, a concise description of each specific requirement of the Articles is delineated in the attachment to this Annual Report titled **“2024 Annual Report – Implementation of the TRILA Provisions”**.

Article II: Joint Meetings - General Summary of Requirements

This Article requires the SWG to hold annual meetings. However, the SWG’s By-Laws require the SWG to meet quarterly to ensure that pertinent issues are adequately addressed. Also, the Article requires the SWG to prepare an annual assessment report (which is codified in the Annual Report) on the effectiveness of public-school concurrency (PSC).

Status of Compliance

The SWG met three times in 2024, and representatives of the signatories to the TRILA who attended or did not attend the SWG meetings in 2024 are depicted in Attachment “A”. Also, the Attachment indicates that the Cities of Lauderdale Lakes, North Lauderdale, Parkland, Southwest Ranches, and West Park did not attend any of the SWG meetings in 2024. However, to ensure effective attendance, BCPS staff reached out to each cited City, after it had missed the December 2024 SWG meeting, and encouraged them to make efforts to attend the SWG meetings that are scheduled for 2025.

Overall, attendance at SWG meetings improved in 2024 from the prior year. **Therefore, most of the Signatories to the TRILA satisfied the provisions of Article II.**

Article III: Student Enrollment and Population Projections - General Summary of Requirements

This Article requires the School Board, Broward County, and the municipalities to coordinate and base their plans on the consistent projections of the population in Broward County and student enrollment. Subsequently, the School Board is required to utilize the data as a component of the calculations of its five-year student enrollment projections, and for Broward County and the School Board to respectively provide countywide population projections and five-year student enrollment projections to the SWG.

Status of Compliance

BCPS provided the 2024/2025-2028/2029 five-year student enrollment projections data to the SWG in December 2024. In June 2018, Broward County published an update to its Population Forecast and Allocation Model (PFAM). PFAM was produced in 2017 by using as its input, the University of Florida’s Bureau of Economic and Business Research (BEBR) detailed population with estimates for 2015 and by incorporating public comment from local government agencies. PFAM assigns the inputted estimates to

Broward County's Traffic Analysis Zones (TAZ) and municipalities. Therefore, the next update to PFAM is targeted for February 2025. **Therefore, the Signatories satisfied the provisions of Article III.**

Article IV: Coordination and Sharing of Information - General Summary of Requirements

This Article requires the following:

1. Annually, the Superintendent shall submit the tentative District Educational Facilities Plan (TDEFP) to Broward County and the municipalities for review, for consistency with their comprehensive plans; and to include schools slated for renovation in the tentative DEFP.
2. The School Board to coordinate the development of the Five-Year Educational Plant Survey with the SWG.
3. Annually, for Broward County in conjunction with the municipalities to provide the Superintendent with a report on growth and development trends within their jurisdiction.
4. Quarterly, for Broward County to provide the list of residential plats approved by the Broward County Commission to the Superintendent.
5. Broward County to provide a list of land use plan amendments adopted or denied by the Broward County Commission to the Superintendent.

Status of Compliance

On July 23, 2024, the Superintendent provided the tentative 2024/2025– 2028/2029 TDEFP to Broward County and municipalities for review for consistency with their comprehensive plans, and included schools scheduled for renovations in the TDEFP.

BCPS staff discussed the development of the BCPS's 2021-2026 State Educational Plant Five-Year Survey Report (Plant Survey) with the SWG during its development in 2020. Subsequently, the Plant Survey was approved by the School Board on June 15, 2021, was validated by the Florida Department of Education (FLDOE) on June 16, 2021, became effective on July 1, 2021, and will remain valid for five years.

Additionally, Broward County in conjunction with most of the municipalities, provided growth and development trends data to BCPS, and Broward County provided the list of approved residential plats and adopted land use plan amendments to the Superintendent. **Therefore, the Signatories satisfied the provisions of Article IV.**

Article V: School Site Selection, Significant Renovations, and Potential School Site Closures - General Summary of Requirements

This Article requires the following:

1. BCPS staff to review potential sites for new schools, closure of existing schools, and significant renovations to schools, consistent with School Board Policy 8010 formally 5000, and include the recommendations in the DEFP.
2. The Site Review Committee to submit a list of potential new schools, the closure of existing schools, and renovations to schools to local governments for their informal consistency review with the comprehensive plan.
3. Include a permanent local government representative and a floating member of the Site Review Committee.
4. The Superintendent to coordinate site plan information for new schools with affected local governments in accordance with state statutes.
5. The superintendent is to provide written notice to pertinent local government at least 60 days prior to the School Board's acquisition or leasing information of property for a new public educational facility; and the local government to within 45 days, provide comments to the Superintendent indicating that School Board plans are consistency with the local government's land use and comprehensive plan.
6. If a local government determines that a proposed school site is consistent with the comprehensive plan, the School Board shall follow the procedures contained in the effective Section 1013.33(12), F.S. If a local government determines that the proposed school site is inconsistent with the comprehensive plan, the School Board may request a plan amendment consistent with the local government's plan amendment procedures and requirements.

Status of Compliance

In 2024, BCPS staff did not review potential sites for new schools, and the closure of existing schools.

Likewise, the Site Review Committee did not review any new potential school sites in 2024, and there were no closures of existing schools. The School Board included schools scheduled for renovations in the 2024/2025 – 2028/2029 TDEFP that was provided to Broward County and the municipalities. Also, the School Board did not acquire any real property. **Therefore, the signatories satisfied the provisions of Article V.**

Article VI: Supporting Infrastructure - General Summary of Requirements

This Article requires that the School Board and affected local governments shall jointly determine the need for and timing of on-site and off-site improvements to public facilities necessary to support each new school or proposed significant renovation.

Status of Compliance

In 2024, BCPS worked collaboratively with local governments to ensure that the needs of both entities are sufficiently addressed. **Therefore, the Signatories satisfied the provisions of Article VI.**

Article VII: Plan Review; Consistency Determination - General Summary of Requirements

This Article requires the following:

1. The School Board to appoint representatives to sit on Broward County and pertinent municipal local planning agency (LPA), and the local governments to take action to include School Board representatives in LPA and allow the representatives to attend LPA meetings when the LPA considers comprehensive plan amendments and rezoning applications that would increase residential density.
2. Broward County and municipalities shall provide to the Superintendent, rezoning and comprehensive plan amendment applications that will increase residential density. Subsequently, the Superintendent shall review the applications and provide a report indicating the student impact anticipated from the applications to the local government. Broward County and municipalities shall provide a deadline to receive the comment, however, that deadline shall be no less than 30 days from the date the information is provided.
3. Broward County and municipalities will provide written quarterly reports to the Superintendent when the applications receive final approval.
4. The School Board shall continue to participate in the Broward County land use plan amendment review process.
5. The School Board shall continue to review non-residential development and other pertinent development applications that may affect school properties, and as necessary participate in other growth management issues.
6. Broward County and municipalities shall provide public notice of land use and comprehensive plan amendments, rezonings, development of regional impact applications, and other residential or mixed-use projects with residential components that may affect student enrollment, projections, and school facilities to the Superintendent.
7. The LUPA and rezoning applications reviewed by the Superintendent shall be classified as "Public Schools Consistency Review", and applicants may delineate the residential type, units, and bedroom mix of the project if known; if not specified, the review shall be based upon the maximum student generation rates for that residential type.
8. The "Public Schools Consistency Review" provided by the Superintendent to Broward County and the municipalities shall specify:
 - a. The student impact anticipated from the proposed development applications.
 - b. The capacity of the affected schools.

- c. Depict ten-year student enrollment projects by planning area.
 - d. Depict planned capacity improvements.
 - e. Identify available alternatives, and state that the proposed development will be subject to PSC review at the plat and site plan phase of development review.
9. If the "Public Schools Consistency Review" indicates that capacity is not available at the impacted school(s), or anticipated in the DEFP, the applicant may choose to offer, and the School Board may consider the voluntary mitigation to address the anticipated student impact. The voluntary mitigation shall be limited to the options listed in this Subsection.
 10. When reviewing comprehensive plan and rezoning applications, Broward County and the municipalities may consider issues depicted in this subsection and the School Board's "Public Schools Consistency Review".
 11. Broward County and the municipalities shall provide notice to the Superintendent to enable BCPS to participate and provide comments in workshops regarding community development plans that may affect public school facilities.

Status of Compliance

The School Board complied with all its obligations called for in Article VII, which compliance to each subsection of the Article is specifically stated in the document titled "2024 Annual Report – Implementation of the TRILA Provisions".

Likewise, Broward County and the municipalities complied with all their obligations as called for in Article VII, which compliance to each subsection of the Article is specifically stated in the document titled "2024 Annual Report – Implementation of the TRILA Provisions".

Article VIII: Public School Concurrency - General Summary of Requirements

Overall, this Article requires that Broward County and the municipalities shall ensure that the applications for residential plat or site plan (or their functional equivalent) applications are complete, and the Public-School Impact Applications (PSIA) pertaining to the applications are transmitted to BCPS for review. This process is to ensure that capacity is available at BCPS school facilities before the cited applications are approved and subsequently issued a building permit by the local governments. Subsequently, Broward County and the municipalities are required to provide quarterly reports to BCPS regarding the approval or denial of reviewed residential plat or site plan (or their functional equivalent) applications.

This Article contains numerous subsections. Thus, to assure efficiency and effective communication, please refer to the document titled "2024 Annual Report – Implementation of the TRILA Provisions" for the specific delineation of the requirements of each subsection.

Status of Compliance

Overall, the School Board, Broward County, and the municipalities satisfied the provisions in each subsection of this Article. However, the municipalities depicted in Attachment “D”, did not meet the provisions of **Subsections 8.2(a) and 8.7(a) of the Article**, which provisions are as follows:

1. **Subsections 8.2(a): Required Elements of Public-School Concurrency** - Broward County and the municipalities, within 90 days of the comprehensive plan amendments in accordance with the TRILA becoming effective, shall amend their respective Land Development Codes (LDC) and adopt the required PSC provisions, consistent with the requirements of the TRILA. Such amendment shall include the PSC management system outlining the development review process for proposed residential developments.
While the municipalities depicted in Attachment “D” failed to meet the provisions of both subsections, in the 2023 Annual Report, 18 municipalities did meet this subsection. However, in this 2024 Annual Report, a total of 21 municipalities complied with the requirements of subsection 8.2(a), which is three additional municipalities since the issuance of the 2023 Annual Report.
2. **Subsection 8.7(a): Commencement** - PSC described in the TRILA shall commence upon the comprehensive plan amendments related to the PSFE by Broward County and the municipalities becoming effective, and the execution of the TRILA by the parties identified in the TRILA. The municipalities depicted in Attachment “D” failed to meet the provisions of both subsections. However, the status of efforts by the municipalities to meet the subsections are depicted under “Comments” in Attachment “D”. Additionally, the number of municipalities who complied with **this subsection improved by three, since the issuance of the 2023 Annual Report.**

Article IX: Collocation and Shared Use - General Summary of Requirements

The requirements of this Article are as follows:

1. During the preparation of the School Board’s DEFP, Broward County, and the municipality’s capital improvement plans, the School Board, Broward County, and the municipalities are encouraged to collocate school facilities with each other’s civic facilities, to enable the shared use of the facilities.
2. To enable the collocation/shared use of public school facilities with Broward County and the municipality’s civic facilities,
 - a. Broward County and the municipalities shall in January of each year, provide to the SWG, information on their public/civic facilities planned for inclusion in their five-year capital improvements plan that could potentially be collocated with public school facilities.
 - b. Upon receipt of the information, the SWG shall forward the information to BCPS.
 - c. Likewise, Broward County and the municipalities shall examine the annually submitted School Board’s Five-Year TDEFP provided pursuant to Subsection 4.1 of the TRILA, and

include in the written comments back to BCPS, information regarding the potential public/civic facilities that could be collocated with planned new schools delineated in the Five-Year TDEFP.

- d. This requirement shall not prevent Broward County and the municipalities from providing information on collocation to the SWG throughout the calendar year.
- e. Information provided to the SWG and BCPS shall at the minimum include the planned type of public facility, acreage, and location/parcel map.
- f. Information provided shall be in hard copy and electronic copy.
- g. Upon receiving such information, BCPS shall organize meetings with the subject local government(s) to further pursue and work towards the collocation of the facilities.
- h. The entities shall notify the SWG of their efforts toward the collocation of the subject facilities.
- i. As part of efforts toward the collocation of such facilities in Broward County, the SWG shall include in its meeting agendas, an agenda item relating to the provision of information regarding the collocation of facilities as stated in the TRILA.
- j. Subsequently, the SWG shall in its report to the Oversight Committee, advise the Oversight Committee of ongoing efforts toward collocation, including information on certificates of occupancy to the School Board.

3. A separate legal agreement shall address each collocated facility.

Status of Compliance

In 2024, the School Board, Broward County, and the municipalities did not have any planned facilities that could be collocated. However, the City of Sunrise spent funds to enhance existing recreational facilities at Westpine Middle located adjacent to the City park. Additionally, this topic was listed in all 2024 SWG meeting agendas. **Thus, the Signatories satisfied the provisions of Article IX.**

Article X: Resolution of Disputes - General Summary of Requirements

This Article outlines how disputes between the Signatories regarding the Amended Agreement should be resolved.

Status of Compliance

Since the inception of the TRILA, and specifically in 2024, no dispute arose between the Signatories that needed resolution. Thus, the Signatories satisfied the provisions of Article X.

Article XI: Oversight Process - General Summary of Requirements

This Article requires the following:

1. The School Board, Broward County, and the municipalities shall each appoint five representatives to the Oversight Committee.
2. The municipalities shall appoint their five representatives to the Oversight Committee through a mutually agreeable process.

Status of Compliance

In 2024, the School Board appointed no new representative to the Oversight Committee. Likewise, Broward County appointed one representative to the Oversight Committee, while the municipalities appointed two representatives to the Oversight Committee. **Therefore, the Signatories satisfied the provisions of Article XI.**

Article XII: Special Provisions - General Summary of Requirements

The evaluation of this Article is not necessary.

Article XIII: Effective Date and Term - General Summary of Requirements

This Article requires the following:

1. The TRILA shall become effective upon the signatures of the School Board, Broward County, and at least seventy-five percent (75%) of the municipalities, which include at least fifty percent (50%) of the population within Broward County.
2. The TRILA may be canceled by mutual agreement of the School Board, Broward County, and the respective municipalities unless otherwise canceled as provided or allowed by law.

Status of Compliance

The TRILA has not been amended since it was last adopted by the requisite signatories in 2018. **Therefore, the requirements of Article XIII were met by the Signatories.**

Article XIV: Amendment Procedures - General Summary of Requirements

This Article delineates the procedure regarding amendments to the TRILA.

Status of Compliance

As stated in this Annual Report, the TRILA was amended in 2007, 2010, and 2018, and during each of the amendments, the signatories to the TRILA adhered to the procedure stipulated herein regarding

amendments to the TRILA. **Therefore, the Signatories to the TRILA met the requirements of Article XIV.**

C. CONCLUSION

The School Board, Broward County, and the 27 Municipalities during the period from January through December 2024 successfully complied with seventy-five (75) of the seventy-seven (77) specific measurable requirements of the Amended ILA but did not comply with two (2) specific measurable requirements. **The specific areas pertain to Municipalities that have not amended their comprehensive plans and LDRs to address provisions of the TRILA. Therefore, the cited specific areas need resolution.** However, the Signatories continue to make gradual progress toward resolution.

In conclusion, the resolution of the two (2) areas cited in this Annual Report may further the successful implementation of the Third Amended and Restated ILA in the future. Therefore, if these two requirements are met, the School Board, Broward County, and the 27 municipalities are expected to successfully comply with TRILA.

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
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SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
JOINT MEETINGS				
2.1 - Hold annual Staff Working Group (SWG) meetings.	Quarterly	Consistently attended by School Board representatives.	Consistently attended by Broward County representatives.	Quorum was met at every regularly scheduled meeting. Attachment "A" depicts representatives that attended meetings and those that did not attend meetings in the period covered by this Annual Report.
2.2 - The SWG shall prepare an annual assessment report on the effectiveness of public school concurrency (PSC).	Annually by December 31 of each year.	Consensus by a majority of the SWG Members is that the pertinent section(s) of the 2024 Annual Report will be used to satisfy this requirement of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA).	Consensus by a majority of the SWG Members is that the pertinent section(s) of the 2024 Annual Report will be used to satisfy this requirement of the TRILA.	Consensus by a majority of the SWG Members is that the pertinent section(s) of the 2024 Annual Report will be used to satisfy this requirement of the TRILA.
STUDENT ENROLLMENT AND POPULATION PROJECTIONS				
3.1 - School Board, Broward County and Municipalities to coordinate and base plans upon consistent projections of population and student enrollment. Provide five-year student enrollment and countywide population projections to SWG.	Ongoing	2024/25- 2028/29 Five-Year enrollment projections were provided to the SWG in December 2024.	In June 2018, Broward County published an update to its Population Forecast and Allocation Model (PFAM). The model allocates estimates and forecasted dwelling units, households, and populations from the 2021 University of Florida's Bureau of Economic and Business Research (BEBR) "Detailed Population Projections by Age, Sex, Race, and Hispanic Origin" to traffic analysis zones (TAZ) throughout Broward County. Using municipal feedback to refine outputs, the final publication provided estimates for 2025 and projections through 2050. The final PFAM results were released between February 2025.	The Municipalities review projections when they are available.
3.2 - Superintendent to use student population projections provided by the demographic, revenue, and education estimating conference and development trends data provided by the local governments during preparation of student enrollment projections.	Ongoing	Each year, staff prepares student enrollment projections based on a variety of factors. Such factors are, but not limited to, the demographic cohort survival, proportional share of charter enrollment based on the changes in charter enrollment, enrollment impacts due to expanded voucher programs and homeschooling, and forecasted Certificates of Occupancy supplied by each local government.	N/A	N/A

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SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
3.3 - Broward County to provide population projections to verify geographic distribution of countywide public school student projections.	Ongoing	The School District will review the projections when available.	In June 2018, Broward County published an update to its Population Forecast and Allocation Model (PFAM). The model allocates estimates and forecasted dwelling units, households, and populations from the 2021 University of Florida's Bureau of Economic and Business Research (BEBR) "Detailed Population Projections by Age, Sex, Race, and Hispanic Origin" to traffic analysis zones (TAZ) throughout Broward County. Using municipal feedback to refine outputs, the final publication provided estimates for 2025 and projections through 2050. The final PFAM results were released between February 2025.	The Municipalities will review the projections when available.
COORDINATION AND SHARING OF INFORMATION				
4.1 - Commencing no later than July 30, 2009, and annually thereafter, the Superintendent shall submit the tentative District Educational Facilities Plan (DEFP) to local governments for review for consistency with the local government comprehensive plan.	Annually, July of each year.	The tentative DEFP was provided (by email) to Broward County and Municipalities on July 11, 2024. In the correspondence, the entities were advised to share the information with their elected officials and provide necessary comments to District staff.	Broward County received and reviewed the tentative DEFP.	Municipalities received and reviewed the tentative DEFP.
4.2 - Include schools scheduled for renovations in the tentative DEFP.	Annually	The School Board included schools scheduled for renovations in the 2024/25 - 2028/29 tentative DEFP, including the projects paid for with the General Obligation Bond.	N/A	N/A

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SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
4.3 - Coordinate development of the Five-Year Educational Plant Survey with the SWG.	Once in five years.	The District's 2021-2026 State Educational Plant Five Year Survey Report (Plant Survey) was approved by the School Board on June 15, 2021, was validated by the Florida Department of Education (FLDOE) on June 16, 2021, became effective on July 1, 2021 and will remain valid for five years. The recommendations in the approved Five-Year Educational Plant Survey serve as validation of the projects in the tentative and subsequent adopted District Educational Facilities Plan (DEFP) which is reviewed by Broward County and all the Municipalities.	N/A	N/A
4.4 - Commencing August 31, 2007 and annually thereafter, the County in conjunction with the Municipalities shall provide the Superintendent with a report on growth and development trends within their jurisdiction.	Annually, by August 31 of each year.	Staff coordinates the collection of five-year municipal Certificate of Occupancy data and receives the development trends report from the Municipalities. For 2024, the Demographics & Enrollment Planning Department received development trends report from all of the Municipalities.	The County in conjunction with the Municipalities provided growth and development trends data to the School District.	The Municipalities submitted the required information to the District in time to be included in the District's five year student enrollment projections.
4.5 - Quarterly, the County to provide a list of residential plats approved by the Broward County Commission during the preceding quarter to the Superintendent.	Quarterly	The School District regularly receives the list of approved residential plats provided by Broward County.	As applicable, Broward County consistently provided this information to the School District on a monthly basis.	N/A
4.6 - The County to provide a list of land use plan amendments adopted or denied by the Broward County Commission to the Superintendent.	Periodically, no later than the 15th day of each month	The School District continually receives the list of adopted or denied land use plan amendments provided by the Broward County Planning Council.	As applicable, Broward County Planning Council consistently provided the information to the School District.	N/A
SCHOOL SITE SELECTION, SIGNIFICANT RENOVATIONS, AND POTENTIAL SCHOOL SITE CLOSURES				
5.1 - School Board staff to review potential sites for new schools, closure of existing schools and significant renovations consistent with School Board Policy 5000. Include the recommendations in the DEFP.	Annually	The Site Review Committee which includes local government representatives did not review any new potential school sites in 2024. In 2024, the School Board amended the policy on September 10, 2024 renumbering it to Policy 8010.	N/A	N/A

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SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
5.2 - Site Review Committee to submit a list of potential new schools, closure of existing schools and renovations to local governments for an informal consistency review with the comprehensive plan.	Periodically	The Site Review Committee which includes local government representatives did not review any new potential school sites in 2024. Additionally, the School Board included schools scheduled for renovations in the 2024/25 - 2028/29 tentative DEFP that was provided to Broward County and Municipalities.	N/A	N/A
Expand the Superintendent's Site Review Committee to include a permanent local government representative and a floating member. Amend School Board Policy 7000 to list membership of the Committee.	As necessary	In 2004, School Board Policy 7000 was amended to include all representatives in accordance with provisions of the Amended Interlocal Agreement, and subsequently amended in 2008 to include additional representatives. In 2014, the Policy underwent additional changes to include clarifications and a reduction in the Committee membership. In 2024, the School Board revised, amended, and renumbered the policy as Policy 1270, which was adopted on January 22, 2025.	Broward County is represented on the Site Review Committee.	The Municipalities are represented on the Site Review Committee.
5.3 - The Superintendent to coordinate site plan information for new schools with affected local governments in accordance with state statutes.	As necessary	With several exceptions, the majority of the work identified in the current ADEFP is for life safety renovations and building envelope repairs. There are no completely new Educational Facilities identified in the 5-year ADEFP for fiscal years 2024/25 to 2028/29 that would require an internal School Board Development Review Committee review.	N/A	N/A
5.4 - Pursuant to Section 1013.33(11), at least 60 days prior to acquisition or leasing information of property for new public educational facility, Superintendent to provide written notice to pertinent local government. Local government to provide comments within 45 days indicating plans consistency with local government's land use and comprehensive plan to the Superintendent.	As necessary	The School Board did not acquire any new school sites in 2024.	N/A	N/A

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SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
5.5 - If a local government determines that a proposed school site is consistent with the comprehensive plan pursuant to this Agreement, or at any other time when such a determination is made, the School Board shall follow the procedures contained in Section 1013.33(12), F.S., as may be amended. If a local government determines that the proposed school site is inconsistent with the comprehensive plan, the School Board may request a plan amendment consistent with the local government's plan amendment procedures and requirements.	As necessary	As stated above, the School Board did not acquire any new school sites in 2024.	N/A	N/A
SUPPORTING INFRASTRUCTURE				
6.1 - The School Board and affected local governments will jointly determine the need for and timing of on-site and off-site improvements to public facilities necessary to support each new school or proposed significant renovation.	As necessary	The School Board has hired a third-party program manager that continues the adopted process of identifying upcoming construction projects by sending a copy of the Notice to Proceed to the Mayor, City Manager and City Planner for construction projects that are identified as other than routine maintenance.	The County continues to work closely with the School Board, Municipalities and developers.	The Municipalities continue to work closely with the School Board, the County and developers.

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SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
PLAN REVIEWS; CONSISTENCY DETERMINATION				
7.1 - School Board to appoint representatives to sit on Broward County and pertinent municipal local planning agency (LPA).	Immediately	The Signatories of the TRILA were sent written notification regarding the appointed School Board's representative to Broward County and Municipalities.	N/A	N/A
7.2 - Local governments to take action to include School Board representatives on LPA and enable the representatives to attend meetings at which the LPA considers comprehensive plan amendments and rezoning applications that would increase residential density.	Immediately	In 2024, School Board representatives attended no Broward County LPA meetings and did not attend any Municipal LPA meetings because either: (i) the Municipalities did not have any LPA meetings that necessitated the representative's attendance, or (ii) because the Municipalities did not provide written notice requesting the Board representative to attend the meetings.	Broward County took action on 8/5/03 to include a School Board representative on the County's LPA.	To date, 27 of the 28 Municipalities listed on the Amended Interlocal Agreement (ILA) have taken action to include a School Board representative on their LPA. However, it should be noted that the Village of Lazy Lake is the 28th Municipality that thus far has not signed the Agreement.
7.3 - Broward County and Municipalities agree to provide to the Superintendent, rezoning and comprehensive plan amendment applications that will increase residential density. The Superintendent shall review the applications and provide a report indicating anticipated student impact to the local government. The County and Municipalities shall provide deadline for receiving comments from the Superintendent, however, the deadline shall be no less than 30 days from the date the information is provided. The County and Municipalities will provide written quarterly reports to the Superintendent when the application receives final approval.	Quarterly	In 2024, staff reviewed seventeen (17) residential land use plan amendments (LUPAs) and seven (7) rezoning applications that increased density. The developers of the LUPA applications did not proffer voluntary mitigation for the project. (See Attachment "C").	Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding LUPA applications that were reviewed by the Broward County Planning Council. It also depicts information on approval or denial of the applications by the Broward County Commission.	The LUPA and Rezoning applications reviewed by the District in 2024 were located in the Cities of Margate, Deerfield Beach, Plantation, Hallandale Beach, Tmamrac, Oakland Park Hollywood Fort Lauderdale, Parkland, Pembroke Pines, Miramar, Wilton Manors, Sunrise, and Unincorporated Broward County.

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SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
7.4 - School Board to continue participation in the Broward County land use plan amendment review process.	Ongoing	In 2024, the appointed School Board Member to the Broward County Planning Council (BCPC) routinely attended and participated in BCPC meetings.	N/A	N/A
7.5 - School Board to continue to review non-residential development and other pertinent development applications that may affect school properties, and as necessary participate on other growth management issues.	Ongoing	In 2024, the District staff reviewed no non-residential LUPA applications, and nineteen (19) non-residential plat applications.	N/A	N/A
7.6 - Broward County and Municipalities to provide public notice of land use and comprehensive plan amendments, rezonings, development of regional impact applications and other residential or mixed-use projects with residential component pending before them that may affect student enrollment, projections and school facilities to the Superintendent. Notice to be provided at the same time as provided to the public under County or Municipal ordinance.	Ongoing	N/A	As applicable, Broward County complied with this requirement in 2024.	As applicable, a majority of the Municipalities complied with this requirement in 2024.
7.7 - The review of LUPA and rezoning applications by the Superintendent shall be classified as "Public Schools Consistency Review", and applicants may delineate the residential type, units and bedroom mix of the project if known; if not specified, the review shall be based upon the maximum student generation rates for that residential type.	Ongoing	The reports issued for reviewed residential and non-residential LUPA applications complied with the requirements of this Subsection.	N/A	N/A
7.8 - Written comments provided by the Superintendent to the County and Municipalities regarding the "Public Schools Consistency Review" will specify the anticipated student impact, capacity status of affected schools, depict ten year student enrollment projects by planning area, planned capacity improvements, identify available alternatives, and state that the proposed development will be subject to public school concurrency review at the time of plat and site plan review.	Ongoing	At the minimum, the reports issued for "Public Schools Consistency Review" projects in 2024 contained all the information required by this Subsection.	N/A	N/A

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7.9 - If the "Public Schools Consistency Review" indicates that capacity is not available at the impacted school(s), or anticipated in the District Educational Facilities Plan, the applicant may choose to offer, and the School Board may consider the voluntary mitigation to address the anticipated impact. The voluntary mitigation shall be limited to the options listed in this Subsection.	Immediately	No voluntary mitigation was offered for any of the LUPA applications with increased density that were reviewed by the School District in 2024.	N/A	N/A
7.10 - Broward County and Municipalities may consider issues depicted in the Subsection and School Board comments when reviewing comprehensive plan and rezoning applications.	Ongoing	N/A	Broward County as appropriate considers issues depicted in the Subsection, and School District staff comments when reviewing LUPA applications.	The Municipalities as appropriate consider issues depicted in the Subsection, and School District staff comments when reviewing LUPA applications.
7.11 - County and Municipalities to provide notice to the Superintendent to enable the District to participate and provide comments in workshops regarding community development plans that may affect public school facilities.	As necessary	In 2024, School District staff attended no community development plan workshop.	In 2024, the County did not hold community development plan workshops that may affect public school facilities.	In 2024, School District staff did not attend community development plan workshop.
PUBLIC SCHOOL CONCURRENCY				
8.1 Required Elements of Public School Concurrency				
8.1(a) - The amendments to Public School Facilities Element (PSFE) and related amendments to the Capital Improvement Element (CIE) and the Intergovernmental Coordination Element (ICE) in the County and Municipal comprehensive plans to satisfy Sections 163.3177 and 163.3180 F.S. are being adopted into the comprehensive plans of the County and Municipalities concurrently with the execution of the Amended ILA by the County and municipalities.	Immediately	N/A	Attachment "D" shows the County's compliance with this section of the TRILA.	The Municipalities have established PSC management systems within their jurisdictions, and the date the Municipalities amended or have yet to amend their comprehensive plans and land development codes to address the provisions of the TRILA are depicted in Attachment "D".

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SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
8.1(b) - The experience under the revised comprehensive plans and the School Board's adopted Five-Year DEFP shall be reviewed each year by the County and Municipalities at the SWG meeting to determine whether updates to the comprehensive plans are required. The Five-Year DEFP shall be updated annually to add a new fifth year. Any other amendments to the comprehensive plans shall be transmitted in time to allow their adoption concurrently with update to the School Board's adopted Five-Year DEFP.	Annually by March 31	Notice of the link to access the Tentative DEFP was provided to the County and Municipalities on July 11, 2024. The School Board adopted the Five-Year DEFP on September 4, 2024, and the adopted Plan was subsequently made available to the County and Municipalities online.	The County received and reviewed the Five-Year adopted DEFP that was provided by the School Board.	The Municipalities received and reviewed the Five-Year adopted DEFP that was provided by the School Board.
8.1(c) - School related amendments shall be provided to the School Board at least 60 days prior to transmittal or adoption if no transmittal is required, unless adopting school-related amendments that are identical to Broward County, then they shall be provided at least 1 month prior to the Local Planning Agency (LPA) meeting. The School Board shall review the amendments and provide comments in writing if any, to the local government either (i) at least one week prior to the LPA meeting on the amendment, or (ii) by attending and providing comments at the LPA meeting.	At least 60 days prior to transmittal or one month prior to LPA meeting, as applicable	Broward County staff worked in coordination with District staff to update its proposed Public School Facilities Element policy amendments.	Broward County's comprehensive plan amendments that were needed to be consistent with the provisions of the Second Amended ILA were approved by the Broward County Commission on March 27, 2012. The comprehensive plan amendments to incorporate the provisions of the TRILA took place in 2020, and County staff has worked in coordination with District staff on these amendments.	In 2024, District staff reviewed the City of Coral Springs proposed comprehensive plan amendments.
8.1(d) - The County and Municipalities school-related element provisions must be consistent with each other and with the School Board's facilities plan and policies. Municipalities may choose to adopt all or a portion of the County's school-related element provisions by reference, or it may adopt its own provisions. If a Municipality adopts its own provisions, any goal, objective, policy or other provision relevant to the establishment and maintenance of a uniform district-wide school concurrency system shall be substantially the same as its counterpart in the County and Municipalities comprehensive plans.	Ongoing	N/A	The County's School Related Amendments have been consistent with those of the Municipalities and with the School Board's facilities plan and policies.	Municipalities' School Related Amendments reviewed by the School District have been consistent with each other and with the School Board's facilities plan and policies. In 2024, District staff did not review any Municipalities School Related Amendments.

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If any school-related element amendment is proposed that affects the uniform district-wide school concurrency system, it shall not become effective in accordance with Section 14.1 (f) of this Amended Agreement. Municipalities and the County may adopt the School Board's adopted Five-Year DEFP either by reference or by restatement of the relevant portions of the adopted Five-Year DEFP, but the Municipalities and the County shall not attempt to modify the adopted Five-Year DEFP. To the extent feasible, the County and Municipalities agree to coordinate the timing of approval of the amendments.		In 2017, the School Board initiated amendments to the Second Amended ILA to modify the LOS to 100% gross capacity or 110% permanent capacity, depending on the school type. The amendments complied with Section 14.1 (f) of this Amended Agreement. In 2018, the requisite number of approvals by the Signatories were established to enable the TRILA (and LOS) to become effective.	The TRILA was approved by the County in September 2017. In 2018, the requisite number of approvals by the Signatories were established to enable the TRILA (and LOS) to become effective.	Twenty-three (23) Municipalities approved the Second Amended ILA in 2010. In 2018, the TRILA was approved by twenty-six (26) of the twenty-seven (27) Municipal Signatories.
8.1(e) - In addition to the other coordination procedures provided for in this Amended Interlocal Agreement, at the time of the Evaluation and Appraisal Report (EAR), the County and Municipalities shall schedule at least one (1) SWG meeting with the School Board to address needed updates to the school-related plan provisions.	At time of the EAR	The Evaluation and Appraisal Report (EAR) process was a regularly scheduled agenda item at the quarterly SWG meetings in 2024.	Potential EAR issues are consistently placed on the regular SWG agenda, and the County coordinates with the School District on any needed updates.	Potential EAR issues are consistently placed on the regular SWG agenda, and the Municipalities coordinate with the School District and the County on any needed updates.
8.2 Specific Responsibilities				
(a) Broward County and the Municipalities, within 90 days of the comprehensive plan amendments in accordance with this Amended Agreement becoming effective shall amend their respective Land Development Codes (LDC) and adopt the required Public School Concurrency (PSC) provisions, consistent with the requirements of this Amended Agreement. Such amendment shall include the public school concurrency management system outlining the development review process for proposed residential developments.	Within 90 days of the comprehensive plan amendments becoming effective	N/A	Data depicted in Attachment "D" indicates the date Broward County amended it's comprehensive plan and LDC to adopt PSC provisions in the TRILA.	Data depicted in Attachment "D" indicates the date Municipalities amended or have yet to amend their comprehensive plans and LDC's to adopt PSC provisions in the TRILA.

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SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
<p>(b) Broward County and the Municipalities, in accordance with the Amended ILA shall: 1.) Not approve or issue any residential plat or site plan (or functional equivalent) that is not exempted or vested pursuant to Subsection 8.11 of this Amended ILA until the District has reported that the school concurrency requirement has been satisfied. 2.) Maintain data for approved residential development that was the subject of PSC review. The data shall be provided to the District in a quarterly report after final approval of the application by the governing body, and must include information stated in this Subsection. 3.) Transmit residential plats and site plans (or their functional equivalents) and proposed amendments to such applications to the District for review and comment, consistent with Subsection 8.13 of this Amended ILA. 4.) Commencing August 31, 2007, and annually thereafter as a part of the growth and development trend required by Subsection 4.4, provide the total number of dwelling units issued certificates of occupancy to the School Board.</p>	Ongoing	<p>Attachments "G-1" and "G-2" represent written notice received by the District regarding formal action taken by Broward County and Municipalities on the residential plats, site plans and (functional equivalent) applications reviewed by the District.</p>	<p>Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding residential plat applications that were reviewed by Broward County. It also depicts information on approval or denial of the applications by the Broward County Commission.</p>	<p>Attachment "E-2" depicts Municipalities that provided or did not provide quarterly reports during each quarter to the District regarding residential site plan (or functional equivalent) applications processed by the Municipalities. The Attachment also depicts the formal action taken by their governing bodies on the applications.</p>
<p>(c) The School Board shall do the following: 1.) Annually prepare and update its adopted Five-Year DEFP, which for the purposes of PSC shall be considered the financially feasible Five-Year Capital Facilities Plan. The Five-Year Capital Facilities Plan shall reflect the capacity needed to meet the adopted level of service standard (LOS) for each District elementary, middle and high school, during the five year period, but no later than the fifth year of the Five-Year Capital Facilities Plan. 2.) Establish a process to ensure the maximum utilization of permanent capacity at each District elementary, middle and high school and to ensure that the schools are operating at or below the adopted LOS.</p>	Ongoing	<p>The School Board's public hearing was held on September 4, 2024, to adopt the Five-Year DEFP. Additionally, the District has an established process to ensure the maximum utilization of capacity at each elementary, middle and high school, to maintain data regarding capacity availability at elementary, middle and high schools, and has an established mechanism for the review of proportionate share mitigation.</p>	N/A	N/A

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SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
(c) 3.) Commencing October 15, 2009, and annually thereafter, provide the County and Municipalities with the required School District data related to PSC, and related analysis needed to amend or annually update their comprehensive plans. 4.) Review proposed plat and site plan (or functional equivalent) applications for compliance with PSC requirements. 5.) As a component of the District's PSC management system, maintain data regarding available capacity at the District's elementary, middle and high school within each CSA after factoring the student impact anticipated from the proposed residential development into the database. 6.) Review proposed proportionate share mitigation options for new residential development, and determine acceptability of such mitigation options. 7.) Prior to the effective date of PSC, amend School Board Policy 1161 to incorporate PSC provisions and delineate the District's PSC management system. 8.) As necessary, amend the DEFP to incorporate funds accepted as proportionate share mitigation.	Ongoing	Prior to the end of the calendar year, the District provides Broward County and the Municipalities with the required School District data related to PSC, and related analysis needed to amend or annually update their comprehensive plans. Plat and site plan (or functional equivalent) applications reviewed in 2024 for PSC determinations are depicted in Attachment "G-1" and "G-2". The District also updated periodically and published, the "Public School Concurrency Planning Document" (PSCPD), which is used to maintain data regarding available capacity at each elementary, middle and high school after factoring the student impact anticipated from proposed residential developments. The District complied with this subsection.	N/A	N/A
8.3 Adopted School Board DEFP				
(a) Same requirement as Subsection 8.2(c)(1)	Annually, on or before September 30th	Same as above	N/A	N/A
(b) At the minimum, the adopted Five-Year DEFP and each annual update shall specify all new construction, expansion and remodeling, which will add permanent capacity to elementary, middle and high schools, and also include information specified in Subsection 4.1 of this Amended Agreement.	Same as above	The School Board adopted the Five-Year DEFP on September 4, 2024, and the adopted Plan was subsequently made available to the County and Municipalities online. Also, the adopted plan did not include the construction of new schools, or the expansion or remodeling of schools, since the School Board did not undertake such a project.	N/A	N/A

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(c) The adopted Five-Year DEFP and each annual update shall include a description of each school project, a listing of funds to be spent in each fiscal year for the planning, preparation, land acquisition, and the actual construction and remodeling of each pertinent school project which adds capacity or modernizes existing facilities; the amount of capacity added, if any; and a generalized location map for planned new schools. Such location maps shall be considered as data and analysis in support of the PSFE of the County's and Municipalities' Comprehensive Plans.	Same as above	The School Board adopted the Five-Year DEFP on September 4, 2024, and the adopted Plan was subsequently made available to the County and Municipalities online. Additionally, the adopted plan as applicable contained the information required by this subsection.	N/A	N/A
(d) The adopted Five-Year DEFP and each annual update shall identify the five-year projected student enrollment, permanent capacity and utilization percentage of all elementary, middle and high schools.	Same as above	The District met the requirement of this subsection.	N/A	N/A
(e) The adopted school boundaries for each elementary, middle, and high school, as annually conducted by the School Board shall also become the adopted concurrency service area (as referenced in Section 8.8) and shall be consistent with the adopted Five-Year DEFP. The school boundary maps shall be considered as data and analysis in support of the PSFE of the County's and Municipalities' Comprehensive Plans.	Same as above	On March 12, 2024, the School Board adopted the 2024/25 school boundaries (effective CSAs) for combination, elementary, middle, and high schools. The adopted school boundaries are consistent with the adopted Five-Year DEFP.	N/A	N/A
8.4 Transmittal				
(a) In addition to the provisions pertaining to the Tentative District Educational Facilities Plan as delineated in Article IV of this Amended Agreement, the School Board, upon completion and adoption of the Five-Year DEFP, shall make the DEFP available to the Local Governments no later than thirty (30) days after adoption of the District Educational Facilities Plan.	No later than 30 days after adoption	The School Board adopted the Five-Year DEFP on September 4, 2024, and the adopted Plan was subsequently made available to the County and Municipalities online.	N/A	N/A

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8.5 Comprehensive Plans - Development, Adoption and Amendment of the Capital Improvements Elements				
(a) Upon adoption of the Five-Year DEFP and transmittal to Local Governments, the County and Municipalities shall adopt the School Board's Five-Year "Adopted DEFP" or applicable sections of the Adopted DEFP as a part of the Capital Improvements Element (CIE) of their comprehensive plans.	Ongoing	N/A	As applicable, Broward County will adopt the transmitted School Board adopted Five-Year DEFP.	As applicable, Municipalities will adopt the transmitted School Board adopted Five-Year DEFP.
(b) Any amendment, correction or modification to the adopted Five-Year DEFP concerning costs, revenue sources, or acceptance of facilities pursuant to dedications or proportionate share mitigation, once adopted by the School Board, shall be transmitted by the School District to the County and Municipalities within forty-five (45) days after the adoption. The County and Municipalities shall amend their CIE to reflect the changes consistent with the annual update required by the State to their CIE. Such amendments may be accomplished by ordinance, and shall not be considered amendments to the comprehensive plan, pursuant to Section 163.3177 (6)(b)(1), Florida Statutes.	Ongoing	No amendments have been made to the School Board's Five-Year DEFP since transmittal of the document to Broward County and the Municipalities.	N/A	N/A
(c) EVALUATION OF THIS SUBSECTION IS NOT NECESSARY				
8.6 Public School Concurrency Standard				
(a) The PSC standard requires Broward County, the Municipalities and the School Board to maintain the adopted LOS for Broward County Public Schools. The PSC standard requires that all proposed plat and site plan (or functional equivalent) applications containing residential units shall be reviewed to ensure that adequate school capacity will exist prior to or concurrent with the impact of the proposed residential development, to accommodate the additional student growth at the adopted LOS.	Ongoing	Plat, site plan (or functional equivalent) applications reviewed by the School District in 2024 are depicted in Attachments "G-1" and "G-2".	Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding residential plat applications that were reviewed by Broward County. It also depicts information on approval or denial of the applications by the Broward County Commission.	Site plan (or functional equivalent) applications reviewed by the School District in 2024 are depicted in Attachment "G-2". Attachment "E-2" depicts Municipalities that provided or did not provide quarterly reports during each quarter to the District regarding residential site plan (or functional equivalent) applications processed by the Municipalities. Also, the Attachment depicts the formal action taken by their governing bodies on the applications.

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8.7 Commencement				
(a) PSC described in this Amended Agreement shall commence upon the comprehensive plan amendments related to the PSFE by the County and Municipalities becoming effective, and the execution of this Amended Agreement by the parties identified herein.	As applicable to the entity	In compliance with Subsection 8.2(c)(7), the School Board amended and adopted School Board Policy 1161 on January 15, 2008 and commenced implementation of PSC on February 1, 2008. Subsequently, the School Board incorporated pertinent provisions of the ILA needed to implement PSC into Policy 1161 and adopted the amended Policy on November 9, 2010. School Board Policy 1161 was amended on December 4, 2018 to comply with the TRILA.	PSC is currently effective in Broward County. Subsequently, the County amended pertinent provisions of the ILA to incorporate PSC into its comprehensive plan. The third amendment of the ILA modifying the LOS for PSC only obtained the requisite approvals to pass in mid-2018; the date the County took formal action is depicted in Attachment "D".	PSC is currently effective in the Municipalities. Subsequently, the Municipalities amended pertinent provisions of the ILA needed to implement PSC into their comprehensive plans. The Third Amendment modifying the LOS for PSC only obtained the requisite approvals to pass in mid-2018, and the subsequent required amendments to the local government's comprehensive plans are underway as depicted in Attachment "D".
8.8 Concurrency Service Areas				
EVALUATION OF SUBSECTIONS (a) (b) and (c) IS NOT NECESSARY				
8.9 Adoption of Concurrency Service Areas				
(a) Adoption of the CSA's shall be as delineated in School Board Policy 5000 to be amended consistent with the Amended Agreement, and as may be amended from time to time.	Ongoing	The adoption of the CSA's is detailed in School Board Policy 8010, formally known as School Board Policy 5000. On March 12, 2024, the School Board adopted the 2024/25 effective CSAs for elementary, middle, and high schools.	N/A	N/A
(b) No later than forty-five (45) days after adoption of the CSAs, the School District shall transmit the new CSAs to the County and Municipalities. The County and Municipalities shall incorporate the adopted "Annual School Attendance Areas/Boundaries and School Usage Report" and the School Board's process for modification of the CSA's contained in the "Annual School Attendance Areas/Boundaries and School Usage Report" as data and analysis in support of the PSFE of their Comprehensive Plans.	Ongoing	On March 12, 2024, the School Board adopted the 2024/25 school boundaries (effective CSAs) for combination, elementary, middle, and high schools. The adopted school boundaries are consistent with the adopted Five-Year DEFP. Adopted elementary, middle, and high school boundary (CSA) maps were posted on the Demographic and Enrollment Planning (D&EP) Department web site on July 1, 2024. Annually adopted boundary maps are posted on D&EP web site following second public hearing on school boundaries.	N/A	N/A
8.10 Level of Service Standard				
EVALUATION OF SUBSECTIONS (a) (b) (c) (d) (e) IS NOT NECESSARY				

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8.11 Exemptions and Vested Developments				
<p>(a) The following residential plats and site plans (or functional equivalent) shall be exempt from the requirements of PSC: 1. All residential plats and site plans (or functional equivalent) which generate less than one student in the relevant CSA. 2. Any amendment to or replat of a residential plat or amendment to a residential site plan (or functional equivalent) which generates less than one additional student. (The former and latter developments shall be subject to the payment of school impact fees). 3. Any age restricted community with no permanent residents under the age of eighteen (18). Exemption for an aged restricted community shall only be available subject to a recorded Restrictive Covenant limiting the age of all permanent residents to eighteen (18) years and older. 4. As may otherwise be exempted by Florida Statutes.</p>	Ongoing	The list of the residential plat, site plan (or functional equivalent) applications that were submitted to the School District in 2024, and reviewed by the District to determine that they met this Subsection, are depicted in Attachments "G-1" and "G-2".	Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding residential plat applications that were reviewed by Broward County. It also depicts information on approval or denial of the applications by the Broward County Commission.	Site plan (or functional equivalent) applications reviewed by the School District in 2024 are depicted in Attachment "G-2". Also, Attachment "E-2" depicts Municipalities that provided or did not provide quarterly reports during each quarter to the District regarding residential site plan (or functional equivalent) applications processed by the Municipalities. Also, the Attachment depicts the formal action taken by their governing bodies on the applications.
<p>(b) The following residential plats and site plans (or functional equivalent) shall be vested from the requirements of PSC: 1. Any residential plat or site plan (or functional equivalent) located within a previously approved comprehensive plan amendment or rezoning which is subject to a mitigation agreement in accordance with the following: (i.) The mitigation to address the impact of the new students anticipated from the development has been accepted by the School Board consistent with School Board Policy 1161, and; (ii.) A Declaration of Restrictive Covenant has been properly executed and recorded by the Developer or the development is located within a boundary area that is subject to an executed and recorded triparty agreement consistent with School Board Policy 1161 as may be amended from time to time. 2. Any residential site plan (or functional equivalent) that has received final approval, which has not expired prior to the effective date of public school concurrency.</p>	Ongoing	In 2024, the projects the School District reviewed that met the provisions of this Subsection are included in the list of reviewed residential projects contained in Attachments "G-1" and "G-2".	Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding residential plat applications that were reviewed by Broward County. It also depicts information on approval or denial of the applications by the Broward County Commission.	Same as stated above

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(b) 3. Any residential site plan (or functional equivalent) which is included within a residential plat or development agreement for which school impacts have been satisfied for the dwelling units included in the proposed site plan (or functional equivalent). Information regarding each residential site plan (or functional equivalent) shall be transmitted to the School District in a quarterly report. In the transmittal of such residential site plan (or functional equivalent) to the School District, the County or Municipality shall provide additional written information as required in the quarterly report to verify that the units in the application are vested. The County will provide the necessary information to the School Board and Municipalities to identify the vested plats and further specifics to be contained in the adopted land development regulations. As applicable, the Municipalities shall utilize the information provided by the County regarding the vested plat to complete information as required in the quarterly report.	Ongoing	In 2024, the School District received quarterly reports from the Municipalities regarding the site plan applications approved which met this Subsection. (See Attachment "F").	In 2024, all of the reports provided by the County to the School District indicated that no site plan applications were vested under this Subsection were approved.	In 2024, the School District received quarterly reports from the Municipalities regarding the site plan applications approved which met this Subsection. (See Attachment "F").
(c) EVALUATION OF THIS SUBSECTION IS NOT NECESSARY				
8.12 Public School Concurrency Management System				
SUBSECTIONS (a) and (b) SAME AS SUBSECTION 8.2 (a). SUBSECTION 8.12(c) SAME AS SUBSECTION 8.2(c)(7). THUS, EVALUATION OF SUBSECTIONS IS NOT NECESSARY				
8.13 Review Process				
(a) Broward County, the Municipalities and the School Board shall ensure that the LOS established for each school type and CSA is maintained. No residential plat or site plan (or functional equivalent) application or amendments thereto shall be approved by the County or Municipalities, unless the residential development is exempt or vested from the requirements specified in Subsection 8.11 of this Amended Agreement, or until a School Capacity Availability Determination Letter (SCAD) has been issued by the School District indicating that adequate capacity is available. This shall not limit the authority of a Local Government to deny a development permit or its functional equivalent, pursuant to its home rule or governmental regulatory powers for reasons other than school capacity.	Ongoing	Documentation regarding the achievement and maintenance of the adopted LOS by the School District is contained in the LOS Plan, which is a component of the School Board adopted Five-Year DEFP. Also, the plat, site plan (or functional equivalent) applications reviewed by the School District in 2024 are depicted in Attachments "G-1" and "G-2".	Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding residential plat applications that were reviewed by Broward County. It also depicts information on approval or denial of the applications by the Broward County Commission.	Attachment "E-2" depicts Municipalities that provided or did not provide quarterly reports during each quarter to the District regarding residential site plan (or functional equivalent) applications processed by the Municipalities, and formal action taken by their governing bodies on the applications.

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(b) Any applicant submitting a plat or site plan (or functional equivalent) application with a residential component that is not exempt or vested under Subsection 8.11 of this Amended Agreement is subject to PSC and shall be required to submit a Public School Impact Application (PSIA) to the Local Government, for review by the School District including information called for in this Subsection.	Ongoing	Same as stated above.	Same as stated above.	Same as stated above.
(c) The Local Government shall ensure the applications for residential plat or site plans (or their functional equivalent) are complete and transmit them to the School District for review. Upon determination that the application is complete, the Local Government shall transmit the PSIA to the School District for review. This process does not preclude the Local Government from requiring that the applicant submit the PSIA directly to the School District for review.	Ongoing	N/A	Same as stated above.	Same as stated above.
(d) The School District will review the properly submitted and completed PSIA and verify whether or not sufficient capacity is available at the impacted CSA to accommodate students anticipated from the proposed development. The process for review of the application shall be as follows: 1. The School District shall review, on a first come, first serve basis, the completed PSIA. The SCAD Letter shall be sent to the applicant and the affected Local Government no later than thirty (30) days after receipt of the PSIA. 2. Notification shall be provided to the applicant and affected Local Government if the application is incomplete. 3. THIS SUBSECTION IS NOT NECESSARY FOR EVALUATION.	Ongoing	The SCAD Letters issued for the received/reviewed PSIA were transmitted to the applicant, and as applicable to Broward County and the Municipalities within the maximum 30-day review period.	N/A	N/A

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(e) Student Generation Rates Calculation The determination of students anticipated from a proposed PSIA shall be based on the utilization of the effective, adopted and pertinent student generation rates contained within the Broward County Land Development Code (BCLDC). Update of the student generation rates shall be conducted at least once every three (3) years by the School Board in coordination with the County and Municipalities.	Ongoing/Three Year Update	The School Board selected Alfred Benesch and Company (via RFP) as the consultant to conduct the Generation Rate/School Impact Fee (SGR/SIF) Study Update. The School Board approved the agreement with the consultant on November 22, 2022. A kickoff meeting was held on December 12, 2022, with the SGR/SIF Study Update Standing Committee (composed of municipal, county, and School Board staff). The consultant presented its initial findings on April 12, 2023, to the TRILA Oversight Committee, on June 1, 2023, to the Broward League of Cities, on June 8, 2023, to the Staff Working Group, and on June 22, 2023, to the Broward County Planning Council. On July 23, 2024, the School Board adopted Resolution 25-02 to recommend adopting the updated SGR and maintaining the current adopted fees. On September 17, 2024, the Broward County Commission held a public hearing to adopt the ordinance. The ordinance became effective on September 18, 2024.	N/A	N/A
(f) Utilization Determination EVALUATION OF SUBSECTIONS (f)(1) and (2) IS NOT NECESSARY				
3. If it is determined that there is no capacity at the assigned school(s) as determined by the procedure described in Subsection 8.13(f)2 above because the projected growth from a residential development causes the adopted LOS to be exceeded in the subject CSA, the School District may, if practical, utilize pertinent options delineated in School Board Policy 5000, to be amended consistent with this Amended Agreement and as may be amended from time to time to ensure maximum utilization at the CSA. Otherwise, all of the CSA's immediately adjacent to the primary impacted CSA will be examined for available capacity before a determination letter is issued indicating that the development has satisfied PSC.	Ongoing	In 2024, the School District's Capacity Allocation Team (CAT) the Group responsible for the allocation of available excess capacity from adjacent CSAs as called for in School Board Policy 1161) met 7 times to consider and allocate excess available capacity to 1 plat and 6 site plan applications reviewed by the District, which allocation concluded that capacity would be available from pertinent adjacent schools located in the same planning area to serve the subject development.	N/A	N/A
4. If necessary, the School District will reassign previously allocated adjacent capacity to achieve maximum utilization, except where such reassignment: (i.) Creates additional transportation cost impacts due to natural or physical barriers; or (ii.) Results in a violation of federal, State or School Board Policy.	Ongoing	In 2024, the School District did not reassign previously allocated adjacent capacity to achieve maximum utilization.	N/A	N/A

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(g) Issuance and Term of Public School concurrency - EVALUATION OF THIS SUBSECTION IS NOT NECESSARY				
8.14 Proportionate Share Mitigation				
(a) The School Board shall consider proportionate share mitigation pursuant to provisions of this Amended Agreement. Such consideration shall be consistent with the mitigation provisions outlined herein and delineated in School Board Policy 1161, to be amended consistent with this Amended Agreement and as may be amended from time to time, regarding PSC. If the proposed mitigation option is accepted and deemed financially feasible by the School Board, the applicant or Local Government shall enter into an enforceable and binding agreement.	Ongoing	In 2024, no developer proffered proportionate share mitigation.	N/A	N/A
(b) EVALUATION OF THIS SUBSECTION IS NOT NECESSARY				
8.15 Proportionate Share Mitigation Options				
EVALUATION OF THE ENTIRE SUBSECTION 8.15 IS NOT NECESSARY				
8.16 Formula for the Calculation of Proportionate Share Mitigation Options				
(a) EVALUATION OF THIS SUBSECTION IS NOT NECESSARY				
(b) A Mitigation contribution provided by a Developer to offset the impact of a residential development must be directed by the School Board toward a permanent school capacity project identified in the first three years of the School District's adopted Five-Year DEFP, or as appropriate, scheduled as a new project in the first three years of the adopted Five-Year DEFP. If the School Board accepts proportionate share mitigation based on the latter, the Board shall amend the adopted Five-Year DEFP to include the proportionate share amount or value of the mitigation. Capacity projects identified within the first three (3) years of the Five-Year Capital Facility Plan shall be considered as committed in accordance with the pertinent Sections of this Amended Agreement.	Ongoing	In 2024, no developer proffered proportionate share mitigation.	N/A	N/A

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(c) If capacity projects are planned in years four (4) or five (5) of the School Board's adopted Five-Year DEFP within the same CSA as the proposed residential development, and if the School Board agrees, the Developer may pay his proportionate share to advance the improvement into the first three years of the adopted Five-Year DEFP to mitigate the proposed development in accordance with the formula provided herein.	Ongoing	In 2024, no developer proffered proportionate share mitigation.	N/A	N/A
(d) Guidelines for the expenditure of proportionate share mitigation funds towards permanent capacity identified in the adopted Five-Year DEFP, shall be as follows: 1. The School Board shall utilize monies paid by applicants, to provide needed permanent capacity at those schools identified in the District's development review report as being impacted by the development. 2. If site constraints or other feasibility issues make it impracticable for the School Board to provide the needed permanent capacity at the affected school(s) as delineated above, as feasible, the School Board will make efforts to provide the needed capacity at school(s) located immediately adjacent to the primarily impacted CSA(s) as found in the current Adopted Five-Year DEFP (s), thus relieving overcrowding at the primary identified impacted school(s).	Ongoing	Same as stated above	N/A	N/A
3. If disbursement of the mitigation funds is not possible as outlined above, the funds will be spent in the applicable school impact fee service area delineated in the adopted BCLDC in a manner that ensures that the impact of the development is still addressed at the primary affected CSA or an adjacent CSA.	Ongoing	Same as stated above	N/A	N/A

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8.17 Appeal Process				
A Developer or Local Government receiving a SCAD Letter that indicates permanent capacity is not available may implement the applicable process outlined below.	Ongoing	None of the SCAD Letters issued by the School District in 2024 indicated capacity was not available.	<u>N/A</u>	<u>N/A</u>
(a) A Developer adversely impacted by a SCAD Letter made as a part of the PSC process may appeal such determination by written request to the School Board.	Ongoing	None of the SCAD Letters issued by the School District in 2024 were appealed by developers.	N/A	N/A
(b) If the School Board rules in favor of the Developer, School District staff shall issue a subsequent SCAD Letter based on the decision of the School Board. If the School Board does not rule in favor of the Developer or upholds the decision of District staff, the Developer may elect to pursue other appropriate measures.	Ongoing	None of the SCAD Letters issued by the School District in 2024 were appealed by developers.	N/A	N/A
(c) A Developer adversely impacted by a non-acceptance of proposed proportionate share mitigation made as a part of the PSC process may elect to pursue other appropriate measures.	Ongoing	In 2024, no developer proffered proportionate share mitigation.	N/A	N/A
(d) A Developer adversely impacted by a Local Government decision made as a part of the PSC process may appeal such decision using the process identified in the Local Government's regulations for appeal of development orders.	Ongoing	N/A	In 2024, no developer appealed a public school concurrency decision made by Broward County.	In 2024, no developer appealed a public school concurrency decision made by a Municipality.
(e) A Local Government adversely impacted by a SCAD Letter made as a part of the PSC process may initiate the process outlined in Subsection 10.1(a) of this Amended Agreement. If the issue cannot be resolved, the Local Government may appeal such determination to the School Board. If the Local Government is not satisfied with the decision of the School Board, the Local Government or the School Board may seek an advisory opinion from the Oversight Committee. If either the School Board or the Local Government is not satisfied with the opinion of the Oversight Committee, either party may pursue the process outlined in Subsection 10.1.(b) of this Amended Agreement.	Ongoing	None of the SCAD Letters issued by the School District in 2024 were appealed by local governments.	N/A	N/A

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(f) If the School Board does not accept proportionate share mitigation proposed by a Local Government, and such decision results in a dispute between the entities, the Local Government or the School Board may seek an advisory opinion from the Oversight Committee. If the Local Government is not satisfied with the opinion of the Oversight Committee, either party may pursue the process outlined in Subsection 10.1.(b) of this Amended Agreement.	Ongoing	In 2024, no local government proposed proportionate share mitigation to the School Board for consideration.	N/A	N/A
COLLOCATION AND SHARED USE				
9.1 - During preparation of the DEFP and local government capital improvement plans, the School Board and local governments are encouraged to collocate school facilities with local government civic facilities to enable shared use of the facilities.	Ongoing	In 2024, The School Board staff did not identify and initiate any new collocation effort with municipalities.	Broward County staff did not identify any opportunity for new collocation in 2024.	No municipalities identified need for new collocation in 2024, via their SWG staff representatives.
9.2 - To enable the collocation/shared use of public school facilities with Local Government/civic facilities, the Local Governments shall in January of each year provide to the SWG information on Local Government public/civic facilities planned for inclusion in its five-year capital improvements plan that could potentially be collocated with public school facilities. Upon receipt of the information, the SWG shall forward the information to the School District. Also, the Local Governments shall examine the annually submitted School Board's Five-Year Tentative DEFP provided pursuant to Subsection 4.1 of this Amended Agreement, and include in the written comments back to the School District information regarding the potential public/civic facilities that could be collocated with planned new schools delineated in the Five-Year Tentative DEFP.	January of each year/ongoing	In 2024, the School District did not receive any information via the SWG regarding the new opportunities for collocation of future local government public/civic facilities. This is because the County and Municipalities indicated that there were no new public/civic facilities in their five-year capital improvements plan that could potentially be collocated with public school facilities.	In 2024, Broward County indicated that there were no new public/civic facilities in its five-year capital improvements plan that could potentially be collocated with public school facilities.	In 2024, Municipalities indicated that there were no new public/civic facilities in their five-year capital improvements plan that could potentially be collocated with public school facilities.

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This requirement shall not prevent the Local Government from providing information on collocation to the SWG throughout the calendar year. Information provided to the SWG and School District shall at the minimum include the planned type of public facility, acreage and location/parcel map. Information provided shall be in hard copy and electronic copy. Upon receiving such information, the School District shall organize meetings with the subject Local Government(s) to further pursue and work towards the collocation of the facilities. The entities shall notify the SWG of their efforts toward collocation of the subject facilities. As part of efforts toward the collocation of such facilities in Broward County, the SWG shall include in all of its meeting agendas, an agenda item relating to the provision information regarding collocation as stated herein. Subsequently, the SWG shall in its report to the Oversight Committee, advise the Committee of ongoing efforts toward collocation, including information on certificates of occupancy to the School Board.	January of each year/ongoing	Same as stated above	Same as stated above	Same as stated above
9.3 - Separate legal agreement to address each collocated facility (Update).	As necessary	In 2021, SBBC amended existing RLAs with the cities of Pompano Beach and Lauderdale to develop enhanced parks and amenities on municipal land collocated or leased from The School Board.	Broward County Sheriff's Department has two (2) Recreation License Agreements (RLA) with the School Board.	Eighteen (18) Municipalities have RLAs with the School Board. Also, eighteen (18) Municipalities have Reciprocal Use Agreements with the School Board.
RESOLUTION OF DISPUTES				
10.1 - Dispute Resolution	As necessary	In 2024, the School Board did not invoke and was not involved in dispute resolution regarding the TRILA.	In 2024, Broward County did not invoke and was not involved in dispute resolution regarding the TRILA.	In 2024, no Municipality invoked nor was involved in dispute resolution regarding the TRILA.
OVERSIGHT PROCESS				
11.1 - The School Board, Broward County and Municipalities to each appoint five representatives to the Oversight Committee.	Immediately	In 2024, The School Board will appoint three (0) representatives to the Oversight Committee.	In 2024, Broward County reappointed two (1) of its representatives to the Oversight Committee.	In 2024, the Broward League of Cities appointed one (2) new representative to the Oversight Committee.
11.2 - Municipalities to appoint their five representatives to the Oversight Committee through a mutually agreeable process.	Immediately	N/A	N/A	The Municipalities continue to appoint Municipal representatives to the Committee through the Broward League of Cities.
11.3 - THIS SUBSECTION IS NOT NECESSARY FOR EVALUATION				

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SPECIAL PROVISIONS				
12.1 - THE ABOVE SUBSECTION IS NOT NECESSARY FOR EVALUATION				
EFFECTIVE DATE AND TERM				
13.1 - This Amended Agreement shall become effective upon the signatures of the School Board, the County and at least seventy-five percent (75%) of the Municipalities which include at least fifty percent (50%) of the population within Broward County. This Amended Agreement may be cancelled by mutual agreement of the School Board, the County and the respective Municipalities, unless otherwise cancelled as provided or allowed by law.	Prior to December 31, 2008, and Dates for Proposed Amendments	In the 2009/10 school year, the School Board initiated amendments to the Amended ILA that proposed changing the LOS from 110% permanent FISH capacity to 100% gross capacity through the 2018/19 school year. The amendments were memorialized in the Second Amended ILA and complied with Section 14.1 (f) of this Amended Agreement. In 2017, the School Board approved a third amendment to the ILA to modify the LOS to 100% gross capacity or 110% permanent capacity, depending on the school type. This approval date is depicted in Attachment "D".	Broward County approved the third amendment to the ILA in September 2017, as depicted in Attachment "D".	The third amendment of the ILA received the requisite number of approvals in 2018 to become effective. The approval dates associated with the third amendment is depicted in Attachment "D"
AMENDMENT PROCEDURES				
14.1 Process to Amend the Interlocal Agreement - NOT NECESSARY TO DEPICT PROCESS IN THIS REPORT	Ongoing	The most recent amendment to the ILA was proposed by the School Board and on June 13, 2017, the School Board approved a third amendment to the ILA to modify the LOS to 100% gross capacity or 110% permanent capacity, depending on the school type.	In 2024, Broward County did not propose any amendments to the TRILA.	In 2024, the Municipalities did not propose any amendments to the TRILA.
MISCELLANEOUS				
15 - THE ABOVE SUBSECTION IS NOT NECESSARY FOR EVALUATION				

 Sections with Issues that Need Resolution

Source: The Third Amended and Restated Interlocal Agreement for Public School Facility Planning, December 2024 Staff Working Group Meeting

**The Oversight Committee
For Implementation of the Third Amended and Restated
Interlocal Agreement for Public School Facility Planning
Broward County, Florida**

ATTACHMENTS

April 09, 2025

**2024 STAFF WORKING GROUP MEETINGS
ATTENDANCE SHEET**

Local Government/Agency	3/7/2024	6/6/2024	9/12/2024	12/5/2024
Coconut Creek	X	X		X
Cooper City	X	X	X	X
Coral Springs	X	X	X	X
Dania Beach	X	X		X
Davie	X	X		X
Deerfield Beach	X			
Fort Lauderdale	X	X	X	X
Hallandale Beach	X		X	X
Hollywood			X	X
Lauderdale-By-The-Sea	X			
Lauderdale Lakes				
Lauderhill	X	X		X
Margate	X	X	X	X
Miramar	X			
North Lauderdale				
Oakland Park		X	X	X
Parkland				
Pembroke Park	X		X	
Pembroke Pines	X		X	
Plantation	X	X	X	X
Pompano Beach			X	X
Southwest Ranches				
Sunrise	X	X	X	X
Tamarac	X	X		X
West Park				
Weston		X	X	
Wilton Manors		X	X	X
Broward County	X	X	X	X
Broward County Planning Council*		X		X
Broward County Public Schools*	X	X	X	X
South Florida Regional Planning Council*				

Did not attend any meetings in 2024

* Governmental Agency

x Denotes attendance by local Government Representative

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

**LIST DEPICTING ACTION BY LOCAL GOVERNMENT REGARDING INCLUSION
OF SCHOOL BOARD REPRESENTATIVE ON LOCAL PLANNING AGENCY**

Number	City	Action Taken	Date Action Taken
1	Coconut Creek	X	7/8/05
2	Cooper City	X	10/8/03
3	Coral Springs	X	12/9/03
4	Dania Beach	X	10/26/04
5	Davie	X	10/8/03
6	Deerfield Beach	X	9/6/05
7	Fort Lauderdale	X	7/6/05
8	Hallandale Beach	X	10/16/06
9	Hollywood	X	11/5/03
10	Lauderdale-By-The-Sea	X	8/19/09
11	Lauderdale Lakes	X	10/11/05
12	Lauderhill	X	9/29/03
13	Margate	X	8/17/05
14	Miramar	X	3/3/04
15	North Lauderdale	X	12/2/03
16	Oakland Park	X	2/16/05
17	Parkland	X	4/7/04
18	Pembroke Park	X	9/24/08
19	Pembroke Pines	X	11/5/03
20	Plantation	X	11/12/03
21	Pompano Beach	X	1/24/06
22	Southwest Ranches	X	6/27/07
23	Sunrise	X	1/13/04
24	Tamarac	X	1/26/05
25	West Park	X	5/17/08
26	Weston	X	2/7/05
27	Wilton Manors	X	2/11/03
28	Broward County	X	8/5/03

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

X Denotes that Local Government took formal action to include representative on the local planning agency

REVIEWED RESIDENTIAL LAND USE PLAN AMENDMENT/REZONING DEVELOPMENTS WITH INCREASED DENSITY

No.	Project Name/Number	Existing Land Use/Zoning	Permitted Units & Type	Proposed Land Use/Zoning	Additional Units & Type		Total Number of Units and Type		Jurisdiction	Schools Impacted					Students Generated	Total Students Generated	Requested Mitigation of Anticipated Students	Developer Agreed to Provide Mitigation	Agency Imposing Conditions	Mitigation Option	Date Reviewed	Developer /Owner
										Schools Impacted												
										Elementary	Students Generated	Middle	Students Generated	High								
1	Carolina Club	Commercial, recreation & open space	0	Low-Medium (10) Residential	377 TH 500 MR	377 TH 500 MR	377 TH 500 MR	377 TH 500 MR	Margate	Margate	65	Margate	31	Coral Springs	58	154	No	N/A	N/A	N/A	1/30/2024	J & D Golf Properties, LLC
2	555 SW 3rd Avenue	Recreation & Open Space	0	Medium (16) Residential	22 TH	22 TH	22 TH	22 TH	Deerfield Beach	Deerfield Park	3	Deerfield Beach	1	Deerfield Beach	2	6	No	N/A	N/A	N/A	2/9/2024	City of Deerfield Beach
3	Elderly Affordable Housing Apartments	RD-10	10 TH	GP-1 & GP-2	100 MR	100 MR	100 MR	100 MR	Broward Municipal Services District	Martin Luther King	1	Parkway	1	Dillard 6-12	4	6	No	N/A	N/A	N/A	3/6/2024	Loretta London, LLC
4	Residences at Plantation Square	Commerce	0	Irregular (22) Residential and Commerce	284 MR	284 MR	284 MR	284 MR	Plantation	Mirror Lake	6	Plantation	5	Plantation	11	22	No	N/A	N/A	N/A	3/14/2024	MMG Plantation II LLC
5	Shell Bay Land Use Plan Amendment	Commercial Recreation	0	Commercial Recreation with a Dashed-Line Area	228 HR	228 HR	228 HR	228 HR	Hallandale Beach	Gulfstream Academy of Hallandale Beach k-8	2	Gulfstream Academy of Hallandale Beach k-8	3	Hallandale High	1	6	No	N/A	N/A	N/A	3/18/2024	Maltese Diplomat Owner, LLC
6	Advantis Tamarac	Mixed Use General (MU-G)	0	Planned Development (PD)	278 MR	278 MR	278 MR	278 MR	Tamarac	Challenger	2	Millennium	2	J.P. Taravella	9	13	No	N/A	N/A	N/A	3/20/2024	Pepperjack Management, Inc
7	Village of Oakland	Low (5) Residential and Community	71 SF	Medium-High (25) Residential	520 GA	520 GA	520 GA	520 GA	Oakland Park	Rock Island	46	William E. Dandy	24	Boyd H. Anderson	55	125	No	N/A	N/A	N/A	3/26/2024	Urban League of Broward County
8	Park Road Land Use Plan Amendment	Community & Commercial Recreation	0	Commerce & High (50) Residential	740 HR	740 HR	740 HR	740 HR	Hollywood	Orange Brook	15	McNicol	13	Hallandale	26	54	No	N/A	N/A	N/A	4/12/2024	City of Hollywood
9	Hallandale Beach Land Use Plan Amendment	Regional Activity Center	550 SF 2,191 TH 1,000 GA 1,000 MR	Regional Activity Center	750 SF 4,391 TH 2,000 GA 1,600 MR	1,300 SF 6,582 TH 3,000 GA 2,600 MR	1,300 SF 6,582 TH 3,000 GA 2,600 MR	1,300 SF 6,582 TH 3,000 GA 2,600 MR	Hallandale Beach	Colbert	846	McNicol Gulfstream Academy of Hallandale Beach (K-8)	394	Hallandale High	661	1,901	No	N/A	N/A	N/A	4/26/2024	City of Hallandale Beach
10	City of Ft. Lauderdale Uptown LUPA	Commerce	0	Regional Activity Center	4,239 MR	4,239 MR	4,239 MR	4,239 MR	Fort Lauderdale	Cypress Lloyd Estates	93	James S. Rickards	81	Northeast	165	339	No	N/A	N/A	N/A	5/1/2024	City of Fort Lauderdale
11	Stevenville Townhomes	Two-Family Residential District (R-2)	0	Town home district (TD)	6 TH	6 TH	6 TH	6 TH	Oakland Park	Oakland Park	1	James S. Rickards	0	Northeast	1	2	No	N/A	N/A	N/A	5/13/2024	Guillermo Burgos
12	Shops at Pembroke Gardens	Planned Commercial District (PCD)	0	Mixed Use Development (MXD)	598 MR	598 MR	598 MR	598 MR	Pembroke Pines	Lakeside	6	Walter C. Young	5	Charles W. Flanagan	20	31	No	N/A	N/A	N/A	5/16/2024	FR Pembroke Gardens, LLC
13	Toll Brothers at Heron Bay	Agricultural (A-1)	0	Low-Density Single-Family (RS-3)	52 SF	52 SF	52 SF	52 SF	Parkland	Park Trails/Heron Heights	11	Westglades	6	Stoneman Douglas	9	26	No	N/A	N/A	N/A	5/22/2024	City of Parkland
14	Crossroads II	Office Park /Commerce, OP-P	0	Office Park and Medium (16) Residential, B7-Q	385 MR	385 MR	385 MR	385 MR	Plantation	Tropical	8	Seminole	7	South Plantation	15	30	No	N/A	N/A	N/A	6/17/2024	Plantation Crossroads I & Plantation Crossroads II
16	The Oasis at Sistrunk	Residential Single-Family (RS-6)	0	Garden Park Neighborhood District (GP-1)	15 GA	15 GA	15 GA	15 GA	Unincorporated Broward	Dillard	1	Dillard 6-12	1	Dillard 6-12	0	2	No	N/A	N/A	N/A	7/8/2024	Vacant Land Men, LLC
17	David Conway Land Use Plan Amendment	Community	0	Low (5) Residential	2 SF	2 SF	2 SF	2 SF	Wilton Manors	Wilton Manors	0	Sunrise	0	Fort Lauderdale	0	0	No	N/A	N/A	N/A	7/30/2024	David Conway

REVIEWED RESIDENTIAL LAND USE PLAN AMENDMENT/REZONING DEVELOPMENTS WITH INCREASED DENSITY

No.	Project Name/Number	Existing Land Use/Zoning	Permitted Units & Type	Proposed Land Use/Zoning	Additional Units & Type		Total Number of Units and Type	Jurisdiction	Schools Impacted					Students Generated	Total Students Generated	Requested Mtigation of Anticipated Students	Developer Agreed to Provide Mitigation	Agency Imposing Conditions	Mitigation Option	Date Reviewed	Developer /Owner	
									Schools Impacted													
									Elementary	Students Generated	Middle	Students Generated	High									
18	Orangebrook Golf & Country Club Residences	Recreation and Open Space	0	Irregular (45.2) Residential/ Commercial Recreation	750	HR	750	HR	Hollywood	Colbert	7	McNicol	11	Hallandale	5	23	No	N/A	N/A	N/A	8/14/2024	City of Hollywood
19	Plantation Marketplace Land Use Plan Amendment	Commercial/Industrial	0	Dashed Lined Area	653	HR	653	HR	Plantation	Peters	6	Plantation	10	Plantation	4	20	No	N/A	N/A	N/A	8/21/2024	7023 Broward LLC
20	9900 Commercial	Low (5) Residential/	0	Irregular Residential	384	MR	384	MR	Sunrise	Discovery	8	Westpine	7	Piper	15	30	No	N/A	N/A	N/A	9/23/2024	George I. Platt as
21	824 NE 22 Dr.	Single Family		Two-Family Duplex	2	TH	2	TH	Wilton Manors	Wilton	0	Sunrise	0	Fort	0	0	No	N/A	N/A	N/A	10/23/2024	TOPOS SB, LLC
22	1670 NE 38th Street	Community	0	Low (5) Residential	6	SF	6	SF	Oakland Park	Oakland Park	3	James S.	3	Northeast	3	9	No	N/A	N/A	N/A	11/1/2024	
TOTAL			4,822		18, 596		23,615			1,130		605		1,064	2,799							

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department,

SF: Single Family; TH: Townhomes; GA: Garden Apartments; MR: Midrise; HR: High-rise; MH: Mobile Homes

N/A: Not Applicable

*Rezoning

**APPROVAL/EFFECTIVE DATES REGARDING IMPLEMENTATION OF THE PROVISIONS OF THE THIRD AMENDED
AND RESTATED INTERLOCAL AGREEMENT (TRILA) FOR PUBLIC SCHOOL FACILITY PLANNING**

Local Governments/Entity	TRILA Approval Date	Effective Date For* Comprehensive Plan Amendment	Land Development Code (LDC)**/Policy Adoption Date	Comments
Coconut Creek	12/14/2017	1/11/2024	1/11/2024	
Cooper City	10/24/2017	N/A 1	N/A 2	
Coral Springs	5/16/2018	10/6/2021	4/19/2023	
Dania Beach	2/27/2018	7/9/2024	N/A 2	
Davie	12/6/2017	11/13/2020	3/4/2020	
Deerfield Beach	6/5/2018	11/15/2022	N/A 2	
Fort Lauderdale	12/19/2017	11/20/2020	2/15/2022	
Hallandale Beach	12/20/2017	12/6/2023	12/6/2023	
Hollywood	5/2/2018			
Lauderdale-By-The-Sea	10/10/2017			Town staff indicated that the Town is in process to amend both the Comprehensive Plan and LDC without giving any specific anticipated date.
Lauderdale Lakes	5/22/2018	12/22/2020	12/22/2020	
Lauderhill	11/27/2017	6/8/2020	N/A 1	
Margate	Denied 1/31/2018	4/17/2019	N/A 2	
Miramar	1/17/2018	4/10/2021	N/A 2	
North Lauderdale	7/10/2018	N/A 1	N/A 2	
Oakland Park	5/2/2018	7/17/2024	7/17/2024	
Parkland	11/1/2017	12/16/2020	12/16/2020	
Pembroke Park	12/13/2017	3/8/2017	3/12/2008	
Pembroke Pines	12/20/2017	10/29/2019	10/29/2019	
Plantation	11/8/2017	8/23/2023	3/21/2021	
Pompano Beach	2/13/2018	10/27/2020	N/A 2	
Southwest Ranches	11/9/2017	1/28/2021	1/28/2021	
Sunrise	3/13/2018	10/9/2018	1/14/2020	
Tamarac	12/13/2017			City staff indicated that both the Comprehensive Plan amendments are anticipated to be complete by early 2025.
West Park	6/20/2018			
Weston	12/4/2017	2/13/2017	10/4/2010	
Wilton Manors	6/12/2018	12/12/2019	N/A 2	
Broward County	9/14/2017	5/12/2019	5/19/2020	
The School Board of Broward County, Florida	6/13/2017	***	12/4/2018****	

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

N/A 1 = Under Effective Date of Comprehensive Plan Amendment indicates that the municipality's public school facilities element of the comprehensive plan references Broward County's plan regarding the Level Of Service (LOS) for PSC.

N/A 2 = Under LDC/Policy adoption date indicates that the municipality adopted Broward County LDC by reference or the municipality's LDC indicates compliance with Public School Concurrency (PSC) requirements consistent with TRILA, therefore, no LDC amendment is necessary.

* Comprehensive Plan Amendment which includes the Capital Improvement Element

** Per Local Government/School Board

*** The School Board of Broward County (SBBC), Florida is not a local governmental planning entity, as such it does not have a comprehensive plan

**** Indicates the approval date of SBBC Growth Management Policy 1161 to incorporate the requirements of TRILA

 Indicates municipalities that did not amend their Comprehensive Plan and/or LDC

BROWARD COUNTY QUARTERLY REPORTS REGARDING APPROVED RESIDENTIAL LAND USE PLAN AMENDMENTS (LUPA'S),
PLATS AND SITE PLANS
2024

Quarter	PLATS				SITE PLANS			LAND USE PLAN AMENDMENTS			
	Plat Number	SBBC Number	Date Received	Comments	SBBC Project Number	Date Received	Comments	LUPA Number	SBBC Project Number	Date Received	Comments
1st Quarter	106-MP-05	902-2010	2/26/2024	N.W. 27th Avenue Plat, 28 TH, approved 1/23/24				PC 23-5.B	3525-2023	2/21/2024	Corresponding amendment PC 23-5- The Club at Emerad Hills, 363 TH
	114-MP-90	3388-2022	2/26/2024	The Enclave at Hillsboro Beach, 28 GA & 72 HR, approved 1/23/24							
	031-MP-22	3370-2022	3/8/2024	Skyrise Townhomes, 50 TH, approved 3/7/2024							
2nd Quarter	026-MP-22	2961-2020	4/17/2024	Homes at Parkland Royale, 205 SF, approved 4/16/2024				PC 24-4	3287-2022	6/5/2024	Residences at Plantation Square, 284 MR, approved 6/4/2024
	032-MP-22	3333-2022	4/17/2024	Shoppes of Wilton, 252 MR, approved 4/16/2024							
	023-MP-23	3439-2022	5/9/2024	Parc View Townhomes, 6 TH, approved 5/7/2024							
	035-MP-23	3555-2023	5/9/2024	Residences at Beverly Park, 115 HR, approved 5/7/2024							
	016-MP-23	3579-2023	6/24/2024	Bal Harbour Village, 7 SF, approved 6/6/2024							
	032-MP-23	3255-2022	6/24/2024	Spykes Grove, 51 TH & 35 SF, approved 6/6/2024							
3rd Quarter	011-MP-23	3147-2021	10/1/2024	Davis South, 383 MR, approved 8/22/2024				PC 24-2	3759-2024	9/10/2024	555 SW 3rd Avenue, 22 TH, approved 9/5/2024
	001-MP-23	3484-2022	10/1/2024	Haydee Grove, 4 SF, approved 9/5/2024				PC 24-5	3569-2023	9/102024	Village at Oakland Park, 520 GA, approved 9/5/2024

BROWARD COUNTY QUARTERLY REPORTS REGARDING APPROVED RESIDENTIAL LAND USE PLAN AMENDMENTS (LUPA'S),
PLATS AND SITE PLANS
2024

Quarter	PLATS				SITE PLANS			LAND USE PLAN AMENDMENTS			
	Plat Number	SBBC Number	Date Received	Comments	SBBC Project Number	Date Received	Comments	LUPA Number	SBBC Project Number	Date Received	Comments
4th Quarter	037-MP-22	3386-2022	10/11/2024	Generation at Wilton Manors, 190 MR, approved 10/8/2024				PC 24-7	3485-2022	12/12/2024	Park Road , 740 HR, approved 12/10/2024
	009-MP-20	2864-2020	10/23/2024	Adler Plat, 355 HR, 10/22/2024							
	042-MP-22	3438-2022	10/23/2024	GC Hillsboro Residential, 360 MR, 10/22/2024							
	040-MP-22	3737-2024	10/23/2024	Mainstreet at Coconut Creek, 540TH, 1,820 MR, 10/22/2024							

MUNICIPAL QUARTERLY REPORTS REGARDING APPROVED RESIDENTIAL LUPA'S, REZONING AND SITE PLAN APPLICATIONS
2024

ATTACHMENT "E-2"

Municipality	1st Quarter					2nd Quarter					3rd Quarter					4th Quarter				
	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments
Unincorporated Broward County	n/a	LUPA PC 24-1, 10 DUs**	4/8/2024	2/20/2024	Approved	3747-2024	Rezoning 24-Z2, 48 MR***	7/1/2024	6/4/2024	Approved	3747-2024	Rezoning 24-Z4, 48 MR***	10/7/2024	6/4/2024	Approved	n/a	Rezoning 24-Z1, 15 Multifamily**	1/7/2025	10/22/2024	Approved
	n/a	Rezoning 23-Z3, 15 DUs***	4/8/2024	2/20/2024	Approved															
Coconut Creek																				
Cooper City			4/29/2024		No Activity			7/23/2024		No Activity	3646-2023	Hanson Park, 38 SF*	10/7/2024	8/27/2024	Approved			1/13/2025		No Activity
											3646-2024	Hanson Park, 38 SF ***	10/7/2024	8/27/2024	Approved					
Coral Springs	3536-2023	Habitat For Humanity (North), 7 TH*	5/30/2024	2/6/2024	Approved			8/20/2024		No Activity			11/12/2024		No Activity					
	3631-2023	Habitat For Humanity (South), 6 TH*	5/30/2024	2/6/2024	Approved															
Dania Beach			5/3/2024		No Activity			7/24/2024		No Activity	3364-2022	Dania 101, 102 HR*	11/13/2024	7/9/2024	Approved					
Town of Davie						3533-2023	Soleste Reserve, 353 MR*	7/25/2024	4/17/2024	Approved			10/21/2024		No Activity	3849-2024	Prestige Davie, 105 MR*	1/7/2024	11/6/2024	Approved
						3734-2024	5500 Davie, 8 SF & 7 TH*	7/25/2024	6/5/2024	Approved										
Deerfield Beach	3438-2022	Hillsboro Center, 360 MR***	4/20/2024	2/20/2024	Approved	3759-2024	LUPA #66A, City of Deerfield, 22 TH **	7/10/2024	5/21/2024	Approved			10/7/2024		No Activity	n/a	555 SW 3 Ave, 22 TH ***	1/7/2025	11/19/2024	Approved
	3445-2022	Deerfield, 13 MH *	4/20/2024	1/9/2024	Approved	3425-2022	Deerfield Beach Apts, 6 MR*	7/10/2024	6/18/2024	Approved						n/a	Axis, 237 MR*	1/7/2025	12/3/2024	Approved
	3438-2022	Hillsboro Center, 360 MR*	4/20/2024	2/20/2024	Approved											2784-2019	Axis, 237 MR*	1/7/2025	12/3/2024	Approved
Fort Lauderdale	2853-2020	Westin/Aura Cypress Creek, 340 HR ***	5/31/2024	3/19/2024	Approved	n/a	1714 W State Road 84***	7/17/2024	4/2/2024	Approved	3260-2022	The Arcadian, 502 HR*	11/6/2024	4/4/2024	Approved	3814-2024	809 NE 16th Ave, 24 TH*	1/13/2025	1/8/2025	Approved
	n/a	1714 W State Road 84 ***	5/31/2024	4/2/2024	Approved	n/a	LA Lee YMCA Mizell Center***	7/17/2024	4/16/2024	Approved						3495-2023	705 SE 21st Street Mixed Use, 19 TH*	1/13/2025	10/18/2024	Approved
	n/a	Radice Corporate	5/31/2024	3/5/2024	Approved	n/a	Lockhart Community Park***	7/17/2024	5/21/2024	Approved						3649-2023	DeParc, 275 HR*	1/13/2024	11/15/2024	Approved
	2853-2020	Westin/Aura Cypress Creek, 340 HR*	5/31/2024	3/19/2024	Approved	n/a	Hector Park***	7/17/2024	4/2/2024	Approved										
	3407-2022	2900 W. Broward Boulevard, 85 MR*	5/31/2024	3/21/2024	Approved	n/a	Major William Lauderdale Park ***	7/17/2024	4/2/2024	Approved										
	740-2009	Bahia Mar PDD, 420 HR*	5/31/2024	6/20/2023	Approved	n/a	Virginia Young Park***	7/17/2024	4/2/2024	Approved										

A blank on this attachment indicates municipalities who did not provide a response to the quarterly report request. No Activity indicates the municipalities who reported no development activities took place for the cited quarter.

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

***Site Plan
** Land Use Plan Amendment (LUPA)
*** Rezoning

MUNICIPAL QUARTERLY REPORTS REGARDING APPROVED RESIDENTIAL LUPA'S, REZONING AND SITE PLAN APPLICATIONS
2024

ATTACHMENT "E-2"

Municipality	1st Quarter					2nd Quarter					3rd Quarter					4th Quarter				
	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments
	3490-2023	RD Las Olas Residences, 192 HR*	5/31/2024	11/30/2023	Approved	n/a	Welcome Park***	7/17/2024	4/2/2024	Approved										
						n/a	728 NW 3 Street***	7/17/2024	6/18/2024	Approved										
						n/a	812 NW 1 Avenue***	7/17/2024	6/18/2024	Approved										
						n/a	150 NW 68 Street***	7/17/2024	6/4/2024	Approved										
						n/a	150 NW 68 Street***	7/17/2024	6/4/2024	Approved										
						3714-2023	The Nine at Progreso, 9 TH *	7/17/2024	5/14/2024	Approved										
						3584-2023	1700 Andrews, 11 TH *	7/17/2024	5/1/2024	Approved										
						3071-2021	901 North (f.k.a RK Center), 797 HR*	7/17/2024	2/23/2024	Approved										
						2403-2018	The Terraces, 22 HR*	7/17/2024	3/27/2024	Approved										
						3681-2023	River Oaks Cluster, 17 TH*	7/17/2024	5/15/2024	Approved										
Hallandale Beach																				
Hollywood																		1/14/2025		No Activity
Lauderdale-By-The-Sea																				
Lauderdale Lakes			5/1/2024		No Activity			7/11/2024		No Activity			1/13/2025		No Activity			1/13/2025		No Activity
Lauderhill			4/11/2024		No Activity			7/8/2024		No Activity			10/4/2024		No Activity			12/9/2024		No Activity
Margate			3/6/2025		No Activity			12/9/2024		No Activity			12/9/2024		No Activity	3446-2022	Nove of Margate, 132 TH**	12/9/2024	10/16/2024	Approved
																3446-2022	Nove of Margate, 132 TH***	12/9/2024	10/16/2024	Approved
Miramar																3516-2023	The Forest*	12/9/2024	10/16/2024	Approved
North Lauderdale			5/16/2024		No Activity															
Oakland Park			5/10/24		No Activity	n/a	Orange Grove Townhomes I, 10 SF***	8/1/2024	5/1/2024	Approved	3569-2023	The Village of Oakland Park PUD, 144 TH & 355 MR*	11/1/2024	9/18/2024	Approved	3807-2024	Stevenville Townhomes, 6 TH***	1/13/2025	12/4/2024	Approved
						n/a	Orange Grove Townhomes II, 6 TH***	8/1/2024	5/1/2024	Approved										
						n/a	Wood®DWG, LLC, 2 GA*	8/1/2024	4/26/2024	Approved										
						2379-2018	Project O2, 165 MR*	8/1/2024	6/28/2024	Approved										
						3594-2023	Horizon of Oakland Park, 310 MR*	8/1/2024	7/2/2024	Approved										

A blank on this attachment indicates municipalities who did not provide a response to the quarterly report request. No Activity indicates the municipalities who reported no development activites took place for the cited quarter.

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

***Site P an
** Land Use Plan Amendment (LUPA)
*** Rezoning

MUNICIPAL QUARTERLY REPORTS REGARDING APPROVED RESIDENTIAL LUPA'S, REZONING AND SITE PLAN APPLICATIONS
2024

ATTACHMENT "E-2"

Municipality	1st Quarter					2nd Quarter					3rd Quarter					4th Quarter				
	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments
Parkland																				
Town of Pembroke Park			4/29/2024		No Activity													1/7/2025		No Activity
Pembroke Pines								7/11/2024		No Activity			12/9/2024		No Activity	3058-2021	Edison, 350 MR*	12/9/2024	11/14/2024	Approved
Plantation			4/11/2024		No Activity			6/27/2024		No Activity						3973-2020	Plantation City Center, 15 TH, 228 GA, & 269 HR*	12/18/2024	12/4/2024	Approved
Pompano Beach						3587-2023	Covent Gardens, 40 TH*	7/9/2024	6/26/2024	Approved	n/a	GLC 22nd, 67 MR*	10/1/2024	7/24/2024	Approved	n/a	580 Briny, 17 HR*	12/30/2024	11/20/2024	Approved
						3664-2023	911 E. Atlantic, 5TH & 73 MR*	7/9/2024	6/26/2024	Approved						n/a	Pompano Townhomes, 8 TH*	12/30/2024	6/5/2024	Approved
																2717-2019	Spring Street Townhomes, 4 TH*	12/30/2024	6/24/2024	Approved
																3864-2024	400 Sunset Townhome, 3 TH*	12/30/2024	10/2/2024	Approved
Town of Southwest Ranches			4/29/2024		No Activity			7/10/2024		No Activity			10/7/2024		No Activity			12/9/2024		No Activity
Sunrise			6/20/2024		No Activity	3037-2021	Sunrise Country Club, 300 SF & 500 TH**	12/2/2024	6/11/2024	Approved			12/2/2024		No Activity	3858-2024	Solterra, 400 SF & 600 TH***	1/13/2025	11/12/2024	Approved
Tamarac						3664-2023	Advantis Tamarac, 278 MR **	7/10/2024	6/26/2024	Approved								12/12/2024		No Activity
						3664-2023	Advantis Tamarac, 278 MR***	7/10/2024	6/26/2024	Approved										
						3664-2023	Advantis Tamarac, 278 MR*	7/10/2024	6/26/2024	Approved										
West Park																				
Weston			5/2/2024		No Activity	n/a	357 Racquet Club Rd, 245 MR*	9/20/2024	5/20/2024	Approved								1/13/2025		No Activity
Wilton Manors	3596-2023	57 Wilton Manors, 2 MR*	6/14/2024	3/11/2023	Approved	n/a	Wilton Hotel*	8/20/2024	6/11/2024	Approved			11/26/2024		No Activity			1/29/2025		No Activity

Indicates projects approved without School Capacity Availability Determination (SCAD) Letter.

A blank on this attachment indicates municipalities who did not provide a response to the quarterly report request. No Activity indicates the municipalities who reported no development activites took place for the cited quarter.

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

***Site P an
** Land Use Plan Amendment (LUPA)
*** Rezoning

MUNICIPAL QUARTERLY REPORTS REGARDING APPROVED VESTED SITE PLANS
2024

ATTACHMENT "F"

Municipality	1st Quarter					2nd Quarter					3rd Quarter					4th Quarter				
	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments
Unincorporated Broward County																				
Coconut Creek																				
Cooper City																				
Coral Springs																				
Dania Beach																				
Town of Davie																				
Deerfield Beach																				
Fort Lauderdale																				
Hallandale Beach																				
Hollywood																				
Lauderdale-By-The-Sea																				
Lauderdale Lakes																				
Lauderhill																				
Margate																				
Miramar																				
North Lauderdale																				
Oakland Park	3041-2021	Sy Building, 140 MH	5/9/2024	1/18/2023	Approved															
	3149-2021	R.E.S. Elite Development Townhomes 3 TH	5/9/2024	6/16/2021	Approved															
Parkland																				
Town of Pembroke Park																				
Pembroke Pines																				
Plantation																				
Pompano Beach																				
Town of Southwest Ranches																				
Sunrise																				
Tamarac																				
Town of Southwest Ranches																				
West Park																				
Weston																				
Wilton Manors																				

A blank on this attachment indicates that either the municipalities had no vested site plan or the municipalities did not report approval of the vested site plan for the cited quarter

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

LIST OF COUNTY RESIDENTIAL PLATS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	Plat No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final County Commission Approval	Date District Received Notification from Broward County Re: Final Approval
1*	3727-2024	015-MP-81	1/23/2024	Hollywood	Dick Lloyd Plat		
2*	3728-2024	040-MP-23	1/23/2024	Parkland	TFC Parkland Storage		
3	2902-2020	018-MP-23	1/24/2024	Davie	Marigold		
4	3333-2022	032-MP-22	2/5/2024	Wilton Manors	Shoppes of Wilton	4/16/2024	4/16/2024
5	3484-2022	001-MP-23	2/28/2024	Southwest Ranches	Haydee Grove	9/5/2024	10/1/2024
6	3761-2024	005-MP-24	2/28/2024	Dania Beach	GMAX		
7*	3765-2024	101-MP-87	3/8/2024	Coconut Creek	Coolidge Plat		
8*	3766-2024	160-MP-87	3/8/2024	Coconut Creek	Tilinda Plat		
9*	3764-2024	002-MP-24	3/8/2024	Wilton Manors	Wilton Five Points		
10*	3789-2024	004-MP-24	3/21/2024	Davie	TIES Davie		
11	3785-2024	034-MP-22	3/25/2024	Dania Beach	Oaks Place II		
12	1759-2015	006-MP-23	4/5/2024	Hallandale Beach	Beach Gateway		
13	3555-2023	035-MP-23	4/5/2024	Hollywood	Residences at Beverly Park	5/7/2024	5/9/2024
14	859-2010	058-MP-07	5/13/2024	Pompano Beach	LIVE! Pompano		
15	3737-2024	40-MP-22	5/22/2024	Coconut Creek	MainStreet at Coconut Creek	10/23/2024	10/22/2024
16	3836-2024	025-MP-24	6/11/2024	Plantation	Mazel Tov Estate		
17	3837-2024	024-MP-24	6/11/2024	Plantation	2nd Street Estates Plat		
18	2763-2019	038-MP-19	7/30/2024	Davie	Davie Estates Replat		
19*	3872-2024	030-MP-86	8/5/2024	Hallandale Beach	Biltmore Mansions		
20	3475-2022	019-MP-24	8/15/2024	Davie	Davis North		
21	2864-2020	009-MP-20	9/19/2024	Dania Beach	Adler Plat	10/23/2024	10/22/2024
22	3454-2022	080-MP-02	10/15/2024	Sunrise	Fruscians Tract Plat Note Amendment		
23*	3903-2024	021-MP-24	10/14/2024	Pembroke Park	PS Pembroke Plat		
24	3386-2022	037-MP-22	9/6/2024	Wilton Manors	Generation at Wilton Manors	10/8/2024	10/11/2024
25	3147-2021	011-MP-23	5/14/2024	Davie	Davis South	8/22/2024	10/1/2024
26*	3912-2024	107-MP-01	10/25/2024	Deerfield Beach	Greystar Plat		
27*	3923-2024	027-MP-85	11/18/2024	Hollywood	Federation Manor		
28*	299-2008	023-MP-95	11/15/2024	Coconut Creek	Alexander Young Plat		
29*	3925-2024	026-MP-24	11/18/2024	Hollywood	ECW Stirling at the Ark		

LIST OF COUNTY RESIDENTIAL PLATS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	Plat No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final County Commission Approval	Date District Received Notification from Broward County Re: Final Approval
30	1759-2015	006-MP-23	11/20/2024	Hallandale Beach	Beach Gateway		
31	859-2010	05-MP-07	11/21/2024	Pompano Beach	Pompano Park Racino Plat		
32	3485-2022	27- MP-24	12/12/2024	Hollywood	Park Road Redevelopment		
33*	3940-2024	029-MP-24	12/12/2024	Davie	5000 Davie		
34*	3939-2024	028-MP-24	12/12/2024	Fort Lauderdale	1001 Sub		
35	2902-2020	018-MP-23	12/13/2024	Davie	Marigold		
36*	3943-2024	038-MP-89	12/17/2024	Davie	Prima Professional Campus		

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department
Determined exempt by SBBC

LIST OF RESIDENTIAL SITE PLANS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final Approval From Local Governing Body	Date District Received Notification from Local Government Re: Final Approval
1*	3732-2024	1/23/2024	Davie	Jairo Coy		
2	3521-2023	1/24/2024	Fort Lauderdale	WP Aspire Cypress Creek		
3	3734-2024	1/24/2024	Davie	5500 Davie Road	6/5/2024	7/25/2024
4	3722-2024	1/24/2024	Fort Lauderdale	650 N Andrews	12/17/2024	1/17/2025
5	2717-2019	1/29/2024	Pompano Beach	Pompano Beach Townhomes		
6	3621-2023	1/29/2024	Hollywood	810 South Dixie Highway	11/12/2024	1/21/2025
7	3741-2024	1/29/2024	Oakland Park	Oakland Park Townhouse		
8	3752-2024	2/5/2024	Davie	Eden Estates		
9	3440-2022	2/5/2024	Pompano Beach	Sunexus Apartment at Pompano Beach		
10	3746-2024	2/5/2024	Davie	Rexmere Woods		
11	3744-2024	2/5/2024	Fort Lauderdale	Sage Intracoastal		
12	3496-2023	2/12/2024	Pembroke Park	Pembroke Park Villa 28 Units		
13	3756-2024	2/20/2024	Fort Lauderdale	The Mansions at Riverland		
14	3751-2024	2/26/2024	Weston	Gables Weston		
15	3762-2024	2/28/2024	Deerfield Beach	Key West Villas		
16*	3772-2024	3/4/2024	Oakland Park	FHO Temple Hall and Kitchen		
17*	3774-2024	3/4/2024	Oakland Park	Furnished Living LLC Duplex		
18	2860-2020	3/4/2024	Hallandale Beach	Leisure Apartments		
19	3443-2022	3/11/2024	Pompano Beach	1207 E Atlantic Blvd		
20	3776-2024	3/13/2024	Fort Lauderdale	The Laramore		
21	3778-2024	3/13/2024	Coral Springs	Toledo		
22	3780-2024	3/20/2024	Tamarac	Advantis Tamarac	6/26/2024	7/9/2024
23*	3786-2024	3/25/2024	Hollywood	1835 Fletcher Apartments		
24*	3797-2024	4/12/2024	Southwest Ranches	Jos Residences		
25	3790-2024	4/12/2024	Lauderhill	Arthouse 441		

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

* Determined exempt by SBBC

LIST OF RESIDENTIAL SITE PLANS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final Approval From Local Governing Body	Date District Received Notification from Local Government Re: Final Approval
26	3793-2024	4/18/2024	Hallandale Beach	The Web Center		
27	2973-2020	4/2/2024	Plantation	8601 W. Sunrise Blvd Redevelopment		
28*	3805-2024	4/18/2024	Hallandale Beach	KFC		
29*	3806-2024	4/18/2024	Hallandale Beach	CBV LLC Single House		
30*	3801-2024	4/18/2024	Hallandale Beach	115 NW 5th Ave		
31	3162-2024	4/30/2024	Fort Lauderdale	Ocean Park Residences		
32	3809-2024	4/30/2024	Fort Lauderdale	Urbania Flagler 1st Ave		
33	3795-2024	4/30/2024	Fort Lauderdale	730 NE 4th Ave		
34*	3810-2024	4/30/2024	Southwest Ranches	5795 SW 130th		
35	2847-2020	5/9/2024	Margate	Melaleuca Gardens		
36	3814-2024	5/9/2024	Fort Lauderdale	809 NE 16th Avenue Townhouses		
37	3823-2024	5/9/2024	Lauderhill	Commercial Commons Residential Mixed-Use		
38	3619-2023	5/9/2024	Weston	Saddle Club Manor Development		
39*	3721-2024	5/13/2024	Southwest Ranches	5200 Hancock Road		
40	3807-2024	5/13/2024	Oakland Park	Stevenville Townhomes	12/4/2024	1/3/2025
41	3812-2024	5/13/2024	Fort Lauderdale	M.M.R.T. Plat		
42	3826-2024	5/16/2024	Hollywood	Quads Plaza at Hollywood		
43	3827-2024	5/16/2024	Hollywood	Lincoln Park Residences		
44*	3819-2024	5/22/2024	Fort Lauderdale	Fort Lauderdale Studio Initiative		
45*	3825-2024	6/11/2024	Southwest Ranches	5215 SW 210 Terrace		
46*	3843-2024	6/11/2024	Hallandale Beach	617 NW 4th Ave Modular Steel Home		
47*	3841-2024	6/11/2024	Hallandale Beach	610 NW 6th Ave Modular Steel Home		
48*	3840-2024	6/11/2024	Hallandale Beach	538 NW 6th Ave Modular Steel Home		
49*	3592-2023	6/21/2024	Hallandale Beach	Hallandale Dual Brand Hotel		
50	3845-2024	6/27/2024	Miramar	Muskoka Partners Miramar Apartments		

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

* Determined exempt by SBBC

LIST OF RESIDENTIAL SITE PLANS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final Approval From Local Governing Body	Date District Received Notification from Local Government Re: Final Approval
51	3844-2024	6/27/2024	Sunrise	Pine Island Park		
52*	3218-2021	6/27/2024	Hollywood	1926 Johnson Street		
53*	2909-2020	6/27/2024	Hollywood	1939 Funston Street		
54*	3847-2024	6/27/2024	Unincorporated Broward County	5611 NW 77th Ct		
55	3853-2024	7/11/2024	Miramar	Najibe Gardens 6333		
56	3852-2024	7/11/2024	Miramar	Najibe Gardens 6340		
57	3859-2024	7/11/2024	Hollywood	Oakwood East Multifamily		
58	3849-2024	7/11/2024	Davie	Prestige Davie	11/6/2024	1/7/2025
59	3850-2024	7/11/2024	Pompano Beach	Seabird Pompano Townhouses		
60	3846-2024	7/15/2024	Fort Lauderdale	Arthaus (f/k/a 500 Art lofts)		
61	3865-2024	7/17/2024	Plantation	Plantation Crossroads		
62	3858-2024	7/18/2024	Sunrise	Solterra		
63*	3864-2024	7/18/2024	Pompano Beach	400 Sunset Dr.		
64	3861-2024	7/30/2024	North Lauderdale	Habitat for Humanity North Lauderdale		
65	3287-2022	7/30/2024	Plantation	Residences at Plantation Square		
66	3863-2024	8/5/2024	Hollywood	3003 Granada Street		
67	3875-2024	8/5/2024	Hallandale Beach	Vita		
68*	3260-2022	8/5/2024	Fort Lauderdale	The Arcadian		
69	3297-2022	8/7/2024	Davie	Saddlebridge at Downtown Davie		
70	3870-2024	8/7/2024	Fort Lauderdale	The Amalfi		
71*	3871-2024	8/7/2024	Hallandale Beach	305 SW 5 ST Hallandale Beach		
72*	3877-2024	8/19/2024	Miramar	The Azad Family Residence		
73*	3874-2024	8/19/2024	Hollywood	Giltor 36 LLC		
74	3747-2024	2/9/2024	Broward Municipal Services District	Elderly Affordable Housing Apartments		
75	3572-2023	2/28/2024	Hollywood	5824 Taft Townhomes		

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

* Determined exempt by SBBC

LIST OF RESIDENTIAL SITE PLANS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final Approval From Local Governing Body	Date District Received Notification from Local Government Re: Final Approval
76	3773-2024	3/11/2024	Hollywood	Diplomat Landings		
77	2236-2017	3/20/2024	Hallandale Beach	Eighth Avenue Commons		
78	3788-2024	3/20/2024	Miramar	Residences at Foxcroft Cove		
79	3386-2022	4/2/2024	Wilton Manors	Generation at Wilton Manors		
80	3273-2022	4/18/2024	Coral Springs	City Village		
81	3815-2024	5/16/2024	Pembroke Pines	Shops at Pembroke Gardens		
82	3820-2024	5/22/2024	Parkland	Toll Brothers at Heron Bay		
83	3569-2023	5/28/2024	Oakland Park	Village at Oakland Park		
84	2586-2019	6/11/2024	Oakland Park	Cypress Crossing		
85	2784-2019	7/11/2024	Deerfield Beach	Centrum Deerfield Beach		
86*	3883-2024	7/26/2024	Sunrise	Sawgrass Commercial		
87	3878-2024	8/1/2024	Fort Lauderdale	Cypress Multifamily		
88	3881-2024	8/1/2024	Pompano Beach	Lakes At Palm Aire		
89	3888-2024	9/11/2024	Hallandale Beach	Blue Park		
90*	3887-2024	9/13/2024	Southwest Ranches	Castillo Residence		
91*	3884-2024	9/13/2024	Hallandale Beach	Hallandale 312 NW 9th St		
92	1694-2014	9/23/2024	Pompano Beach	WH Pompano		
93	3894-2024	9/30/2024	Dania Beach	Mango Townhouses		
94*	3897-2024	10/4/2024	Davie	Lorson		
95	3649-2023	10/15/2024	Fort Lauderdale	DeParc		
96	3892-2024	10/15/2024	Hallandale Beach	Pembroke Road Mixed Use Development		
97	3891-2024	10/15/2024	Pembroke Park	Ekos Pembroke Park		
98	3538-2023	9/23/2024	Wilton Manors	Wilton Yards		
99	3568-2023	10/25/2024	Pompano Beach	Oaks at Palm Aire Plat		
100*	3907-2024	10/25/2024	Southwest Ranches	Erik Martinez Residence		
101	3904-2024	10/28/2024	Pompano Beach	3151 N Federal	2/12/2025	2/25/2025

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

* Determined exempt by SBBC

LIST OF RESIDENTIAL SITE PLANS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final Approval From Local Governing Body	Date District Received Notification from Local Government Re: Final Approval
102	3906-2024	10/28/2024	Pembroke Park	Pembroke Oaks		
103	3910-2024	10/28/2024	Dania Beach	V. E. D. Multifamily Building		
104	3909-2024	10/28/2024	Margate	3271 N. State Road 7		
105	3913-2024	10/28/2024	Hollywood	2242-2246 Monroe Street Apartments		
106*	3905-2024	10/29/2024	Fort Lauderdale	2600 Dolphin		
107*	3917-2024	11/1/2024	Fort Lauderdale	Calvary Chapel West Campus		
108	3895-2024	11/8/2024	Oakland Park	JAI Residences		
109	3921-2024	11/20/2024	Fort Lauderdale	Crown Holding, LLC		
110	3920-2024	11/20/2024	Hollywood	Hollywood Oaks Apartments		
111	3919-2024	11/20/2024	Hollywood	2327-2339 Lincoln Street Townhomes		
112	3922-2024	11/20/2024	Hallandale Beach	Golden 496 LLC		
113	3572-2023	12/5/2024	Hollywood	5824 Taft Townhomes		
114	2427-2018	12/5/2024	Tamarac	Woodmont Pod D Townhomes		
115	3933-2024	12/6/2024	Oakland Park	Greenpines		
116	3929-2024	12/6/2024	Oakland Park	3701 N. Powerline Road Apartment		
117	3928-2024	12/6/2024	Pompano Beach	20-Acre Lennar Residential Development		
118	3931-2024	12/13/2024	Hollywood	2306 Van Buren Street		
119*	3934-2024	12/13/2024	Hallandale Beach	Wilferz Duplex II		
120*	3941-2024	12/13/2024	Hollywood	1714 Van Buren		
121*	3932-2024	12/13/2024	Hollywood	1118 - 1126 N. 17 Ave		
122*	3936-2024	12/13/2024	Oakland Park	Oakland Park Townhomes		
123*	3935-2024	12/13/2024	Hallandale Beach	460 Alamanda		
124	3239-2022	12/20/2024	Hallandale Beach	Nana Preschool / Apartments		
125*	3945-2024	12/20/2024	Deerfield Beach	SE 3rd St. Townhomes		

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

* Determined exempt by SBBC

2025 Florida Legislative Session- Proposed Growth Management Bills

NO.	Bill Number	Related Bill(s)	Key Issues	Potential Impact to the TRILA ¹ and/or BCPS ²	FP&RE ³ Department Recommended Action	Bill Status	Date Bill would potentially become effective	PASS OR FAIL
1	CS/SB 140	CS/HB 123 CS/HB 1145 SB 742	Conversion Charter Schools	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 1/03/2025 1st Reading on Wednesday, March 19, 2025 6:35 PM by Education Pre-K - 12	7/1/2025	
2	CS/SB 123	CS/SB 140 CS/HB 1145	Conversion Charter Schools	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 1/08/2025 Now in Education & Employment Committee on Friday, March 7, 2025 9:43 AM	7/1/2025	
3	CS/HB 569	SB 1188	Construction and Facilities (Concurrency)	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/12/2025 Now in State Affairs Committee on Friday, March 28, 2025 9:26 AM	7/1/2025	
4	SB 1188	CS/HB 569	Charter school exemption from Concurrency	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/25/2025 On Committee agenda-- Transportation, 04/01/25, 4:00 pm, 37 Senate Building on Thursday, March 27, 2025 3:31 PM	7/1/2025	
5	CS/CS/SB 184	CS/HB 247 HB 943	Affordable Housing- Accessory Dwelling Units (ADU's)	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 1/10/2025 1st Reading Committee on Transportation, Tourism, and Economic Development on Tuesday, March 18, 2025, 3:03 PM	7/1/2025	
6	CS/HB 247	CS/CS/SB 184	Affordable Housing- Accessory Dwelling Units (ADU's)	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 01/24/2025 ow in Intergovernmental Affairs Subcommittee on Thursday, March 13, 2025 4:11 PM	7/1/2025	
7	HB 579	SB 1080	Development Permits and Orders	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/12/2025 Now in Intergovernmental Affairs Subcommittee on Tuesday, March 11, 2025, 5:52 PM	10/1/2025	
8	SB 634	HB 401	Land Use and Zoning	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/11/2025 S Introduced on Tuesday, March 4, 2025 6:54 PM	7/1/2025	

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9	HB 665	SB 482 CS/SB 1118	Local Government Impact Fees and Development Permits and Orders	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/17/2025 Now in Intergovernmental Affairs Subcommittee on Wednesday, March 19, 2025 10:44 AM	7/1/2025	
10	HB 923	SB 1594	Housing	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/24/2025 1st Reading on Tuesday, March 4, 2025 8:02 PM	7/1/2025	
11	HB 943	HB 1209 CS/CS/SB 184 CS/SB 1118 SB 1730	Real Property and Land Use and Development	Please refer to the attached summary. Level of Impact: Will have some potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/24/2025 Added to Housing, Agriculture & Tourism Subcommittee agenda on Friday, March 21, 2025 4:29 PM	7/1/2025	
12	CS/HB 1035	CS/SB 1128	Building Permits for Single-family Dwellings	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/25/2025 Now in Intergovernmental Affairs Subcommittee on Friday, March 21, 2025 5:20 PM	7/1/2025	
13	HB 1125	SB 1264 HB 1185 HB 1307 HB 1397 SB 1532 SB 1662 SB 1694	Regional Planning and Economic Development	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/25/2025 Now in Commerce Committee on Wednesday, March 5, 2025 10:40 AM	7/1/2025	
14	CS/SB 1128	CS/HB 1035	Building Permits for a Single-family Dwelling	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/25/2025 S CS by Community Affairs read 1st time on Wednesday, March 12, 2025 6:10 PM	7/1/2025	
15	HB 1209	HB 943 HB 983 SB 368 CS/SB 1118	Land Use and Development Regulations	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/26/2025 S CS by Community Affairs read 1st time on Wednesday, March 12, 2025 6:10 PM	7/1/2025	

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16	SB 1594	HB 923	Housing	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/27/2025 On Committee agenda-- Community Affairs, 03/25/25, 11:00 am, 37 Senate Building on Thursday, March 20, 2025 2:36 PM	7/1/2025	
17	SB 1730	HB 943 HB 995 SB 1326	Affordable Housing	Please refer to the attached summary. Level of Impact: Will have a potential impact; however, staff will continue to monitor its status.	Monitoring Bill's progress for any modifications.	Filed: 02/28/2025 Introduced on Monday, March 10, 2025 4:58 PM	7/1/2025	

Legislative Monitoring Level of Impact Key	TOTALS
No Immediate Impact	0
Some Potential Impact on the School Board	1
Potential Impact	16
Affordable Housing Related Bills	6

¹Third Amended and Restated Interlocal Agreement (TRILA)
²Broward County Public Schools (BCPS)
³Facility Planning and Real Estate Department (FP&RE)

FLORIDA HOUSE OF REPRESENTATIVES BILL ANALYSIS

This bill analysis was prepared by nonpartisan committee staff and does not constitute an official statement of legislative intent.

BILL #: HB 943

TITLE: Real Property and Land Use and Development

SPONSOR(S): Lopez, V.

COMPANION BILL: SB 1730 (Calatayud)

LINKED BILLS: None

RELATED BILLS: None

Committee References

Housing, Agriculture &
Tourism



Intergovernmental Affairs



Civil Justice & Claims



Commerce

SUMMARY

Effect of the Bill:

The bill:

- Amends various provisions in the Live Local Act relating to affordable housing, certain building moratoriums, and reporting requirements.
- Requires proposed urban infill development to be administratively approved.
- Makes certain qualified developments eligible to receive an exception or waiver for 20 percent of the impact fees for the development of affordable housing.
- Revises the requirements to receive a property tax exemption for certain affordable housing.
- Requires local governments to allow the construction of accessory dwelling units (ADUs).
- Requires the Florida Housing Finance Corporation to finance housing for veterans and essential service and high-demand career employees.
- Creates expedited foreclosure proceedings for abandoned real property.
- Makes it unlawful to discriminate in land use decisions based on a development or proposed development being affordable housing.
- Requires district school boards to adopt best practices for surplus land programs.

Fiscal or Economic Impact:

The bill has an indeterminate impact on local governments and the private sector.

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EFFECT OF THE BILL:

Affordable Housing Development

The bill amends various provisions in the Live Local Act.

The bill requires a local government¹ to approve the development of affordable housing if the following requirements are met:

¹Local government means any county or municipality. S. 163.3164(29), F.S.

- The owner of the parcel is a religious institution.²
- At least 40 percent of the residential units included in the development are for housing that is affordable and the project has an affordability period of at least 30 years.
- The parcel is not located within 500 feet of a military installation³ or a commercial service airport.⁴
- State and local laws and regulations, other than land use or zoning regulations, apply to the parcel. (Section 1 for counties; Section 3 for municipalities.)

The bill also requires⁴ local governments to authorize multifamily and mixed use residential as allowable uses, if at least 40 percent of the residential units in a proposed multifamily or mixed-use residential development are rental units that have an affordability period of 30 years or more, on:

- Any site owned by the local government, a district school board, or a religious institution; and
- Any area zoned for commercial, industrial, or mixed use, or any zoning district not zoned solely for use as a single-family home or duplex. (Section 1 for counties; Section 4 for municipalities.)

Under the bill, local governments must authorize the inclusion of an adjacent parcel of land as part of the multifamily development, regardless of the land use designation on the adjacent parcel, if the residential units to be built on the adjacent parcel comply with the above requirements. (Section 1 for counties; Section 4 for municipalities.)

The bill requires areas zoned for mixed use by a local government, notwithstanding any other local land development regulation categorization or title, to be defined as areas that include both residential and nonresidential uses, regardless of whether the residential or nonresidential uses are permitted as: □

Principal use,

- Conditional use,
- Ancillary use,
- Special use,
- Unusual use,
- Accessory use,
- Planned unit development, or
- Planned development. (Section 1 for counties; Section 4 for municipalities.)

Additionally, the bill provides that affordable or workforce units that receive any incentive under current law⁵ also qualify as affordable *as long as* the units satisfy affordability requirements⁶ and local regulations. (Section 1 for counties; Section 4 for municipalities.)

² Religious institution means any church, synagogue, or other established physical place for worship at which nonprofit religious services and activities are regularly conducted and carried on. S. 170.201(2), F.S.

STORAGE NAME: h0943.HAT **DATE:**
3/23/2025

³ Commercial service airport means a primary airport as defined in 49 U.S.C. § 47102 which is classified as a large, medium, or small hub airport by the Federal Aviation Administration. S. 332.0075(1)(a), F.S.

⁴ This requirement is notwithstanding any other law, local ordinance, or regulation to the contrary, including any local moratorium established after March 29, 2023. (Section 1 for counties; Section 4 for municipalities.)

⁵ In exchange for a developer fulfilling the requirements of s. 125.01055(2), F.S. (for a county), or s. 166.04151(2), F.S. (for a municipality), a local government must provide incentives to fully offset all costs to the developer of its affordable housing contribution or linkage fee. Such incentives may include, but are not limited to: allowing the developer density or intensity bonus incentives or more floor space than allowed under the current or proposed future land use designation or zoning; reducing or waiving fees, such as impact fees or water and sewer charges; or granting other incentives. See ss. 125.01055(4) and 166.04152(4), F.S.

⁶ See s. 420.0004(3), F.S.

The bill requires a proposed multifamily or mixed-use residential development to be administratively approved, without further action by the board of county commissioners or governing body, as applicable, or any quasijudicial board of the reviewing body, if the development satisfies the local government's land development regulations for multifamily and mixed-use residential developments in areas zoned for such use, density, intensity, and height, with the exception of provisions establishing allowable densities, floor area ratios, height and land use, including mixed use and minimum nonresidential or commercial floor area requirements. The bill requires the removal or demolition of an existing structure to be performed as part of the proposed development to also be administratively approved. (Section 1 for counties; Section 4 for municipalities.)

Under the bill, if a property owner files a site plan application for an affordable housing project, the administrative review process must be based solely on the land development regulations in effect as of the date of filing the application. Further, if an action is filed against a local government to challenge the adoption or enforcement of a local ordinance, resolution, or other local regulation on the grounds that it is expressly preempted by state law, the bill requires:

- A court to expedite the proceeding and render a decision within 30 days after service of process.
- A notice of appeal to be filed and served within 30 days after the rendition of the judgment appealed from.
- The Supreme Court to adopt rules by October 1, 2025, to ensure the proceedings are handled expeditiously and consistently with the foregoing provisions. (Section 1 for counties; Section 4 for municipalities.)

Prohibited Acts

The bill prohibits a local government from:

- Requiring a proposed multifamily or mixed-use residential development to obtain an amendment to a development of regional impact, amendment to a development agreement, or amendment to a restrictive covenant, notwithstanding any other law, local ordinance, or regulation to the contrary.
- Requiring more than 10 percent of the total square footage of a mixed-use residential project be used for nonresidential purposes. (Section 1 for counties; Section 4 for municipalities.)

The bill also prohibits local governments from restricting or taking any action that has the effect of restricting:

- The maximum lot size of a proposed multifamily or mixed-use residential development below the highest maximum lot size allowed on or after July 1, 2023, on any unincorporated land in the local government where multifamily or mixed-use residential development is allowed pursuant to the local government's land development regulations.
- The maximum lot coverage of a proposed multifamily or mixed-use residential development below 70 percent. (Section 1 for counties; Section 4 for municipalities.)

The bill preempts any local government ordinance, resolution, or action that has the effect, either directly or indirectly, of doing any of the following, and provides that any such ordinance, resolution, or action that does any of the following is superseded by state law:

- Limiting the height, floor area ratio, or density of an affordable housing project;
- Unreasonably delaying the development or construction of an affordable housing project, including, but not limited to, imposing a moratorium;
- Restricting the manner in which affordable units are developed or accessed within a project or regulating the types of units in the project; or
- Restricting or limiting an affordable housing project in any other way. (Section 1 for counties; Section 4 for municipalities.)

The bill prohibits a local government's review or approval of an application for a development permit or development order from being conditioned on the waiver, forbearance, or abandonment of any affordable housing

development right under law, and provides that any such waiver, forbearance, or abandonment is void. (Section 1 for counties; Section 4 for municipalities.)

Reporting Requirements

Beginning June 30, 2026, the bill requires all local governments to submit an annual report to the state planning agency⁷ that includes:

- All litigation initiated under s. 125.01055(1), F.S., for counties, or s. 166.04151(1), F.S., for municipalities, the status of the case, and, if applicable, the final disposition of the case.
- All actions the local government has taken on any affordable housing project, including, at minimum, the project size, density, and intensity, and the number of units and the number of affordable units for such proposed project.
- For any proposed development that is denied or not accepted, all actions the local government has taken on such proposed development and an explanation for why such actions were taken. (Section 1 for counties; Section 4 for municipalities.)

Under the bill, the state land planning agency must also provide an annual report to the Governor, the President of the Senate, and the Speaker of the House of Representatives regarding local governments' compliance with Florida's affordable housing project development laws. (Section 1 for counties; Section 4 for municipalities.)

Building Moratoriums

The bill prohibits a local government from initiating or enforcing zoning-in-progress or a building moratorium on affordable housing developments for which the local government has approved the development's preliminary site plan. Additionally, the bill requires each local government to:

- Maintain on its website a policy containing the zoning map and zoning regulations in effect on July 1, 2023, in addition to the procedures and expectations for certain administrative approval.
- Reduce parking requirements by at least 20 percent for affordable housing developments, or by 100 percent for structures that are 20,000 square feet or less.
- Approve a building permit plan review for proposed affordable housing developments within 60 days, and prioritize a building permit plan review for affordable housing projects over other development projects. (Section 1 for counties; Section 4 for municipalities.)

The bill also prohibits local governments from imposing a building moratorium that has the effect of delaying the permitting of construction of a multifamily project that would otherwise qualify for:

- An affordable housing ad valorem tax exemption.⁸
- Any grant, loan or other incentive provided for the development of affordable housing under ch. 420, F.S.
- Any abatement of development restrictions.⁹ (Section 1 for counties; Section 4 for municipalities.)

The bill creates a cause of action against a local government if a property owner of certain multifamily projects is adversely affected by a building moratorium imposed in violation of the bill's provisions. If the court finds that a local government has committed a violation, the court may provide injunctive relief, compensatory damages, and reasonable attorney fees and costs,¹⁰ not to exceed \$100,000, to a prevailing plaintiff. (Section 1 for counties; Section 4 for municipalities.)

⁷ State land planning agency means the Department of Commerce. S. 163.3164(46), F.S.

⁸ See ss. 196.1978 and 196.1979, F.S.

⁹ See s. 125.01055 (7), F.S., for counties, and s. 163.04151(7), F.S., for municipalities.

¹⁰ For purposes of these provisions, reasonable attorney fees and costs means the reasonable and necessary attorney fees and costs incurred for all preparations, motions, hearings, trials, and appeals in a proceeding. The term does not include any

Under the bill, if the owner of an administratively approved proposed development has acted in reliance on that administrative approval, the owner has a vested right to proceed with development under the relevant laws, regulations, and ordinances at the time such rights vested, if the property continues to comply with the requirements of s. 125.01055 (7), F.S., for counties, and s. 163.04151(7), F.S., for municipalities. (Section 1 for counties; Section 4 for municipalities.)

Miscellaneous

The bill provides that, regardless of terminology used in a local government's land development regulations, the following terms are defined as follows:

- "Allowable use" means the intended uses identified in a local government's land development regulations which are authorized within a zoning category as a use by right, without the requirement to obtain a variance or waiver. The term does not include uses that are accessory, ancillary, or incidental to the allowable uses or allowed only on a temporary basis.

attorney fees or costs directly incurred by or associated with litigation to determine an award of reasonable attorney fees or costs. (Section 1 for counties; Section 4 for municipalities.)

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“Commercial use” means activities associated with the sale, rental, or distribution of products or the sale or performance of services. The term includes, but is not limited to, retail, office, entertainment, and other forprofit business activities.

- “Planned unit development” means an area of land that is planned and developed as a single entity or in approved stages with uses and structures substantially related to the character of the entire development, or a self-contained development in which the subdivision and zoning controls are applied to the project as a whole rather than to individual lots. (Section 1 for counties; Section 4 for municipalities.)

The bill allows the prevailing party in a challenge under s. 125.01055(1), F.S., for counties, or s. 166.04151(1), F.S., for municipalities, to recover attorney fees and costs, including reasonable appellate attorney fees and costs, notwithstanding s. 57.112(6), F.S. (Section 1 for counties; Section 4 for municipalities.)

Impact Fees

- Under the bill, qualified developments that are authorized must receive an exception or waiver for 20 percent of the impact fees for the development of, or construction of the portion of the development that is, affordable housing. (Section 2.)

Procedure for Adopting Certain Ordinances and Resolutions

The bill requires a local government’s governing body or board of county commissioners (as applicable), which designates the character of privately owned property as a historical landmark without the consent of the property owner, to be accompanied by a finding by the governing body, based on substantial competent evidence, that the historic significance of the subject property is commensurate, to an equal or greater degree, with property that is already designated as a historic landmark within the municipality. (Section 3.)

Urban Infill and Redevelopment Areas

The bill requires a proposed urban infill development under Florida’s Growth Policy Act to be administratively approved, without needing a comprehensive plan amendment, rezoning, or variance for the approval. This requirement is notwithstanding any ordinance to the contrary existing on July 1, 2025. (Section 5.)

Community Planning Act

The bill amends the definitions of the following terms in the Community Planning Act (CPA) to mean:

- “Compatibility” means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. All residential land use categories are deemed to be compatible with each other.
- “Urban service area” means areas in which public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or may be expanded by the local government or the private sector as evidenced by an executed agreement with the local government to provide urban services within the local government’s 20-year planning period. (Section 6.)

The bill prohibits optional elements of a comprehensive plan under the CPA from containing policies that restrict the density or intensity established in a future land use element. Additionally, the bill:

- Requires that where data is relevant to required and optional elements, consistent data must be used, including population estimates and projects; and
- Eliminates the option to use alternative data to justify a plan amendment. (Section 7.)

□

The bill clarifies that a local government's future land use element under a comprehensive plan must discourage the proliferation of urban sprawl by planning for future development in a manner consistent with the CPA's requirements for elements of a comprehensive plan. (Section 7.)

The bill requires the approval of an increase in height or floor area ratio in a local government's land development regulations by a local government, commission, council, or board to be by ordinance with a simple majority vote. For purposes of these provisions, "floor area ratio" includes floor lot area. (Section 8.)

Accessory Dwelling Units

The bill requires local governments to adopt an ordinance to allow accessory dwelling units (ADUs) in any area zoned for single-family residential use. The bill prohibits local governments from unreasonably increasing (or in effect unreasonably increasing) the cost to construct, in effect prohibiting the construction of, or extinguishing the ability to otherwise construct, an ADU. Such regulation does not include:

- Restrictions on the terms of rentals that do not apply generally to other housing in the same district or zone.
- Parking requirements and minimum lot size requirements that do not apply generally to other housing in the same district or zone, other lot design regulations that unreasonably increase the cost to construct, or unreasonably extinguish the ability to construct an accessory dwelling unit on a lot.
- Discretionary conditional use permit procedures or standards that do not apply generally to other housing in the same district or zone. (Section 9.)

The bill removes the requirement for a building permit application to construct an ADU to include an affidavit from the applicant which attests that the unit will be rented at an affordable rate to an extremely-low-income, very-low-income, low-income, or moderate-income person or persons. (Section 9.)

Beginning October 1, 2025, and by October 1 every year thereafter, the bill requires local governments to submit an annual report to the Department of Commerce (Department), in a form and manner prescribed by the Department, and post publicly on its website, the following information for the previous fiscal year:

- The number of applications to construct new ADUs, the number of new ADUs that have been approved, and the number of new ADUs that have been denied, including the reason for denial.
- The number of allowable ADUs located in the jurisdiction; the number of ADUs, attached or unattached, which are not allowed by an ordinance; and the number of single-family homes in a zoning district in which ADUs are allowed by an ordinance. (Section 9.)

The bill authorizes the Department to adopt rules to administer and enforce the above reporting requirements. (Section 9.)

Homestead Exemption

The bill prohibits the owner of a property with an ADU from being denied a homestead exemption or homestead property assessment limitation solely on the basis of the property containing an ADU which may be rented. Under the bill, if the ADU is rented by the property owner:

- The assessment of the ADU must be separated from the homestead property.
- The rental of the ADU by the owner may not be construed as an abandonment of the dwelling previously claimed to be a homestead,¹¹ provided the dwelling is physically occupied by the owner. (Section 9.)

¹¹ See s. 196.061, F.S.

If an ADU is not rented by the property owner, the bill requires the assessment of the ADU to be considered part of the homestead property. (Section 9.)

Affordable Housing Property Exemption

For property to be eligible for a local government's affordable housing property exemption, the bill requires a portion of the property to be:

- Used to house natural persons or families whose household income meets certain requirements;¹² Within a multifamily project containing at least the minimum number of residential units as defined by the local government. A local government may set a minimum residential unit threshold that deems a property eligible for the exemption for properties that exceed 15,000 square feet, at a minimum of 5 units not to exceed a minimum of 50 residential units; or
- An ADU (Section 10.)

Under the bill, qualified properties may receive an ad valorem property tax exemption up to 100 percent of the assessed value of an ADU on the property if the ADU is used to provide affordable housing that meets the requirements of s. 196.1979, F.S. (Section 10.)

Airport Zoning Regulations

The bill clarifies that local governments are not required to authorize an affordable housing development that is located within one-quarter of a mile laterally from the edge of an airport's runway and within an area that is the width of one-quarter of a mile extending at right angles from the end of the runway for a distance of 10,000 feet of any runway for an existing commercial service airport or planned commercial service airport runway identified in the local government's airport master plan. For purposes of these provisions, "commercial service airport" means a primary airport as defined in 49 U.S.C. § 47102 which is classified as a large, medium, or small hub airport by the Federal Aviation Administration.¹³ (Section 11.)

Housing for Veterans and Essential Service Employees

The bill requires the Florida Housing Finance Corporation (Corporation) to finance projects that provide housing near military installations and U.S. Department of Veterans Affairs medical centers or outpatient clinics in the state, with preference given to projects that incorporate critical services for servicemembers, their families, and veterans, such as mental health treatment services, employment services, and assistance with transition from active-duty service to civilian life. (Section 12.)

The bill also requires the Corporation to finance projects that provide housing in areas of critical housing shortage for essential service and high-demand career employees through a public-private housing partnership agreement with major public and private sector employers for whom housing shortages are affecting recruitment and retention of workers. Additionally, the bill:

- Requires private sector employers to provide land and financial support for the housing projects under these provisions.
- Prohibits housing under these provisions from being exclusive to any specific employee group. (Section 12.)

Expedited Foreclosure Proceedings for Abandoned Real Property

¹² See s. 196.1979(1)(a)1., F.S.

¹³ See s. 332.0075(1)(a), F.S. ¹⁵
See ch. 702, F.S.

□

The bill allows a claimant, in a foreclosure proceeding under Florida's laws for foreclosure of mortgages and statutory liens,¹⁵ to file a motion with the trial court for a judicial determination that certain residential real property is abandoned real property. The bill requires the claimant to file a sworn affidavit with the trial court attesting that the residential real property is abandoned real property, and any other relevant documentation, including photographic documentation. Upon filing of the motion, the bill requires the trial court to set the date and time for a hearing on the motion, which must be conducted at least 15 days but no more than 25 days after the filing of the motion. (Section 13.)

Under the bill, the claimant must:

- Give written notice to the homeowner of the abandoned property and to each known delinquent party.
- Promptly send or deliver notice to the last known mailing address, e-mail address, and telephone number of the homeowner and to each known delinquent party. The notice must:
 - State that a motion has been filed with the trial court to make a judicial determination as to whether the residential real property is abandoned real property and that a hearing regarding the motion has been set.
 - State the contact information of the trial court to which the motion was filed and the date and location of the hearing on the motion.
 - State the bill's definition of abandoned real property. ○ State the possible outcomes if the court makes a judicial determination that the residential real property is abandoned real property, including the possibility of an expeditious foreclosure on the property.
 - State that the homeowner or delinquent party has the right to file an affidavit attesting to legal residence at the property, or any other documentation of legal residence at the property, at the time of the hearing and may appear personally or by way of an attorney at the hearing.
 - State that a mortgagor, lawful occupant, or adverse possessor of the residential real property may contact the trial court for information about the motion and hearing or to object on the record to the motion.
 - Provide copies of the motion and any documentation in support of the motion, including photographic and other relevant documentation.
- Conspicuously post on the residential real property a notice printed in at least 12-point uppercase and boldfaced type. The posted notice must also include the information required for the mailed and e-mailed notice described above.
- File with the trial court photographic documentation of compliance with these provisions after posting the notice on the residential real property. (Section 13.)

At the hearing on the motion, if the trial court finds by a preponderance of the evidence that the residential real property is abandoned real property, the bill requires the court to render a declaratory judgment in favor of the claimant and immediately proceed to a trial of foreclosure. If the trial court finds at the foreclosure trial that the abandoned real property meets all requirements necessary to enter a judgement of foreclosure, the bill requires the court to promptly order the clerk to schedule a public sale of the abandoned real property. (Section 13.)

The bill provides that if a mortgagor, lawful occupant, or person claiming adverse possession of the abandoned property objects to the trial court's judicial determination described above and submits the appropriate documentation with the court, the court may not enter a declaratory judgment in favor of the claimant. If, however, sufficient evidence is presented to the court that the property is not abandoned real property, the court shall rescind the orders it previously issued. (Section 13.)

Under the bill, residential real property is considered abandoned if the homeowner or delinquent party delivers a written, signed statement declaring the residential real property to be abandoned; or if the property is residential real property that a homeowner does not continue to occupancy or use, and at least three of the following indications of abandonment are met:

- Furnishings and personal items consistent with residential occupancy are not present on the property;

- Public utility services, such as gas, electric, or water utilities, are disconnected;
- Windows on the property are boarded up or closed off; smashed, broken, or unhinged; or window panes are broken and unrepaired;
- Statements are provided by neighbors, delivery agents, or government employees that the property is vacant;
- Doors on the property are substantially damaged, broken, unhinged, or conspicuously open;
- The property is stripped of copper or any other nonferrous metal, including, but not limited to, copper, copper alloy, brass, aluminum, bronze, lead, zinc, nickel, and alloys thereof, or any interior fixtures are removed;
- At least one report has been received by law enforcement officials of trespassing, vandalism, or other illegal activity on the property within the immediately preceding 6 months;
- The property has been declared unfit for occupancy and ordered to remain vacant and unoccupied under an order issued by a municipal authority or county authority, or by a court of competent jurisdiction; Construction has been initiated on the property but is discontinued before completion, leaving the property unsuitable for occupancy, and construction has not taken place for at least 12 months;
- Newspapers, circulars, flyers, or mail has accumulated on the property or the United States Postal Service has discontinued delivery to the property;
- Rubbish, trash, debris, neglected vegetation, or natural overgrowth has accumulated on the property;
- Hazardous, noxious, or unhealthy substances or materials have accumulated on the property;
- The homeowner or a representative for the property cannot be reached after a credible attempt to communicate; or
- Other credible indications exist indicating that the homeowner has vacated and abandoned the property. (Section 13.)

The above provisions do not apply to residential real property that is:

- Subject to an action to quiet title;
- Subject to a probate action;
- The subject of any other litigation where the ownership of the property is actively disputed;
- An unoccupied dwelling or building undergoing construction, renovation, or any other manner of rehabilitation, which complies with all applicable state and local permitting requirements and regulations. (Section 13.)

Prohibited Discrimination in Land Use Decisions

The bill clarifies that it is unlawful to discriminate in land use decisions or the permitting of development based on race, color, national origin, sex, disability, familial status, religion, or, except as otherwise provided by law, the source of financing of a development or proposed development or based on the development or proposed development being affordable housing. (Section 14.)

To ensure that courts may assess damages for claims filed under the above provisions, the bill waives sovereign immunity for the state, its agencies, and its political subdivisions for causes of action based on the application of the above provisions. The waiver, however, is limited only to actions brought under those provisions. A violation of the provisions may be remedied as provided in Florida's Fair Housing Act.¹⁴ (Section 14.)

The Legislature's intent is that the bill's changes to the above provisions are remedial and clarifying in nature. The bill's changes apply retroactively for any causes of action filed on or before the effective date of the bill, which is July 1, 2025. (Section 15.)

¹⁴ See s. 760.35, F.S.

District School Board's Surplus Land Programs

The bill requires a district school board to use portions of school sites purchased within the guidelines of the State Requirements for Educational Facilities land deemed not usable for educational purposes because of location or other factors, or land declared as surplus by the board. The bill also requires each district school board's most recent and all future educational plan surveys to be updated to include an inventory of surplus lands. (Section 17.)

Additionally, the bill requires a district school board to adopt best practices for surplus land programs, including, but not limited to:

- Establishing eligibility criteria for the receipt or purchase of surplus land by developers.
- Making the process for requesting surplus lands publicly available.
- Ensuring long-term affordability through ground leases by retaining the right of first refusal to purchase property that would be sold or offered at market rate and by requiring reversion of property not used for affordable housing within a certain timeframe. (Section 17.)

The bill has an effective date of July 1, 2025. (Section 18.)

RULEMAKING:

The bill authorizes the Department of Commerce (Department) to adopt rules to administer and enforce the bill's reporting requirements for local governments relating to accessory dwelling units, including the form that local governments will use to submit the reports. (Section 9.)

Lawmaking is a legislative power; however, the Legislature may delegate a portion of such power to executive branch agencies to create rules that have the force of law. To exercise this delegated power, an agency must have a grant of rulemaking authority and a law to implement.

FISCAL OR ECONOMIC IMPACT:

LOCAL GOVERNMENT:

The bill has an indeterminate impact on local governments that are subject to the bill's requirements to authorize the development of affordable housing.

PRIVATE SECTOR:

The bill has an indeterminate positive impact on the private sector to the extent that the bill facilitates, and results in an increase in the availability of, affordable housing in the state.

RELEVANT INFORMATION

SUBJECT OVERVIEW:

Affordable Housing

Housing is considered affordable when monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of a family's gross income.¹⁵ Over 2.4 million low-income Florida households pay more than 30% of their incomes towards housing, which is the maximum amount considered affordable by experts.¹⁶ Over half of these households, or 1.3 million low-income households, spend more than 50% of their

¹⁵ S. 420.0004(3), F.S.

¹⁶ Florida Housing Coalition, *2024 Home Matters Report*, p. 2. <https://flhousing.org/wp-content/uploads/2024/08/FHC-2024Home-Matters-Report.pdf> (last visited Mar. 21, 2025).

income towards housing costs.¹⁷ This makes it difficult for those households to save for retirement or emergencies and difficult to afford other necessities such as food and childcare.¹⁸

Eligibility to participate in Florida's state and federally-funded housing programs is determined by area median income (AMI) or statewide median family income, which is published annually by the United States Department of Housing and Urban Development (HUD).¹⁹ In Florida, the current statewide AMI for a family of four is \$88,600 (as family size changes, the income range also varies):²⁰

- Extremely-low-income – earning up to 30 percent AMI (at or below \$26,600);²¹
- Very-low-income – earning from 30.01 to 50 percent AMI (\$26,601 to \$44,300);²²
- Low-income – earning from 50.01 to 80 percent AMI (\$44,301 to \$70,900);²³ and
- Moderate-income – earning from 80.01 to 120 percent of AMI (\$70,901 to \$106,320).²⁶

¹⁷ *Id.*

¹⁸ *Id.*

¹⁹ See U.S. Dept. of Housing and Urban Development: Office of Policy Development and Research, *Income Limits*, https://www.huduser.gov/portal/datasets/il.html#documents_2024 (last visited Mar. 21, 2025).

²⁰ U.S. Dept. of Housing and Urban Development: Office of Policy Development and Research, *FY 2024 State Income Limits: Florida*,

https://www.huduser.gov/portal/datasets/il/il2024/2024summary.odn?inputname=STTLT*1299999999%2BFlorida&select ion_type=county&stname=Florida&statefp=12.0&year=2024 (last visited Mar. 21, 2025).

²¹ *Id.* See also s. 420.0004(9), F.S.

²² *Supra* note 22. See also s. 420.0004(17), F.S.

²³ *Supra* note 22. See also s. 420.0004(11), F.S. ²⁶

Supra note 22. See also s. 420.0004(12), F.S.

As of 2024, Florida had only 24 affordable and available rental units for every 100 extremely low-income renters.²⁴ In addition, there were little to no communities in Florida that could provide enough housing to support this group of renters, which is primarily made up of low-income workers, retirees, and people with disabilities.²⁵

Florida Housing Finance Corporation

The Florida Housing Finance Corporation (Corporation) was created in 1997 as a public-private entity to assist in providing a range of affordable housing opportunities for Floridians.²⁶ The Corporation is held by the state and housed within the Department of Commerce (Department).²⁷ Additionally, the Corporation is a separate budget entity and its operations are not subject to control, supervision, or direction by the Department.²⁸

The Corporation's mission is to increase the supply of safe, affordable housing for individuals and families in Florida.²⁹ The Corporation encourages the investment of private capital and facilitates public and private sector housing partnerships.³⁰ As a financial institution, the Corporation administers federal and state resources to finance the development and preservation of affordable rental housing and assist homebuyers with financing and down payments.³¹

The Corporation may prevent an applicant or an applicant's affiliate from participating in any of its programs under certain circumstances if the applicant or affiliate has:

- Made a material misrepresentation or engaged in fraudulent actions in connection with any Corporation program;
- Been convicted or found guilty of, or entered a plea of guilty or nolo contendere³² to, a crime in any jurisdiction which directly relates to the financing, construction, or management of affordable housing or the fraudulent procurement of state or federal funds;
- Been excluded from any federal funding program related to providing housing, including debarment from participation in federal housing programs by the U.S. Department of Housing and Urban Development;
- Been excluded from any federal or Florida procurement programs;
- Offered or given consideration, other than the consideration to provide affordable housing, with respect to a local contribution;
- Demonstrated a pattern of noncompliance and a failure to correct any such noncompliance after notice from the Corporation in the construction, operation, or management of one or more developments funded through a Corporation program; or

²⁴ *Supra* note 18, at p. 2.

²⁵ *Id.*

²⁶ *See* ch. 97-167, Laws of Fla.

²⁷ S. 420.504(1), F.S.

²⁸ S. 420.504(3), F.S.

²⁹ S. 420.502, F.S. *See also* Florida Housing Finance Corporation, *About Florida Housing*, <https://www.floridahousing.org/about-florida-housing/> (last visited Mar. 21, 2025);

³⁰ S. 420.502, F.S. *See also* Office of Program Policy Analysis & Government Accountability, *Report No. 09-S15: Florida Housing Finance Corporation Overview*, The Florida Legislature Sunset Review, Jan. 2009, p. 1. <https://oppaga.fl.gov/Documents/Reports/09-15S.pdf> (last visited Mar. 21, 2025).

³¹ *See* Florida Housing Finance Corporation, *About Florida Housing*, <https://www.floridahousing.org/about-florida-housing/> (last visited Mar. 21, 2025).

³² By entering a plea of nolo contendere, a defendant does not admit the allegations of the charge against him or her in a technical sense, but rather represents the defendant's unwillingness to contest the charge. *Grizzard v. State*, 881 So. 2d 673, at 676-677 (Fla. Dist. Ct. App. 2004). *See also*, *Vinson v. State*, 345 So.2d 711 (Fla.1977); *Kelly v. Dep't of Health & Rehab. Serv.*, 610 So.2d 1375 (Fla. 2d DCA 1992). ³⁶ S. 420.518(1), F.S.

- Materially or repeatedly violated any condition imposed by the corporation in connection with the administration of a corporation program, including a land use restriction agreement, an extended use agreement, or any other financing or regulatory agreement with the corporation.³⁶

Land Use for Affordable Housing Development

All development, both public and private, and all development orders³³ approved by a local government must be consistent with the local government's comprehensive plan.³⁴ The Growth Management Act requires every county and municipality to create and implement a comprehensive plan to guide future development.³⁹ A comprehensive plan is intended to provide for the future use of land, which contemplates a gradual and ordered growth, and establishes a long-range maximum limit on the possible intensity of land use.

A locality's comprehensive plan lays out the locations for future public facilities, including roads, water and sewer facilities, neighborhoods, parks, schools, and commercial and industrial developments. A comprehensive plan is made up of 10 required elements, each laying out regulations for a different facet of development.³⁵

The future land use element designates proposed future general distribution, location, and extent of the uses of land. Specified use designations include those for residential, commercial, industry, agriculture, recreation, conservation, education, and public facilities. The approximate acreage and the general range of density or intensity of use must be provided for each land use category.³⁶ The specific use and intensities for specific parcels are decided by a more detailed, implementing zoning map.³⁷

The housing element sets forth guidelines and strategies for the creation and preservation of affordable housing for all current and anticipated future residents of the jurisdiction, elimination of substandard housing conditions, provision of adequate sites for future housing, and distribution of housing for a range of incomes and types.³⁸

A comprehensive plan is implemented through the adoption of land development regulations³⁹ that are consistent with the plan and that contain specific and detailed provisions necessary to implement the plan.⁴⁰ Such regulations must, among other requirements, regulate the subdivision of land and the use of land for the land use categories in the land use element of the comprehensive plan.⁴⁶ Substantially affected persons have the right to maintain

³³ "Development order" means any order granting, denying, or granting with conditions an application for a development permit. See s. 163.3164(15), F.S. "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land. See s. 163.3164(16), F.S.

³⁴ S. 163.3194(3), F.S. ³⁹

S. 163.3167(2), F.S.

³⁵ S. 163.3177(6), F.S. The 10 required elements include capital improvements; future land use plan; transportation; general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge; conservation; recreation and open space; housing; coastal management; intergovernmental coordination; and property rights. Throughout statutes exist plans and programs that may be added as optional elements.

³⁶ S. 163.3177(6)(a), F.S.

³⁷ Richard Grosso, A Guide to Development Order "Consistency" Challenges Under Florida Statutes Section 163.3215, 34 J. Envtl. L. & Litig. 129, 154 (2019) citing *Brevard Cty. v. Snyder*, 627 So. 2d 469, 475 (Fla. 1993).

³⁸ S. 163.3177(6)(f), F.S.

³⁹ "Land development regulations" means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, except that this definition does not apply in s. 163.3213. See s. 163.3164(26), F.S.

⁴⁰ S. 163.3202, F.S. ⁴⁶

Id.

administrative actions that ensure land development regulations are implemented and consistent with the comprehensive plan.⁴¹

Development that does not conform to the comprehensive plan may not be approved by a local government unless the local government first amends its comprehensive plan. State law requires a proposed comprehensive plan amendment to receive two public hearings, the first held by the local planning board and subsequently by the governing board.⁴² Following the hearings, the local government must transmit the plan to several statutorily identified reviewing agencies, including the Department of Commerce (Department), for review.⁴⁹ Most plan amendments are placed into the expedited state review process, while plan amendments relating to large-scale developments are placed into the state coordinated review process.⁴³

Live Local Act

The Live Local Act, which became law in 2023, preempts certain county and municipal zoning and land use decisions to encourage development of affordable multifamily rental housing in targeted land use areas.⁴⁴

★ Specifically, counties and municipalities must allow a multi-family or mixed-use residential⁴⁵ rental development in any area zoned for commercial, industrial, or mixed-use if at least 40 percent of the residential units in the development are rental units that, for a period of at least 30 years, meet certain affordability requirements.⁴⁶

Local governments are prohibited from restricting the density⁴⁷ of qualifying developments below the highest currently allowed density⁴⁸ on land within its jurisdiction where residential development is allowed and may not restrict the height below the highest currently allowed height for a commercial or residential development in its jurisdiction within one mile of the proposed development or three stories, whichever is higher.⁴⁹ Local governments are also prohibited from restricting the floor area ratio of a proposed development below 150 percent of the highest currently allowed floor area ratio on land within its jurisdiction where residential development is allowed.⁵⁷

An application for a development must be administratively approved, and no further action is required from the governing body of the local government, if the development satisfies the local government's land development regulations for multifamily in areas zoned for such use and is otherwise consistent with the jurisdiction's

⁴¹ S. 163.3213, F.S.

⁴² Ss. 163.3174(4)(a), F.S. and 163.3184, F.S. ⁴⁹
S. 163.3184, F.S.

⁴³ See ss. 163.3184 and 380.06, F.S. In the Expedited State Review Process, DEO reviews and approves or amends the proposed comprehensive plan amendment. This process can take 4 to 6 months. The State Coordinated Review Process is a more thorough, complex, multi-phase process. For more information, see Florida Commerce, *Amendments that Must Follow the State Coordinated Review Process; Procedures and Timeframes*, <https://floridajobs.org/community-planning-anddevelopment/programs/community-planning-table-of-contents/amendments-that-must-follow-the-state-coordinatedreview-process-procedures-and-timeframes> (last visited Mar. 21, 2025).

⁴⁴ Ch. 2023-17, ss. 3, 5, Laws of Fla., codified as ss. 125.01055(7), F.S. and 166.04151(7), F.S.

⁴⁵ For mixed-use residential, at least 65 percent of the total square footage must be used for residential purposes. Ss. 125.01055(7)(a) and 166.04151(7)(a), F.S.

⁴⁶ Ss. 125.01055(7)(a) and 166.04151(7)(a), F.S.

⁴⁷ "Density" means an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre, see s. 163.3164(12), F.S.

⁴⁸ For purposes of the Live Local Act, "highest currently allowed density" does not include the density of any building that met the requirements of the Live Local Act or the density of any building that has received any bonus, variance, or other special exception for density provided in the local government's land development regulations as an incentive for development. Ss. 125.01055(7)(b) and 166.04151(7)(b), F.S.

⁴⁹ Ss. 125.01055(7)(b) and 166.04151(7)(b), F.S. ⁵⁷
Ss. 125.01055(7)(c) and 166.04151(7)(c), F.S.

comprehensive plan, with the exception of provisions establishing density, floor area ratios, height, and land use requirements.⁵⁰

A local government must consider reducing parking requirements for these developments if they are located within one-quarter mile of a transit stop, as the term is defined in the local government's land development code, and the transit stop is accessible from the development.⁵⁹

These provisions do not apply to recreational and commercial working waterfronts in industrial areas.⁵¹ Qualifying developments must comply with all other applicable state and local laws and regulations.⁵²

These provisions are effective until October 1, 2033.⁵³

Ad Valorem Tax Exemption for Affordable Housing

The ad valorem tax or "property tax" is an annual tax levied by counties, municipalities, school districts, and some special districts. The tax is based on the taxable value of property as of January 1 of each year.⁵⁴ The property appraiser annually determines the "just value"⁵⁵ of property within the taxing jurisdiction and then applies relevant exclusions, assessment limitations, and exemptions to determine the property's "taxable value."⁶⁵ Tax bills are mailed in November of each year based on the previous January 1 valuation, and payment is due by March 31 of the following year.

The Florida Constitution prohibits the state from levying ad valorem taxes,⁵⁶ and it limits the Legislature's authority to provide for property valuations at less than just value, unless expressly authorized.⁵⁷

Ad Valorem Tax Exemption for Newly Constructed Affordable Housing

The Live Local Act established a new ad valorem tax exemption for owners of newly constructed multifamily rental developments who use a portion of the development to provide affordable housing.⁵⁸ Eligible property includes units in a newly constructed multifamily development containing more than 70 units dedicated to housing natural persons or families below certain income thresholds.⁵⁹ However, units subject to an agreement with the Corporation are not eligible for the exemption.⁶⁰

⁵⁰ Ss. 125.01055(7)(e) and 166.04151(7)(e). ⁵⁹

Ss. 125.01055(7)(f) and 166.04151(7)(f).

⁵¹ Ss. 125.01055(7)(k) and 166.04151(7)(k).

⁵² Ss. 125.01055(7)(i) and 166.04151(7)(i).

⁵³ Ss. 125.01055(7)(l) and 166.04151(7)(l). F.S.

⁵⁴ Both real property and tangible personal property are subject to tax. S. 192.001(12), F.S., defines "real property" as land, buildings, fixtures, and all other improvements to land. S. 192.001(11)(d), F.S., defines "tangible personal property" as all goods, chattels, and other articles of value capable of manual possession and whose chief value is intrinsic to the article itself.

⁵⁵ Property must be valued at "just value" for purposes of property taxation, unless the Florida Constitution provides otherwise. FLA. CONST. art. VII, s. 4. Just value has been interpreted by the courts to mean the fair market value that a willing buyer would pay a willing seller for the property in an arm's-length transaction. See *Walter v. Shuler*, 176 So. 2d 81 (Fla. 1965); *Deltona Corp. v. Bailey*, 336 So. 2d 1163 (Fla. 1976); *Southern Bell Tel. & Tel. Co. v. Dade County*, 275 So. 2d 4 (Fla. 1973). ⁶⁵ See s. 192.001(2) and (16), F.S., F.S.

⁵⁶ FLA. CONST. art. VII, s. 1(a).

⁵⁷ See FLA. CONST. art. VII, s. 4.

⁵⁸ Ch. 2023-17, s. 8, Laws of Fla, codified as s. 196.1978(3), F.S.

⁵⁹ S. 196.1978(3)(b), F.S.

⁶⁰ S. 196.1978(3)(j), F.S.

“Newly constructed” is defined as an improvement substantially completed within five years before the property owner’s first application for a certification notice.⁶¹ The units must be occupied by such individuals or families and rent limited so as to provide affordable housing at either the 80 or 120 percent AMI threshold.⁶² Rent for such units may not exceed 90 percent of the fair market value of rent as determined by a rental market study.⁶³

Qualified property used to provide affordable housing at the 80 to 120 percent AMI threshold receives an exemption of 75 percent of the assessed value of the affordable units, while such property providing affordable housing up to the 80 percent AMI threshold receives a complete ad valorem tax exemption for the affordable units.⁷⁴ When determining the value of a unit for purposes of applying an exemption, the property appraiser must include in such valuation the proportionate share of the residential common areas, including the land, fairly attributable to the unit.⁶⁴

To receive this exemption, a property owner must apply by March 1 to the property appraiser, accompanied by a certification notice from the Corporation.⁷⁶ To receive the Corporation’s certification, a property owner must submit a request on a form including the most recent market study, which must have been conducted by an independent certified general appraiser in the preceding three years, a list of units for which the exemption is sought, the rent amount received for each unit, and a sworn statement restricting the property for a period of not less than three years to provide affordable housing.⁶⁵

The certification process is administered within the Corporation. The Corporation is responsible for publishing the deadline for submission, reviewing each request, sending certification notices to both the successful property owner and the appropriate property appraiser, and notifying unsuccessful property owners and providing reasons for the denial.⁶⁶

This exemption first applied to the 2024 tax roll and will expire on December 31, 2059.

Local Option Affordable Housing Ad Valorem Exemption

The Live Local Act authorizes counties and municipalities to enact an ad valorem tax exemption for certain property used for providing affordable housing.⁶⁷

Portions of property eligible for the exemption must be utilized to house persons or families meeting the extremely-low- limit⁶⁸ or with incomes between 30 to 60 percent of AMI, be contained in a multifamily project of at least 50 units where at least 20 percent are reserved for affordable housing, and have rent set such that it provides affordable housing to people in the target income bracket, or no higher than 90 percent of the fair market rent value as determined by a rental market study, whichever is less.⁶⁹

Additionally, the property must not have been cited for code violations on three or more occasions in the preceding

⁶¹ S. 196.1978(3)(a)2., F.S.

⁶² S. 196.1978(3)(b)1., F.S.

⁶³ S. 196.1978(3)(b)3., F.S. ⁷⁴

S. 196.1978(3)(d)1., F.S.

⁶⁴ S. 196.1978(3)(d)2., F.S. ⁷⁶

S. 196.1978(3)(e), F.S.

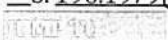
⁶⁵ S. 196.1978(3)(f), F.S.

⁶⁶ S. 196.1978(3)(g), F.S.

⁶⁷ Ch. 2023-17, s. 9, Laws of Fla., codified as s. 196.1979, F.S.

⁶⁸ s. 420.0004(9), F.S.

⁶⁹ S. 196.1979(1)(a)1.-3., F.S.



24 months and must not have outstanding code violations or related fines.⁷⁰

In adopting this exemption, a local government may choose to offer either or both an exemption for extremely-low-income (up to 30 percent AMI) and for incomes between 30 to 60 percent AMI targets. The value of the exemption is up to 75 percent of the assessed value of each unit if less than 100 percent of the multifamily project's units are used to provide affordable housing, or up to 100 percent of the assessed value if all of the project's units are used to provide affordable housing.⁸³

An ordinance enacting such an exemption must:

- Be adopted under normal non-emergency procedures.
- Designate the local entity under the supervision of the governing body that must develop, receive, and review applications for certification and develop notices of determination of eligibility.
- Require the property owner to apply for certification on a form including the most recent market study, which must have been conducted by an independent certified general appraiser in the preceding three years; a list of units for which the exemption is sought; and the rent amount received for each unit.
- Require the designated entity to verify and certify the property as having met the requirements for the exemption, and notify unsuccessful applicants with the reasons for denial.
- Set out the requirements for each unit discussed above.
- Require the property owner to submit an application for exemption accompanied by certification to the property appraiser by March 1.
- Specify that such exemption only applies to taxes levied by the unit of government granting the exemption.
- Specify that the property may not receive such an exemption after the expiration of the ordinance granting the exemption.
- Identify the percentage of assessed value to be exempted, and whether such exemption applies to very-low-income, extremely-low-income, or both.
- Require that the deadline to submit an application and a list of certified properties be published on the local government's website.⁷¹

The ordinance must expire before the fourth January 1 after adoption; however, the local governing body may adopt a new ordinance renewing the exemption.⁷²

If the property appraiser determines that such an exemption has been improperly granted within the last 10 years, the property appraiser must serve the owner with a notice of intent to record a tax lien. Such property will be subject to the taxes improperly exempted, plus a penalty of 50 percent and 15 percent annual interest. Penalty and interest amounts do not apply to exemptions erroneously granted due to clerical mistake or omission by the property appraiser.⁸⁶

Accessory Dwelling Units

The Legislature has taken measures in recent years to address Florida's need for more affordable housing.⁷³ One of those measures included encouraging the construction of accessory dwelling units (ADUs) in single-family residential areas to increase the availability of affordable rentals.

⁷⁰ S. 196.1979(1)(a)4., F.S. ⁸³

S. 196.1979(1)(b), F.S.

⁷¹ S. 196.1979(3), F.S.

⁷² S. 196.1979(5), F.S. ⁸⁶

S. 196.1979(6), F.S.

⁷³ See chs. 2023-17, and 2024-188, Laws of Fla.

An ADU is an ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.⁷⁴ ADUs can go by many different names such as “carriage house,” “mother-in-law suite,” or “coach house,” and are quite common throughout the United States.⁷⁵

ADUs offer benefits to both individual homeowners and the wider communities where they exist.⁷⁶ For individuals, ADUs:

- Allow families to provide care to aging or disabled relatives, while still providing those relatives some independence.
- Provide young adults an affordable housing option as a first step after college.
- May be a source of rental income to the landowner.⁹¹

For the wider community, ADUs:

- Are a more affordable housing alternative compared to a single-family residence or apartment unit with costly neighborhood and amenity fees.
- Create diverse neighborhoods with a variety of residents of different ages and backgrounds.⁹²

Under current law, local governments in Florida are authorized – but not required – to adopt ordinances that allows ADUs in any area zoned for single-family residential use.⁹³ An application for a permit to construct an ADU must be accompanied by an affidavit from the applicant in which the applicant attests that the unit will be rented at an affordable rate to extremely-low-income, very-low-income, low-income, or moderate-income persons.⁹⁴

Impact Fees

Impact fees are a type of regulatory fee “imposed by local governments against new development to provide for capital facilities’ costs made necessary by population growth. Rather than imposing the costs of these additional capital facilities upon the general public, the purpose of impact fees is to shift the expense burden to newcomers.”⁹⁵ Examples of capital facilities include the provision of additional water and sewer systems, schools, libraries, parks and recreation facilities.⁹⁶ Impact fees are typically assessed using a fee schedule that sets forth the charge per type of dwelling unit or per square footage of floor space.⁹⁷ The charges are usually paid at the time the building permit is approved.⁹⁸

The Florida Impact Fee Act (Act) provides requirements and procedures to be followed by a county, municipality, or special district when it adopts an impact fee.⁹⁹ These requirements include basing an impact fee’s calculation on recent and localized data and detailed accounting and reporting of collections and expenditures.¹⁰⁰

Under the Act, a local government, school district, or special district may increase an impact fee rate beyond certain phase-in limitations¹⁰¹ by establishing the need for the increase, provided the following criteria are met:

- A demonstrated-need study justifying any increase in excess of those authorized by the Act has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.
- The local government jurisdiction has held not less than two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in the Act.
- The impact fee increase ordinance is approved by at least a two-thirds vote of the governing body.¹⁰²

⁷⁴ S. 163.31771(2)(a), F.S.

⁷⁵ City of Tallahassee: Growth Management Department, *Zoning Spotlight: Accessory Dwelling Units*, March 2024, p. 1. https://www.talgov.com/uploads/public/documents/growth/zoning_spot_231010.pdf (last visited Mar. 21, 2025).

⁷⁶ *Id.*

⁹¹ *Id.*

⁹² *Id.*

⁹³ S. 163.31771(3), F.S. ⁹⁴ S. 163.31771(4), F.S.

⁹⁵ Florida's Office of Economic and Demographic Research, *Local Government Financial Information Handbook* (Nov. 2016), p. 13, <https://edr.state.fl.us/Content/local-government/reports/lghih16.pdf> (last visited Mar. 21, 2025). ⁹⁶ Florida Housing Finance Corporation, *Overview of Impact Fees and Affordable Housing* (Oct. 2017), p. 1, https://www.floridahousing.org/docs/default-source/aboutflorida/august2017/october2017/TAB_3.pdf (last visited Mar. 21, 2025).

⁹⁷ *Id.*

⁹⁸ *Id.*

⁹⁹ S. 163.31801, F.S.

¹⁰⁰ *Supra* note 95, p. 1.

¹⁰¹ For purposes of this section in the Act, the phase-in limitations include the following:

- An increase to a current impact fee rate of not more than 25 percent of the current rate must be implemented in two equal annual increments beginning with the date on which the increased fee is adopted.
- An increase to a current impact fee rate which exceeds 25 percent but is not more than 50 percent of the current rate must be implemented in four equal installments beginning with the date the increased fee is adopted.
- An impact fee increase may not exceed 50 percent of the current impact fee rate.
- An impact fee may not be increased more than once every 4 years. S. 163.31801(6)(b)–(e), F.S. ¹⁰² S. 163.31801(6)(g), F.S.

Growth Policy Act

Under Florida's Growth Policy Act, a local government may designate a geographic area within its jurisdiction as an urban infill and redevelopment area for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core.⁷⁷ As part of the preparation and implementation of an urban infill and redevelopment plan, a collaborative community participation process must be implemented to include each neighborhood within the area targeted for designation as an urban infill and redevelopment area.⁷⁸

Under current law, for a local government to designate an urban infill and redevelopment area, it must amend its comprehensive land use plan to delineate the boundaries of the urban infill and redevelopment area within the future land use element of its comprehensive plan pursuant to its adopted urban infill and redevelopment plan.⁷⁹

After the preparation of an urban infill and redevelopment plan or designation of an existing plan, the local government must adopt the plan by ordinance. Notice for the public hearing on the ordinance must be in the form established in s. 166.041(3)(c)2., F.S., for municipalities, and s. 125.66(5)(b)2., F.S., for counties.¹⁰⁶

Florida's Homestead Exemption

Property owners in Florida may be eligible for exemptions and additional benefits that can reduce their property tax liability.⁸⁰ When someone owns property and makes it his or her permanent residence or the permanent residence of his or her dependent, the property may be eligible to receive a homestead exemption up to \$50,000.¹⁰⁸

⁷⁷ S. 163.2517(1), F.S.

⁷⁸ S. 163.2517(2)(a), F.S.

⁷⁹ S. 163.2517(4), F.S. ¹⁰⁶

S. 163.2517(5), F.S.

⁸⁰ Department of Revenue, *Property Tax Exemptions and Additional Benefits*,

https://floridarevenue.com/property/Pages/Taxpayers_Exemptions.aspx#:~:text=When%20someone%20owns%20propert

The first \$25,000 applies to all property taxes, including school district taxes.⁸¹ The additional exemption up to \$25,000 applies to the assessed value between \$50,000 and \$75,000 and only to non-school taxes.⁸²

Under current law, if a property owner that qualifies for the homestead tax exemption rents their home to a tenant, the property could be considered abandoned which could cause the property owner to lose the exemption.⁸³ However, the abandonment of a homestead after January 1 of any year does not affect the homestead exemption for tax purposes for that particular year unless the property is rented for more than 30 days per calendar year for 2 consecutive years.⁸⁴

District School Boards

Under Florida law, a district school board may use portions of school sites purchased within the guidelines of the State Requirements for Educational Facilities,⁸⁵ land deemed not usable for educational purposes because of location or other factors, or land declared as surplus by the board to provide sites for affordable housing for teachers and other district personnel and, in areas of critical state concern, for other essential services personnel as defined by local affordable housing eligibility requirements, independently or in conjunction with other local governments and planning authorities.¹¹⁴

Prohibited Discrimination in Land Use and Permitting Decisions

Florida law makes it unlawful to discriminate in land use decisions or in the permitting of development, based on race, color, national origin, sex, disability, familial status, religious, or except as otherwise provided by law, the source of financing of a development or proposed development.¹¹⁵ Currently, the state has not waived sovereign immunity for itself and its agencies and political subdivisions for causes of action based on these provisions.

RECENT LEGISLATION:

YEAR	BILL #	HOUSE SPONSOR(S)	SENATE SPONSOR	OTHER INFORMATION
2023	<u>CS/CS/HB 627</u>	Busatta, Lopez, V.	Calatayud	Approved by the Governor. Created the Live Local Act.
2024	<u>CS/CS/HB 1239</u>	Lopez, V.	Calatayud	Approved by the Governor. Made certain changes to the Live Local Act.

y%20and,by%20as%20much%20as%20%2450%2C000. (last visited Mar. 21, 2025). ¹⁰⁸ Department of Revenue, *Property Tax Information for Homestead Exemption* (Aug. 2024), <https://floridarevenue.com/property/Documents/pt113.pdf> (last visited Mar. 21, 2025). See also s. 196.031, F.S.

⁸¹ Department of Revenue, *Property Tax Information for Homestead Exemption* (Aug. 2024), <https://floridarevenue.com/property/Documents/pt113.pdf> (last visited Mar. 21, 2025). See also s. 196.031, F.S.

⁸² Department of Revenue, *Property Tax Information for Homestead Exemption* (Aug. 2024), <https://floridarevenue.com/property/Documents/pt113.pdf> (last visited Mar. 21, 2025). See also s. 196.031, F.S.

⁸³ The rental of all or substantially all of a dwelling previously claimed to be a homestead for tax purposes shall constitute the abandonment of such dwelling as a homestead, and the abandonment continues until the dwelling is physically occupied by the owner. S. 196.061(1), F.S.

⁸⁴ *Id.*

⁸⁵ The State Requirements for Educational Facilities (SREF) are part of the Florida Building Code. SREF requirements apply to construction, renovation, and remodeling of public educational facilities owned by district school boards and Florida College

BILL HISTORY

COMMITTEE REFERENCE	ACTION	DATE	STAFF DIRECTOR/ POLICY CHIEF	ANALYSIS PREPARED BY
<u>Housing, Agriculture & Tourism Subcommittee</u>			Curtin	Fletcher
<u>Intergovernmental Affairs Subcommittee</u>				
<u>Civil Justice & Claims Subcommittee</u>				
<u>Commerce Committee</u>				

System boards of trustees. See Florida Legislature Office of Program Policy Analysis and Government Accountability, *The State Requirements for Educational Facilities Should Be Retained; Some Modifications Could Be Made* (Jan. 2017), Report No. 17-04, at p. 1, <https://fsba.org/wp-content/uploads/2016/02/OPPAGA-SREF-Report-1-31-17.pdf> (last visited Mar. 21, 2025). See also Florida Department of Education, *State Requirements for Educational Facilities* (Nov. 4, 2014), <https://www.fldoe.org/core/fileparse.php/7738/urlt/srefrule14.pdf> (last visited Mar. 21, 2025). ¹¹⁴ S. 1001.43(12), F.S. ¹¹⁵ S. 760.26, F.S.

From: Andrew S. Maurodis, Legal Counsel
To: Barbara Blake Boy, Executive Director
Subject: Florida Legislative Session Update 2025
Date: March 18, 2025

I provide the following summary of notable land use and land use related legislation being considered by the Florida Legislature during its 2025 Legislative Session. Please distribute the summary to the Planning Council membership.

HB 943 REVISIONS TO LIVE LOCAL

HB 943 Makes major changes to current law relating to the Live Local Act. To further encourage development of affordable housing units, the Act includes planned unit developments, land owned by religious institutions, and all lands not zoned for single family residential, as areas subject to the Live Local preemptions; it requires limited waivers of impact fees, prohibits quasi-judicial proceedings in the approval process, and imposes a host of new preemptions and mandates on local land use authority. Here is a brief summary of the many changes the Act seeks to make. I also attach a memo from the Florida League of Cities that raises some alarm at several of the proposed changes. Of course in this matter, as well as with most public policy questions, where one stands depends on where one sits. However, it cannot be denied that the Act proposes changes that are breathtaking in their scope.

Revisions to Chapter 163, Part II, Community Planning:

- All urban infill development is to be administratively approved, with no comprehensive plan amendment, rezoning, or variance required.
- The definition of “compatibility” is revised to state that all residential land use categories are compatible with each other.
- Provides that optional comprehensive plan elements may not contain policies that restrict the densities or intensities in the Future Land Use Element
- Eliminates local government authority to use alternative data and analysis to support a comprehensive plan amendment

Accessory Dwelling Units:

- Requires local governments to adopt ordinances allowing accessory dwelling units in any area zoned for single family residential use
- Provides that a local government may not directly or indirectly increase the cost to build an accessory dwelling unit.
- Removes current law requirements that an accessory dwelling unit must be rented at an affordable rate.

- Requires local governments to submit an annual report to DEO, beginning October 2025 with information about the number of accessory dwelling unit applications and number of such units within the jurisdiction
- Provides that a property owner may not be denied a homestead exemption solely because the property contains an accessory dwelling unit and allows the property assessment for the accessory dwelling unit to be separated from the homesteaded property.

Revisions to Chapter 125 and Chapter 166 relating to applications for Live Local projects.

- Expands “allowable uses” to include “commercial use,” “Industrial Use,” and “Planned Unit Development”.
- Specifies that a municipality must authorize multifamily and mixed use residential as allowable uses on or in:
 - 1) any site owned by the municipality, a school district, or a religious institution;
 - 2) any area zoned for commercial, industrial, mixed use, or planned unit development, or
 - 3) any zoning district not zoned solely for use as single family or duplex use

if at least 40% of the units will be affordable for 30 years. In addition, a municipality must allow the inclusion of any adjacent parcel of land as part of the multifamily development, regardless of the land use designation of the adjacent parcel.

- A municipality may not require the development to obtain an amendment to a development of regional impact, a development order, or restrictive covenant.
- Defines an “area zoned for mixed use” as any area that includes both residential and non-residential uses, regardless of whether such uses are permitted as principal, conditional, ancillary, special, unusual, accessory, planned unit development, or planned development.
- Permits inclusion of adjacent parcels in the multifamily development if the requirements of Live Local are otherwise met.
- Prohibits a municipality from taking action that directly or indirectly:
 - Restricts the density of a Live Local Act project below the highest density allowed on or after July 2023;
 - Restricts the maximum lot size of a Live Local Act project below the highest maximum lot size allowed on or after July 2023;
 - Restricts the maximum lot coverage of a Live Local Act project below 70%;
 - Restricts the floor-area ratio of a Live Local Act project below 150% of the highest floor-area ratio allowed on or after July 2023;
 - Restricts the height below the highest height allowed on or after July 2023;
- Prohibits any public hearings or any reviews of such projects by quasi-judicial bodies as part of the administrative review process.
- Requires administrative approval of the removal or demolition of any existing structures on the development site.
- Prohibits imposing moratoria or zoning-in-progress on a proposed Live Local Act project for which the municipality has approved a preliminary site plan
- Requires municipalities to post on their websites the zoning map and regulations in place as of July 2023

- Imposes a mandatory requirement to reduce parking requirements by 20% for Live Local Act projects, and by 100% for projects less than 20,000 square feet, regardless of the project's proximity to a transit stop.
- Deletes current law requirement that a Live Local Act project must comply with applicable state and local laws and regulations.
- Requires municipalities to approve building permit plan review for Live Local Act projects within 60 days and to prioritize the review of these projects over other development projects.
- Authorizes the prevailing party to a challenge under subsection 166.04151(7) to recover attorney fees and costs.
- Preempts any decision or action taken by a municipality after July 2023 that either directly or indirectly:
 - Limits height, floor-area ratio, or density of a Live Local Act project
 - Unreasonably delays the development or construction of a Live Local Act project;
 - Restricts the manner in which affordable units are accessed or developed, or which regulates the types of units in a project; or
 - Restricts or limits a Live Local Act project in any other way
- Expressly preempts the regulation of affordable housing to the state and supercedes any local ordinance or regulation on matters covered under subsection 166.04151(7).
- The review or approval of a Live Local Act project may not be conditioned on the waiver, forbearance, or abandonment of any development right authorized by the Act. If such a waiver, forbearance or abandonment of a development right is adopted, it is deemed void.
- Beginning June 2026, requires local governments to report annually to the Department of Economic Opportunity (DEO):
 - All litigation under the Live Local Act
 - Actions the local government has taken on any proposed Live Local Act projects
 - Actions the local government has taken to deny or to accept a Live Local Act project
- Prohibits municipalities from imposing a moratorium that would have the effect of delaying a project that would otherwise qualify for:
 - Any affordable housing ad valorem tax exemption,
 - Any grant or other incentive for affordable housing under chapter 420,
 - Any abatement of development restrictions under the Live Local Act.
- Creates a cause of action for owners of projects that are adversely affected by a moratorium and authorizes the award of injunctive relief, attorney fees and costs, and damages to a prevailing plaintiff.
- Provides that an owner of an administratively approved proposed development who has acted in reliance on such approval has a vested right to proceed with development
- Requires local governments to exempt or waive 20% of the impact fees associated with the portion of a Live Local Act project that is affordable housing.

Additional statutory revisions of note:

- Amends section 760.26 relating to prohibited discrimination in land use decisions and in permitting of development, to prohibit discrimination based on a development being affordable housing. It waives sovereign immunity for purposes of this section and provides that the amendments to it are remedial in nature and apply retroactively.

- Requires local government to make certain findings supported by competent substantial evidence before approving a resolution that designates a privately owned property as a historic landmark without the consent of the property owner.
- Amends the optional property tax exemption in section 196.1979 to authorize the local government to define the minimum number of residential units an eligible project must have to qualify for the exemption and allows ADUs to qualify for the exemption.
- Amends subsection 1001.43(12) relating to the use of surplus school board property for affordable housing.

Other Related bills:

✓ **CS/CS/SB 184: Affordable Housing**

Affordable Housing; Requiring, rather than authorizing, local governments to adopt an ordinance to allow accessory dwelling units in certain areas; authorizing a local government to provide a density bonus incentive to landowners who make certain real property donations to assist in the provision of affordable housing for military families; requiring the Office of Program Policy Analysis and Government Accountability to evaluate the efficacy of using mezzanine finance and the potential of tiny homes for specified purposes, etc.

HB 1209: Land Use and Development Regulations

Land Use and Development Regulations; Removes language authorizing owner of agricultural enclave to apply for comprehensive plan amendment; authorizes such owner to instead apply for administrative approval of development regardless of future land use designations or comprehensive plan conflicts; removes certain presumption of urban sprawl; requires that authorized development be treated as conforming use; requires supermajority vote for adoption of certain comprehensive plans & plan amendments; authorizes owners of property subject to comprehensive plan amendment & persons applying for comprehensive plan amendments to file civil actions for relief; requires that local land development regulations establish by specified date minimum lot sizes within certain zoning districts to accommodate authorized maximum density; requires approval of infill residential development applications; requires treatment of certain developments as conforming use; specifies that certain parcels may be subject to recreational covenant & that certain recreational facilities & amenities are not part of common area; prohibits imposition or collection of amenity dues except as provided in recreational covenant; requires that recreational covenant recorded before certain date comply with specified requirements to remain valid & effective; limits annual increases in amenity fees & amenity expenses; prohibits recreational covenant from requiring association to collect amenity dues; requires specified disclosure summary for contracts for sale of certain parcels.

SB 1730: Affordable Housing

Affordable Housing; Requiring counties and municipalities, respectively, to authorize multifamily and mixed-use residential as allowable uses in portions of flexibly zoned areas under certain circumstances; prohibiting counties and municipalities from requiring that more than a specified percentage of a mixed-use residential project be used for certain purposes; revising the maximum hurricane evacuation clearance time for permanent residents, which time is an element for which amendments to local comprehensive plans in the Florida Keys Area must be reviewed for compliance; providing that it is unlawful to discriminate in land use decisions or in the permitting of development based on the specified nature of a development or proposed development, etc.

Florida League of Cities High-Level Comments on HB 943 **The Live
Local Act is referenced throughout as "LLA"*

- I. Mandates approval of development on any property owned by a religious institution, regardless of whether the property contains a church and irrespective of location, density, intensity, or height. The development is exempt from all land use and zoning regulations (Lines 575-591):

Comment: This provision is overbroad and will lead to unchecked and unplanned development while exacerbating land use conflicts. For example, the largest landowner in Florida is a religious institution that owns 678,000 acres. This bill would mandate approval of a development of any size and type on any of those 678,000 acres, with no restrictions – not even site plan standards to minimize conflicts with adjacent properties because the bill prohibits the use of zoning and land use regulations that mitigate these conflicts. Only 40% of units must be affordable. The rest could be built out as high rises, shopping malls, gas stations, or industrial manufacturing, regardless of surrounding land uses.

There are no safeguards to ensure the property is retained by the religious institution. A religious institution could obtain the LLA entitlement and then immediately sell the property to a developer. Or a developer could transfer title to a religious institution for purpose of accessing this entitlement, then receive the title back after the administrative approval process.

- II. Expands property eligible for LLA Projects to ALL zoning categories – even those zoned solely for single-family use (Lines 592-655):

Currently, LLA projects may be built in any area zoned commercial, industrial, or mixed-use residential. The bill expands eligibility to:

- Property owned by a municipality, school district, or religious institution
- Planned unit developments (PUD)
- All other zoning districts not zoned solely single family or duplex
- Developments that were offered inclusionary zoning incentives
- Any parcel adjacent to a property that is within any of the foregoing areas, regardless of the zoning or size of the adjacent parcel

Comment: The League opposes expansion of the LLA to additional zoning districts and areas.

Expansion to PUDs: The inclusion of PUD districts is a direct impairment of contract in violation of Article I, Section 10, of the Florida Constitution because an approved PUD is a contract between the local government the developer which grants long term vesting and entitlements to the developer. The inclusion of PUDs within the LLA unilaterally revises all such contracts with no regard for a proposed project's location within the PUD, meaning a golf course or conservation area could be converted to an LLA project.

Expansion to “adjacent parcels”:

The expansion of LLA eligibility to adjacent parcels, regardless of their underlying zoning, will degrade residential neighborhoods and perpetuate incompatible land uses, harming the property rights of existing property owners.

Expansion to “all other zoning districts not zoned solely for single-family or duplex”:

This provision would mandate approval of LLA projects in unsuitable areas such as conservation districts, recreation or environmental protection areas, rural, and agricultural districts.

Expansion to “developments that were offered inclusionary zoning incentives”:

This provision will have the effect of undermining local governments that have actively sought to incentive affordable housing through density bonuses and other incentives. It is unlikely that local governments will continue such incentive programs if the consequence is to lose any meaningful input into the density and intensity of the project.

III. Defines “commercial” (Lines 601-605) and “mixed use” (Lines 642-651).

Comment: The definition of “commercial” is broad enough to include any home-based business, which means that if a home-based business exists in a single-family neighborhood, any parcel in the neighborhood is eligible for a LLA project. The bill defines “mixed use” to include any zoning district that permits ANY amount of commercial use, no matter how ancillary. This definition has the effect of mandating approval of a LLA project virtually anywhere – even in single-family districts. Every zoning district allows for some ancillary commercial use, even single-family zones (example: single family zones commonly allow ancillary commercial to support neighborhood uses, such as a corner grocery, assisted living facilities, or medical offices).

IV. A municipality may not require an LLA project to obtain an amendment to a development agreement (Lines 632-634).

It is unclear why this language is needed. A development agreement is a contract between the local government and the developer that sets forth the rights and obligations of the parties and identifies the approved uses and their locations. A development agreement should be amended to reflect changes to the development plan that result from an LLA project being approved. It is the only way to maintain a record of what was approved and will avoid potential title issues for subsequent purchasers. The amended development agreement should also include the necessary assurances or covenants to reflect the long-term affordability period required by the LLA.

V. Deletes the requirement that an LLA project must otherwise comply with applicable state and local laws (Line 794-796).

Comment: The League opposes the deletion of this language. There is no reasonably legitimate purpose for a project to not comply with other applicable state and local laws.

VI. Mandatory Reduction of Impact Fees for LLA Projects (Lines 539-543):

- Requires a local government to reduce impact fees by 20% in an LLA project.

Comment: The League opposes across-the-board impact fee cuts for LLA projects because it will force existing residents to subsidize the impacts of these new developments, in addition to the subsidies they bear due to property tax exemptions for LLA projects.

- VII. Prohibits a local government from taking any action that “*has the effect of*” limiting the density, height, lot size, lot coverage, or floor-area ratio of an LLA project. Authorizes lawsuits against local governments to enforce, with mandatory attorney fees to prevailing plaintiffs (Lines 656-707):

Comment: The phrase “*has the effect of*” throughout these paragraphs is extremely vague and needlessly exposes local governments to lawsuits even if they are enforcing site plan requirements that apply equally to all developments and are not targeting LLA projects. The LLA expressly authorizes local governments to apply land development regulations applicable to multifamily developments to an LLA project. Any of these requirements (e.g., ingress and egress, open space, lighting, buffering, sanitation, or concurrency) could be construed as “having the effect” of restricting a development in some fashion. This means a local government could be sued for requiring the property to meet transportation or school concurrency requirements, requiring developers to avoid building over a utility easement, or requiring buildings to be set back from open water.

- VIII. Preempts any action taken after July 2023 that *indirectly* limits an LLA project in any way, “*unreasonably*” delays development, or restricts how affordable units are accessed (Lines 825-844):

Comment: The League opposes this change. The words “indirectly” and “unreasonably” are subjective and vague. The language is also retroactive, which means local governments have liability exposure that could not have been reasonably foreseeable. In addition, the subjective and vague terms mean a local government cannot effectively manage its risk. This language will prevent application of routine site development conditions that apply equally to all developments. For example, a standard code requirement that directs high rises to point lights down instead of into the bedrooms of adjacent single-family homes would expose a local government to suit. Similarly, code requirements to set structures away from waterbodies or to locate garbage dumpsters away from adjacent residences could be construed as an “indirect” limitation and thereby subject the local government to lawsuits.

- IX. Expressly preempts the regulation of affordable housing to the state (Lines 845- 849):

Comment: This is overly broad and will prevent local governments from undertaking innovative and incentive-based housing strategies. It would also prevent local governments from enforcing the 30-year affordability requirements of the LLA. Anything relating to affordable housing that is not expressly authorized in the LLA would be prohibited, including community land trusts, development incentives, local government housing assistance programs, tiny home ordinances, public-private partnership projects, and more.

- X. Mandatory Reductions in Minimum Parking – 20% for all LLA projects and 100% for projects less than 20,000 square feet, regardless of location (Lines 749-793):

Comment: The League opposes a mandatory reduction or elimination of parking with no regard for pedestrian safety, proximity to transit, or availability of offsite parking within reasonable distance of the property. In addition, the added language is directly inconsistent with Lines 756-793, which tie parking reductions to the availability of offsite parking and proximity to transit. This language also penalizes jurisdictions that have already reduced minimum parking requirements because it would force those jurisdictions to grant an additional 20% reduction on top of the existing reductions. Finally, what if the project consists of multiple buildings, each under 20,000 square feet? Does that mean a project that would add several hundred units in multiple buildings under 20,000 square feet would never have to add any parking?

- XI. Prohibits Building Moratoriums that would have the effect of delaying an LLA project, tax exemption, or other incentive for affordable housing (Lines 894-917):

Comment: Note this language conflicts with language found at Lines 738-741, which appears to permit moratoriums imposed prior to preliminary site plan approval. The League does not oppose a prohibition on moratoriums that specifically target LLA projects, but the bill is overbroad and would prohibit reasonable moratoria unrelated to the LLA. For example, the City of Zephyrhills adopted a moratorium on all new projects and annexations because the water management district has said there is no more water. It would be nonsensical to require this city to approve development when there is no water to serve it. Similarly, several cities in central Florida implemented temporary moratoriums following hurricane-related flooding in 2024. The moratoriums are intended to pause development in these flooded areas until new stormwater management plans are implemented. It would be irresponsible to allow development in these areas until the flooding problems are addressed.

- XII. Requires approval of Accessory Dwelling Units (ADUs) by-right in all single-family zoned areas (Lines 1195-1275)

Comment: The League opposes this change unless the units are required to be affordable and there is a mechanism to prevent the ADU or the primary residence from being used for short-term rental purposes. As written, this part of the bill does nothing to further housing affordability because it deletes the current law language that requires ADUs to be affordable to persons of low or moderate income. Further, this provision will exacerbate the problems many communities are experiencing with vacation rentals. It would allow a 10bedroom party house to build an ADU to hold even more partygoers.

- XIII. Community Planning Act Revisions (Lines 928-1192):

Comment: This section of the bill makes several changes to definitions and requirements in the Community Planning Act that will gut the purpose and intent of the Act – to plan adequately for growth and ensure services are available when development occurs. The revisions to “urban infill” and “urban service area” are especially problematic.

The bill requires all urban infill development to be administratively approved with no comprehensive plan amendment or rezoning required (Lines 928-931). This means that existing property owners within urban infill areas will have no assurance that new development will be reasonably compatible with their property and in many urban areas, will increase gentrification

and reduce housing affordability. The bill redefines “urban service area” (Lines 942-951) to include any area that might conceivably have public services and facilities at some point over a 20-year period. In contrast, current law defines an urban service area as an area where public facilities and services are already in place or identified in the capital improvements element of the comprehensive plan. This revision effectively codifies urban sprawl as the state’s growth policy.

Legislative Highlights: Key Bills from the 2025 Florida Session

Prepared by: Facility Planning and Real Estate Department

Date: March 31, 2025

Session Dates: March 4, 2025 – May 2, 2025

Overview

This document provides a summary of potentially important bills introduced during the 2025 Florida Legislative Session. It highlights key legislative developments that may impact various sectors, including education, infrastructure, business, and local governance.

CS/SB 140 – Conversion Charter Schools

This bill introduces significant changes to charter school conversions and establishes a new category of "job engine" charter schools while also imposing new requirements on district school boards regarding property acquisition and disposal. Key provisions include:

1. **Charter School Conversions**

- Parents applying to convert a public school into a charter school must have children enrolled in the existing school.
- The requirement for demonstrating teacher support for conversion is removed.

2. **"Job Engine" Charter Schools**

- Municipalities can apply to establish new or conversion "job engine" charter schools.
- These schools may offer enrollment preferences to children of employees of identified job-producing entities.

3. **Workforce Development Capitalization Incentive Grant Program**

- Charter schools serving grades 6-12 are now eligible for this grant.
- Priority is given to applications from "job engine" charter schools.

4. **District School Board Responsibilities**

- Restrictions on rental or leasing fees imposed on conversion charter schools.
- Guidelines for removing inventoried property from facilities.

5. **Real Property Acquisition and Disposal**

- District school boards must follow new planning and reporting requirements when acquiring real property.
- Prohibits certain real property acquisitions and mandates the disposal of surplus property in cases of declining enrollment.
- Establishes priorities for disposing of real property.

The bill is set to take effect on **July 1, 2025**.

CS/HB 123 – Education

This bill proposes significant changes to the process of converting public schools into charter schools and the management of school district property. Here's a summarized version with improved clarity:

1. **Conversion Charter School Applications**

- Only parents of enrolled students may apply.
- School boards, principals, teachers, and advisory councils lose application authority.
- Municipalities with underperforming schools (below an "A" for 5 consecutive years) may apply to convert them into "job engine charter schools" to attract businesses.
- These charter schools must submit annual reports on investments related to job attraction and retention.

2. **Changes to Public School Conversion Requirements**

- Removes the requirement that 50% of teachers support conversion.
- School boards cannot charge municipalities rent for existing facilities used by conversion charter schools.
- Property normally inventoried to the school cannot be removed.

3. **New Requirements for School District Property Management**

- Before using purchased or acquired property, school boards must present a 5-year plan in a public meeting, updated annually.
- The plan must account for enrollment growth, demographic shifts, and curriculum changes.
- If district enrollment has declined in the past 5 years, the board cannot acquire new property and must dispose of surplus real estate.
- Priority for surplus property use includes:
 - Affordable housing for teachers, first responders, and military servicemembers.
 - Charter school facilities.
 - Recreational facilities developed by local governments.

Effective Date

- The bill takes effect on **July 1, 2025**.

CS/HB 569 - Construction and Facilities

1. **Charter Schools as Public Facilities for Concurrency** – By classifying charter schools as public facilities, the bill ensures they are exempt from certain concurrency requirements, which traditionally regulate development to ensure adequate infrastructure capacity. This may streamline school construction but could also challenge local governments' ability to manage infrastructure impacts.
2. **Restrictions on Local Government Oversight** – Local governments will not be able to impose additional building restrictions beyond the state's education facility requirements. Additionally, charter schools will not need special exemptions or conditional approvals to be considered an allowable use, potentially making it easier for them to locate in various zoning districts.
3. **Education Impact Fee Credits** – Developers who contribute to school infrastructure (via agreements with school districts or charter schools) will receive credits against education impact fees. This could encourage private sector involvement in school-related infrastructure but might reduce available impact fee revenue for broader educational needs.
4. **Prohibition on Vehicular Stacking Ordinances that Limit Enrollment** – Local governments cannot enforce regulations that indirectly limit a school's enrollment by mandating specific vehicle stacking requirements. While this could help schools expand more easily, it may raise concerns about traffic congestion and school site design.

Potential Urban Planning Impacts

- **School Siting Flexibility** – Charter schools may have an easier time securing locations, potentially increasing access to education options.
- **Traffic & Infrastructure Considerations** – Without stringent concurrency requirements or vehicle stacking mandates, traffic congestion near schools could become a challenge.
- **Reduced Local Control** – Local governments may have less authority to regulate the placement and design of charter schools, potentially leading to conflicts with existing land use plans.

Effective Date

- The bill takes effect on **July 1, 2025**.

SB 1188 - Local Governing Authorities

This bill significantly impacts school development and local government authority over educational facilities. The key changes include:

1. **Concurrency Exemption for Public Schools** – This means that public school construction will not be subject to local concurrency requirements, which are typically used to ensure infrastructure keeps pace with development. This could accelerate school construction but may raise concerns about infrastructure capacity.
2. **Education Impact Fee Credits** – Developers who contribute to school infrastructure or improvements near their developments will receive credits against education impact fees. This could incentivize private sector investment in school infrastructure.
3. **Restrictions on Vehicular Stacking Ordinances** – Local governments cannot enforce regulations that would limit school enrollment by requiring specific on-site vehicle stacking for student drop-offs and pick-ups. This may ease expansion for schools but could raise traffic congestion concerns.
4. **Charter School Building Code and Land Use Protections** –
 - Local governments cannot impose stricter building or site-development requirements on charter schools beyond state education facility standards.
 - Charter schools cannot be required to get special exemptions or conditional use permits to operate in areas where schools are an allowable use.

Effective Date

- The bill takes effect on **July 1, 2025**.

CS/CS/SB 184 - Affordable Housing- ADU's

This bill introduces three key changes to current law aimed at increasing the development and supply of affordable housing. These changes include:

1. Accessory Dwelling Units (ADUs)

- **Mandatory Ordinances:** Counties and municipalities must enact ordinances allowing **ADUs in all single-family residential areas rather than just being authorized to do so under current law.**
- **Homestead Exemption Protection:** Property owners will not lose their homestead exemption solely because their property contains an ADU.
- **Manufactured Homes:** ADUs may include manufactured homes, provided they meet all applicable requirements.
- **Minimum Lease Term:** ADUs approved under an ordinance cannot be leased for less than one month.

2. Affordable Housing for Military Families

- **Expanded Use of Donated Land:** Land donated to local governments for affordable housing can now also be used to provide housing for military families receiving the basic housing allowance.
- **Density Bonus System:** Maintains the existing system where landowners donating land for affordable housing can receive a density bonus applicable anywhere within the jurisdiction that allows residential development.

3. Study on Mezzanine Finance and Tiny Homes

- **Evaluation by OPPAGA:** The Office of Program Policy Analysis and Government Accountability (OPPAGA) is directed to assess:
 - The feasibility of using mezzanine finance (second position short-term debt) to encourage the construction of owner-occupied affordable housing.
 - The potential role of tiny homes in addressing affordable housing needs.
- **Minimal Fiscal Impact:** The fiscal impact on OPPAGA is expected to be negative but insignificant and manageable within existing resources.

Effective Date

- The bill takes effect on **July 1, 2025.**

CS/HB 247 – Affordable Housing- ADU's

This bill introduces modifications to the regulation of **Accessory Dwelling Units (ADUs)** and expands incentives for **affordable housing for military families**. Key provisions include:

1. Revised Definition of ADUs

- **Manufactured Homes Included:** The definition of an ADU is amended to include **manufactured homes** that meet **National Manufactured Housing Construction and Safety Standards** and are constructed on or after **January 1, 2025**.

2. Local Government Requirements

- **Mandatory ADU Ordinances:** Local governments must adopt ordinances allowing ADUs **without increasing parking requirements** in any area zoned for **single-family residential use**.
- **Exemptions:** The requirement does not apply to **planned unit developments (PUDs)** or **master-planned communities**.

3. Incentives for Military Housing

- **Density Bonus Incentives:** Local governments may offer **density bonuses** to landowners who donate real estate to support attainable housing for **military families receiving the basic housing allowance**.

4. Fiscal and Economic Impact

- **Private Sector:** The impact on the private sector is **indeterminate**.

Effective Date

- The bill takes effect on **July 1, 2025**.

HB 579 – Development Permits and Orders

This bill streamlines the zoning and development approval process by setting clearer requirements for applications and enforcing time constraints on local governments. The key effects include:

1. **Standardized Application Requirements** – Local governments must define the minimum required information for zoning applications, reducing ambiguity for applicants.
2. **Timely Processing** – Applications for development permits or orders must be processed within specific timeframes, ensuring faster decision-making.
3. **Hearing Limitations Prohibited** – Local governments cannot impose restrictions on the number of quasi-judicial or public hearings if it results in application delays.
4. **Refund Policy for Delays** – If a local government fails to process an application within the set timeframe, the applicant is entitled to a refund, with exceptions for certain conditions.
5. **Economic & Fiscal Impact:** The financial implications for local governments and the private sector are unclear, but the bill could lead to increased administrative efficiency or potential financial strain due to refunds.

Effective Date

- The bill takes effect on **October 1, 2025**.

SB 634 – Land Use and Zoning

This provision focuses on balancing private property rights with local government land use regulations. Here are the key takeaways:

1. **Private Property Rights Protections** – The bill ensures that existing provisions related to private property rights apply, likely reinforcing property owners' ability to develop or use their land within legal limits.
2. **Local Government Authority Over Residential Land Uses** – Local governments are granted the ability to regulate certain residential land uses in their comprehensive plans and development regulations, allowing flexibility in zoning decisions.
3. **Single-Family Use Distinctions** – The bill allows local governments to prohibit *single-family hybrid use* while permitting *single-family owner use* within a land use category. This likely refers to restrictions on hybrid housing models, such as short-term rentals or multifamily conversions within single-family zones.

Effective Date

- The bill takes effect on **July 1, 2025**.

HB 665 – Local Government Impact fees and Development Permits and Orders

This bill appears to limit local governments' ability to impose art-related conditions on development approvals and strengthens oversight of impact fee increases. Here's a breakdown of its effects:

1. **Restrictions on Art-Related Requirements** – Local governments cannot require developers to install, fund, or reimburse costs for public art as a condition for receiving development approvals. This could reduce financial burdens on developers but may impact public art funding.
2. **Changes to the Florida Impact Fee Act** – The bill defines “extraordinary circumstances” and requires local governments to provide a clear, project-specific justification if they seek to raise impact fees beyond phased-in limits. This increases transparency and accountability in impact fee increases.
3. **Fiscal & Economic Impact** – The effects on local governments and the private sector are uncertain. Developers may face fewer upfront costs, but local governments may experience challenges in funding public art and infrastructure improvements without additional fees.

Effective Date

- The bill takes effect on **July 1, 2025**.

HB 923 - Housing

This bill appears to make several key revisions related to affordable housing, taxation, and funding allocation. Here's a breakdown of the major changes:

1. **Affordable Housing Revisions** – Likely includes updates to zoning, incentives, or funding mechanisms to promote affordable housing development and availability.
2. **Property Tax Exemptions** – Adjustments to exemptions could provide relief for affordable housing developments, homeowners, or specific groups such as low-income residents or seniors.
3. **Use of Discretionary Sales Surtax Funds** – The bill may allow for more flexibility in using surtax revenue to support housing initiatives, infrastructure, or community development projects.
4. **Tax Credit Adjustments** – Changes to tax credits could incentivize developers to build or maintain affordable housing units.
5. **Funding Allocation from FHFC & Live Local Program** – Updates to how the Florida Housing Finance Corporation (FHFC) and the Live Local Program distribute funds, potentially streamlining access to resources for affordable housing projects.

Effective Date

- The bill takes effect on **July 1, 2025**.

HB 943 – Real Property and Land Use Development

This bill introduces several reforms aimed at expanding affordable housing and streamlining development processes. Here's an analysis of its key provisions:

Affordable Housing & Development Incentives

1. **Live Local Act Amendments** – Updates various provisions related to affordable housing, building moratoriums, and reporting requirements, likely to improve housing accessibility and transparency.
2. **Urban Infill Development** – Requires *administrative approval* for proposed urban infill projects, reducing bureaucratic delays and making it easier to develop housing in already urbanized areas.
3. **Impact Fee Reduction** – Qualified affordable housing developments can receive a **20% impact fee waiver or exception**, lowering upfront costs and incentivizing construction.
4. **Property Tax Exemption Adjustments** – Changes the eligibility or structure of tax exemptions for affordable housing developments, which may encourage long-term affordability.

Land Use & Local Government Requirements

5. **Mandatory ADU Allowance** – Local governments must permit *accessory dwelling units (ADUs)*, increasing housing options such as backyard cottages and garage apartments.
6. **Anti-Discrimination in Land Use Decisions** – Prohibits discrimination against affordable housing in zoning and development approvals, potentially preventing exclusionary practices.
7. **Surplus Land Use for Housing** – Requires district school boards to adopt best practices for surplus land programs, possibly encouraging the use of unused public land for housing.

Housing Finance & Foreclosure

8. **FHFC Financing for Target Groups** – The Florida Housing Finance Corporation must prioritize financing for **veterans, essential service workers, and high-demand career employees**, supporting workforce housing.
9. **Expedited Foreclosure for Abandoned Properties** – Creates a faster foreclosure process for abandoned real estate, helping to quickly repurpose vacant properties for new housing.

Fiscal & Economic Impact

- The bill's impact on local governments and the private sector is *uncertain*, as it could lower revenue from impact fees and taxes but also stimulate more housing development and economic activity.

Effective Date

- The bill takes effect on **July 1, 2025**.

CS/HB 1035- Building Permits for Single-family Dwellings

This bill focuses on expediting the building permit process and reducing regulatory burdens. Here's a breakdown of its key provisions and potential impacts:

Key Provisions

1. **Extended Validity of Single-Family Building Permits**
 - Permits remain valid for at least **180 days** or until the **next edition of the Florida Building Code** takes effect, whichever is later.
 - This prevents unnecessary permit expirations and reduces the need for extensions.
2. **Restrictions on Permit Requirements**
 - Local governments **cannot require building permits for certain types of work** (specific exemptions not detailed in the summary).
 - This could reduce costs and administrative burdens for homeowners and builders.
3. **Faster Permit Review & Automatic Approvals**
 - Local governments must review certain building permit applications within a **defined timeframe** (exact period not specified).
 - Some permits are **automatically approved upon submission** and must be issued **within two days**, significantly reducing delays.

Fiscal & Economic Impact

- **Positive Impact on the Private Sector**
 - Faster permitting accelerates construction timelines, reducing costs for builders and developers.
 - Homeowners and businesses benefit from fewer delays in renovation or new construction projects.
- **Mixed Impact on Local Governments**
 - Loss of revenue from fewer permit fees.
 - Reduced administrative workload could offset some revenue loss.
 - Faster processing may require more staff or resources to comply with strict timeframes.

Effective Date

- The bill takes effect on **July 1, 2025**.

HB 1125- Regional Planning and Economic Development

This bill introduces several structural and policy changes related to economic development, rural support, tourism, and local governance. Here's a breakdown of its key elements:

Economic & Business Development

1. **Creation of the Department of Commerce (DOC)**
 - Establishes the **DOC** and defines its powers and responsibilities, likely consolidating economic development efforts under one agency.
2. **Office of Secure Florida within DOC**
 - Aims to enhance economic security and possibly cybersecurity measures related to commerce.
3. **Entrepreneurship & Startups**
 - Updates the **state's economic policies** to promote entrepreneurship, specifically for **certain business startups**, which may include high-growth or tech-based ventures.
4. **Florida Small Business Development Center (SBDC) Changes**
 - Revises the **composition** of the statewide advisory board to better support small business initiatives.
5. **Rural Accelerator Program & Rural Infrastructure Fund**
 - Establishes the **Rural Accelerator Program** within the DOC to support economic development in rural areas.
 - Requires funding from the **Rural Infrastructure Fund**, ensuring financial support for rural economic projects.

Tourism & Sports Industry Support

6. **Florida Sports Foundation Composition Updates**
 - Revises board composition, likely to improve governance and align with broader economic goals.
7. **Convention Grants Program Reform**
 - Modifies provisions related to grants distributed by the **Florida Tourism Industry Marketing Corporation**, potentially expanding support for tourism-related events.

Regional & Local Government Coordination

8. **Regional Planning Entities**
 - Allows **counties and municipalities** to enter agreements to create **regional planning entities**, promoting coordinated development strategies.
9. **Replacement of Regional Planning Councils with DEP**
 - Transfers responsibilities for **hazardous waste management assessments & facilities** from **regional planning councils** to the **Department of Environmental Protection (DEP)**, centralizing oversight.
10. **Local Health Councils & Affordable Housing Study Commission**
 - Revises provisions related to **local health councils**, likely refining their responsibilities.
 - Adjusts the **composition of the Affordable Housing Study Commission**, which may impact housing policy recommendations.

Fiscal & Economic Impact

- The restructuring of economic and rural development programs could lead to **increased investment and efficiency**, but the fiscal impact on local governments and state agencies is uncertain.
- Changes in regional planning and hazardous waste management oversight may streamline processes but could also require additional resources.

Effective Date

- The bill takes effect on **July 1, 2025**.

CS/SB 1128 – Building Permits for Single-family Dwellings

This bill focuses on **streamlining building permit processes** and **ensuring permit validity**, particularly in jurisdictions affected by emergencies. Here's an analysis of its key provisions and potential impacts:

Key Provisions

1. Extended Validity for Single-Family Building Permits

- A building permit for a **single-family dwelling cannot expire** before the effective date of the **next edition of the Florida Building Code**.
- This ensures that active permits remain valid even if a new building code takes effect, preventing unnecessary delays and reapplication fees.

2. Automatic Compliance for Certain Permit Applications

- If a **state of emergency** was issued **within the past 24 months**, a **permit application for a single-family dwelling** is automatically deemed **compliant upon submission**, provided:
 - It is **signed and sealed** by a **licensed architect or engineer**.
 - It includes attestations that the plans comply with the **Florida Building Code**.
- This eliminates additional compliance reviews, allowing for **faster approval** in disaster-affected areas.

3. Accelerated Timeline for Approval

- Applications meeting the above criteria will receive **expedited processing**, ensuring rapid rebuilding efforts in emergency-declared jurisdictions.

4. Indemnification of Local Governments

- Local governments are **protected from liability** in cases where they approve permit applications based on **architect/engineer attestations**, reducing risk for municipal authorities.

5. Prohibition on Permit Expiration Before Certain Events

- The bill prohibits local governments from allowing certain building permits to expire before a **specified event**, likely ensuring continued validity during construction delays caused by external factors.

Fiscal & Economic Impact

• Positive Economic Impact on Builders & Homeowners

- Prevents unnecessary reapplications, saving **time and money** for property owners and developers.
- Encourages **faster reconstruction** in disaster-affected areas.

• Mixed Impact on Local Governments

- **Reduced administrative burden** due to automatic approvals.
- **Potential reduction in permit renewal fees**, affecting revenue.
- **Indemnification provision** limits government liability, reducing legal risks.

Implementation Date

- The bill **takes effect on July 1, 2025**, allowing local governments time to update their permitting processes.

HB 1209 – Land Use and Development Regulations

This bill introduces **major changes to land use planning, agricultural enclave development, infill housing, and recreational covenants**. Here's a breakdown of its key provisions and impacts:

Land Use & Development Changes

1. Agricultural Enclave Development

- **Removes the requirement** for agricultural enclave owners to apply for a **comprehensive plan amendment**.
- Instead, **allows administrative approval** of development, even if it conflicts with **future land use designations or the comprehensive plan**.
- **Eliminates the presumption of urban sprawl** for these developments.
- **Requires local governments to treat approved development as a conforming use**, meaning they cannot impose restrictions based on zoning conflicts.

2. Supermajority Vote for Certain Comprehensive Plan Amendments

- Certain comprehensive plan amendments will require a **supermajority vote**, making it harder to pass significant land use changes.

3. Legal Action for Comprehensive Plan Amendments

- **Property owners and applicants** affected by a **comprehensive plan amendment** can file civil actions for relief, potentially increasing litigation over land use decisions.

Zoning & Housing Development

4. Minimum Lot Size Requirements

- Local **land development regulations must establish minimum lot sizes** by a **specific deadline** to ensure zoning districts accommodate the **maximum authorized density**.
- This could **increase housing density** in certain areas, helping address housing shortages.

5. Infill Residential Development Approval

- **Requires local governments to approve infill residential development applications**, preventing unnecessary denials or delays.
- Ensures that **infill projects** (housing built in vacant or underused urban lots) are treated as **conforming uses**.

Recreational Covenants & Amenity Fee Regulations

6. Recreational Covenants on Certain Parcels

- **Specifies which parcels** can be subject to **recreational covenants**—binding agreements that govern recreational land use.
- Clarifies that certain **recreational facilities and amenities are not part of the common area**, meaning they may not be covered by HOA dues.

7. Restrictions on Amenity Fees & Dues

- **Limits annual increases** in **amenity fees** and **expenses**, preventing excessive cost hikes for homeowners.

- **Prohibits recreational covenants from requiring HOAs to collect amenity dues** on behalf of third-party owners.
- **Requires specific disclosures** in sales contracts for parcels subject to recreational covenants, improving transparency for buyers.

Fiscal & Economic Impact

- **Boosts private property development** by removing restrictions on agricultural enclave approvals.
- **Could accelerate housing production** by streamlining infill development and lot size regulations.
- **May lead to legal challenges** as property owners gain the right to sue over comprehensive plan amendments.
- **Affects HOA and community management** by restricting how amenity fees are charged and increased.

Potential Implications

- **Urban Growth & Sprawl** – By removing urban sprawl restrictions, it could lead to increased suburban expansion.
- **Housing Affordability** – Infill development requirements and higher-density allowances could expand housing supply.
- **Community Impact** – Homeowners in communities with **recreational covenants** may see **more transparency but potential service reductions** due to fee limitations.

Effective Date

- The bill takes effect on **July 1, 2025**.

SB 1594 - Housing

This bill **expands funding options, tax incentives, and financing flexibility** for affordable housing projects in Florida. Here's a breakdown of the major provisions:

Affordable Housing Funding & Project Eligibility

1. **Expanded Use of Live Local Act Funding**
 - **Revises the definition of "urban infill"** to allow the **\$150 million** allocated by the **Live Local Act** to support a **wider range of housing projects**.
 - This could enable **more mixed-use and higher-density developments** in urban areas.
2. **Restrictions on FHFC Financing Requirements**
 - The **Florida Housing Finance Corporation (FHFC)** **cannot impose certain financing restrictions** on affordable housing projects, potentially making it **easier to secure funding**.
3. **Updates to Low-Income Housing Tax Credits (LIHTC) Rules**
 - **Revises the definition of "qualified contract"** for projects reaching their **15th year** in the **LIHTC program**.
 - This may **prevent early exits** from affordability requirements, ensuring **longer-term affordability** for these properties.
4. **Expands Eligibility for Property Tax Exemptions**
 - Updates exemptions for:
 - **Nonprofit-owned affordable housing**
 - **Nonprofit land leases**
 - **Projects in their 15th year** of affordability commitments
 - **Missing middle housing** (workforce housing for middle-income earners)
 - **Local option tax exemptions** for affordable housing
 - This broadens tax relief for developers and nonprofit organizations, **encouraging more affordable housing projects**.
5. **Revised Definition of "Infrastructure" for Local Government Tax Use**
 - Allows the **Local Government Infrastructure Tax** (often a sales surtax) to be used for **more types of housing-related infrastructure**.
 - This could help fund **utilities, roads, transit, and other public improvements** that support affordable housing.

Florida Housing Revitalization Act & New Tax Credits

6. **New Tax Credits for Historic Property Rehabilitation**
 - Establishes the **Florida Housing Revitalization Act**, which creates:
 - A **corporate income tax credit** for expenses incurred rehabilitating historic buildings **for affordable or workforce housing**.
 - A **credit on insurance premium taxes** for the same purpose.

- This incentivizes **adaptive reuse of historic buildings**, turning them into affordable housing.

Fiscal & Economic Impact

- **Boosts funding availability** for affordable housing by expanding eligible projects and easing financing rules.
- **Encourages historic preservation** by making it financially viable to convert historic buildings into housing.
- **Provides stronger tax incentives** to developers and nonprofits, reducing financial barriers to affordable housing.
- **Could lead to increased local government spending** on infrastructure to support new developments.

Implementation Timeline

- **Takes effect on July 1, 2025**, giving agencies and developers time to adjust.

SB 1730- Affordable Housing

This bill makes significant changes to local zoning laws, hurricane evacuation standards, and land use discrimination protections. Here's a breakdown:

Zoning & Land Use Changes

1. Mandating Multifamily & Mixed-Use in Flexibly Zoned Areas

- **Counties and municipalities must allow multifamily and mixed-use residential developments** in areas with **flexible zoning, if certain conditions are met.**
- This could encourage **higher-density development**, particularly in commercial zones or underutilized urban areas.

2. Limits on Non-Residential Use in Mixed-Use Developments

- Local governments **cannot require more than a certain percentage** of a **mixed-use residential project** to be used for non-residential purposes (e.g., retail or office space).
- This ensures that **housing remains a priority** in mixed-use developments.

Hurricane Evacuation & Comprehensive Plans

3. Revising Hurricane Evacuation Clearance Times in the Florida Keys

- **Adjusts the required evacuation clearance time** for **permanent residents** in the **Florida Keys Area of Critical State Concern.**
- **Local comprehensive plan amendments** in the Keys must now meet the **new maximum clearance time standard.**
- This could affect **development approvals** in the Keys, allowing more housing while ensuring safe evacuation procedures.

Land Use Discrimination Protections

4. Prohibits Discrimination in Development Approvals

- **Makes it unlawful for local governments to discriminate** in zoning, land use decisions, or permitting based on the **nature of a proposed development.**
- This ensures **equal treatment for all housing types**, including **affordable housing** and **multifamily projects.**

Effective Date

- The bill takes effect on **July 1, 2025.**

**THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR
PUBLIC SCHOOL FACILITY PLANNING, BROWARD COUNTY, FLORIDA
STAFF WORKING GROUP MEETING**

Meeting Minutes

**December 5, 2024
9:30 a.m. – 11:00 a.m.**

**City of Plantation, Development Services Building
401 NW 70th Terrace, 1st Floor Conference Room
Plantation, Florida 33317**

- 1. Call to Order**
- 2. Roll Call**

The meeting was called to order by Evy Kalus at 9:34 a.m., and a roll call was conducted, confirming the attendance of the following Staff Working Group (SWG) members:

Representative	City
Justin Proffitt	Coconut Creek
Jason Chockley	Cooper City
Tasheema Lewis	Coral Springs
Corrine Lajoie	Dania Beach
Matt Coyle	Davie
	Deerfield Beach
Lorraine Tappen/Susan Leon	Fort Lauderdale
Deandrea Moise	Hallandale Beach
Lauren Pruss	Hollywood
	Lauderdale By the Sea
	Lauderdale Lakes
Nadine Fearon	Lauderhill
Andrew Pinney	Margate
	Miramar
	North Lauderdale
Rick Buckeye	Oakland Park
	Parkland
	Pembroke Park
	Pembroke Pines
Shawn Lamey	Plantation
Maggie Barszewski	Pompano Beach
	Southwest Ranches
Sylvia Miller	Sunrise
Christian Waterval	Tamarac
	West Park
	Weston
Evy Kalus	Wilton Manors

Sue Carrano	Broward Municipal Services
Glennika Gordon	School Board of Broward County
LaCheryl Thomas	School Board of Broward County
Alicia Joseph	Broward County Planning Council
	South Florida Regional Planning Council

3. Addition(s) to the December 5, 2024, Agenda

No additions to the agenda were proposed.

4. Approval of the Final Agenda for the December 5, 2024, Meeting

The agenda for the December 5, 2024, meeting was reviewed and approved unanimously.

5. Approval of Minutes from the September 12, 2024, Meeting (Back-Up Item)

It was brought to the group's attention that there was an error in the previous meeting minutes. The City of Tamarac noted that they were marked as absent for the March and June 2024 meetings, despite being present. This correction was made to the minutes. Mr. Justin Proffitt made a motion to approve the amended minutes, which was seconded by Ms. Lorraine Tappen. The minutes were approved unanimously.

6. SUB-COMMITTEE REPORTS

6.1 Draft 2024 Annual Status Report on Implementation of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, Broward County, Florida (Back-up Item)

Ms. Evy Kalus inquired whether the sub-committee meeting had taken place yet. Ms. Glennika Gordon advised that Ms. Lorraine Tappen and Mr. Chris Akagbosu were the only persons in attendance.

Ms. Lorraine advised that the discussion focused on the possibility of sending drafts of the code amendments and comprehensive plan amendments, including drafts of other amendments and staff reports.

Ms. Kalus also asked when it would be put forward for actual approval, to which Ms. Gordon responded that it would be in March 2025.

7. OLD BUSINESS

7.1 Status – Review/Comments on Non-Residential Site Plans (Back-Up Item)

Ms. Evy Kalus stated that the sub-committee has not met yet and that a discussion is necessary to finalize the language. Ms. Lorraine Tappen will no longer be part of the committee. The committee now includes Ms. Gordon, Ms. Sue Carrano, and Ms. Jenna Lane. Ms. Kalus requested one more volunteer, and Mr. Justin Proffitt volunteered. He will coordinate with the team to finalize the

language for the March 2025 meeting. Mr. Proffitt confirmed the language is ready and will be fine-tuned for approval.

7.2 New Collocation Facilities

There are no new facilities.

7.3 Status – Broward County and Municipal Comprehensive Plans and Land Development Codes/Regulations

Mr. Christian Waterval from the City of Tamarac shared that their Comprehensive Plans have been shifted to early 2025. Ms. Lauren Pruss from the City of Hollywood reported that they amended their goals, objectives, and policies to late summer or early fall. They are in the initial stages of developing proposals to amend their selling ordinances. Ms. Deandrea Moise, from the City of Hallandale Beach, will add 4,000 units and update their Comprehensive Plans. Mrs. Evy Kalus, from the City of Wilton Manors, applied for an additional 750 units. Mr. Justin Proffitt, from the City of Coconut Creek, made the minimum updates, like Wilton Manors.

7.4 Update on Broward County and Municipalities Evaluation and Appraisal Report

Mrs. Evy Kalus, City of Wilton Manors, Appraisal Report will be ready by the Summertime.

7.5 Safe Routes to Schools/Sidewalk Projects

Currently, there are no new sidewalk improvements.

8. NEW BUSINESS

There was a question about whether cities with the Educational Mitigation Agreement should discuss it in terms of resolutions passed. The consensus was to not discuss it at this time, as there will be a presentation on the topic at the School Board Workshop on January 14, 2025.

9. NEXT STAFF WORKING GROUP MEETING

9.1 March 6, 2025 (Regularly Scheduled Quarterly Meeting)

The next meeting was confirmed to be held at the same place, City of Plantation, Development Services Building on March 6, 2025.

ADJOURNMENT

The meeting was adjourned at 11:25 a.m. with a note of appreciation for the contributions of all participants and a reminder of the next meeting date.