

SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED TEXT, MAP and NATURAL RESOURCE MAP SERIES
AMENDMENTS

PCT 16-5: Section 1 – Highlighted Regional Issues
PCT 16-6: Section 2 – Policies
PCT 16-7: Section 2 - Definitions
PCT 16-8: Section 2 – Permitted Uses and Implementation
PCT 16-9: Section 3 – Recommended Practices
PC 16-7: Broward County Land Use Plan Map
PCNRM 16-2: Broward County Natural Resource Map Series

RECOMMENDATIONS/ACTIONS

DATE

I. *Planning Council Staff Transmittal Recommendation* *August 16, 2016*

Planning Council staff finds the proposed text and map amendments consistent with the update of the Broward County Land Use Plan, as initiated by the Broward County Commission and Broward County Planning Council.

Planning Council staff recommends approval of the transmittal of the following proposed text and map amendments:

- **PCT 16-5:** Section 1 – Highlighted Regional Issues; See Attachment A.
- **PCT 16-6:** Section 2 – Policies; See Attachment B.
- **PCT 16-7:** Section 2 – Definitions; See Attachment C.
- **PCT 16-8:** Section 2 – Permitted Uses and Implementation; See Attachment D.
- **PCT 16-9:** Section 3 – Recommended Practices; See Attachment E.
- **PC 16-7:** Broward County Land Use Plan Map; See Attachment F.
- **PCNRM 16-2:** Broward County Natural Resource Map Series; See Attachment G.

Note: The Planning Council Combined Land Use/Trafficways and Executive Committees recommended approval of PCT 16-5 on May 26, 2016.

RECOMMENDATIONS/ACTIONS (continued)

DATE

II. Planning Council Transmittal Recommendation

August 25, 2016

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 14-0; Blattner, Castillo, DiGiorgio, Fink, Gomez, Good, Graham, Grosso, Long, Mack, McColgan, Parness, Ryan and Stermer)

III. County Commission Transmittal Recommendation

September 27, 2016

Approval per Planning Council transmittal recommendation.

IV. Summary of State of Florida Review Agency Comments

November 2, 2016

The State of Florida review agencies issued no formal comments regarding the proposed amendments. However, the Florida Department of Transportation issued technical comments regarding PCT 16-5 (Section 1 - Highlighted Regional Issues), PCT 16-6 (Section 2 - Policies) and PCT 16-7 (Section 2 - Definitions) regarding transportation and mobility. Please see **Exhibit 6** for the technical comments and staff response.

V. Planning Council Staff Final Recommendation

March 14, 2017

Planning Council staff finds the proposed text and map amendments consistent with the update of the Broward County Land Use Plan, as initiated by the Broward County Commission and Broward County Planning Council.

Planning Council staff recommends approval of the following proposed text and map amendments:

- **PCT 16-5:** Section 1 – Highlighted Regional Issues; See Attachment A.
- **PCT 16-6:** Section 2 – Policies; See Attachment B.
- **PCT 16-7:** Section 2 – Definitions; See Attachment C.
- **PCT 16-8:** Section 2 – Permitted Uses and Implementation; See Attachment D.
- **PCT 16-9:** Section 3 – Recommended Practices; See Attachment E.
- **PC 16-7:** Broward County Land Use Plan Map; See Attachment F.
- **PCNRM 16-2:** Broward County Natural Resource Map Series; See Attachment G.

RECOMMENDATIONS/ACTIONS (continued)

DATE

VI. Planning Council Final Recommendation

March 23, 2017

Approval per Planning Council staff final recommendation. (Vote of the board; Unanimous: 13-0; Blackwelder, Brunson, Castillo, DiGiorgio, Fink, Ganz, Gomez, Good, Graham, Grosso, McColgan, Williams and Stermer)

Update: April 13, 2017: At the setting of the public hearing on April 4, 2017, the Broward County Board of County Commissioners discussed the transition of the wording “attainable” to “affordable.” Although this change was not included at the Planning Council’s second public hearing, it is not considered substantive as the intent remains the same and is reflected throughout the appropriate amendments.

SECTION II
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED TEXT, MAP and NATURAL RESOURCE MAP SERIES
AMENDMENTS

BACKGROUND

The Broward County Land Use Plan was established during the 1970s and 1980s when much of the County was undeveloped and unincorporated. The initial Broward County Land Use Plan (BCLUP) was adopted in 1977 and the subsequent BCLUP in 1989. Low-density, suburban development with a focus on auto-oriented design were the predominant premises of these plans. The 1989 BCLUP was amended piecemeal scores of times through the years to better reflect current planning strategies and address economic market forces.

On April 22, 2014, the Broward County Commission initiated a comprehensive evaluation and update of the Broward County Land Use Plan, as a joint undertaking by the Broward County Planning Council and County Planning staffs, in coordination with municipalities and affected and interested stakeholders. The Broward County Planning Council took actions at its April 24 and May 22, 2014, meetings to affirm its support and participation in the evaluation and update. The effort was branded “BrowardNext.”

“BrowardNext” seeks to comprehensively update the County’s land use planning program within the context of meeting the challenges of Broward County’s future and anticipated population growth of 235,000 new residents by the Year 2040. This update reorients the Broward County Land Use Plan to setting regional priorities and parameters, e.g., transit and mobility, affordable housing, climate resilience and adaptation, regional economic development, environmental protection, enhancement and protection of recreation and open space areas, and disaster preparedness. In addition, the result is a renewed land use planning and policy relationship between the County and its municipalities, to better ensure the County’s focus on sustainable regional policies and enable municipalities to have appropriate and effective planning tools for the future.

OUTREACH & PUBLIC PARTICIPATION

The “BrowardNext”- Broward County Land Use Plan is the culmination of an extensive outreach and communication effort. After the kick-off meeting in August, 2014, the public outreach efforts continued with the establishment of an “Ad Hoc Steering Committee.” Committee membership consists of three (3) Broward County Planning Council members, two (2) Broward League of Cities members and two (2) Broward County Commissioners. An additional Ex-Officio Urban Planning Expert also participated in the Steering Committee.

OUTREACH & PUBLIC PARTICIPATION (continued)

The Steering Committee served as a clearinghouse for the development of highlighted regional issues and policy, meeting four (4) times (September 2014, February 2015, October 2015 and April 2016).

For the Broward County Land Use Plan, as per the County Charter, the Broward County Planning Council serves as the coordinating agency, but the multiparty evaluation resulting in the new, proposed Plan fully engaged County staff as active participants, and was structured to include diverse and significant participation during the evaluation process. Full representation and participation from municipalities and their staffs have been vital components.

Between August 2014 and August 2016, Planning Council and County staffs participated in over 80 public workshops, outreach efforts and presentations to various local governments and stakeholders. Email communications were regularly provided to a contact list of approximately 1,500 residents, elected officials, engaged organizations and local governments. The outreach meeting and email contact summaries are included in **Exhibit 3**.

In addition to outreach meetings and workshops, an internet survey was distributed in December 2014/January 2015, based on input received at the initial focus area workshops. The results were utilized to develop the working outline for "BrowardNext." **See Exhibit 4**.

All written comments received as of this writing are included as **Exhibit 5**.

Update: August 25, 2016: Additional correspondence received subsequent to August 16, 2016, has been included in **Exhibit 5**.

Update: March 14, 2017: Public workshops, outreach efforts and presentations continued subsequent to the September 27, 2016, County Commission action to transmit the amendments to the State of Florida review agencies, totaling nearly 100. **See Exhibit 3**.

SECTION III
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED TEXT, MAP and NATURAL RESOURCE MAP SERIES
AMENDMENTS

PLANNING ANALYSIS

The updated Broward County Land Use Plan (BCLUP) includes the following amendments:

➡ **PCT 16-5: Section 1 – Highlighted Regional Issues; See Attachment A.**

Section 1 of the updated BCLUP shifts the Plan’s focus to regional policy issues. As the content of the updated Plan was developed, the following visions were prioritized:

- **Climate Change Resilience;**
- **Targeted Redevelopment;**
- **Multi-Modal;**
- **World-Class Natural Resource Protection and Enhancement;**
- **Attainable Affordable Housing;**
- **Disaster Planning and Post-Disaster Redevelopment;** and
- **Renewed Intergovernmental Partnership.**

Each of the referenced visions includes between three (3) and six (6) Strategies with additional implementation strategies. The concept of Section 1 is that any individual reading this document would understand what is important to the future of Broward County and its residents in the realm of countywide land use planning.

Update: March 14, 2017: Please see Correspondence 4 for a summary of proposed updates to Section 1 - Multi-Modal Highlighted Regional Issue, consistent with the technical comments received from the Florida Department of Transportation.

➡ **PCT 16-6: Section 2 – Policies; See Attachment B.**

Section 2 of the updated BCLUP reflects a balance between policy issues better served in a countywide context and provides support and tools for municipalities to further their unique visions. The following is a summary of key existing and proposed policies that will promote the same:

Note: Underlined and ~~struck-through~~ words are proposed additions and deletions based on the discussion of the Broward County Board of County Commissioners at the April 4, 2017, setting of the public hearing.

PLANNING ANALYSIS (continued)

- **Climate Change Resilience**
 - Support and further mitigation and adaptation strategies consistent with the County’s adopted Climate Action Plan
 - Support and utilize “Priority Planning Areas” as part of the land use plan amendment review process
 - Support identification and adoption of “Adaptation Action Areas”

- **Targeted Redevelopment**
 - Retain County approval requirements for “Activity Center” designations
 - Continue to support “Smart Growth” policies and emphasize the housing and transportation connection
 - Support the Broward Redevelopment Program, including use for ~~attainable~~ affordable housing proposals
 - Retain current County policy to limit or require enhanced review for development on the barrier island
 - Retain the County land use plan amendment golf course conversion review requirements
 - Retain the County land use plan “compatibility review” requirements, and support established neighborhoods and the County’s unique rural areas
 - Retain requirements for adequate public facilities and services, including public school concurrency

- **Multi-Modal**
 - Continue to support the context sensitive implementation of Complete Streets (pedestrian, bicycle, vehicle, transit) throughout the County
 - Retain existing Port and Aviation land use plan policies
 - Retain Broward County Trafficways Plan dedication requirements

- **World-Class Natural Resource Protection and Enhancement**
 - Maintain the County’s many successful environmental protection programs, including water management and flood protection in light of climate change
 - Maintain the County land use plan municipal and regional parks requirements of three (3) acres per thousand permanent residents
 - Enhance the County’s support and programs to designate and protect historic, archaeological and paleontological resources
 - Support the County’s policy to oppose fracking
 - Support compatible urban agriculture

Note: Underlined and ~~struck through~~ words are proposed additions and deletions based on the discussion of the Broward County Board of County Commissioners at the April 4, 2017, setting of the public hearing.

PLANNING ANALYSIS (continued)

- **Attainable Affordable Housing**
 - Retain the County land use plan amendment affordable housing review requirements and require a standardized methodology for County land use plan amendment reviews (update of f/k/a Policy 1.07.07 to reflect pending text amendment PCT 16-1 regarding the same)
 - Support identification and implementation of sustainable funding sources for ~~attainable~~ affordable housing
 - Authorize an ~~attainable~~ affordable housing density bonus program
 - Allow municipalities to count efficiency and studio units (up to 500 square feet for each unit) as 0.5 units instead of 1.0 units for density purposes
 - Support investigation and identification of construction techniques affording significant cost savings, while meeting our building codes

- **Disaster Planning and Post-Disaster Redevelopment**
 - Support long-term recovery and post-disaster redevelopment strategies, including a disaster housing strategy
 - Address repetitive loss properties
 - Enhance hurricane evacuation modelling

- **Renewed Intergovernmental Partnership**
 - Reform land use plan “flexibility rules” by eliminating the current 125 flexibility zone boundaries and replacing with municipal boundaries
 - Introduce a pool of residential units, called “Redevelopment Units,” which may only be allocated per Planning Council/Broward County Commission approval
 - Allow a limited increase, every 5 years, to permitted densities (500 units or 20% of units, whichever is less) and intensities (200,000 square feet or 20%, whichever is less) for County designated “Activity Centers,” (not including the barrier island) with a requirement that such limited increases be subject to a municipal land use plan amendment process
 - Authorize municipal “Transfer of Development Rights” programs
 - Revise the land use plan platting requirements exemption threshold from five (5) acres to ten (10) acres
 - Support environmental and social justice for underserved populations

Update: March 14, 2017: Please see **Correspondence 4** for a summary of proposed updates to Section 2 – Policies, consistent with the technical comments received from the Florida Department of Transportation.

Note: Underlined and ~~struck-through~~ words are proposed additions and deletions based on the discussion of the Broward County Board of County Commissioners at the April 4, 2017, setting of the public hearing.

PLANNING ANALYSIS (continued)

➤ PCT 16-7: Section 2 – Definitions; See Attachment C.

The existing definitions section is being updated to add new definitions for references that did not previously exist in the BCLUP, delete obsolete definitions or clarify existing definitions.

Update: March 14, 2017: Please see **Correspondence 4** for a summary of proposed updates to Section 2 – Definitions, consistent with the technical comments received from the Florida Department of Transportation, as well as for clarification.

➤ PCT 16-8: Section 2 – Permitted Uses and Implementation; See Attachment D.

Although “BrowardNext” shifts the focus of the BCLUP from ‘map based amendments’ to regional policy issues, the review of the permitted uses section of the existing plan resulted in the streamlining of Section 2 – Permitted Uses and Implementation, which is also reflected on the BCLUP map (Amendment PC 16-7), as described below:

- Collapse the existing “Commercial,” “Industrial,” “Employment Center” (High and Low) and “Office Park” non-residential permitted uses related to a single “Commerce” land use plan classification in both the text and on the map
- Collapse the existing “Community Facilities” and “Utilities” to a “Public Use” designation in both the text and on the map
- Collapse the existing “Regional Activity Center,” “Local Activity Center,” “Transit Oriented Corridor,” “Transit Oriented Development” and “Mixed-Use Residential” permitted uses, mixed-use designations into a single “Activity Center” designation (maintains adopted intensities and densities)
- Allow for the minimal conversion (up to 5 acres) of lands designated “Recreation and Open Space” on the BCLUP to permit community or public uses, as long as functional and sufficient open space remains for area residents

Local government plans may be more restrictive.

The Implementation Section remains generally intact with the exception of updating obsolete references and deleting obsolete language referencing platting requirements, the Urban Core, Redevelopment Areas, Urban Infill and Downtown Revitalization Areas.

PLANNING ANALYSIS (continued)

☞ PCT 16-9: Section 3 – Recommended Practices; See Attachment E.

The Recommended Practices section of the updated BCLUP focuses on policies or strategies that the County is interested in supporting or promoting through local government but does not mandate. A majority of these policies are in the existing BCLUP.

New policies are proposed regarding:

- The discouragement of food deserts;
- Preservation of marine industry uses;
- The encouragement of safe routes to schools and parks; and
- Reduction of light pollution.

Additional policies may be proposed during the transmittal phase.

Update: March 14, 2017: No additional recommended practices or policies are proposed as part of the second public hearing. However, additional recommended practices or policies could be proposed as future amendments to the BrowardNext Plan.

☞ PC 16-7: Broward County Land Use Plan Map; See Attachment F.

The proposed amendment to the Broward County Land Use Plan proposes a streamlined version of the Broward County Land Use Plan map. As previously stated and referenced in PCT 16-8, the BCLUP map is being updated to depict the streamlined designations as noted above:

- Collapse the existing “Commercial,” “Industrial,” “Employment Center” (High and Low) and “Office Park” non-residential permitted uses related to a single “Commerce” land use plan classification in both the text and on the map
- Collapse the existing “Community Facilities” and “Utilities” to a “Public Use” designation in both the text and on the map
- Collapse the existing “Regional Activity Center,” “Local Activity Center,” “Transit Oriented Corridor,” “Transit Oriented Development” and “Mixed-Use Residential” permitted uses, mixed-use designations into a single “Activity Center” designation (maintains adopted intensities and densities)

The existing map is included for reference. **The proposed amendment maintains or increases allowable intensities and densities, resulting in no net loss to property rights.** Local government plans may be more restrictive.

PLANNING ANALYSIS (continued)

➤ PCNRM 16-2: Broward County Natural Resource Map Series; See Attachment G.

This amendment provides for the update of the Natural Resource Map Series, including for the deletion of two (2) maps that are obsolete (Cultural Resources and Urban Infill Areas/Urban Redevelopment Areas and Downtown Revitalization Areas). A table describing the content of the maps to be re(adopted) as well as those to be deleted is included as part of the amendment.

DATA AND ANALYSIS

The following support documents are included as **Exhibits 1 through 5**:

➤ Deleted Goals, Objectives and Policies (GOPs); See Exhibit 1.

Exhibit 1 provides the Goals, Objectives and Policies (GOPs) that are proposed to be deleted from the Broward County Land Use Plan. Deleted GOPs are generally a result of one or more of the following:

- GOPs that transitioned to Section 1 – Regional Issue Strategies;
- Streamlined or combined Section 2 – Policies; or
- Obsolete or redundant references.

➤ Support Documents/Data; See Exhibit 2.

Exhibit 2 provides a link to materials and reports that were utilized during the development of the proposed “BrowardNext” documents.

Exhibit 2 also includes a summary of Countywide dwelling units, which references the estimated remaining number of flexibility and reserve units per most recently recertified tables as submitted by each municipality, as well as the number of existing dwelling units permitted by the Broward County Land Use Plan. At the adoption of “BrowardNext,” the “redevelopment unit” pool will be based on those calculations.

Update: March 14, 2017: This Exhibit has been updated to reflect the best available data. The total number of dwelling units permitted by the Broward County Land Use Plan is 1,174,400 and the 3% “Redevelopment Unit” pool will be locked at 35,232.

Further, the data presented in this exhibit will be confirmed with municipal staffs to reflect the most accurate totals of remaining “flexibility units” by August 2017. The intent is ‘no net loss’ of these units for municipalities as the County transitions to municipal boundaries as “flexibility zones.”

DATA AND ANALYSIS (continued)

➤ Outreach Meeting & Email Contact Summary; See Exhibit 3.

Exhibit 3 provides the public outreach meeting and email contact summaries.

Update: March 14, 2017: Updated to reflect outreach meetings and email contact subsequent to August 25, 2016.

➤ Initial Focus Area Comments/Survey Results/Outline; See Exhibit 4.

Exhibit 4 provides the summary of the initial focus area comments from workshops held in the Fall of 2014. These comments were utilized to develop an internet survey that was distributed to the “BrowardNext” email list and posted to the browardnext.org website. The results of that survey are included in the Exhibit. The results were utilized to develop the draft outline for the update of the BCLUP, in coordination with the Ad Hoc Steering Committee.

➤ Written Comments; See Exhibit 5.

Exhibit 5 provides a copy of all written comments that have been received as of this writing.

Update: August 25, 2016: Additional correspondence received subsequent to August 16, 2016, has been included in **Exhibit 5**.

Update: March 14, 2017: Additional correspondence received subsequent to August 25, 2016, has been included in **Exhibit 5**, including additional comments regarding clarification of transit definitions and inclusion of cultural resources/public art, as well as follow up comments from the City of Fort Lauderdale staff (which also includes staff responses).

➤ State of Florida Review Agency Comments and Response Document; See Exhibit 6.

The State of Florida review agencies issued no formal comments regarding the proposed amendments. However, the Florida Department of Transportation issued technical comments regarding PCT 16-5 (Section 1 - Highlighted Regional Issues), PCT 16-6 (Section 2 - Policies) and PCT 16-7 (Section 2 - Definitions) regarding transportation and mobility. Please see **Exhibit 6** for the technical comments and staff response.

SUMMARY/RECOMMENDATION

Planning Council staff recommends approval of the following proposed text and map amendments:

- **PCT 16-5:** Section 1 – Highlighted Regional Issues; See Attachment A.
- **PCT 16-6:** Section 2 – Policies; See Attachment B.
- **PCT 16-7:** Section 2 – Definitions; See Attachment C.
- **PCT 16-8:** Section 2 – Permitted Uses and Implementation; See Attachment D.
- **PCT 16-9:** Section 3 – Recommended Practices; See Attachment E.
- **PC 16-7:** Broward County Land Use Plan Map; See Attachment F.
- **PCNRM 16-2:** Broward County Natural Resource Map Series; See Attachment G.

It is noted that the Broward County Environmental Protection and Growth Management Department has provided a letter of support for the BrowardNext amendments. **See Correspondence 1.**

Further, staff notes that if the Broward County Commission supports the transmittal of the proposed amendments to the State of Florida review agencies per Florida Statutes, Chapter 163, the State of Florida is anticipated to issue comments within 30 days of receipt. Upon issuance of any comments of State significance, the County will have 180 days to adopt the proposed amendments.

In consultation with the Planning Council Attorney and the Broward County Office of the County Attorney, the adoption of these amendments will have the effect of repealing the “1989 Land Use Plan” Broward County, Florida, Comprehensive Plan and replacing it with the newly adopted content. Due to the unique land use oversight relationship between Broward County and its municipalities, a restructured Countywide land use plan could result in the need for a municipality to amend its future land use element to realize the full benefits of the updated Plan. Planning Council staff is committed to providing technical assistance and interpretations during any transitional period.

If transmitted to the State review agencies, staff anticipates continuing the public outreach process and that the proposed adoption package may have additional proposals to clarify policies and implementation or eliminate unintentional conflicts or discrepancies.

SUMMARY/RECOMMENDATION (continued)

Update: March 14, 2017: In consultation with the Planning Council Attorney and the Broward County Office of the County Attorney, there are no substantive or material changes proposed at this time, as that would effectively begin the review process anew. All proposed edits are based on either the Florida Department of Transportation technical comments or to clarify policies or definitions. A summary and explanation of proposed changes subsequent to September 27, 2016, County Commission Transmittal Public Hearing are included in **Correspondence 4**.

The adoption of BrowardNext is not the end of a process, but is the beginning of a renewed relationship between the County and municipalities. The hope is that this Plan provides a balanced approach to move the County and municipalities forward to accomplish mutual goals of smart growth and economic development opportunities. Planning Council staff is pleased to continue to recommend approval of the proposed amendments.

Update: April 13, 2017: At the setting of the public hearing on April 4, 2017, the Broward County Board of County Commissioners discussed the transition of the wording “attainable” to “affordable.” Although this change was not included at the Planning Council’s second public hearing, it is not considered substantive as the intent remains the same and is reflected throughout the appropriate amendments.

SECTION IV
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED TEXT, MAP and NATURAL RESOURCE MAP SERIES
AMENDMENTS

CORRESPONDENCE

1. Correspondence from Henry A. Sniezek, Director, Broward County Environmental Protection and Growth Management Department, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated August 15, 2016

Update: August 25, 2016:

2. Correspondence from Nicholas Sofoul, Senior Planner, Broward County Transit Division, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated August 22, 2016

Update: March 14, 2017:

3. Email Correspondence from Nicholas Sofoul, Senior Planner, Broward County Transit Division, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated February 3, 2017
4. Summary and Explanation Of Proposed Changes Subsequent To September 27, 2016, County Commission Transmittal Public Hearing

ATTACHMENTS

- A. PCT 16-5: Section 1 – Highlighted Regional Issues
- B. PCT 16-6: Section 2 – Policies
- C. PCT 16-7: Section 2 – Definitions
- D. PCT 16-8: Section 2 – Permitted Uses and Implementation
- E. PCT 16-9: Section 3 – Recommended Practices
- F. PC 16-7: Broward County Land Use Plan Map
- G. PCNRM 16-2: Broward County Natural Resource Map Series

EXHIBITS

- 1. Deleted Goals, Objectives and Policies (GOPs)**
- 2. Support Documents/Data**
- 3. Outreach Meeting & Email Contact Summary**
- 4. Initial Focus Area Comments/Survey Results/Outline**
- 5. Written Comments** (Updated to reflect all written comments received subsequent to Planning Council first public hearing recommendation and County Commission transmittal hearing)

Update: March 14, 2017:

- 6. State of Florida Review Agency Comments and Response Document**

CORRESPONDENCE 1



Environmental Protection and Growth Management Department
115 S. Andrews Avenue, Room 329 • Fort Lauderdale, Florida 33301 • 954-357-6612 • FAX 954-357-8655

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Henry A. Sniezek, Director
Broward County Environmental Protection and Growth Management Department

RE: BrowardNext Draft Issued August 8, 2016

DATE: August 15, 2016



On behalf of the Environmental Protection and Growth Management Department, this memorandum expresses support for the BrowardNext draft issued via email on August 8, 2016. It has been and continues to be a pleasure to work collaboratively with the Planning Council, its BrowardNext Ad Hoc Steering Committee, and Planning Council staff on this important initiative. The Planning Council and its staff should be commended for their extensive and comprehensive outreach and the level of public participation achieved during the BrowardNext process.

Overall, the BrowardNext draft reflects an updated and streamlined Plan that effectively speaks to current and anticipated land and environmental planning challenges and opportunities. The BrowardNext draft emphasizes and addresses many issues of importance, including:

- Climate Resiliency
 - Support and further mitigation and adaption strategies consistent with the County's adopted Climate Action Plan
 - Support and utilize "Priority Planning Areas" as part of the land use plan amendment review process
 - Support identification and adoption of "Adaptation Action Areas"
- Targeted Redevelopment
 - Retain County approval requirements for "Activity Center" designations
 - Continue to support "Smart Growth" policies and emphasize the housing and transportation connection
 - Support the Broward Redevelopment Program, including use for attainable housing proposals
 - Retain current County policy limiting or requiring enhanced review for development on the barrier island
 - Retain the County land use plan amendment golf course conversion review requirements
 - Retain the County land use plan "compatibility review" requirements, and support for established neighborhoods and the County's unique rural areas.
 - Retain requirements for adequate public facilities and services, including public school concurrency

- Multi-Modal Transportation
 - Continue to support the context sensitive implementation of Complete Streets (pedestrian, bicycle, vehicle, transit) throughout the County
 - Retain existing Port and Aviation land use plan policies
 - Retain Broward County Trafficways Plan requirements

- Protection and Enhancement of Natural and Historical Resources
 - Maintain and support the County's many successful environmental protection programs, including water management and flood protection in light of climate change
 - Maintain the County Land Use Plan municipal and regional parks requirements
 - Enhance County support and programs to designate and protect historic, archeological, and paleontological resources
 - Support the County's policy to oppose fracking
 - Support compatible urban agriculture

- Attainable Housing
 - Require a standardized methodology for Broward Land Use Plan amendment reviews
 - Support identification and implementation of sustainable funding sources for attainable housing
 - Authorize an attainable housing density bonus program
 - Allow municipalities to count efficiency and studio units (up to 500 square feet for each unit) as 0.5 units instead of 1.0 units for density purposes
 - Support investigation and identification of construction techniques affording significant cost savings, while meeting our building codes

- Disaster Planning and Post-Disaster Redevelopment
 - Support long-term recovery and post-disaster redevelopment strategies, including a disaster housing strategy
 - Address repetitive loss properties
 - Enhance hurricane evacuation modelling
 - Support hazard mitigation strategies for building disaster resilient communities

- Renewed Intergovernmental Partnership
 - Reform land use plan "flexibility rules" by eliminating the current 125 flexibility zone boundaries and replacing with municipal boundaries
 - Introduce a streamlined "Commerce" land use plan classification
 - Introduce a streamlined "Community Use" classification, and permit limited (up to 5 acres) community facilities and utilities within lands designated recreation and open space, as long as functional and sufficient recreation and open space remains for area residents

- Renewed Intergovernmental Partnership (continued)
 - Allow limited increase, every 5 years, to permitted densities (500 units or 20% of units, whichever is less) and intensities (200,000 square feet or 20%, whichever is less) for County designated "Activity Centers," (not including the barrier island) with a requirement that such limited increases be subject to a municipal land use plan amendment process
 - Introduce a pool of residential units, called "Redevelopment Units," which may only be allocated per Broward County Commission approval
 - Authorize municipal "Transfer of Development Rights" programs
 - Revise the land use plan platting requirements exemption threshold from five (5) acres to ten (10) acres

It is felt that the BrowardNext draft reflects a balance between issues better served in a countywide context while providing support and tools for municipalities to further their unique visions. Thank you for the opportunity to participate and comment. Please feel free to contact me at your convenience.

/HAS

cc: Bertha W. Henry, Broward County Administrator
Rob Hernandez, Deputy Broward County Administrator
Lenny Vialpando, Deputy Director, Broward County EPGMD
Division Directors, Broward County EPGMD



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

August 22, 2016

Barbara Blake Boy, Executive Director
Broward County Planning Council
115 South Andrews Ave, Room 307
Fort Lauderdale, FL 33301



RE: Proposed Text Amendment to Broward County Land Use Plan PCT 16-6

Dear Ms. Blake Boy:

Broward County Transit (BCT) has reviewed your correspondence dated August 8, 2016 regarding the proposed Land Use Plan Text Amendment (LUPA) for "Section 2: Polices" as a part of the Broward Next initiative. BCT applauds the effort of the Broward County Planning Council in advancing policies that promote complete streets and incentivize development along current and future transit corridors. BCT submits the following comments for consideration:

- **Policy 2.4.10 concerning Activity Centers:** "To reduce reliance on automobile travel local governments shall ensure convenient access to *high use* mass transit stops or multi-modal facilities within a proposed Activity Center."
 - BCT recommends removing the term "high use."
 - The term "high use" was recently added to this section but is not defined. Removing "high use" would be consistent with Policy 2.4.2 which requires that "all land uses in an Activity Center shall be directly accessed via pedestrian ways and accessible to existing or future alternative public transportation modes..."
- **Policy 2.16.3 concerning Attainable Housing Bonus Density: #2 Bonus Formulas,** "... or projects location within $\frac{1}{4}$ miles of a rail or *limited* transit stop..."
 - BCT recommends the policy is revised to provide for a $\frac{1}{2}$ mile distance from a rail station.
 - The transit industry standard for the service area around a rail station is larger than a bus stop. This recommendation is consistent



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

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with the *Transit Capacity and Quality of Service Manual, 3rd Edition* which specifies that the service coverage area of a local bus stop is defined as the air distance of $\frac{1}{4}$ mile and the service coverage area of a rapid transit (rail or fixed guideway BRT) station is defined as the air distance of $\frac{1}{2}$ mile.

- BCT recommends that this policy is revised as followed: $\frac{1}{4}$ mile from a bus stop served by six (6) or more buses per hour during weekday peak travel.
 - The term "limited transit stop" replaced "premium transit stop" but is undefined. "Limited transit stop" could refer to limited stop "Breeze" transit service, operated by BCT, but this is not clear.
 - BCT's Transit Development Plan identifies future corridors for limited stop "Breeze," rapid/enhanced bus routes as well as significant headway improvements for local bus routes.
 - The recommendation, based on the number of buses that serve a stop during peak travel, will meet the intent of the policy to identify areas of exceptional transit availability and access.
 - The areas that qualify under this policy would be subject to change with service levels. BCT would have to provide updated data and maps to the Broward County Planning Council each major service change.
 - Based on existing levels of service, 4.6% of the 4,465 bus stops located within Broward County would qualify under the recommended policy.
 - Based on the existing levels of bus and rail (commuter) service, the total land area in qualified transit areas would be approximately 22.6 square miles.
 - If the sales surtax for transportation is approved by the electorate in November 2016, the area that qualifies under this policy would significantly expand as enhanced transit services are implemented.
 - Although BCT recommends six (6) buses per hour in the weekday peak hour of travel for this policy, BCT is open to reviewing alternative thresholds that meet the goals of Broward Next.
 - The attached map, Exhibit A, is a draft that identifies the locations that would potentially qualify under the recommended policy.

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Dale V.C. Holness • Marty Kiar • Chip LaMarca • Tim Ryan • Barbara Sharief • Lois Wexler
Broward.org



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

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- **Policy 2.35.1 concerning Redevelopment Units:** In Criteria, "... or within $\frac{1}{4}$ miles of a rail or *limited* transit stop, shall not be subject to review..."
 - BCT recommends the policy is revised to provide for a $\frac{1}{2}$ mile distance from a rail station.
 - The transit industry standard for the service area around a rail station is larger than a bus stop. This recommendation is consistent with the *Transit Capacity and Quality of Service Manual, 3rd Edition* which specifies that the service coverage area of a local bus stop is defined as the air distance of $\frac{1}{4}$ mile and the service coverage area of a rapid transit (rail or fixed guideway BRT) station is defined as the air distance of $\frac{1}{2}$ mile.
 - BCT recommends that this policy is revised as followed: $\frac{1}{4}$ mile from a bus stop served by six (6) or more buses per hour during weekday peak travel.
 - The term "limited transit stop" replaced "premium transit stop" but is undefined. "Limited transit stop" could refer to limited stop "Breeze" transit service, operated by BCT, but this is not clear.
 - BCT's Transit Development Plan identifies future corridors for limited stop "Breeze," rapid/enhanced bus routes as well as significant headway improvements for local bus routes.
 - The recommendation, based on the number of buses that serve a stop during peak travel, will meet the intent of the policy to identify areas of exceptional transit availability and access.
 - The areas that qualify under this policy would be subject to change with service levels. BCT would have to provide updated data and maps to the Broward County Planning Council each major service change.
 - Based on existing levels of service, 4.6% of the 4,465 bus stops located within Broward County would qualify under the recommended policy.
 - Based on the existing levels of bus and rail (commuter) service, the total land area in qualified transit areas would be approximately 22.6 square miles.
 - If the sales surtax for transportation is approved by the electorate in November 2016, the area that qualifies under this policy would significantly expand as enhanced transit services are implemented.



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- Although BCT recommends six (6) buses per hour in the weekday peak hour of travel for this policy, BCT is open reviewing to alternative thresholds that meet the goals of Broward Next.
- It is possible to identify a different, possibly higher, minimum threshold for Redevelopment Units policy that would result in fewer locations in the qualified transit area.
- The attached map, Exhibit A, is a draft that identifies the locations that would potentially qualify under the recommended policy.

Transit Division is dedicated to its partnership with the Broward County Planning Council in achieving the goals and initiatives of Broward Next. Please feel free to call (954) 357-8381 or email me nsofoul@broward.org if you require any additional information or clarification on this matter.

Sincerely,


A handwritten signature in blue ink, appearing to read "N. Sofoul", written over a light blue circular stamp.

Nicholas A. Sofoul, AICP
Senior Planner
Service and Capital Planning

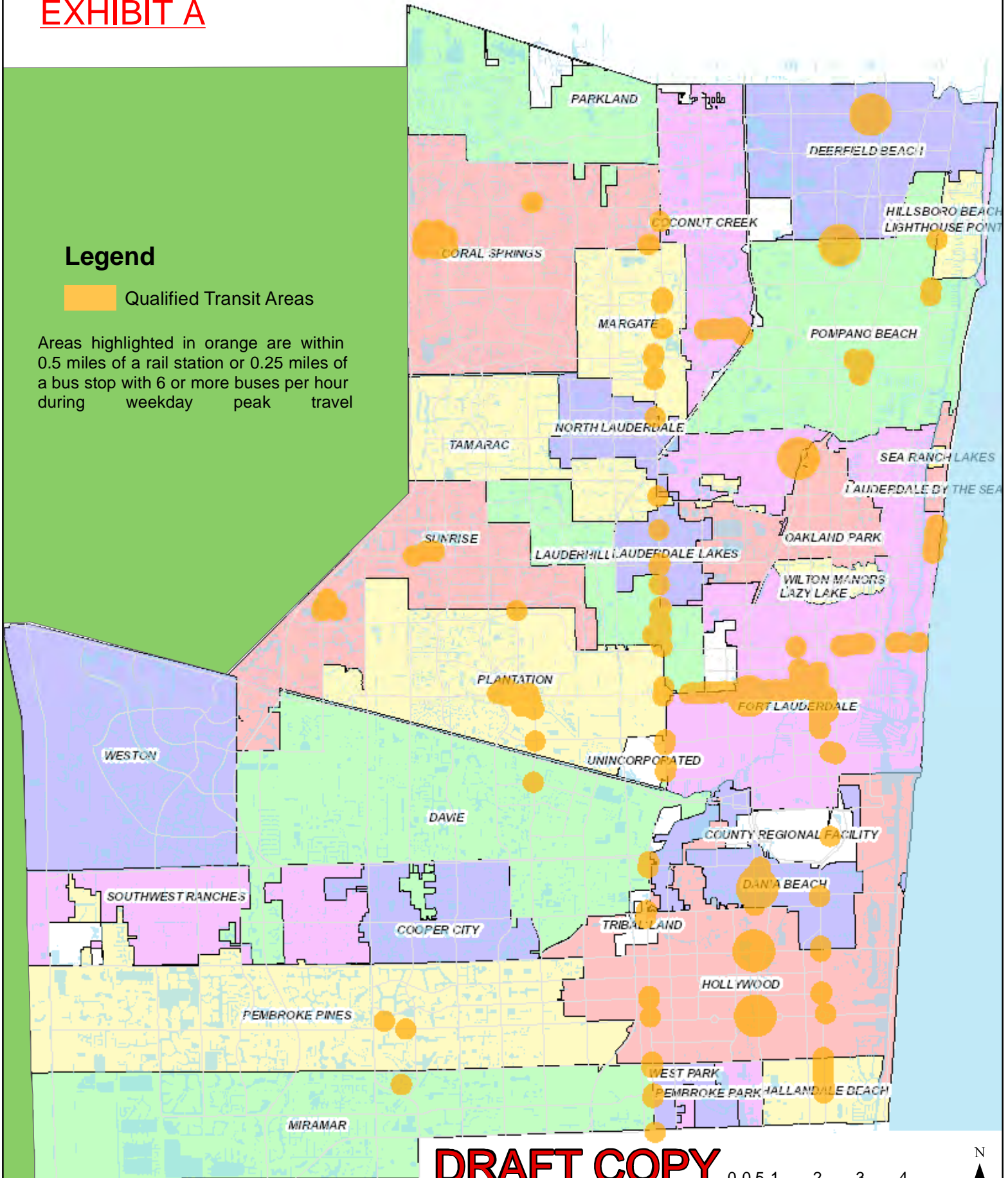
BCT Broward Next Policy Concept

EXHIBIT A

Legend

 Qualified Transit Areas

Areas highlighted in orange are within 0.5 miles of a rail station or 0.25 miles of a bus stop with 6 or more buses per hour during weekday peak travel



DRAFT COPY



CORRESPONDENCE 3

From: [Blake Boy, Barbara](#)
To: [Blake Boy, Barbara](#)
Subject: FW: Question(s)
Date: Thursday, February 09, 2017 12:53:53 PM
Attachments: [BrowardNextPolicyConceptA1.pdf](#)
[BrowardNextPolicyConceptA2.pdf](#)
[BrowardNextPolicyConceptB1.pdf](#)
[BrowardNextPolicyConceptB2.pdf](#)

PETER M. SCHWARZ, **PLANNING MANAGER**
BROWARD COUNTY PLANNING COUNCIL
115 South Andrews Avenue, Room 307 | Fort Lauderdale, FL 33301
954.357.6688 (direct)

From: Sofoul, Nicholas
Sent: Friday, February 03, 2017 6:36 PM
To: Schwarz, Pete <PSCHWARZ@broward.org>
Subject: RE: Question(s)

Hi Pete,

As requested, see attached for 4 maps. All of the them assume a ¼ mile buffer around existing bus stops with **5 or more buses during weekday peak hour**. Concept A assumes a ½ mile buffer around rail stations. Per our memo dated August 22, 2016, our policy recommendation is to provide for larger (1/2 mile) buffers around all rail stations. Concept B assumes ¼ mile buffer around bus and rail stations. See below for a summary of each map:

Concept A1: ½ Mile Rail Station Buffer, ¼ Mile Bus Stop Buffer
Concept A2: ½ Mile Rail Station Buffer INCLUDING Wave Streetcar, ¼ Mile Bus Stop Buffer
Concept B1: ¼ Mile Rail Station Buffer, ¼ Mile Bus Stop Buffer
Concept B2: ¼ Mile Rail Station Buffer INCLUDING Wave Streetcar, ¼ Mile Bus Stop Buffer

Let me know if you have any questions. Have a great weekend.

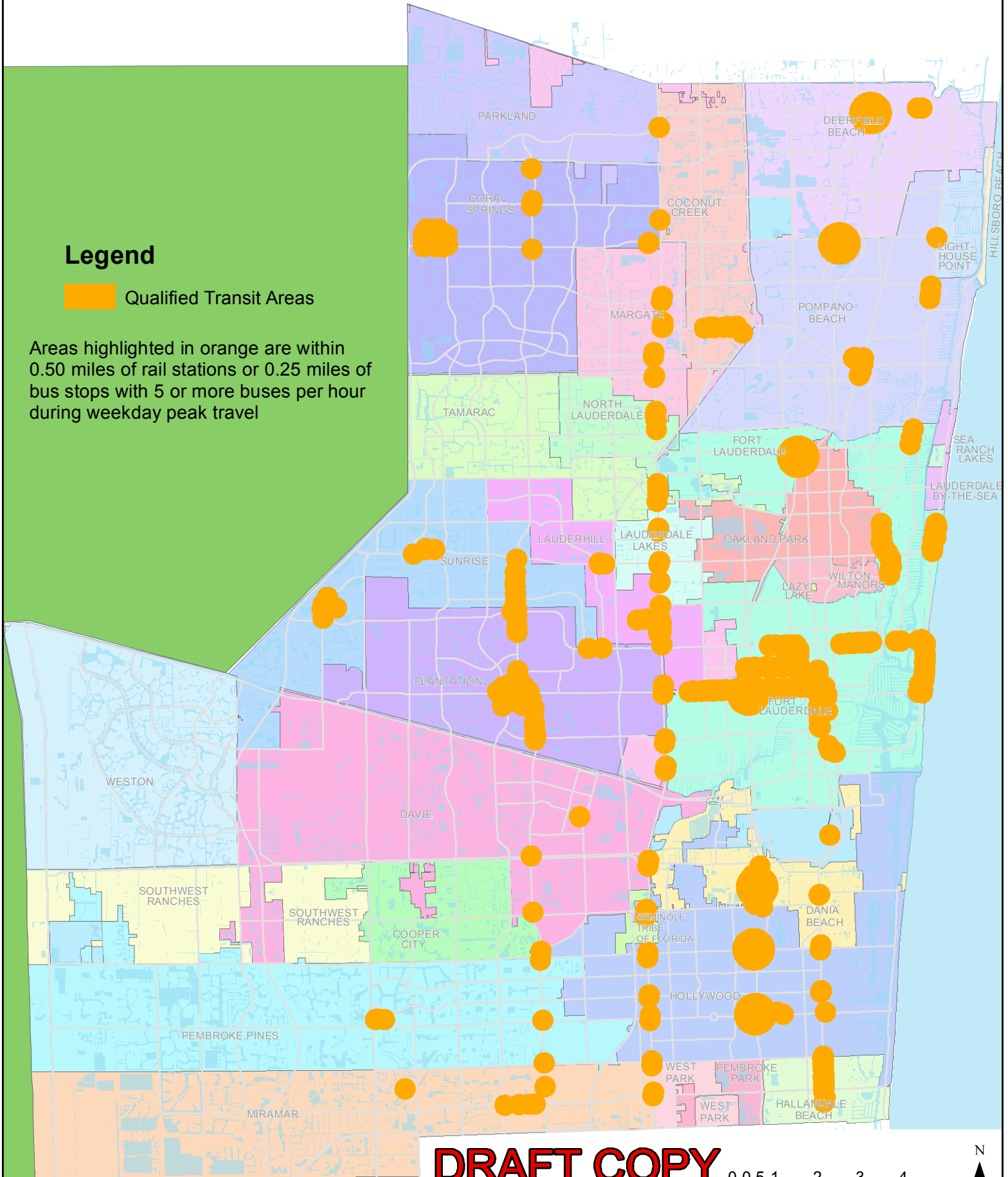
Nicholas Sofoul, AICP
Senior Planner
Broward County Transit
Office (954) 357-8381
nsofoul@broward.org

BCT Broward Next Policy Concept A

Legend

 Qualified Transit Areas

Areas highlighted in orange are within 0.50 miles of rail stations or 0.25 miles of bus stops with 5 or more buses per hour during weekday peak travel



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0 0.5 1 2 3 4 Miles

N

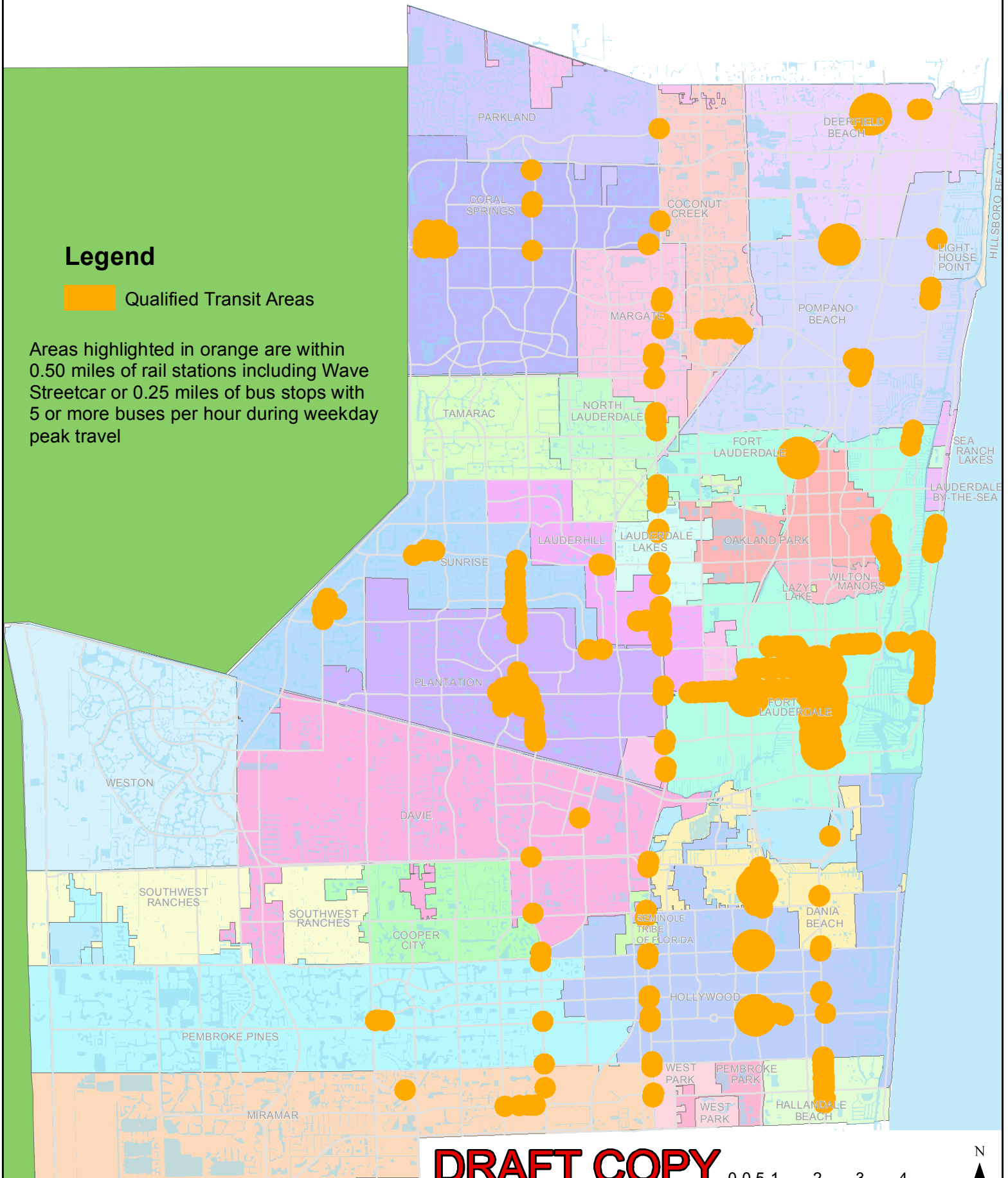


BCT Broward Next Policy Concept A with Wave Streetcar

Legend

 Qualified Transit Areas

Areas highlighted in orange are within 0.50 miles of rail stations including Wave Streetcar or 0.25 miles of bus stops with 5 or more buses per hour during weekday peak travel



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0 0.5 1 2 3 4 Miles

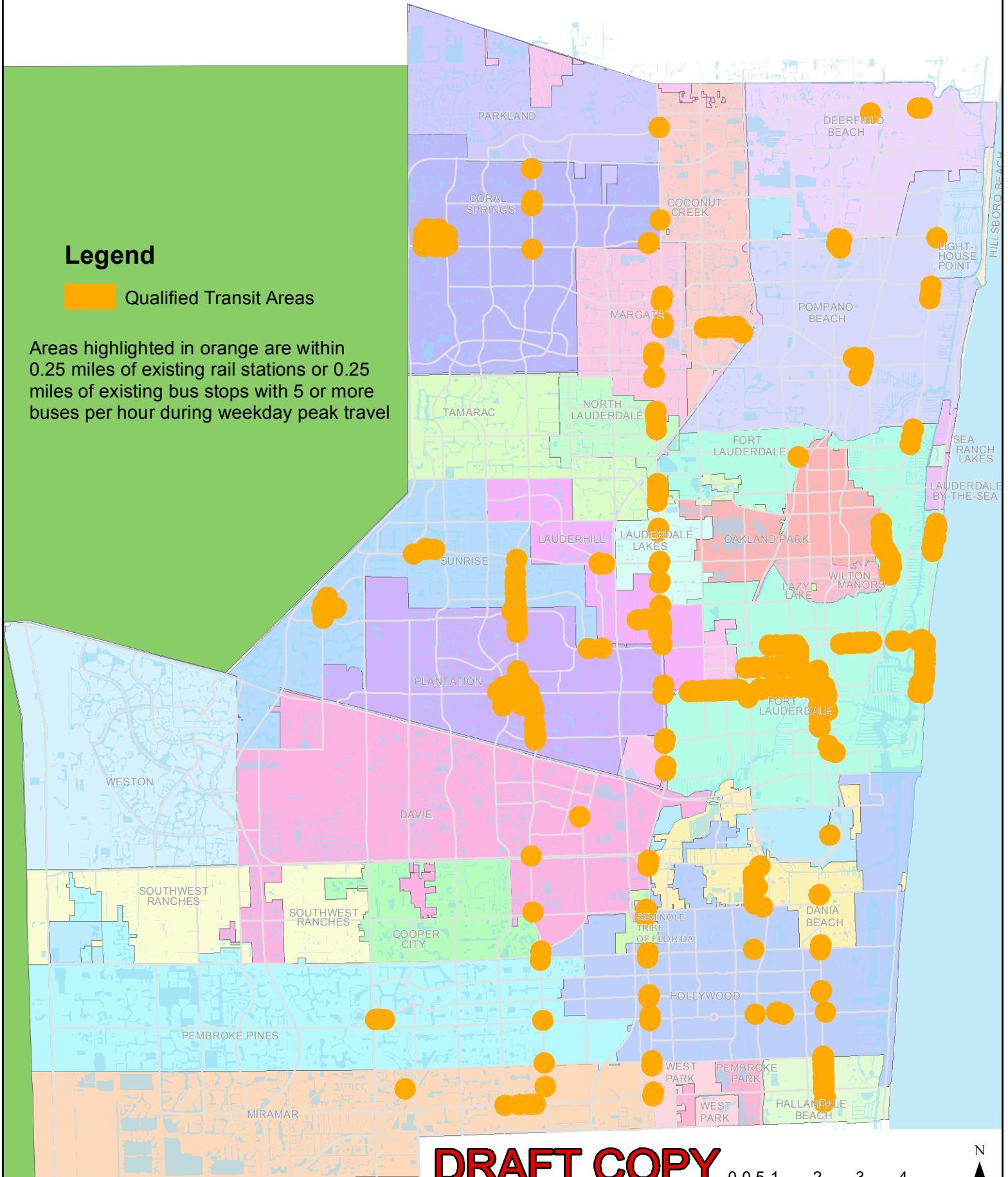


BCT Broward Next Policy Concept B

Legend

 Qualified Transit Areas

Areas highlighted in orange are within 0.25 miles of existing rail stations or 0.25 miles of existing bus stops with 5 or more buses per hour during weekday peak travel



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0 0.5 1 2 3 4 Miles

N

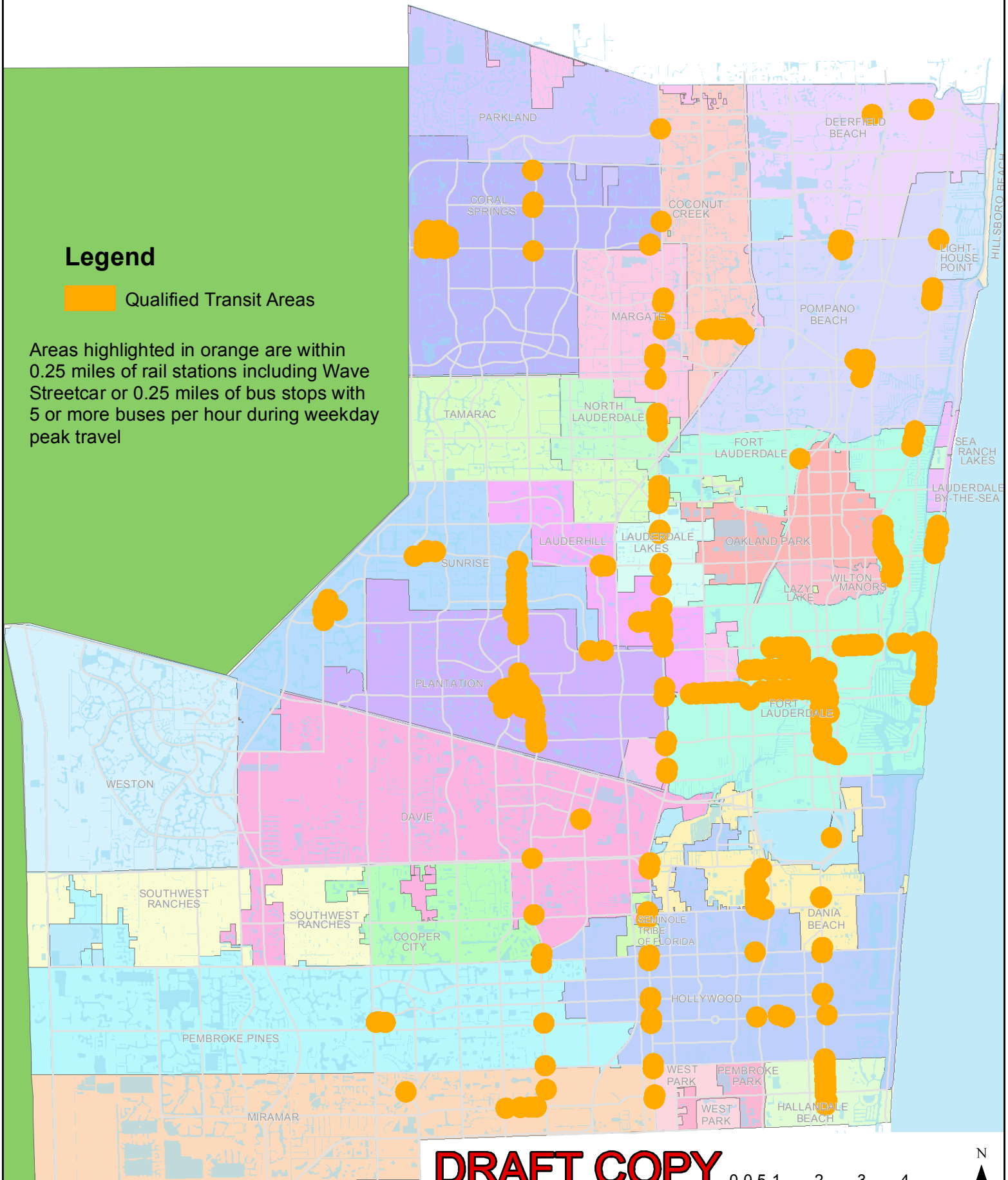


BCT Broward Next Policy Concept B with Wave Streetcar

Legend

 Qualified Transit Areas

Areas highlighted in orange are within 0.25 miles of rail stations including Wave Streetcar or 0.25 miles of bus stops with 5 or more buses per hour during weekday peak travel



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0 0.5 1 2 3 4 Miles

N



CORRESPONDENCE 4

SUMMARY AND EXPLANATION OF PROPOSED CHANGES SUBSEQUENT TO SEPTEMBER 27, 2016, COUNTY COMMISSION TRANSMITTAL PUBLIC HEARING

A.TEXT AMENDMENT PCT 16-5

SECTION 1: HIGHLIGHTED REGIONAL ISSUES

Multi-Modal Vision (Updated for 2nd public hearing per FDOT Technical Comment)

Page 12: Addition of words “in coordination with municipalities and partner agencies, aligned with emerging land use patterns”

Page 13: Replacement of word “corridor” with “transportation network”
Addition of words “context sensitive”
Addition of words “metropolitan planning organization” and “including technical and financial support when available”

Page 15: Addition of words “including consideration of accessibility-related performance”

No other additions or deletions to other highlighted regional issues are proposed.

Update: April 13, 2017: At the setting of the public hearing on April 4, 2017, the Broward County Board of County Commissioners discussed the transition of the wording “attainable” to “affordable.” Although this change was not included at the Planning Council’s second public hearing, it is not considered substantive as the intent remains the same and is reflected throughout Section 1: Highlighted Regional Issues, Text Amendment PCT 16-5.

B.TEXT AMENDMENT PCT 16-6

SECTION 2: POLICIES

TRANSPORTATION CONCURRENCY AND IMPACT FEES

POLICY 2.14.1 Broward County will continue, through the criteria established within the Broward County Land Development Code, to provide a transportation concurrency fee credit for new development located in proximity to transit stops. (f/k/a New Policy 83; Updated for 2nd public hearing per FDOT Technical Comment)

ATTAINABLE AFFORDABLE HOUSING BONUS DENSITY

POLICY 2.16.3

(1) Bonus residential density may be allocated to facilitate the development of ~~attainable~~ affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:

- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*
- Very-Low and Low income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*

*While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.

(2) Bonus Formulas

Moderate-income: two (2) bonus “market rate” units per every one (1) “moderate-income” unit (including areas east of the Intracoastal Waterway), except the bonus may be up to four (4) “market rate” units per every one (1) “moderate-income” unit for a project located within an “Activity Center” designated on the Broward County Land Use Plan, or projects located within ~~¼~~ ½ mile of a rail station or ~~premium-¼ mile of limited transit stop~~ defined as no fewer than 5 buses or similar transit vehicles passing by in one hour (not including areas east of the Intracoastal Waterway).

Very-Low to Low-income: Four (4) bonus “market rate” units per every one (1) “very-low or low-income” unit (including areas east of the Intracoastal Waterway), except the bonus may be up to six (6) “market rate” units per every one (1) “very-low or low-income” unit for a project located within an “Activity Center” designated on the Broward County Land Use Plan, or projects located within ~~¼~~ ½ mile of a rail station or ~~premium-¼ mile of limited transit stop~~ defined as no fewer than 5 buses or similar transit vehicles passing by in one hour (not including areas east of the Intracoastal Waterway).

CLIMATE RESILIENCY, ADAPTATION ACTION AREAS AND PRIORITY PLANNING AREAS

POLICY 2.21.2 Broward County shall, in coordination with its local municipalities and other affected agencies, designate Adaptation Action Areas (AAAs), per Florida State Law, in order to: a. Identify areas of regional significance that are vulnerable to the impacts of rising sea level; b. Identify and implement adaptation policies to increase community resilience; and c. Enhance the funding potential of infrastructure adaptation projects. (f/k/a Policy 131 and Policy A.03.06; Updated for 2nd public hearing per FDOT Technical Comment)

WATER RESOURCES MANAGEMENT

POLICY 2.24.6 Broward County shall participate in and support regional water supply and conservation projects, including the C-51 reservoir project in Palm Beach County. (f/k/a New Policy 146; Updated for 2nd public hearing for clarification)

ENVIRONMENTAL JUSTICE

POLICY 2.36.1 For local and regional land use policy and public infrastructure and services decisions, local governments and agencies should ensure environmental justice when considering the impacts to vulnerable populations, including but not limited to, the economically disadvantaged, racial and ethnic minorities, the uninsured, low-income children, the elderly, the homeless and those with chronic health conditions, including severe mental illness. (New Policy; Updated for 2nd public hearing per FDOT Technical Comment)

POLICY 2.36.2 The Broward County Planning Council and Broward County shall, by 2019, work with Broward County municipalities, partner agencies, stakeholders, and interested parties who make and are affected by land use policy and public infrastructure and services decisions, and issue model guidelines, methods, and tools to advance environmental justice. (New Policy Proposed for 2nd public hearing per FDOT comment and other input)

Update: April 13, 2017: At the setting of the public hearing on April 4, 2017, the Broward County Board of County Commissioners discussed the transition of the wording “attainable” to “affordable.” Although this change was not included at the Planning Council’s second public hearing, it is not considered substantive as the intent remains the same and is reflected throughout Section 2: Policies, Text Amendment PCT 16-6.

C.TEXT AMENDMENT PCT 16-7

SECTION 2: DEFINITIONS

CONTEXT SENSITIVE ROADWAYS – means roadways that are planned and developed with improvements that are considerate of the character and environment of the corridor and the

surrounding neighborhood, and are responsive to multiple transportation modes, and maintain safety and mobility. (Updated for 2nd public hearing per FDOT Technical Comment)

FLEXIBILITY ZONE – means a geographic area, as delineated on the flexibility zone boundary maps in the Administrative Rules Document of the Broward County Planning Council, within which residential densities and land uses may be redistributed through the plan certification process. corresponds to the municipal boundaries upon the adoption of BrowardNext. (Updated for 2nd public hearing for clarification)

GROSS ACRE – means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways and other proposed land uses permitted in residential areas by the Broward County Land Use Plan. (Updated for 2nd public hearing for clarification)

REGIONAL TRANSPORTATION ROADWAY NETWORK - means the facilities roads contained within the Broward County Metropolitan Planning Organization's adopted long range Year 2040 2025 Highway Network, except for those roads functionally classified as city collector roads, but not excluding other modes and networks such as corridors, transit, greenways and freight. (Updated for 2nd public hearing per FDOT Technical Comment)

Update: April 13, 2017: At the setting of the public hearing on April 4, 2017, the Broward County Board of County Commissioners discussed the transition of the wording “attainable” to “affordable.” Although this change was not included at the Planning Council’s second public hearing, it is not considered substantive as the intent remains the same and is reflected throughout Section 2: Definitions, Text Amendment PCT 16-7.

D.TEXT AMENDMENT PCT 16-8

SECTION 2: PERMITTED USES AND IMPLEMENTATION

No changes proposed subsequent to September 27, 2016, transmittal hearing to State of Florida review agencies.

Update: April 13, 2017: At the setting of the public hearing on April 4, 2017, the Broward County Board of County Commissioners discussed the transition of the wording “attainable” to “affordable.” Although this change was not included at the Planning Council’s second public hearing, it is not considered substantive as the intent remains the same and is reflected throughout Section 2: Permitted Uses and Implementation, Text Amendment PCT 16-8.

E.TEXT AMENDMENT PCT 16-9
SECTION 3: RECOMMENDED PRACTICES

No changes proposed subsequent to September 27, 2016, transmittal hearing to State of Florida review agencies.

F.MAP AMENDMENT PC 16-7
BROWARD COUNTY LAND USE PLAN MAP

No changes proposed subsequent to September 27, 2016, transmittal hearing to State of Florida review agencies.

G.AMENDMENT PCNRM 16-2
NATURAL RESOURCE MAP SERIES

No changes proposed subsequent to September 27, 2016, transmittal hearing to State of Florida review agencies.

Note: Underlined and ~~struck-through~~ words were included in the initial draft that was the subject of public hearing and transmitted to the State of Florida review agencies.

Double-Underlined and ~~struck-through~~ words are proposed additions and deletions subsequent to transmittal to the State of Florida review agencies.

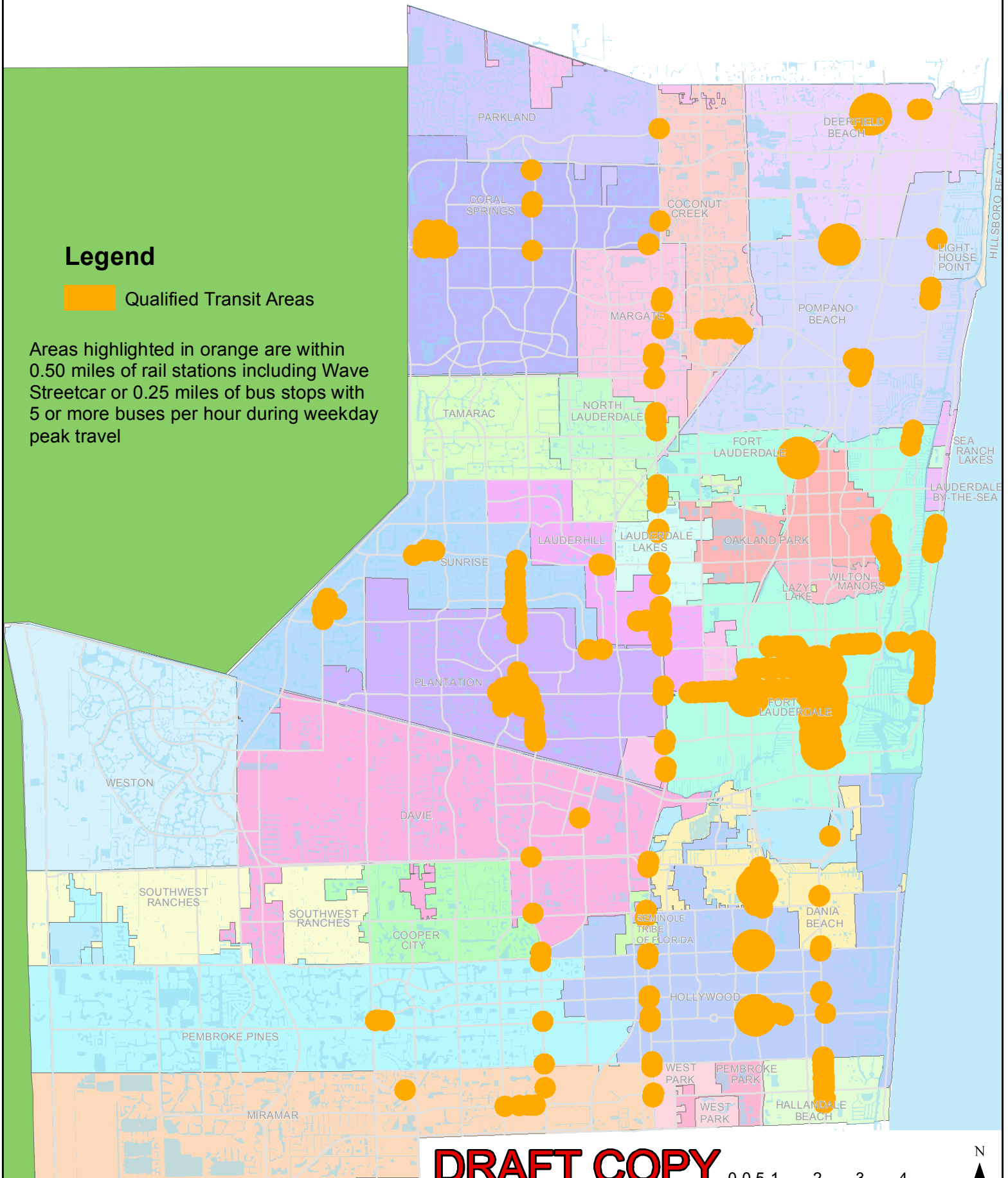
Bold, double-underlined and ~~**bold, double struck-through**~~ words are proposed additions and deletions subsequent to transmittal to the State of Florida review agencies.

BCT Broward Next Policy Concept A with Wave Streetcar

Legend

 Qualified Transit Areas

Areas highlighted in orange are within 0.50 miles of rail stations including Wave Streetcar or 0.25 miles of bus stops with 5 or more buses per hour during weekday peak travel



DRAFT COPY

0 0.5 1 2 3 4 Miles

