

DRAFT FOR DISCUSSION

**MODEL “SMART GROWTH” LAND USE PLAN AMENDMENT EVALUATION
JULY, 2009**

<i>A. Characteristics of Land Use Plan Map/Text Amendment</i>	<i>Possible Points</i>	<i>Points Earned</i>
Does the amendment propose a “mixed-use” BCLUP designation? (e.g. “Regional Activity Center,” “Local Activity Center,” “Transit Oriented Development,” “Transit Oriented Corridor,” “Mixed Use – Residential”), or a minimum of twenty-five (25) dwelling units per gross acre.	5	
Does the amendment designation incorporate the preservation and/or creation of sufficient local-level publicly accessible open space areas designed to functionally serve the amendment area?	5	
Will at least 75% of the amendment area be serviced by existing and/or short-term-planned (i.e. 10 years or less) financially feasible high performance transit stations or stops?	5	
Is the amendment area integrated with existing or planned bikeways and pedestrian systems?	5	
Did the amendment result from a public participation or visioning process, beyond minimum legal notification requirements, which specifically addressed the amendment area in detail, and which resulted in a plan approved by the local government?	5	
Does the application include written support from community members, stakeholders and affected and concerned citizens?	5	
Does the amendment propose to redevelop an identified brownfield, or similarly identified disturbed land?	2	

<p>Does the amendment propose one or more of the following:</p> <ol style="list-style-type: none">1. Development of a community facility such as a school, health facility or cultural center;2. Increase to tax base than would have reasonably been created under the existing land use plan designation;3. Increase in jobs than would have reasonably been created under the existing land use plan designation.	<p>2 per separate item</p>	
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<i>B. Characteristics of Adopted Applicable Municipal Code</i>	<i>Possible Points</i>	<i>Points Earned</i>
Will affordable and/or workforce housing be required?	3	
Will public access to parks be required?	3	
Will the subject parcel be connected to and/or be integrated within an existing or planned mixed-use center or area?	3	
Will the project be required to be designed consistent with the vernacular architecture of the surrounding area?	3	
Will the project be required to be designed consistent with inclusive, safe, human-scale streetscapes (e.g. sidewalks, street trees, street frontage, attractive street lighting, pedestrian friendly parking designs, accommodate the handicapped and the elderly, traffic calming, etc.)?	3	
Will the project be required to use lighting mechanisms that do not pollute the night sky or negatively affect the surrounding area?	3	
Will the project be required to incorporate usable public open space and public civil spaces?	3	
Will the project be required to be developed consistent with Broward County's "NatureScape," or similar, criteria?	3	
Will the project be required to promote a vertical integration of land uses (e.g. housing above commercial), or be required to include three (3) or more uses, one of which must be residential?	3	

Will the project be required to be designed and constructed with convenient and attractive access to pedestrian, bicycle and transit facilities through well-marked cross-walks on-site and links to external areas?	3	
Will the project be required to contribute to or participate in transportation demand management program (State required “concurrency” provisions do not qualify.) and/or will the project be integrated with and existing or short-term planned local traffic circulator (e.g. trolley)?	3	
Will the project be required to fully connect with the road system of the surrounding area?	3	
Will the project be required to reduce stormwater runoff by providing for on-site retention, infiltration or staged release?	3	
Will the project require the re-use of “grey water?”	3	
Will the project be required to provide, protect or restore on-site wildlife habitat?	3	
Will the project be required to protect existing native trees on-site?	3	
Will the project be required to apply for LEED, FGBC or similar certification?	3	
Will the project be required to reduce construction waste or use recycled materials?	3	

Will the project be required to protect any identified historic/archeological resources within the boundary?	3	
Will the project be required to protect any identified environmentally sensitive lands within the boundary?	3	

<i>C. Characteristics of Applicant Voluntary Commitments</i>	<i>Possible Points</i>	<i>Points Earned</i>
Will project be developed in accord with any item listed in "B" above, but which is not required by the adopted municipal code, or other commitments relevant to promoting smart growth principles?	2 per separate item	