

RENEWED INTERGOVERNMENTAL PARTNERSHIP VISION

In 1975, Broward County voters approved the Broward County Charter and established the Broward County Planning Council with the responsibility of preparing a County-wide land use plan under the jurisdiction of the Broward County Board of County Commissioners. The Charter requires that all municipal land use plans conform to the Broward County Land Use Plan. The first Broward County Land Use Plan was adopted in 1977, in close coordination with municipalities. The 1977 Plan, and a subsequent update in 1989, both reflected a “suburban” model, with an auto-oriented, separated use, lower density and intensity land use pattern spreading westward to the Everglades.

The Broward County Land Use Plan was updated scores of times over the years to adjust policy and the land use plan map. However, the foundation and mechanics of the Plan adopted in the 1970’s and 1980’s remained, and the new challenges that have already arisen during the early part of the 21st century and which are anticipated were not adequately addressed by the previous Plan model. One of those challenges involves intergovernmental coordination and cooperation.

To be effective, it is essential that the Broward County Land Use Plan be structured to maximize support and cooperation from Broward’s municipalities and other stakeholders. As such, an intent of the 2016 Plan is to orient the Broward County Land Use Plan to focus on and effectively address County-wide and regional policy priorities, and enable municipalities to efficiently and effectively address local planning issues.

STRATEGY IG-1: The Broward County Land Use Plan, including its review and approval process, will be streamlined to enhance focus on regional planning issues.

The Broward County Land Use Plan (BCLUP) map identifies a designated land use for every parcel in Broward County. The 2016 BCLUP map consolidates land use classifications to better reflect its function as a county-wide or “regional” plan. The BCLUP will also be used as a tool to promote (re)development in mixed use “activity centers” in downtowns, approved redevelopment areas, and along and within

major transportation corridors and hubs. Municipal land use plans will be enabled to address the local land use vision and form.

Implementation Activities include:

- Reducing the number and types of BCLUP land use plan categories.
- Expanding land use plan category permitted uses.
- Streamlining the Broward County Planning Council certification/recertification process.
- Revise the Broward County Land Use Plan amendment requirements, including recommending that the current Broward County Charter requirement for two Planning Council public hearings for each land use plan amendment be revisited.

STRATEGY IG-2: Enable municipalities to modify their land use plans to address municipal-level issues without the need for County approval.

Historically, the Broward County Land Use Plan permitted municipalities to rearrange land uses to address municipal-level land use planning issues without the need for County Commission approval through the “Flexibility Zone” and “Flexibility Rules” concept. Over time, the use of “flex” created an unbalanced playing field within and between municipalities. As the purpose of “flex” is to permit efficient municipal level adjustment of land use plan to address municipal-level planning issues, the intent and need remains valid. In this light, the Broward County Land Use Plan will continue to allow municipalities to rearrange land uses to address municipal-level land use planning issues without the need for County Commission approval.

Implementation Activities include:

- Eliminate “Flexibility Zones.”
- Reform and replace as appropriate the “Flexibility Rules” and requirements for BCLUP amendments to clearly delineate the thresholds between municipal-level planning issues and County-level planning issues.
- Permit municipalities to adopt “Transfer of Development Rights” programs that identify an overall plan or strategy that would further a public purpose, such as enabling the creation of significant public or private open space areas or corridors, protect environmentally sensitive lands, historic resources, or areas identified as subject to significant climate change impacts (such as

“Priority Planning Areas”), and direct new development to more suitable areas such as designated “activity centers,” including downtowns, transit oriented corridors or hubs, and/or approved redevelopment areas.

STRATEGY IG- 3: Maintain and Enforce an Effective and Efficient Countywide Development and Environmental Review Program

Broward County has a robust growth management system to support Countywide, as well as State-mandated, priorities to protect our fragile natural resources and provide for safe and adequate public services and facilities. The County’s program has evolved over the years to add new and drop old priorities. The evolution of growth management priorities has not always resulted in revised codes and programs reflecting maximized effectiveness and efficiency. For example, the countywide plat review process has been used to accomplish many county and state growth management requirements. But, more recently, implementation has shifted to focus on the building permit stage, rather than the plat review and approval process. Therefore, the County is committed to regular thorough reviews and updates of its development and environmental review programs, including the County Land Use Plan platting requirements and County Land Development Code plat review process. The goal of such reviews and updates will be to ensure that programs reflect an efficient process and which continue to protect our fragile natural resources and provide for safe and adequate public services and facilities.

Implementation Activities include:

- Review and revise as appropriate the County Land Use Plan platting requirements.
- Consult with the County Charter Review Commission to review and consider potential amendments to Section 8.11 B. regarding platting requirements.
- Review and revise the County Land Development Code to streamline procedures.

Supporting policy and implementation guidelines for the outlined strategies are included in Section 2 of the Broward County Land Use Plan, and, as may be appropriate, the County’s Land Development Code.