

EXAMPLE "SMART GROWTH"
LAND USE PLAN AMENDMENT EVALUATION FORM

Prepared by the
Broward County Planning Council
April 22, 2010

| A. Characteristics of Land Use Plan Map/Text Amendment | Possible Points | Points Earned |
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| <p>1. Does the amendment propose a "mixed-use" land use plan designation? (e.g. "Regional Activity Center," "Local Activity Center," "Transit Oriented Development," "Transit Oriented Corridor," "Mixed Use – Residential"), and/or a minimum of twenty (20) dwelling units per gross acre, and/or require non-residential development to have a minimum Floor Area Ratio of 1.0 or greater?</p> | <p>5 (see note below)</p> | |
| <p>2. Does the amendment designation incorporate the preservation and/or creation of local-level publicly accessible open space areas designed to functionally serve the amendment area, in accord with or greater than adopted level-of-service requirements?</p> | <p>5 (see note below)</p> | |
| <p>3. Will at least 75% of the amendment area be serviced [i.e. providing transit connectivity within ¼ mile) by county or municipal existing and/or planned (e.g. short-term (5) years or long-term (more than 5 years*)] financially feasible "premium" or "high performance" transit corridors and/or "gateway"/"anchor" mobility hubs?</p> <p>*Planned short-term financially feasible facilities/services should be scored higher than planned long-term financially feasible facilities/services.</p> | <p>5 (see note below)</p> | |
| <p>4. Is the amendment area integrated with existing or planned bikeways and pedestrian systems? Qualitative measures, such as convenience standards (e.g. protection from elements, adjacent land uses, system connectivity) should be considered in the evaluation.</p> | <p>5 (see note below)</p> | |

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| <p>5. Did the amendment result from or include 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?</p> | <p>5 (see note below)</p> | |
| <p>6. Does the application include written support from community members, stakeholders and/or affected and concerned citizens?</p> | <p>5 (see note below)</p> | |
| <p>7. Does the amendment propose to redevelop an identified brownfield, or similarly identified disturbed land?</p> | <p>5 (see note below)</p> | |
| <p>8. Does the amendment propose the development of a public community/civic facility such as a school, health facility or cultural center;</p> | <p>2 (see note below)</p> | |
| <p>9. Would the designation(s) proposed by the amendment increase the tax base in comparison to what would have reasonably been created under the existing land use plan designation(s)?</p> | <p>2 (see note below)</p> | |
| <p>10. Would the amendment result in an increase in jobs in comparison to what would have reasonably been created under the existing land use plan designation(s)?</p> | <p>2 (see note below)</p> | |

| <i>B. Characteristics of Adopted Applicable Municipal Code(s)/Comprehensive Plan</i> | <i>Possible Points</i> | <i>Points Earned</i> |
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| 1. Will the proposed development be required to contribute to affordable and/or workforce housing as per the applicable adopted municipal comprehensive plan or code? | 3 (see note below) | |
| 2. Will the proposed development be accessible or connect to public parks consistent with the requirements of the applicable adopted municipal comprehensive plan or code? | 3 (see note below) | |
| 3. Will the subject parcel be connected to and/or be integrated within an existing or planned mixed-use center or area which has been designated or recognized as such consistent with the applicable adopted municipal comprehensive plan or code? | 3 (see note below) | |
| 4. Will the project be designed consistent with the unique, preferred, and/or historic architecture of the surrounding area as per the requirements of the applicable adopted municipal comprehensive plan or code? | 3 (see note below) | |
| 5. Will the project 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, defensible space, etc.) consistent with the requirements of the applicable adopted municipal comprehensive plan or code? | 3 (see note below) | |

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| <p>6. Will the project use lighting mechanisms that do not pollute the night sky or negatively affect the surrounding area consistent with the requirements of the applicable adopted municipal comprehensive plan or code?</p> | <p>3 (see note below)</p> | |
| <p>7. Will the project contain usable public open space and public civil spaces consistent with the requirements of the applicable adopted municipal comprehensive plan or code?</p> | <p>3 (see note below)</p> | |
| <p>8. Will the project be developed consistent with Broward County's "NatureScape," or similar, criteria as per the requirements of the applicable adopted municipal comprehensive plan or code?</p> | <p>3 (see note below)</p> | |
| <p>9. Will the project 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 as per the requirements of the applicable adopted municipal comprehensive plan or code?</p> | <p>3 (see note below)</p> | |
| <p>10. Will the project be context sensitive designed and constructed with convenient, safe and attractive access to pedestrian, bicycle and transit facilities that benefit connectivity through well-marked cross-walks on-site and links to external areas as per the requirements of the applicable adopted municipal comprehensive plan or code?</p> | <p>3 (see note below)</p> | |

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| <p>11. Will the project contribute to or participate in transportation demand management program, which may include parking limitations, (required “concurrency” provisions do not qualify) and/or will the project be integrated with an existing or short-term planned local traffic circulator (e.g. trolley) as per the requirements of the applicable adopted municipal comprehensive plan or code?</p> | <p>3 (see note below)</p> | |
| <p>12. Will the project fully connect with the road system of the surrounding area as per the requirements of the applicable adopted municipal comprehensive plan or code, and not be developed as a stand-alone, access-restricted (e.g. gated, cul-de-sac, walled, etc.) area?</p> | <p>3 (see note below)</p> | |
| <p>13. Will the project reduce stormwater runoff by providing for on-site retention, infiltration or staged release as per the requirements of the applicable adopted municipal comprehensive plan or code?</p> | <p>3 (see note below)</p> | |
| <p>14. Will the project re-use “grey water” as per the requirements of the applicable adopted municipal comprehensive plan or code?</p> | <p>3 (see note below)</p> | |
| <p>15. Will the project provide, protect or restore on-site wildlife habitat as per the requirements of the applicable adopted municipal comprehensive plan or code?</p> | <p>3 (see note below)</p> | |
| <p>16. Will the project protect existing native trees on-site as per the requirements of the applicable adopted municipal comprehensive plan or code?</p> | <p>3 (see note below)</p> | |

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| 17. Will the project apply for “Leadership in Environmental and Energy Design” (LEED), “Florida Green Building Coalition” (FGBC) or similar certification as per the requirements of the applicable adopted municipal comprehensive plan or code? | 3 (see note below) | |
| 18. Will the project reduce construction waste or use recycled materials, and/or adaptively reuse existing buildings as per the requirements of the applicable adopted municipal comprehensive plan or code? | 3 (see note below) | |
| 19. Will the project protect any identified historic/archeological resources within the boundary as per the requirements of the applicable adopted municipal comprehensive plan or code? | 3 (see note below) | |
| 20. Will the project protect any identified environmentally sensitive lands within the boundary as per the requirements of the applicable adopted municipal comprehensive plan or code? | 3 (see note below) | |

| <i>C. Characteristics of Applicant Voluntary Commitments</i> | <i>Possible Points</i> | <i>Points Earned</i> |
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| 1. 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? | 3 (see note below) | |

(NOTE: Points listed are suggestions. Point assignment to be determined by user (e.g. municipality). It is recommended that points assigned under Section A “Characteristics of Land Use Plan Map/Text Amendment” be given greater weight than points allocated under Sections B and C.