

## **TARGETED REDEVELOPMENT VISION**

Broward County's "developable" area, consisting of approximately 410 square miles of the eastern portion of the County, can be characterized as essentially built-out. This built-out character physically constrains the ability to accommodate an approximate 250,000 new residents expected by the year 2040, and also the desire to enhance the County's economic base. To accommodate new population and economic activity, Broward County endorses a strategic approach to direct growth to areas which maximize the efficient use of land and create places to shop, work and play. Broward County supports a development strategy which promotes the principles of "Smart Growth," which seeks to maintain and create desirable communities and neighborhoods for Broward County residents, visitors and economic interests, including quality housing for all, integrated with excellent public facilities, recreational opportunities and open space areas, and which preserves and conserves natural resources.

### **STRATEGY TR-1: Prioritize New and Redevelopment to Existing and Planned Downtowns and Major Transit Corridors and Transit Hubs**

Broward County must efficiently accommodate population and economic growth, while also recognize and protect areas which currently display characteristics, such as rural and estate communities and established single-family neighborhoods, which may not be appropriate to support additional growth and development. Broward County supports new development and redevelopment activities within established and planned "activity centers," such as municipal downtowns, and established and planned "transit oriented" corridors and hubs, as long as such areas have sufficient public facilities and services to serve the area, and a mixed-use character which supports a high quality live, work and play community for residents and businesses, including viable multi-modal transportation choices, a range of housing choices (including attainable housing), green spaces and recreational amenities, community gathering spots, and a variety of services and establishments to support life and business activities.

Implementation Activities include:

- Broward County Land Use Plan amendments for appropriately located “activity center,” such as downtowns and transit corridors and hubs shall be given preference when considering new or redevelopment proposals.
- Within established and planned “activity centers,” Broward County shall utilize multi-modal levels of service standards, and take all committed and funded modes of transportation fully into account when considering development proposals.
- To facilitate the availability of attainable housing in proximity to public facilities, services, amenities, and economic opportunities, the County’s “Attainable Housing Density Bonus Program” shall be structured to target established and planned “activity centers,” such as downtowns and transit corridors and hubs.

### **STRATEGY TR-2: Support Incentives to Remove Blight within Community Redevelopment Areas (CRA’s) and Similar Areas**

Currently, fourteen Broward County jurisdictions contain “Community Redevelopment Areas,” or CRA’s, which have been characterized by blighted conditions, such as the presence of substandard or inadequate structures, a shortage of attainable housing, inadequate infrastructure, and insufficient transportation services and infrastructure. Many CRA’s within Broward County receive “tax increment financing,” or “TIF’s” where any future increases in property values are set aside to support economic development projects within the CRA. However, Broward County’s existing CRA TIF’s will be expiring starting in 2019, and at that time, the County will again receive funds previously sent to the CRA. However, the need for funding quality redevelopment throughout the County will remain.

Implementation Activities include:

- Broward County is committed to continuing and expanding its current “Broward Redevelopment Program” (BRP) program to offer resources to CRA’s, or similar blighted areas, with a focus on high quality, viable, projects which will provide jobs, enhance support infrastructure to attract redevelopment and/or result in attainable housing stock.

- Priority for BRP program funding will be given to projects which demonstrate furtherance of one or more of the County’s “Highlighted Regional Issues and Strategies,” including targeted redevelopment, multi-modal transportation, attainable housing, climate resiliency, natural resource protection and enhancement, and disaster prevention.

### **STRATEGY TR-3: Municipal Development and Adoption of Transfer of Development Rights Programs**

“Transfer of Development Rights” programs, or TDR, are utilized in many communities throughout the United States. Generally, TDR programs involve the removal of the right to develop unbuilt permitted uses from land in a defined “sending zone,” and transfer such permitted development rights to land in a defined “receiving zone,” which permits the use. TDR programs are often used to promote a public purpose, such as, but not limited to, preserving open space, farmland, or historic preservation, and also to direct development to achieve a public policy. Transfer of Development Rights programs, to be successful, requires a market condition that creates a demand for the rights to be sold. Such programs may require establishing a “TDR bank” to accommodate the demand. In this light, municipalities in Broward County may adopt Transfer of Development Rights programs.

Implementation Activities include:

- Municipal TDR programs must 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 appropriate for climate resiliency strategies (such as “Priority Planning Areas”), and direct development to more suitable areas such as established and planned “activity centers,” such as downtowns and transit corridors and hubs, and/or redevelopment areas.

**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 Comprehensive Plan.**