

STRATEGY IG-1
Potential Implementation Approach

Enhance Focus on Regional Planning Issues

Potential Implementation Approach

- Reduce and streamline the number and types of BCLUP land use plan categories.
 - *Example* – collapse “Regional Activity Center,” “Local Activity Center,” “Transit Oriented Corridor,” and “Transit Oriented Development” categories into an “Activity Center” designation.
 - *Example* – collapse “Commercial,” “Industrial,” “Employment Center,” and “Office Park” designations into a “Commerce” designation.

- Expand land use plan category permitted uses.
 - *Example* – allow limited community facility and utilities uses within lands designated “Parks and Recreation,” subject to conditions.
 - *Example* - Expand non-residential categories to include residential components as a permitted use, subject to conditions such as proximity to transit station and inclusion of attainable housing.

- Streamline the Broward County Planning Council certification/recertification process. Consider revising process to be largely administrative, with monthly report to the Planning Council.

- Revise the Broward County Land Use Plan amendment requirements.
 - *Example* – recommend revisions to the Broward County Charter to require one Broward County Planning Council public hearing instead of two.
 - Waive fees for municipal initiated amendments such as mixed-use areas along transportation corridors.
 - Create thresholds and/or “call up” system (similar to existing “compatibility review” criteria) to determine projects that require a BCLUP amendment.
 - *Example* - a BCLUP amendment could be required for a project or combined project greater than xxx units, unless the proposal is within a designated “activity center.” For proposals within a designated “activity center,” the threshold could be yyy units every five (5) years.
 - *Example* - any municipal proposal of over xxx units that is otherwise not subject to the BCLUP amendment requirements must be reported to any municipality

within 1000 feet of the subject site. The adjacent municipality will have yy days from the receipt of notice to request that a BCLUP be processed. In such an instance, no fee shall be assessed for the BCLUP amendment.

- *Example* - Any proposal for a change from a “Conservation” category would require a BCLUP amendment.
- *Example* - Any proposal for a change from “Parks and Recreation” category would require a BCLUP amendment, to “Conservation” or unless xx acres or less of community facility or utility and meets parks requirements.
- *Example* - Proposals from “Transportation,” “Mining,” or “Electrical Generation Facilities” require BCLUP amendment.
- *Example* - Proposals to establish new “Activity Centers” require BCLUP amendment

STRATEGY IG-2
Potential Implementation Approach

Enable Municipalities to Address Local Issues

Potential Implementation Approach

- Eliminate “Flexibility Zones” to create municipality wide zones that identify receiving and non-receiving areas, as submitted by municipality.
- Reform and simplify “Flexibility Rules” and requirements for BCLUP amendments to clearly delineate the thresholds between municipal-level planning issues and County-level planning issues.
- Freeze municipal “flex units” and “reserve units” totals. If the current combined total of “flex” and “reserve” units equals less than 3% of the total number of units permitted by the municipal land use plan, a new “pool” of residential units shall be established as 3% of the total. Otherwise, the “pool” will equal the current combined total of “flex” and “reserve” units.
- *Example* - Allocation of “pool” residential units could be subject to the following:
 - Municipal demonstration that adequate public facilities and services will be available (transportation, water, sewer, parks, schools, etc.) Such demonstration shall be provided to the Planning Council for monitoring purposes.
 - Allocations will remain subject to the current “compatibility review” requirements of the BCLUP. In addition, allocations of between 150 and 200 units for a project or combined project shall also be subject to a County Commission compatibility review, except allocations over 200 units within a designated “activity center” shall be subject to such review.
 - Allocations are not permitted to lands designated “Conservation, Parks and Recreation,” “Commercial Recreation,” “Electrical Generation Facilities,” “Industrial,” “Mining,” and “Transportation.”
 - Allocations are not permitted to lands designated “Utilities” and “Community Facilities” unless the land is owned by the municipality.

STRATEGY IG-3
Potential Implementation Approach

Streamline Countywide Development Review Process

Potential Implementation Approach

- Consult with the County Charter Review Commission to review and consider potential amendments to Section 8.11 B. regarding platting requirements.
- Revise BCLUP platting requirements to expand number and type of exempted parcels, such as:
 - Increasing acreage exemption from 5 to 10 acres;
 - Reconsideration of original building square footage.
- Update Land Development Code to streamline/eliminate current procedures regarding platting and plat note amendments.