

STRATEGY TR-2
Potential Implementation Approach

Redevelopment Programs

Potential Implementation Approach

- Update the Broward Redevelopment Program (BRP) program to allow funding for attainable housing projects
- Update the BRP criteria to award extra points 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
Potential Implementation Approach

Transfer of Development Rights

Potential Implementation Approach

- Authorize municipalities to adopt transfer of development rights (TDR) programs that are structured to serve a public purpose.
- TDR programs reflecting joint agreements crossing municipal boundaries would not be prohibited.
- TDR “sending areas” must further a public purpose, such as, but not limited to, enabling the creation of significant public or private open space areas or corridors, protect environmentally sensitive lands, historic/archaeological resources, or areas identified as appropriate for climate resiliency strategies (such as repetitive loss properties or “Priority Planning Areas”)
- Municipal TDR programs must ensure that “sending areas” properties which utilize the program do not have any legal residual development rights that are not consistent with stated public purpose to be furthered by the program.
- Municipal TDR programs must ensure that “sending area” properties which utilize the program are properly managed and maintained after development rights have been transferred.
- TDR “receiving areas” must be areas suitable and preferred for growth and redevelopment within established and planned “activity centers,” such as downtowns and transit corridors and hubs, and/or identified redevelopment areas.

STRATEGY TR-3
Potential Implementation Approach
(continued)

- TDR “receiving areas” may be limited as to maximum total acreage and intensity and density of transfers from “sending areas.” Municipalities that are contiguous to “receiving areas” may have the ability to request a Broward County Commission/Broward County Planning Council “compatibility review” for proposed TDR transfers which exceed an identified threshold.

- For allocations to designated “receiving areas,” municipalities must determine that adverse impacts will not result concerning the following:
 - compatibility with adjacent existing and planned land uses
 - adequacy of public facilities and services (e.g. potable water, sanitary sewer, solid waste, transportation, etc.)
 - effects on storm evacuation zones and times
 - impacts to the environment