

BROWARD COUNTY LAND USE PLAN 2016

TEXT AMENDMENT PCT 16-9

SECTION 3: RECOMMENDED PRACTICES

RESIDENTIAL

POLICY 3.1.1 Special residential facilities should be located within existing and designated residential areas wherever possible; however, they may also be placed in non-residential areas specified within the Permitted Uses subsection of the Plan Implementation Requirements section of this plan, as deemed appropriate by local governments. (f/k/a Policy 1.08.03)

POLICY 3.1.2 Encourage the retention of agricultural lands and uses through the utilization of financial incentives and creative land development regulations. (f/k/a Objective 4.01.00)

POLICY 3.1.3 Discourage strongly land use plan amendments to more intensive uses within designated rural estate and rural ranch areas. (f/k/a Policy 7.01.03)

COMMERCE/ECONOMIC DEVELOPMENT

POLICY 3.2.1 Broward County should endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy. (f/k/a Policy 3.01.05)

POLICY 3.2.2 Activities intended to diversify Broward County's economy should not adversely impact the quality of life of the County's permanent, seasonal, or tourist populations. (f/k/a Policy 9.12.03)

POLICY 3.2.3 Broward County and its local governments should address the integration of tourism in their cultural, historical, archeological and park and recreation plans. (f/k/a Policy 9.12.07)

NEW POLICY 3.2.4 Local governments should consider effects on the marine industry when making land use policy and decisions, and consider developing incentives for the retention of the same.

NEW POLICY 3.2.5 Local governments should consider the identification and elimination of "food deserts" when making land use policy and decisions.

ENVIRONMENTAL

POLICY 3.3.1 The preservation and proper maintenance of all significant tree groupings, and specific incentives for the reestablishment or creation of tree canopy should be a primary consideration of infill and redevelopment projects. (f/k/a Policy 1.06.05)

POLICY 3.3.2 Innovative public measures, including tax relief techniques, purchase or transfer of development rights and other measures, should be instituted to encourage the retention of existing agricultural lands and uses. (f/k/a Policy 4.01.01)

POLICY 3.3.3 As of the effective date of this Policy (March 21, 2013), water body and/or waterway acreage added to a community or regional parks inventory may count no more than ten (10) percent of such

additional inventory, unless it is actively managed by a government agency for recreation or environmental purposes and greater than 0.5 acres, in which case the entire water body can be counted. (f/k/a Policy 5.02.03)

POLICY 3.3.4 Natural watercourses and their tributaries should be protected from alteration and preserved in their natural state. (f/k/a Policy 6.01.06)

POLICY 3.3.5 Encourage the restoration of Broward County's vegetative communities and hydrologic connections including those hydrologic connections to the Everglades and Big Cypress Swamp. (f/k/a Policy 6.01.07)

POLICY 3.3.6 Promote the acquisition, retention and management of unique natural areas in order to preserve their environmental, recreational and other public benefits. (f/k/a Policy 6.02.02)

POLICY 3.3.7 Support land acquisition and management practices which provide a sufficient fresh potable water supply, protect wildlife and natural resources, and provide public access to natural areas. (Revised) (f/k/a Policy 6.02.03)

POLICY 3.3.8 The use of former landfill sites for public recreational purposes should be encouraged but not permitted until properly reclaimed and environmentally sound. (f/k/a Policy 8.01.16)

POLICY 3.3.9 Discourage activities in the vicinity of Local Areas of Particular Concern which would have a detrimental impact upon such areas. (f/k/a Policy 9.01.05)

POLICY 3.3.10 Encourage local governments to protect natural resources through the implementation of land development regulations and procedures that promote the acquisition, retention and management of such areas. (f/k/a Policy 9.01.06)

POLICY 3.3.11 Broward County and its local governments should continue to implement the recommendations of the 1986 Study of Water Supply and Selection of Future Wellfield Sites in Broward County, as amended by the Board of County Commissioners. (f/k/a Policy 7.01.03)

POLICY 3.3.12 Local land development regulations should protect Broward County's remnant natural rivers by prohibiting new construction, not including the repair or replacement, of bulkheads, revetments and seawalls in such areas, by promoting softened shorelines, riprap and other natural methods to prevent erosion, by requiring the restoration of historic vegetative cover to the areas being restored, and by ensuring that the construction of new docks is compatible with the growth of submerged and littoral vegetation and communities of bottom dwelling organisms. (f/k/a Policy 9.03.09)

POLICY 3.3.13 The Broward County Environmental Protection and Growth Management Department and local governments should mitigate the impacts of beach renourishment projects on near shore hard bottom areas through the creation of similar near shore habitat. (f/k/a Policy 9.03.12)

PUBLIC FACILITIES AND SERVICES

POLICY 3.4.1 Private septic tanks and wells in Broward County should be phased out and replaced with centralized water and wastewater systems, where necessary, to protect the health, safety, and welfare of Broward County's residents. (f/k/a Policy 8.01.09(1))

POLICY 3.4.2 Sites for landfills, incinerators, recycling plants, or other major public facilities should be made available, and properly zoned in anticipation of future needs. (f/k/a Policy 8.01.13)

POLICY 3.4.3 The disposal of solid wastes by sanitary landfill should be environmentally sound and state of the art. (f/k/a Policy 8.01.14)

POLICY 3.4.4 Local governments should ensure that adequate land is available for police, fire and emergency medical service facilities to serve their current and future residents. (f/k/a Policy 8.01.17)

POLICY 3.4.5 Local governments, Florida Power and Light Company, developers and landowners should coordinate and cooperate with one another with respect to the utilities route selection and location of electric facilities to ensure the future electrical energy needs of Broward County residents will be served. New electric transmission lines subject to the Florida Transmission Lines Siting Act should be sited in a manner that will consolidate such lines within existing corridors and that new corridors should be planned in coordination with land use plans of local governments. (f/k/a Policy 8.01.20(1))

POLICY 3.4.6 Broward County and local redevelopment plans should incorporate provisions for installing electrical distribution lines underground, where appropriate due to groundwater elevations, to minimize electrical service disruptions during natural disasters. (f/k/a Policy 8.01.20(2))

POLICY 3.4.7 Planning for the expansion and attraction of institutions of higher learning within Broward County should be encouraged in order to serve the County's full range of future educational needs. (f/k/a Policy 8.07.06)

TRANSPORTATION

POLICY 3.5.1 Promote mass transit use and discourage automobile travel by encouraging local governments to locate mixed land uses along major roadway corridors with mass transit facilities. (f/k/a Policy 9.14.01)

POLICY 3.5.2 Large developments which generate high traffic volumes should be located with direct access to mass transit. (f/k/a Policy 9.14.02)

POLICY 3.5.3 Transportation facilities should be planned and located in a manner which minimizes the potential for adverse impacts on adjacent land uses. (f/k/a Policy 12.01.07)

NEW POLICY 3.5.4 The "Safe Routes" programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County's local governments.

SMART GROWTH/COMPLETE STREETS

POLICY 3.6.1 Encourage local governments to establish and/or expand their pedestrian and bikeway facilities in accordance with the Florida Department of Transportation and the American Association of State Highway Transportation Officials planning and design standards, and coordinate their placement with Broward County, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles. (f/k/a Policy 5.03.01)

POLICY 3.6.2 Ample and secure bicycle parking should be incorporated into non-residential and mixed use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.” (f/k/a Policy 5.03.03)

POLICY 3.6.3 Local governments should include within their development codes and regulations incentives for constructing safe and accessible pedestrian and bicycle facilities, pathways and greenways throughout Broward County, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles. (f/k/a Policy 5.03.05)

POLICY 3.6.4 Regional or community libraries, clinics, civic centers, cultural facilities and other public facilities should be located in areas of concentrated activity, such as downtown areas and community or regional shopping centers, in order to allow multi-purpose trips, provide easy access by mass transit and economize on parking areas. (f/k/a Policy 8.03.04)

POLICY 3.6.5 Development designs should be context-sensitive, and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles. (f/k/a Policy 10.01.03(b))

POLICY 3.6.6 Transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services. (f/k/a Policy 12.01.05)

POLICY 3.6.7 Encourage all local governments to include, within their adopted comprehensive plans, policies and standards addressing CPTED principles, such as lighting, street design, natural surveillance, natural access control and territorial reinforcement. (f/k/a Policy 14.04.01)

NEW POLICY 3.6.8 Local land use elements and development codes should include design guidelines to promote use of light only where needed thereby limiting excess light and reducing glare and to create a safe and pedestrian scaled lit environment, utilizing Night Friendly Lighting or Dark Sky principles outlined in the Model Lighting Ordinance by International Dark-Sky Association and the Illuminating Engineering Society of North America, or other local resources, for the purpose of creating appropriate outdoor lighting standards that reduce energy use, increase public safety, and protect human health and wildlife.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

POLICY 3.7.1 Local governments with historic resources should implement programs which preserve and/or rehabilitate historic resources through techniques such as historic preservation ordinances, building code provisions and tax incentives. (f/k/a Policy 9.08.03)

POLICY 3.7.2 Broward County and its local governments should, as appropriate, identify those unique areas which reflect the community’s cultural character and address their preservation through their land use plans and/or land development codes and regulations. (f/k/a Policy 9.12.06)

POLICY 3.7.3 Historic resources within redevelopment areas should be protected and restored. (f/k/a Policy 14.01.04)