ATTACHMENT A

BROWARD COUNTY LAND USE PLAN
Proposed Text Amendment
PCT 26-4

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

~~SECTION 1: HIGHLIGHTED REGIONAL ISSUES~~

~~The 2017 Broward County Land Use Plan, BrowardNext, recognizes the importance of regionalism and focuses on regional policy issues. As the content of the updated Plan was developed, the following visions were prioritized:~~

- ~~Climate Change Resilience;~~
- ~~Targeted Redevelopment;~~
- ~~Multi-Modal;~~
- ~~World-Class Natural Resource Protection and Enhancement;~~
- ~~Housing Affordability;~~
- ~~Disaster Planning and Post-Disaster Redevelopment; and~~
- ~~Renewed Intergovernmental Partnership.~~

~~Each of the referenced visions includes between three (3) and six (6) Strategies with additional implementation strategies. The concept of the Highlighted Regional Issues section is that any individual reading this document can understand what is important to the future of Broward County and its residents in the realm of countywide land use planning.~~

~~CLIMATE CHANGE RESILIENCE VISION~~

~~Southeast Florida is one of the most vulnerable regions in the United States to the impacts of climate change. Critical action to adapt to the consequences of climate change must occur at the local level through regionally coordinated planning and investments. Broward County has been active in prioritizing efforts to investigate vulnerabilities, improve climate preparedness and identify strategies to increase resilience to extreme weather. Working with the 4-County Southeast Florida Climate Change Compact, Broward County has contributed to the development of a Regional Climate Action Plan, a unified regional sea level rise projection, and vulnerability assessments focused on infrastructure, public health, and natural systems. Independently, the County has developed its own Climate Change Action Plan, and convenes both a countywide Climate Change Task Force and a Government Operations Work Group to assist in implementing priority actions necessary for climate change preparedness and emissions reductions needed to mitigate future warming and the potential for severe climate disruptions. As a community, we need to be aware of the local impacts of climate change, to understand the vulnerabilities of social systems, natural resources and infrastructure, and to work to develop and implement strategies to adapt and increase our resilience with the goal of reducing risk, avoiding economic losses, and improving community livability and the quality of our natural systems.~~

➲ STRATEGY CCR-1: Mitigate the effects of climate change by reducing greenhouse gas emissions by 2% per year.

Reduction of heat-trapping greenhouse gas (GHG) emissions which cause global temperature rise is necessary to slow and limit the effects of climate change. According to the 2012 Broward County GHG Emissions Inventory, the main source of GHG emissions in Broward County is burning fossil fuels for electricity and transportation. In order to reduce emissions, energy sources must be diversified to include clean renewable energy for electricity and alternative fuels for transportation and the amount of energy consumed in buildings and for transportation must be reduced. The County must pursue regional strategies and participate in and support local efforts to increase energy efficiency and the use of renewables in order to reduce GHG emissions and mitigate the effects of climate change.

Broward County shall promote sustainable energy consumption through efficiency and conservation efforts, expand renewable and alternative energy accessibility, and create incentive programs to encourage the behavioral and operational transition to cleaner energy sources.

Implementation strategies include:

- Implementing strategies from the Renewable Energy Action Plan, Community Energy Action Plan and the Climate Change Action Plan.
- Implementing the Electric Vehicle Infrastructure Strategy which includes pursuing municipal and public-private partnerships in order to develop an infrastructure network that provides public access to alternative fuels and EV charging.
- Reducing energy intensity of county buildings by at least 20% by 2025 through the Better Buildings Challenge and energy retrofits.
- Integrating transportation and land use decisions with emphasis on multi-modal transportation.
- Increasing the abundance of renewable energy projects, investments, and infrastructure across the County consistent with the County's support for a 20% renewable energy portfolio by 2030 through public-private partnerships, encouraging financing options and County investment in solar projects.

- ~~Decreasing fuel consumption by 10% by 2020 by improving and integrating multi-modal transportation and land uses that encourage a reduction in single occupancy vehicle trips and GHG emissions, encourage an increase in walking, bicycling and transit trips and provide affordable housing proximate to urban work centers and transit.~~

~~➲ STRATEGY CCR-2: Increase the resilience of our community to the effects of climate change.~~

~~Climate change, including sea level rise and severe storms, has the potential to fundamentally impact Broward County's beaches, coastal and inland communities, water supplies, natural systems, critical infrastructure and its economic core. An increase of 3 to 5 inches of sea level rise is expected locally by 2030 and up to 3.3 feet by 2070. As a community we need to plan and prepare for the impacts of sea level rise and other climate impacts and invest in resilient critical infrastructure, to sustain commerce, services, and natural resources vital to the health of our community and economy. Broward County shall consider and prepare for the following impacts in the planning and design of projects and operations of community services: severe tropical storms, temperature extremes, severe wet and dry seasons, sea level rise along the coast leading to coastal and inland flooding and rising groundwater levels, increased coastal erosion and increased stress and pressure on natural systems.~~

~~Implementation strategies include:~~

- ~~Requiring all land use and planning decisions within the Priority Planning Areas to consider and effectively address future climate predictions for a 50-year planning horizon.~~

- ~~Designating Adaptation Action Areas to identify areas vulnerable to coastal flooding, implement adaptation policies, and enhance and prioritize the funding of infrastructure adaptation projects.~~

- ~~Applying the unified sea level rise projection for Southeast Florida when considering land use (including areas of potential population growth, natural system restoration, and infrastructure adaptation) and long-term functionality of appurtenant infrastructure, especially water management, drainage, water supply and water treatment systems, both coastal and inland.~~

- ~~Delineating anticipated habitat transition zones from climate impacted areas and expand zones through land use changes to protect environmentally-sensitive greenways and reserves for migrating species.~~

- ~~Furthering the integration of green infrastructure and natural systems into the urban environment to increase resilience to future climate change impacts.~~

- ~~Preserving and protecting the County's natural shoreline with an emphasis on the expansion and preservation of sand dunes, protection of beaches from armoring and the encroachment of development, and conservation of our coral reefs.~~

- ~~In coordination with municipalities, adopting land use regulations to limit development and redevelopment in areas particularly vulnerable to flooding due to sea level rise, stormwater inundation, and other impacts of climate change.~~

- ~~Using a green infrastructure map series to achieve community equity in the integrated use of green infrastructure as part of community resiliency strategies, including tree canopy coverage, presence of solar projects infrastructure, access to fresh food, etc.~~

~~➲ STRATEGY CCR-3: Maintain adequate water supply through efficiency and conservation efforts and increase resilience of natural systems through water resource management.~~

~~Saltwater intrusion has contaminated the coastal edge of the Biscayne Aquifer that is the primary source of drinking water in Broward County. While a number of factors have contributed to the inland migration of the saltwater front, sea level rise has accelerated the rate of intrusion and is predicted to drive the front further inland in the coming decades. Saltwater intrusion is anticipated to reduce coastal wellfield capacity 40% by 2060. Broward County shall preserve, protect and enhance the sustainability of County water resources.~~

~~Implementation strategies include:~~

- ~~Ensuring existing water resources are protected and remain available through conservation and sustainable management, especially improved surface water storage, redistribution and aquifer recharge.~~

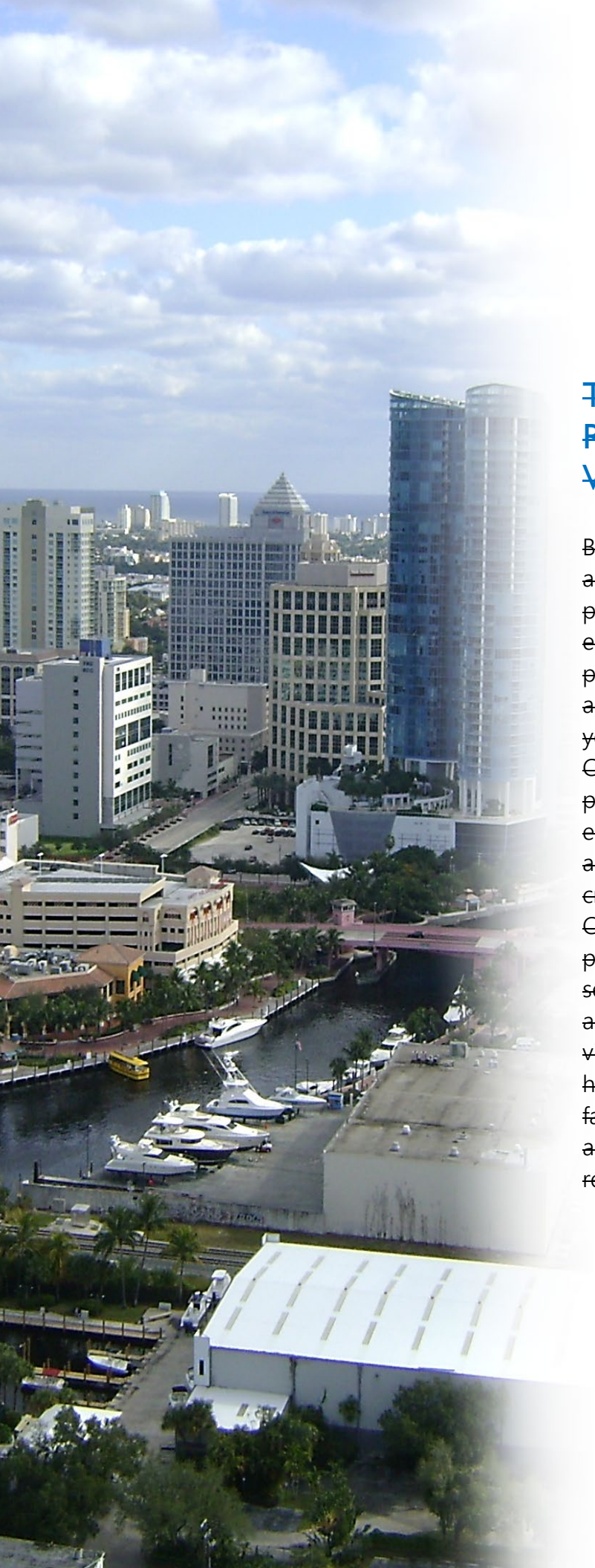
- ~~Preserving capacity by diversifying source alternatives, with an emphasis on the expansion of reclaimed water projects, systems, and infrastructure.~~

- ~~Preserving green space and consideration of land use in areas of potential regionalization and relocation of wellfields.~~

- ~~Balancing the water needs of public consumers and natural systems. Affording space for surface water storage to accommodate projected rainfall, tidal flooding and sea level and groundwater level rise.~~

- ~~Supporting regional water supply and conservation projects such as the C-51 reservoir project and the expansion of a countywide water reuse network.~~

~~Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.~~



~~TARGETED REDEVELOPMENT VISION~~

~~Broward County's "developable" area, consisting of approximately 431 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 235,000 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 development 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 recognizing and protecting 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 affordable housing), green spaces and recreational amenities, community gathering spots, and a variety of services and establishments to support life and business activities.

Implementation strategies 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 affordable housing in proximity to public facilities, services, amenities, and economic opportunities, the County's "Affordable 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 affordable 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 strategies 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 affordable 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, affordable 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 strategies 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 Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.~~

~~MULTI-MODAL VISION~~

~~The predominant development pattern in Broward County has historically been a suburban model with a focus on auto-oriented, low-density, separated land use, and sprawling development. Today, however, Broward County's urbanized "developable" area, consisting of approximately 431 square miles of the eastern portion of the County, can be characterized as essentially built-out. This built-out character physically and fiscally constrains the ability to increase roadway capacity through the construction of additional travel lanes for automobiles. However, Broward County expects to add approximately 235,000 new residents by the year 2040 and strives to enhance its economic base. In this light, the County is committed to support a full range of multi-modal transportation options, in coordination with municipalities and partner agencies, aligned with emerging land use patterns necessary to safely and adequately serve the County's current and future residents, businesses and visitors and strengthen the local economy.~~

➲ STRATEGY MM-1: Make the best use of the regional transportation network to move people, goods and services safely and efficiently while incorporating and promoting Complete Streets principles where appropriate in a context sensitive manner.

"Complete Streets" are roadways designed and constructed for all modes of transportation – automobiles, buses, bicycles, pedestrians, and freight vehicles, and for all users, regardless of age or ability. Complete Streets enhance the community's quality of life, results in positive health benefits, and have a positive impact on the economy. Broward County's transportation network is largely defined and the ability to add new links and lanes for cars is limited. The County must utilize the existing and planned regional transportation network to move people, goods and services safely and efficiently, making use of all modes of transportation, including pedestrian, bicycle and transit.

Broward County shall promote, accommodate, and construct Complete Streets features throughout the County, consistent with the County's jurisdictional responsibilities, and in a "context sensitive" fashion (e.g. consideration of the surrounding area, the primary existing and planned function of the roadway, including the prevalence of freight traffic and safety).

Implementation strategies include:

- Accommodating Complete Streets features and technology into County-maintained roadways where practical, context sensitive, and financially feasible, and capitalize on intergovernmental coordination and technical assistance opportunities to identify and achieve efficient interconnected multi-modal networks throughout the County.

- Supporting municipal, metropolitan planning organization, and state Complete Streets projects, including technical and financial support when available.

➲ STRATEGY MM-2: Recognize and address the transportation and housing connection.

The two biggest household expenses are housing costs (i.e. mortgages or rents, insurance and property taxes) and transportation costs (i.e. car payments, fuel, insurance and maintenance costs). The nationally recognized "Housing and Transportation Affordability Index" (H + T Index) offers a benchmark that no more than 45% of household costs should be consumed by housing and transportation. As of 2015, Broward County's housing and

~~transportation cost index stood at 65%, which makes Broward County one of the most expensive in the nation for combined housing and transportation costs. Broward County is committed to recognizing and addressing the transportation and housing connection in redevelopment proposals to help reduce these costs.~~

~~Broward County shall support strategically directing new growth and redevelopment to mixed use activity areas such as downtowns and along major corridors which offer multi-modal connections and cost effective infrastructure investments to accommodate full access to housing, jobs, local businesses, and community services.~~

~~Implementation strategies include:~~

- ~~Promote and support redevelopment and mixed use opportunities within and along major transportation hubs and corridors;~~

- ~~Support residential affordable housing bonus densities within and along major transportation corridors, stations, and redevelopment areas.~~

~~➲ STRATEGY MM-3: Promote and support a sustainable funding source for countywide transit and mobility needs.~~

~~The built-out character of the County's developable land constrains its ability to increase roadway capacity through the construction of additional travel lanes. To accommodate future growth and urban land use patterns, Broward County supports a sustainable funding source to improve access and mobility for its residents, businesses and visitors.~~

~~Broward County supports a sustainable funding source to accommodate the operation and expansion of the County-wide transit system.~~

~~Implementation strategies include:~~

- ~~Identification, support and approval of sustainable transit and mobility funding sources.~~

- ~~Identify and adopt minimum acceptable standards for the quality and quantity of transit and multi-modal services.~~

- ~~Promote mixed use development along major transit corridors.~~

- ~~The creation of additional capacity for other types of mobility by better utilization of existing rights-of-way, including transit, pedestrians and bicycles.~~

~~➲ STRATEGY MM-4: Identify and implement a multi-modal level of service standard for redevelopment proposals.~~

~~The projected impact to the regional transportation network is one of the primary review and analysis tools in determining the effects of a proposed development. This review and analysis has traditionally been based on the estimated impacts on the regional transportation network resulting from automobiles. Broward County supports and is committed to an analysis that takes alternative modes of transportation and mobility options fully into account.~~

~~Broward County shall develop and utilize a multi-modal capacity and impact measure to analyze and evaluate (re)development proposals, including those that require a Broward County Land Use Plan amendment.~~

~~Implementation strategies include:~~

- ~~Develop and utilize a level of service standard, including consideration of accessibility-related performance, which fully recognizes existing and planned alternate modes of transportation within recognized mixed use activity centers such as downtowns, redevelopment areas and along major transportation corridors.~~

~~Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.~~

~~WORLD-CLASS NATURAL RESOURCE PROTECTION & ENHANCEMENT VISION~~

~~Broward County recognizes its unique natural resources, including its exceptional water bodies, coastlines, open spaces, flora and fauna, and historical, archaeological and paleontological resources. In appreciation of these assets and recognition of their sensitivity, the County continues to be committed to the protection, enhancement and wise use of the environment. Broward County has long maintained its priority to preserve and conserve the environment, understanding it is essential for maintaining community sustainability, as well as being an important economic generator and enhancing the safety, enjoyment and education of residents and visitors alike. As Broward County anticipates approximately 235,000 new residents by the year 2040, it is vital for the County to continue to persevere in its commitment to protect and enhance its natural resources. In this light, Broward County strives, in partnership with its municipalities and other stakeholders, to be at the fore of natural resource protection and enhancement best practices, remaining dedicated to strengthening its policies and commitments in the region to protect and conserve natural resources, including the emerging importance of food systems planning.~~

➲ STRATEGY EP-1: Protect and enhance the shoreline and natural waterways of Broward County.

Tourism is vital to Broward County's economy and Broward's beaches and waterway systems lure millions of visitors here year after year. Beaches also protect public and private property and provide marine habitats on and along the barrier island. However, these beautiful beaches can be compromised by tropical storms and hurricanes, as well as by tides, wave action and natural sand flow. Broward County must protect and maintain this critical environmental and economic resource through beach re-nourishment projects, the creation and enhancement of shoreline vegetation and dunes and sediment management plans.

Implementation strategies include:

- Protect and restore beaches through the use of dunes and vegetation, elevated walkways and conservation easements.
- Require public access to beaches and waterways.
- Designate "Adaptation Action Areas" to identify areas vulnerable to sea level rise, flooding and storm surge and create mitigation strategies to reduce these risks and increase community resiliency.
- Protect and enhance sea turtle nesting areas and require the installation of sea turtle-friendly lighting in such areas.
- Protect and restore the County's natural ocean reef system.

➲ STRATEGY EP-2: Create a countywide water management/flood protection plan.

Broward County is in a unique location of the country, with the Atlantic Ocean along its entire eastern border and over 790 square miles of water conservation and recharge areas within its western limits. This unique location presents both problems and opportunities in regards to water supply and management. Broward County must protect, manage and enhance its water recharge areas, surface waters, groundwater and potable water wellfields and zones of influence, while also preparing for seasonal flooding and sea level rise. In this regard, wetlands can play a vital role in improving the County's water quality and in providing natural areas for storing floodwaters and maintaining surface water flow.

~~Wetlands function as natural sponges which trap and slowly release water. Wetlands also function as primary fish and wildlife habitats by providing food, water and shelter for a wide variety of plant and animal species.~~

~~Implementation strategies include:~~

- ~~Implement a countywide water management plan, in coordination with local water management plans, which includes both groundwater and surface water.~~

- ~~Preserve, enhance and create surface waters and minimize direct discharge into such bodies of water through innovative pre-treatment methods.~~

- ~~Preserve the County's groundwater quality through the provision of drainage and stormwater management systems, minimization of surface water run-off, minimization of soil erosion and prevention of salt water intrusion.~~

- ~~Consider minimum floor elevations for structures and minimum crown elevations for roads based on projected conditions from sea level rise.~~

- ~~Protect the functional value of wetlands, hydric soils and vegetative communities within Broward County.~~

~~➲ STRATEGY EP-3: Preserve and protect Broward County's natural environment through County and local environmental regulatory programs and well-planned patterns of growth and development.~~

~~At the foundation of a healthy environment is an ecosystem with uncontaminated soil and pure air. Because of the clear connection between a healthy environment and the preservation of public health, safety and general welfare, Broward County established regulatory programs to protect the purity of our natural resources and to protect humans, plants and wildlife. Human activities associated with the County's tremendous growth carries the potential for the contamination of our natural environment, making the reasonable control and regulation of the activities that could threaten the quality and purity of these resources of paramount importance.~~

~~Implementation strategies include:~~

- ~~Continue to utilize the County's Environmental Assessment and Remediation Program to ensure that contaminated sites are properly remediated and maintained.~~

- ~~Continue to implement the County's Hazardous Materials Licensing and Compliance Assistance Program to prevent discharges of regulated hazardous materials into soil, groundwater and surface waters.~~

- ~~Continue to fulfill the goals of the County's Air Monitoring and Air Quality Program to prevent and control emissions from commercial and industrial air pollution sources through regulation and compliance assistance.~~

- ~~Promote the use of alternative modes of transportation and alternative fuels to reduce the negative impacts of exhaust fumes on air quality.~~

- ~~Acquire, protect, preserve and enhance Local Areas of Particular Concern.~~

- ~~Preserve and enhance Broward County's tree canopy and encourage the use of native vegetation for all new development.~~

- ~~Continue to eliminate invasive exotic vegetation.~~

~~➔ STRATEGY EP-4: Provide recreation and open space areas which serve the diverse interests of both residents and visitors and that are compatible with the tropical and resort character of Broward County.~~

~~Recreation and open space areas are a critical part of the high quality of life Broward County wants to offer to its residents. These areas not only provide places for sports and activities, which help to promote healthy lifestyles for all age groups, but also provide places for people to relax and enjoy nature, which improves their mental health as well. Open space areas also promote a sustainable environment by providing natural habitats for various species of wildlife and vegetation. The County's recreation and open space system builds a sense of place, making our community a more attractive place to live and work, thereby increasing the County's economic health. Broward County should protect and enhance its remaining recreation, open space and conservation areas to promote healthy residents, a robust economy and a sustainable environment.~~

~~Implementation strategies include:~~

- ~~Continue to require a minimum of three (3) acres of local parks and three (3) acres of regional parks for every 1,000 existing and projected permanent residents.~~

- ~~Encourage the preservation of existing public and private open space areas, including golf courses.~~

- ~~Provide for an interconnected, countywide system of greenways, bikeways, blueways and equestrian and nature trails.~~

- ~~Identify, conserve and protect all water conservation and natural reservation areas within Broward County.~~

~~➲ STRATEGY EP-5: Protect Broward County's historical, archaeological and paleontological resources.~~

~~It is vitally important to realize that the protection, enhancement, and perpetuation of historic, archaeological, and paleontological resources represent distinctive elements of Broward County's unique history. Broward County promotes and supports historic preservation through the enforcement of its historic preservation ordinance, which mandates that the County seek Certified Local Government (CLG) status, including: establishing a historic preservation board; maintaining and updating the historic site surveys; enforcing the state and local preservation laws; and providing opportunities for public participation in historic preservation activities. The County will also pursue actions to educate and advocate for the preservation of the County's cultural resources.~~

~~Implementation strategies Include:~~

- ~~Enhance the County's programs to designate and protect historic, archaeological and paleontological resources.~~

- ~~Promote intergovernmental coordination and cooperation between the County, its municipalities, other CLGs and state and federal agencies.~~

- ~~Promote adaptive reuse and conservation of historic, archaeological, and paleontological resources as a means for economic revitalization, redevelopment, and sustainable growth.~~

➲ STRATEGY EP-6: Prioritize and support the food system planning efforts of Broward County and its municipalities.

Food system planning is the collaborative planning process of developing and implementing local and regional land use, economic development, public health and environmental goals, programs and policies to promote: sustainable agriculture and food production practices, community food security, physical and economic access to healthy food and reduction of food-related waste. It is considered an important part of sustainable and resilient development by communities around the world, and Broward County seeks to advocate food system planning throughout the region. Understanding that our population will continue to grow, it is important for Broward County and its local governments to advocate food system planning for the overall health and well-being of our communities.

Implementation strategies include:

- Support and encourage municipalities to provide farm-to-table opportunities throughout Broward County.

- Permit urban agriculture activities in all land use categories of the BCLUP, while also ensuring that protection and promotion of rural agriculture activities remain a priority.

- Update the Best Practices for Food System Planning at least bi-annually to ensure the information is reflective of current practices and technology.

Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.

~~HOUSING AFFORDABILITY VISION~~

~~Broward County includes a wide range of housing types, from large lot single family "estates" to multi-family high rise towers. Although the Broward County Land Use Plan accommodates a wide range of residential density, the affordability of housing for large segments of our population has become increasingly difficult. The challenge of housing affordability came to be recognized as a crisis during the County's housing "bubble" between 2003 and 2007. The "bubble" resulted in rapid housing appreciation and created a severe lack of housing affordable to those in moderate to lower income ranges. Since that time housing supply and affordability have become an even more significant problem. The 2022 Broward County Affordable Housing Needs Assessment found that over 150,000 renter households in Broward County are cost-burdened, meaning they pay in excess of 30 percent of their incomes on housing costs. Many renters and owners are severely cost burdened due to paying greater than 50 percent of their incomes on housing costs. The Study further revealed that only 8 percent of all households in the County are able to afford to purchase the median priced home. The Needs Assessment also found that the majority (54 percent) of Broward County's workers are employed in lower wage service sector occupations at wages equivalent to 40 to 60 percent of the median household income. Currently Broward County is the lowest ranked county in the State of Florida for affordable housing for this population with fewer than 25 units available for every 100 households. In this light, the County is committed to implement a variety of policies and programs to maximize affordable housing for persons and households of moderate to lower incomes.~~

➲ STRATEGY AH-1: Support sustainable funding sources to develop and/or rehabilitate affordable housing.

Affordable housing is generally defined as housing that is affordable to households that earn 120% or less of median area-wide income. Due in part to the County's "built-out" character, resulting in higher land costs, and a workforce significantly employed in the lower wage service sector, the traditional ability of the private market to supply affordable housing has become challenging. In this light, funding strategies to produce affordable housing has increasingly included governmental agencies, as well as non-profits.

Implementation strategies include:

- Identification, support and approval of sustainable countywide and local affordable housing funding sources.

- Broward County shall continue to support full State-level funding to help address affordable housing needs and implementing a needs-based system to fund such housing projects and programs. The County also supports State legislation to provide a "local documentary stamp tax" program dedicated to affordable housing.

- Investigate a comprehensive public land banking program, in coordination with municipalities and other stakeholders, for affordable housing.

➲ STRATEGY AH-2: Support private, non-profit, and governmental sector development of housing which utilizes construction techniques affording significant costs savings, while meeting the Florida Building Codes, including resiliency to hurricane-level storms.

Modern manufactured/modular/prefabricated construction techniques may afford significant savings for housing costs in comparison to traditional techniques used in south Florida, such as concrete block construction. Such housing units may have an appearance and safety features generally no different than units constructed using more common methods, and may include a variety of density types, including multi-family.

Implementation strategies include:

- Broward County will not enact regulations or policies inhibiting the placement of safe housing that may afford significant cost savings in comparison to traditional

~~techniques used in south Florida, and encourage municipalities to include such housing within their jurisdictions.~~

- ~~Broward County will seek opportunities to support or fund the development of housing that may afford significant cost savings in comparison to traditional techniques used in south Florida via its affordable housing funding programs and initiatives, or in partnership with other agencies and jurisdictions.~~

~~➲ STRATEGY AH-3: The Broward County Land Use Plan shall include an Affordable Housing Density Bonus Program, including promoting a supply of smaller, traditionally affordable units, such as efficiency/studio occupancy units.~~

~~Many jurisdictions throughout the United States have adopted a "density bonus" program as an incentive for developers to construct new affordable housing units. In such programs, a developer obtains the ability to construct additional "market rate" units in exchange for including "affordable" units.~~

~~Implementation strategies include:~~

- ~~The affordable housing bonus for market rate units may be higher if the developer commits to including "very-low" or "low" income housing units, in comparison to constructing "moderate" income units.~~

- ~~Bonuses may also be higher if the affordable units are located in areas preferred for (re)development near transit and rail stations, or are part of projects which will further additional land use plan priorities.~~

- ~~Bonus affordable housing units will be restricted to remain such for a defined period in exchange for the bonus market rate units.~~

- ~~Smaller "efficiency" or "studio" units, which have often served a demand for affordable units, will be addressed as part of a "bonus density" program.~~

~~➲ STRATEGY AH-4: Municipalities should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing to help meet the needs of our population and economy.~~

~~Ensuring a supply of affordable housing to meet the current and future needs of Broward County's residents and economy is in the best interests of all, including municipalities. Municipalities which seek County approval of additional residential density should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing.~~

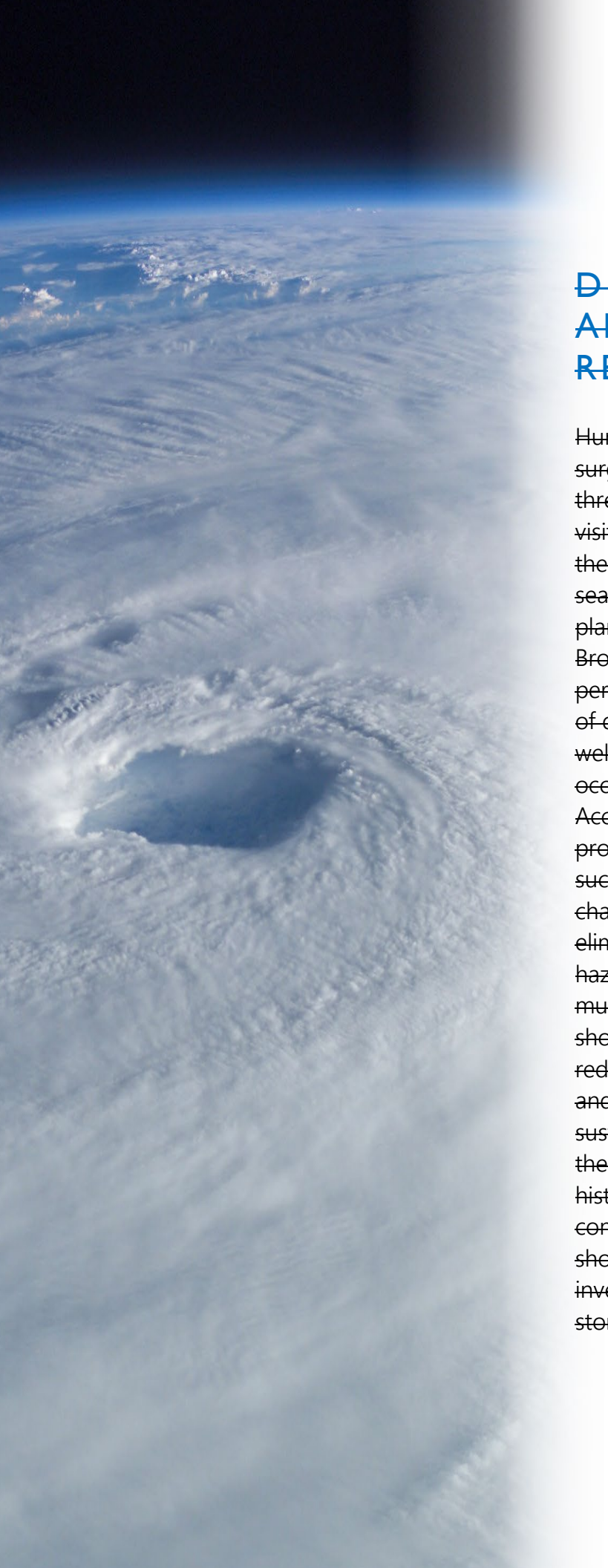
~~Implementation strategies include:~~

- ~~Amendments to the Broward County Land Use Plan which propose new residential units should not be adopted unless the municipality has an affordable housing strategy that has been approved by the municipality and the Broward County Planning Council.~~

- ~~A municipal affordable housing strategy shall be based on existing housing supply, considering very-low, low, and moderate income households.~~

- ~~To receive Planning Council approval, a municipal affordable housing strategy must demonstrate that the municipality has enacted policies and cost feasible programs which will reasonably address needed affordable housing supply in consideration of the municipality's population and future land uses.~~

~~Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.~~



~~DISASTER PLANNING AND POST-DISASTER REDEVELOPMENT VISION~~

~~Hurricanes, tornadoes, extreme heat, floods, fires, storm surge and other natural or man-made disasters may threaten the safety of Broward County's residents, visitors and property. South Florida is most vulnerable to the threat of hurricanes and storm surge. Hurricane season begins on June 1 and ends on November 30, but planning and preparation are year-round activities. Broward County must work to protect over 1.8 million permanent residents, 14.3 million annual visitors, billions of dollars in tangible properties, 23 miles of beaches, as well as over 150,000 coastal residents and mobile home occupants living in mandatory evacuation zones. Accommodations should also be made to ensure the protection of Broward's vulnerable population groups such as the homeless, the elderly and the physically challenged. Broward County's goal is to reduce or eliminate the long-term risk to life and property from hazardous events. Broward County and its municipalities, in coordination with partner agencies, should put in place a post-disaster recovery and redevelopment strategy to ease the rebuilding process and remove potential obstacles that would support a sustainable community after a major disaster. Further, the county should evaluate properties that have a history of repetitive loss for possible purchase and conversion to open space. In addition, a dune and shoreline vegetation management plan should be investigated to help break the destructive waves and storm surge that accompany a hurricane.~~

➲ STRATEGY DP-1: Develop and implement a Countywide Long-Term Recovery and Redevelopment Strategy.

Broward County must establish an orderly and efficient process for reviewing private and public redevelopment proposals to restore the economic and social viability of the community after a natural or man-made disaster. Broward County currently implements its Enhanced Local Mitigation Strategy (ELMS), which is a framework for integrating the County's hazard mitigation efforts into the core civic business processes by forming partnerships with agencies in emergency and risk management, insurance, government, climate change and the business community before, during and after a disaster. The County's Long-Term Recovery and Redevelopment Strategy will focus on re-building after a disaster in a manner that will strengthen properties and infrastructure to withstand any future storm occurrences.

Implementation strategies include:

- Develop a Long-Term Recovery and Redevelopment Strategy.
- Continue to update the County's Enhanced Local Mitigation Strategy (ELMS).
- Replace the Coastal High-Hazard Area with a "Coastal Storm Area" on Broward County's Floodplains, Flood Prone Areas and Coastal High-Hazard Area Map of the Natural Resource Map Series.
- Protect the County's shoreline through enhanced shoreline vegetation and beach re-nourishment projects in partnership with adjoining municipalities.

➲ STRATEGY DP-2: Support incentives to purchase and/or redevelop Repetitive Loss Properties to reduce future property damages and losses.

A "repetitive loss property" is an insurable property where the National Flood Insurance Program has paid at least two (2) claims of more than $1,000 within 10 years. There are over 700 such properties in Broward County, in every municipality except Sea Ranch Lakes. Broward County and its municipalities should strive to reduce the number of repetitive loss properties.

~~Implementation strategies include:~~

- ~~Limit public funds for infrastructure expansion or improvements within the Coastal High-Hazard Area unless they are necessary to enhance hurricane evacuation clearance times or to mitigate the effects of sea level rise.~~

- ~~Utilize public funds to purchase repetitive loss properties.~~

- ~~Elevate and/or strengthen critical facilities, such as hospitals, police and fire stations and schools, which are located in at-risk areas.~~

~~➲ STRATEGY DP-3: Maintain and update the County's Disaster Housing Strategy.~~

~~The disaster housing strategy will help retain Broward County's population and offer hope to survivors when their homes and communities have been destroyed. The strategy details a framework for providing safe, sanitary, functional and accessible temporary housing options for displaced residents in order to expedite long-term recovery after a disaster. Within the broader recovery framework, this strategy primarily addresses the interim housing solutions for residents.~~

~~Implementation strategies include:~~

- ~~Utilize county and municipal recreation and open space areas to locate temporary housing options for residents whose homes are destroyed due to a hazardous event.~~

- ~~Partner with local motel and hotel owners for additional temporary housing opportunities.~~

~~➲ STRATEGY DP-4: Manufactured and modular housing that meets the requirements of the Florida Building Code should be permitted within Broward County.~~

~~In 2015 there were 19,450 mobile homes in Broward County. Most mobile homes currently located in Broward County are unsafe for occupancy during a storm or fire. Mobile homes require mandatory evacuation for any level of hurricane. However, manufactured or modular housing, which are pre-fabricated and assembled in a factory and then transported to a development site, can be built to Florida Building Code standards. These types of homes are less expensive and faster to build and can be a safe place to stay during a hurricane event.~~

~~Implementation strategies include:~~

- ~~Develop programs to reduce the number of mobile homes within Broward County that do not meet current building code standards.~~

- ~~Encourage the construction of manufactured and modular housing which does meet current building code standards, including wind load.~~

- ~~Encourage local governments to incentivize the redevelopment of current mobile home park sites through the use of less restrictive land development regulations.~~

~~➲ STRATEGY DP-5: Residential densities within the mandatory hurricane evacuation zones shall not negatively impact the hurricane evacuation clearance standards.~~

~~A key to keeping residents and visitors safe during a natural disaster is to evacuate people most at-risk and locate them to a safer place to "ride out the storm" such as a relative or friends house or a designated hurricane shelter. Mandatory evacuation zones for Category 1 and 2 hurricanes are all areas located east of the Intracoastal Waterway. All areas east of Federal Highway/U.S. 1 must be evacuated for a Category 3 storm or higher. In addition, all mobile homes, regardless of their location, must be evacuated. Broward County maintains hurricane evacuation clearance times and shelter capacities, which should not be reduced due to additional residential development within the mandatory evacuation areas.~~

~~Implementation strategies include:~~

- ~~Discourage land use plan amendments which propose residential or hotel uses within hurricane evacuation zones that negatively impact hurricane evacuation clearance times and emergency shelter capacities.~~

- ~~Establish a methodology to estimate the short- and long-range planning horizon impacts of proposed residential uses within hurricane evacuation zones on hurricane evacuation clearance times and emergency shelter capacities.~~

- ~~Update Broward County's Coastal Hurricane Evacuation Plan (CHEP) to reflect new techniques or programs which have improved evacuation times.~~

- ~~Update the South Florida Regional Planning Council's Regional Hurricane Evacuation Model Traffic Study.~~

~~Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.~~

~~RENEWED INTERGOVERNMENTAL PARTNERSHIP VISION~~

~~In 1975, Broward County voters approved the Broward County Charter and established the Broward County Planning Council with the responsibility of preparing a County-wide land use plan under the jurisdiction of the Broward County Board of County Commissioners. The Charter requires that all municipal land use plans conform to the Broward County Land Use Plan. The first Broward County Land Use Plan was adopted in 1977, in close coordination with municipalities. The 1977 Plan, and a subsequent update in 1989, both reflected a "suburban" model, with an auto-oriented, separated use, lower density and intensity land use pattern spreading westward to the Everglades.~~

~~The Broward County Land Use Plan was updated scores of times over the years to adjust policy and the land use plan map. However, the foundation and mechanics of the Plan adopted in the 1970's and 1980's remained, and the new challenges that have already arisen during the early part of the 21st century and which are anticipated were not adequately addressed by the previous Plan model. One of those challenges involves intergovernmental coordination and cooperation.~~

~~To be effective, it is essential that the Broward County Land Use Plan be structured to maximize support and cooperation from Broward's municipalities and other stakeholders. As such, an intent of the 2017 Plan is to orient the Broward County Land Use Plan to focus on and effectively address County-wide and regional policy priorities, and enable municipalities to efficiently and effectively address local planning issues.~~

➲ STRATEGY IG-1: The Broward County Land Use Plan, including its review and approval process, will be streamlined to enhance focus on regional planning issues.

The Broward County Land Use Plan (BCLUP) map identifies a designated land use for every parcel in Broward County. The 2017 BCLUP map consolidates land use classifications to better reflect its function as a county-wide or "regional" plan. The BCLUP will also be used as a tool to promote (re)development in mixed use "activity centers" in downtowns, approved redevelopment areas, and along and within major transportation corridors and hubs. Municipal land use plans will be enabled to address the local land use vision and form.

Implementation strategies include:

- Reduce and periodically review the number and types of BCLUP land use plan categories.
- Expand and periodically review land use plan category permitted uses.
- Streamline and periodically review the Broward County Planning Council certification/recertification process.
- Streamline and periodically review the Broward County Land Use Plan amendment requirements, including recommending that the current Broward County Charter requirement for two Planning Council public hearings for each land use plan amendment be revisited.

➲ STRATEGY IG-2: Enable municipalities to modify their land use plans to address municipal-level issues without the need for County approval.

Historically, the Broward County Land Use Plan permitted municipalities to rearrange land uses to address municipal-level land use planning issues without the need for County Commission approval through the "Flexibility Zone" and "Flexibility Rules" concept. Over time, the use of "flex" created an unbalanced playing field within and between municipalities. As the purpose of "flex" is to permit efficient municipal level adjustment of land use plans to address municipal-level planning issues, the intent and need remains valid. In this light, the Broward County Land Use Plan will continue to allow municipalities

~~to rearrange land uses to address municipal-level land use planning issues without the need for County Commission approval.~~

~~Implementation strategies include:~~

- ~~Eliminate "Flexibility Zones" and maintain municipal flexibility.~~

- ~~Reform and replace as appropriate the "Flexibility Rules" and requirements for BCLUP amendments to clearly delineate the thresholds between municipal-level planning issues and County-level planning issues.~~

- ~~Permit municipalities to adopt "Transfer of Development Rights" programs that identify an overall plan or strategy that would further a public purpose, such as enabling the creation of significant public or private open and green spaces and corridors, protect environmentally sensitive lands, historic resources, or areas identified as subject to significant climate change impacts (such as "Priority Planning Areas"), and direct new development to more suitable areas such as designated "activity centers," including downtowns, transit oriented corridors or hubs, and/or approved redevelopment areas. Municipal TDR programs must meet the BCLUP minimum criteria.~~

~~➲ STRATEGY IG- 3: Maintain and enforce an effective and efficient countywide development and environmental review and enforcement programs.~~

~~Broward County has a robust growth management system to support Countywide, as well as State-mandated, priorities to protect our fragile natural resources and provide for safe and adequate public services and facilities. The County's program has evolved over the years to add new and drop old priorities. The evolution of growth management priorities has not always resulted in revised codes and programs reflecting maximized effectiveness and efficiency. For example, the countywide plat review process has been used to accomplish many county and state growth management requirements. But, more recently, implementation has shifted to focus on the building permit stage, rather than the plat review and approval process. Therefore, the County is committed to regular thorough reviews and updates of its development and environmental review programs, including the County Land Use Plan platting requirements and County Land Development Code plat review process. The goal of such reviews and updates will be to ensure that programs reflect an efficient process and which continue to protect our fragile natural resources and provide for safe and adequate public services and facilities.~~

~~Implementation strategies include:~~

- ~~Review and revise as appropriate the County Land Use Plan platting requirements.~~

- ~~Consult with the County Charter Review Commission to review and consider potential amendments to the Charter's platting requirements.~~

- ~~Review and revise the County Land Development Code to streamline procedures.~~

~~Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.~~