

- Neighborhood design that creates easily walkable communities with the dynamic public amenities and parks and open space needed to build a strong sense of place and to attract the increasing demographic categories of childless couples, single parents and empty nesters.
- Required densities for viable transit along transportation corridors, so that transit can alleviate traffic congestion.
- Housing that accommodates growth while supporting transit densities, so that affordable and variable alternatives are available in live, work, and play neighborhoods.

The Urban Design Element can also be used as a model for cities to use to create their own Element or provide guidance for cities and developers in the review and planning of future development.

The Broward County Commission, at its spring 2002 goal setting session, identified the establishment of a “Sense of Place” for Broward County as one of its priority goals. To implement this goal, Broward County developed the County-Wide Community Design Guidebook (Guidebook) which laid out the principles needed to create a “Sense of Place”.

The Guidebook was used as the foundation to identify the urban design concepts and categories covered in the Urban Design Element. Starting with the goal of creating a stronger Sense of Place, the Element establishes objectives and principles that will lead to the implementation of a program of Urban Design priorities while providing guidance for the future design and planning of development and redevelopment in Broward County.

The Element also addresses architectural design that incorporates green certification by requiring all new County-owned and operated building construction achieve a minimum LEED rating of “LEED certified” as per Broward County Resolution No. 2008-856.

The Urban Design Element was presented to municipalities at the November 21, 2008 Broward County Comprehensive Plan Workshop. The draft Element was also sent out for review and comment with input received used to refine the Element.

DESCRIPTION OF AMENDMENT

The subject amendment adds a new element for Urban Design to the Broward County Comprehensive Plan. It contains one Goal; 18. Within Goal 18, there are four objectives. Objective 18.1. (Urban Design) contains policies 18.1.1. through 18.1.6. which cover the establishment of a checklist of key urban design principles, consideration of incentives for design review participation, and review of code to promote pedestrian friendly mixed-use development. Objective 18.2. (Architectural Design) contains policies 18.2.1. through 18.2.5. which cover LEED Certification, consideration of incentives for, and review of code to promote green certified building construction, and the establishment of a checklist of key architectural design principles. Objective 18.3. (Landscape / Open and Green Space Design) contains policies 18.3.1. through 18.3.3. which cover the implementation of NatureScape Broward

principles and the review of code to promote NatureScape Broward. Objective 18.4. (Transportation Design and Environmental Graphic Design) contains policies 18.4.1. through 18.4. 4. which cover the encouragement of a multi-modal transportation system that is context sensitive, and pedestrian and transit friendly, a program for pedestrian friendly infrastructure, and encouragement of coordinated wayfinding systems.

The adopted portion of this amendment is shown as **Attachment A**.

DATA & ANALYSIS

Chapter 163.3177 (7), F.S. states: The comprehensive plan may include the following additional elements, or portions or phases thereof:

(f) A recommended community design element which may consist of design recommendations for land subdivision, neighborhood development and redevelopment, design of open space locations, and similar matters to the end that such recommendations may be available as aids and guides to developers in the future planning and development of land in the area.

Rule 9J-5 F.A.C., requires that all plan amendments and their support documents be based upon relevant and appropriate data and analysis applicable to each element. To be based upon data means to react to it in an appropriate way and to the extent necessary indicated by the data available.

Chapter 255.2575 Energy-efficient and sustainable buildings states:

(1) The Legislature declares that there is an important state interest in promoting the construction of energy-efficient and sustainable buildings. Government leadership in promoting these standards is vital to demonstrate the state's commitment to energy conservation, saving taxpayers money, and raising public awareness of energy rating systems.

(2) All county, municipal, school district, water management district, state university, community college, and Florida state court buildings shall be constructed to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or a nationally recognized, high-performance green building rating system as approved by the Department of Management Services. This section shall apply to all county, municipal, school district, water management district, state university, community college, and Florida state court buildings the architectural plans of which are commenced after July 1, 2008.

The Guidebook is the basis for much of the supporting data and analysis of the Element. NatureScape Broward and green building certification programs, such as, the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) were also used in the data and analysis of the Element. **Exhibit 3** contains relevant sections of

the Guidebook along with information on green certification programs and NatureScape Broward.

CONSISTENCY WITH COUNTY, REGIONAL AND STATE PLANS

The following goals, objectives and policies from the County, Regional and State comprehensive plans support the Intergovernmental Coordination Element.

Broward County Land Use Plan

Policy 10.01.03 In order to create aesthetically pleasing living, shopping, working and recreational environments, local governments should develop and implement land development regulations to maximize opportunities for the application of innovative site planning concepts.

Policy A.01.04 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands under their direct control, the creation of distinctive buildings and neighborhoods with a strong sense of place that will give residents the satisfaction of living in a unique and desirable neighborhood.

Policy A.01.05 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands under their direct control, mixed land uses serviced by a variety of transportation modes within an integrated transportation network, and link intensive development to existing or planned public transportation nodes or corridors.

Policy A.01.06 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands under their direct control, the creation of walkable sites, neighborhoods and community designs that produce healthy lifestyles using public venues.

Policy A.02.01 Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands under their direct control, the use of the “NatureScape Broward” program to create, and maintain attractive, low maintenance, low impact, healthy landscapes that reflect and help protect Broward’s natural resources.

Policy A.02.02 Broward County shall continue to promote and encourage, and shall implement to the maximum extent feasible for the operation of County government and those (re)development projects and lands under their direct control, the utilization of environmental friendly and energy efficient principles and methods consistent with programs such as the United States Green Building Council Leadership in Energy and Environmental Design (LEED) and Florida Green Building Coalition which may generally include the following:

1. Community/Neighborhood – use of compact building design; energy efficient street lighting; energy efficient automobiles/transit.

Policy 14.04.01 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.

Objective 5.05.00 GREENWAYS AND TRAILS

Establish a countywide system of greenways and trails consisting of a safe, clean and enjoyable network of bicycle, pedestrian and equestrian paths, nature trails and waterways.

Broward County Comprehensive Plan

The subject amendments are internally consistent with the following Broward County Comprehensive Plan Volume 2, provisions:

GOAL 1.0. It is the goal of the Broward County Board of County Commissioners (Board) to provide a comprehensive planning program for the Unincorporated Area that will preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, utilize, and protect natural resources.

Objective 3.12. Broward County shall implement the recommendations of the “Broward County Countywide Community Design Guidebook” which give priority to urban design, including the creation of a sense of place and transit oriented environment, in transportation planning and decision making.

Policy 3.12.6 Broward County shall revise the Broward County Land Development Code and applicable road design standards to incorporate performance guidelines for context based design of pedestrian crossings at intersections and mid-block crossings.

Policy 8.2.3. Broward County shall continue to improve the quality of its neighborhoods through implementation of programs or regulations addressing:

- 3. street amenities, such as landscaping, sidewalks, signage and street lighting;
- 5. the provision of local parks;
- 7. crime prevention and safety.

Policy 9.5.6. Broward County shall encourage the incorporation of urban open spaces, such as plazas, waterfronts, and linear corridors, into the greenway system.

Policy 14.1.1. Capital projects will be evaluated using the following criteria:

- 1. Preservation of health and ensuring the safety of the public by eliminating public hazards,

2. Promotion of efficient development and prevention of urban sprawl,

Strategic Regional Policy Plan for South Florida

State law also requires consistency with the regional policy plan. The subject amendments are consistent with the following Strategic Regional Policy Plan for South Florida provisions;

Alternative/Renewable Energy Resources

Policy 9.1 Develop and implement sustainable energy conservation strategies.

Alternative Development Patterns

Policy 11.1 Encourage local governments to implement urban design guidelines to create attractive, well-planned, compact, mixed-use communities that utilize and conserve the Region's existing and planned infrastructure including urban parkland and green space.

Policy 11.2 Encourage mixed uses and activities within communities to foster more balanced and energy-efficient development patterns, which are characterized by appropriate density, diverse economic employment, and housing opportunities, and public transportation access.

Policy 11.3 Develop and implement incentives for urban redevelopment to promote:

- a. High density, urban centers;
- b. Flexibility in the expenditure of transportation system capital funds to create a more balanced mix of highways, public transportation, and goods movement; and
- c. Nodes of transit-oriented design of appropriate land use density along major urban corridors of public transportation.

Policy 11.5 Encourage infill and redevelopment activities that are compatible with community character. Infill and redevelopment should be encouraged on an area-wide basis instead of incrementally on a site-by-site basis.

Policy 11.8 Encourage the use of innovative and creative redevelopment programs, such as brownfields redevelopment programs, area-wide plans, corridor and sector planning, and public-private partnerships and collaborations.

Connecting People & Places

Goal 20 Achieve long-range efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.

Guiding Growth to Enhance Connectivity

Policy 20.4 Concentrate dense land uses, including residential, commercial, and mixed-use, along major public transportation corridors and at intermodal centers in concert with locally adopted long-rang transportation plans.

Movement of People

Policy 20.7 Facilitate pedestrian and bicycle movement, increase the use of public transportation, and decrease the use of single occupant vehicles through such measures as innovative site design and transit-oriented development.

State of Florida Comprehensive Plan (Chapter 187 of Florida Statues)

Paragraph 163.3177(10) (b), FS, provides that each local government shall review the state comprehensive plan goals and policies and shall address in its comprehensive plan the goals and policies which are relevant to the circumstances or conditions in its jurisdiction. The relevant state comprehensive plan goal, objectives and policies include;

Chapter 187.201 State Comprehensive Plan adopted.

GOAL 15 LAND USE

(a) Goal: In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

(b) Policies:

3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

GOAL 16 URBAN AND DOWNTOWN REVITALIZATION

(a) Goal: In recognition of the importance of Florida's vital urban centers and of the need to develop and redevelop downtowns to the state's ability to use existing infrastructure and to accommodate growth in an orderly, efficient, and environmentally acceptable manner, Florida shall encourage the centralization of commercial, governmental, retail, residential, and cultural activities within downtown areas.

(b)Policies:

1. Provide incentives to encourage private sector investment in the preservation and enhancement of downtown areas.
4. Promote and encourage communities to engage in a redesign step to include public participation of members of the community in envisioning redevelopment goals and design of the community core before redevelopment.
12. Promote infill development and redevelopment as an important mechanism to revitalize and sustain urban centers.

ASSESSMENTS & CONCLUSIONS

Based upon the subject amendments and the information provided in the data and analysis section of this report, the following assessment and conclusion is offered;

1. The subject amendment is internally consistent with Volume 1 and 2 of the Broward County Comprehensive Plan, and consistent with the State of Florida Comprehensive Plan and the Strategic Regional Policy Plan for South Florida.