

**INFORMATION SHEET
 ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
 PLANNING AND REDEVELOPMENT DIVISION
 BROWARD COUNTY COMPREHENSIVE PLAN AMENDMENT
 PROPOSED TEXT AMENDMENT**

Proposed Amendment 09-1-T6 - FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Commission District	1 through 9
Application/Agent	Planning and Redevelopment Division
Current Objectives and Policies	Goal 2.0., Policies 2.1.1., through 2.1.4., 2.1.7., 2.2.2., 2.2.3., 2.3.1., 2.4.2., 2.4.3., 2.5.6., through 2.5.14., Objective 2.7., Policy 2.7.1., Objective 2.9., and Policies 2.9.1., through 2.9.7., 2.10.4., 2.10.7., 2.10.10., 2.10.13., 2.10.15., 2.10.18., 2.10.19., 2.10.21., through 2.10.23., 2.10.25., 2.11.1., and 2.12.1.
Proposed modifications	The proposed amendment reflects updates required due to statutory changes adopted by the State in 2008 through Senate Bill 694 (Chapter 2008-191, Laws of Florida) related to Energy Conservation. HB 694 establishes new Comprehensive Plan requirements which address the discouragement of urban sprawl; creating energy-efficient land use patterns which account for existing and future electric power generation and transmission systems; and greenhouse gas reduction. This amendment also updates County agencies' names. It amends Goal 2.0., Policies 2.1.1., through 2.1.4., 2.1.7., 2.2.2., 2.2.3., 2.3.1., 2.4.2., 2.4.3., 2.5.6., through 2.5.14., Objective 2.7., Policy 2.7.1., Objective 2.9., Policies 2.9.1., 2.10.4., 2.10.7., 2.10.10., 2.10.13., 2.10.15., 2.10.18., 2.10.19., 2.10.21., through 2.10.23., 2.11.1., and 2.12.1., and proposes Policies 2.9.2., through 2.9.5. It also renumbers Goal 2.0., and Policies 2.9.6., 2.9.7., and 2.10.25.
Effect of Proposed Change	To update goal, objectives and policies to reflect current requirements, data and information.
Comprehensive Plan Consistency	Consistent. See the Consistency Section (Page 3) of this item for more information.

STAFF TRANSMITTAL RECOMMENDATION

Environmental Protection and Growth Management Department, Planning and Redevelopment Division, Local Planning Agency (LPA); The LPA recommends that the Broward County Board of County Commissioners transmit the proposed amendment to the Florida Department of Community Affairs (DCA) as part of Group I Amendments for 2009.

BACKGROUND

This amendment is a result of the 2008 Building Code Standards Act (HB 694), which establishes new Comprehensive Plan requirements which address building code standards for energy efficiency, the reduction of greenhouse gas emissions, energy conservation and the use of renewable resources. The Future Unincorporated Area Land Use Element (FUALUE) addresses some of these, including the discouragement of urban sprawl; creating energy-efficient land use patterns which account for existing and future electric power generation and transmission systems; and greenhouse gas reduction.

The update also addresses revisions to the Element which were identified as general updates needed to the policies in order to meet the continuing responsibility of the Board of County Commissioners, through the Environmental Protection and Growth Management Department, to maintain the comprehensive planning program for Broward County.

DESCRIPTION OF AMENDMENT

The proposed amendment reflects updates in **Goal 2.0.**, **Policies 2.1.1.**, through **2.1.4.**, **2.1.7.**, **2.2.2.**, **2.2.3.**, **2.3.1.**, **2.4.2.**, **2.4.3.**, **2.5.6.**, through **2.5.14.**, **Objective 2.7.**, **Policy 2.7.1.**, **Objective 2.9.**, **Policies 2.9.1.**, **2.10.4.**, **2.10.7.**, **2.10.10.**, **2.10.13.**, **2.10.15.**, **2.10.18.**, **2.10.19.**, **2.10.21.**, through **2.10.23.**, **2.11.1.**, and **2.12.1.**, and proposes **Policies 2.9.2.**, through **2.9.5.** It also renumbers **Goal 2.0.**, and **Policies 2.9.6.**, **2.9.7.**, and **2.10.25.**

Additions are shown in an underline format while deletions are shown in a ~~strikeout~~ format in **Attachment A.**

DATA & ANALYSIS

Rule 9J-5, FAC, 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.

1. As required by Rule 9J-5.006, FAC, General Requirements, Future Land Use Element.

“The purpose of the future land use element is the designation of future land use patterns...”

As stated in the Background Section, this amendment addresses revisions to the Future Unincorporated Areas Land Use Element which required by the 2008 Building Code Standards Act (HB 694).

Pursuant to Chapter 163.3177(6)(a), F.S. requires local governments to:

- Revise the Comprehensive Plan Future Land Use Element addressing the discouragement of urban sprawl; energy-efficient land use patterns accounting for existing and future electric power generation and transmission systems; and greenhouse gas reduction strategies.

CONSISTENCY WITH COUNTY, REGIONAL AND STATE PLANS

The following goals, objectives, and policies from the County, Regional, and State comprehensive plans support the Future Unincorporated Area Land Use Element (FUALUE).

Broward County Comprehensive Plan

The subject amendment is internally consistent with the following Broward County Comprehensive Plan Volume 1, provisions:

Policy A.01.11. Broward County shall promote and encourage, and shall implement to the maximum extent feasible for those (re)development projects and lands owned by the County or within unincorporated areas, to take advantage of compact building design to preserve more open space, support wider transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community.

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 1.2. The Planning and Services Division shall provide for the periodic update of Volume 2 and 4 of the Broward County Comprehensive Plan through the year 2010

Policy 1.2.5. The Planning and Services Division in coordination with the appropriate agencies shall review each Comprehensive Plan Element or Component at least annually and, where appropriate, shall recommend amendments to said Element or Component.

Policy 3.4.21. Broward County shall coordinate the transportation system with land uses through implementation of, but not limited to, the following programs, activities or actions:

1. Transportation facilities and services shall be developed in a manner that encourages infill development and that promotes the efficient use of urban services.
2. Transportation facilities and services shall be planned and located in a manner which minimizes the potential negative impacts on adjacent land uses.
3. Intermodal facilities shall be located so as to maximize the efficiency of the transportation system and promote regionalism.

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 policies:

Energy

Alternative/Renewable Energy Resources

Policy 9.1. Develop and implement sustainable energy conservation strategies.

Policy 9.7. Assess the impact of global climate change and sea-level rise on South Florida's resources and land uses.

Policy 9.8. Establish greenhouse gas emission reduction goals and implement renewable energy measures to minimize the risks posed by sea-level rise and other effects of global change.

Policy 9.9. Encourage coordination between state, regional, and local economic development agencies and the private sector to develop an alternative and renewable energy technology industry to ensure a sustainable regional community.

Green Infrastructure

Policy 10.3. Encourage interagency cooperation and co-location of parks and other public facilities where appropriate for use and access.

Development & Redevelopment

Goal 11 Encourage and support the implementation of development proposals that conserve the Region’s natural resources, rural and agricultural lands, green infrastructure and:

- utilize existing and planned infrastructure where most appropriate in urban areas;
- enhance the utilization of regional transportation systems;
- incorporate mixed-land use developments;
- recycle existing developed sites; and
- provide for the preservation of historic sites.

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

Policy 11.9. Address the full range of redevelopment impacts, including the displacement of existing populations, the loss of historic structures and neighborhood character, and the overburdening of existing infrastructure.

Infrastructure Provision

Policy 11.10. Decisions regarding the location, rate, and intensity of proposed development shall be based on the existing or programmed capacity of infrastructure and support services or on capacity which will be programmed to serve that proposed development. In addition, consideration should be given to the impact of infrastructure and support services on natural resources.

Policy 11.11. Provide incentives to encourage the use of existing public facilities and services for development and redevelopment.

Policy 11.12. Encourage increased density within appropriate urban areas that are served by adequate and planned facilities and services, including public transportation, and that are proximate to regional activity or employment centers. Ensure that the impacts of increased density are fully mitigated by increased investment in facilities and services.

Natural Resources

Policy 14.1. Address environmental issues, including the health of our air, water, habitats, and other natural resources, that affect quality of life and sustainability of our Region.

Connecting People, Places and Opportunities

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

Coordinated Planning & Regional Cooperation

Policy 21.1 Implement better coordination of land use, natural resource, and infrastructure planning, with special attention to regional and ecosystem management approaches.

Policy 21.2 Strengthen intergovernmental coordination processes with state, regional, and local governments and agencies to effectively link land use decisions with natural resource protection, preservation, and restoration and water supply planning.

State of Florida Comprehensive Plan (Chapter 187, Florida Statutes)

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 and policies include:

ENERGY

(a) Goal. Florida shall reduce its energy requirements through enhanced conservation and efficiency measures in all end-use sectors and shall reduce atmospheric carbon dioxide by promoting an increased use of renewable energy resources and low-carbon-emitting electric power plants.

(b) Policies.

2. Encourage and provide incentives for consumer and producer energy conservation and

establish acceptable energy performance standards for buildings and energy consuming items.

3. Improve the efficiency of traffic flow on existing roads.
4. Ensure energy efficiency in transportation design and planning and increase the availability of more efficient modes of transportation.

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:

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.
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.

ASSESSMENTS & CONCLUSIONS

Based upon the subject amendments and the information provided in the data and analysis section of this report, the following assessments and conclusions are offered:

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

This amendment includes updates to the existing Future Unincorporated Areas Land Use Element Support Document (Volume 4) of the Broward County Comprehensive Plan adding new definitions. The relevant Data and Analysis for the proposed amendment is included as **Exhibit 3**. Additions are shown in an underline format while deletions are shown in a ~~strikeout~~ format in **Attachment B**.