

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

Proposed Amendment 09-1-T7 - HOUSING ELEMENT

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| Commission District | 1 through 9 |
| Application/Agent | Planning and Redevelopment Division |
| Current Objectives and Policies | Goal 8.0., Objective 8.7., Policies 8.7.1., through 8.7.6., Objective 8.8., Policies 8.8.1., and 8.8.2. |
| Proposed modifications | The proposed amendment reflects updates required due to statutory changes adopted by the State in 2008 through House Bill 694 (Chapter 2008-191, Laws of Florida). The legislation requires the Housing Element to adopt energy efficiency principles in the design and construction of new housing and use of renewable resources. The amendment proposes additional language in Goal 8.0. , a new Objective 8.7. , and Policies 8.7.1. , through 8.7.6. It also renumbers Objective 8.8. , Policies 8.8.1. , and 8.8.2. See Background and Description of Amendment sections below for more information. |
| 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 2) 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 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 addressing building code standards for energy efficiency, the reduction of greenhouse gas emissions, energy conservation, and the use of renewable resources. The Housing Element addresses some of these, including adopting energy efficiency principles in the design and construction of new housing and use of renewable resources.

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 updates **Goal 8.0.**, adds a new **Objective 8.7.**, and **Policies 8.7.1., 8.7.2., 8.7.3., 8.7.4., 8.7.5., and 8.7.6.** It also renumbers **Objective 8.8., Policies 8.8.1., and 8.8.2.**

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

DATA & ANALYSIS

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

- Incorporate in the Comprehensive Plan Housing Element standards, plan, and principles to promote energy efficiency design and construction, and the use of renewable energy resources.

CONSISTENCY WITH COUNTY, REGIONAL AND STATE PLANS

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

Broward County Comprehensive Plan Volume 1, provisions:

Objective A.02.00. "GREEN/ENERGY EFFICIENT LAND USE PATTERN

Adopt, implement and encourage provisions, incentives and methods to reduce future per capita use of natural and non-renewable resources such as water and fossil-fuel energy, and reduce the production of potentially harmful waste materials.

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.

Broward County Comprehensive Plan Volume 2

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 PSD 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 PSD 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.

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:

Affordable Housing as Infrastructure

Policy 6.3. Encourage new housing, including housing at higher densities, to be directed toward areas designated as Urban Corridors, Regional Intermodal Centers, Intermodal Centers and Regional Centers as depicted on the Livability and Connectivity Illustration on SRPP.

Housing Dispersal

Policy 6.11. Increase the range of choice of housing location, type, and cost for very low, low, and moderate-income families.

Policy 6.12. Provide a range of affordable housing that is reasonably accessible to employment centers, family support systems, shopping, public transportation, and recreational facilities.

Policy 6.14. Promote linkage programs that condition approvals for, and incentivize the development of high revenue and employment generating uses, such as office and retail upon development of very low, low, and moderate-income housing within reasonable proximity.

Policy 6.19. Promote increased use of mixed densities and housing product types within residential zoning and individual parcels to encourage the planning and construction of a greater diversity of housing choices.

Policy 6.20. Increase public awareness by developing an educational program regarding the positive benefits of good urban and building design on affordable housing, including the aesthetic architectural treatment of increased density to ensure compatibility with surrounding neighborhoods, community livability, and dispelling the myths that lead to neighborhood opposition to affordable housing.

Transportation

Policy 8.2. Reduce the utilization of the Florida Interstate Highway System and other components of the regional road system for short, local trips.

Policy 8.4. Expand use of public transportation, including buses, commuter rail, waterborne transit, and alternative transportation modes that provide services for pedestrians, bikers, and the transportation disadvantaged, and increase its role as a major component in the overall regional transportation system.

Energy

Policy 9.1. Develop and implement sustainable energy conservation strategies.

Policy 9.9. Encourage coordination among 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.

Development & Redevelopment

Goal 11 Encourage and support the implementation of development proposal 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 11.5. Encourage infill and redevelopment activities that are compatible with community character. Infill and redevelopment should be encouraged on an areawide basis instead of incrementally on a site-by-site basis.

Policy 11.6. Revitalize and maintain the Region's developed areas.

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.

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

Paragraph 163.3177(10) (b), F.S. 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 goals and policies include:

HOUSING

(a) Goal. The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

(b) Policies

3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.

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.
4. Ensure energy efficiency in transportation design and planning and increase the availability of more efficient modes of transportation.
7. Promote the development and application of solar energy technologies and passive solar design techniques.
8. Provide information on energy conservation through active media campaigns.
9. Promote the use and development of renewable energy resources and low-carbon-emitting electric power plants.

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 amendment and the information provided in the Data and Analysis section of this report, the following assessment and conclusion are offered:

1. The subject amendment is internally consistent with Volumes 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.

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-5.010, FAC, General Requirements, Housing Element.

“The purpose of the housing element is to provide guidance to local governments to develop appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate income, low income, and very low income households, group homes,…”

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)(f)1, F.S., local governments are required to include a housing element consisting of standards, plans, and principles which address:

...

- Energy efficiency in the design and construction of new housing, and
- Use of renewable energy resources.

This amendment includes updates to the Housing Element Support Document (Volume 4) of the Broward County Comprehensive Plan. **Exhibit 3** includes the relevant Data and Analysis for the proposed amendment. Additions are shown in an underline format while deletions are shown in a ~~strikeout~~ format.