

II. GOALS, OBJECTIVES AND POLICIES

OVERVIEW

All goals, objectives and policies contained within the Broward County Land Use Plan have been prepared in conformance with the requirements of Chapter 9J-5, Florida Administrative Code. Consistent with the requirements of Chapter 9J-5, each goal is followed by one or more objectives which in turn are followed by one or more policies. They are defined as follows:

- Goal - The long-term end toward which programs or activities are ultimately directed.
- Objective - A specific, measurable, intermediate end that is achievable and marks progress toward a goal.
- Policy - The way in which programs and activities are conducted to achieve an identified goal.

In addition to meeting the minimum requirements of Chapter 9J-5, the Plan's goals, objectives and policies have been written to address the powers and functions vested in the Broward County Planning Council and the Broward County Commission by Article VI of the Broward County Charter which includes, but is not limited to, the preparation of a countywide land use plan for adoption by the County Commission. The Charter impacts the plan's goals, objectives and policies by granting the Planning Council and County Commission authority to regulate land use planning in a manner not contemplated by the state of Florida's growth management legislation, in that the plan has jurisdiction within municipal boundaries. Therefore, through the authority of the Broward County Charter, the plan addressed numerous countywide issues from a multi-jurisdictional perspective which is unique to Broward County and transcends the minimum requirements of Chapter 9J-5.

The unique relationship between the Broward County Land Use Plan and Broward County's local governments is perhaps best illustrated by the fact that the plan places requirements upon local governments in excess of those contained within Chapter 9J-5, while permitting them a degree of flexibility in formulating their implementation programs and activities. As a result, while the majority of goals, objectives and policies contained within the plan are primarily intended to be consistent with Chapter 9J-5, they are also intended to address the countywide powers and functions vested in the Planning Council and County Commission by the Charter.

With respect to the plan's objectives, the achievability component of their Chapter 9J-5 definition was emphasized and, wherever possible, the objectives contain specific quantifiable measures established consistent with Chapter 9J-5 and the Charter. Where an objective itself is not specifically measurable, measures are contained within its underlying policies which, along with the plan's other objectives, will be assessed through the evaluation and monitoring process (Section III of the plan) which contains evaluation measures for each objective. This approach is designed to ensure the plan is consistent with the requirements of the state of Florida's growth management legislation while also permitting the flexibility necessary for local government plans to meet the additional requirements of the Charter.

The policies themselves comprise two rather distinct categories. The first are those which contain operative words such as "shall" or "will", and pertain to the requirements of Chapter 9J-5 and/or the powers and functions vested in the Planning Council and County Commission through the Charter. These policies comprise legal obligations/requirements as defined within this document. The second are those which contain operative words such as "should" or "may" and pertain to other countywide programs and activities directed toward local governments within Broward County which are within the scope and limitations of Charter-mandated functions. These policies are considered to be recommendations and advisory in nature as defined within this document. The latter category of policies exceeds the requirements of Chapter 9J-5. Finally, it was recognized that some of the plan's policies address both the requirements of the Charter and Chapter 9J-5. In all such instances, the requirements of Chapter 9J-5 have been given priority.

“SMART GROWTH,” “GREEN”/ENERGY EFFICIENT AND SUSTAINABLE LAND USE PATTERNS

GOAL A.00.00

PROMOTE AND COORDINATE A DESIRABLE, SUSTAINABLE AND EFFICIENT LAND USE PATTERN FOR THE BENEFIT AND ENJOYMENT OF ALL BROWARD COUNTY RESIDENTS, VISITORS AND ECONOMIC INTERESTS WHICH MAXIMIZES PRESER-VATION AND CONSERVATION OF NATURAL RESOURCES.

OBJECTIVE A.01.00 DESIRABLE AND EFFICIENT LAND USE – “SMART GROWTH” PRINCIPLES

Adopt, implement and encourage land use provisions which promote the principles of the “Smart Growth” initiative seeking to maintain and create desirable and efficient communities for Broward County residents, visitors and economic interests including quality housing for all, integrated with excellent and sufficient public facilities and services, recreational opportunities and open space areas, and which maximizes preservation and conservation of natural resources.

POLICY A.01.01 Provide a range of housing opportunities and choices, including those in the “medium” to “high” densities where compatible with the physical location and services needs of residents in all age and income groups.

- POLICY A.01.02 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, an increased efficiency of utilizing water and energy resources to reduce the consumption of water and fossil fuel energy and the production of waste materials via techniques such as efficient design, renewable energy, efficient equipment and green infrastructure management systems.
- POLICY A.01.03 Broward County shall promote and encourage, and shall implement to the maximum extent feasible where appropriate for those (re)development projects and lands owned by the County or within unincorporated areas, the preservation and creation of open space, areas of natural beauty, community gardens and similar uses, designed on an urban scale and suitable for an urban mixed use neighborhood, for perpetual public use.
- 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 owned by the County or within unincorporated areas, 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 owned by the County or within unincorporated areas, mixed land uses serviced by a variety of transportation modes within an integrated transportation network, and link intensive development to existing or planned pedestrian, bicycle and 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 owned by the County or within unincorporated areas, the creation of walkable sites, neighborhoods and community designs that are accessible to and address the needs of all users and support healthy lifestyles using public venues, inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- POLICY A.01.07 Broward County shall promote, encourage, and endeavor to make development decisions more predictable, timely and cost effective via county and in support of applicable local government plans and regulations consistent with a “smart growth” vision and to attract high quality development.

POLICY A.01.08 Broward County shall promote and encourage community and stakeholder collaboration using innovative methods of involving residents in visioning and planning for new development.

POLICY A.01.09 Broward County and the Broward County Planning Council shall promote and serve as a means for regional collaboration between public and stakeholder organizations on common issues or resources and fiscal sustainability affecting smart growth initiatives, plans, policy formulation and implementation.

POLICY A.01.10 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, the direction of (re)development towards existing communities to capitalize on the availability and economies of existing infrastructure, the need for select neighborhood and commercial revitalization and the public need to maximize its tax base of property.

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 a complete range of transportation choices, make public transportation viable, reduce public infrastructure cost and improve the health condition of residents and the wider community, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.

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.02.01 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, 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 owned by the County or within unincorporated areas, the utilization of environmentally 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.
2. Lot Choice – priority use of small properties in urban areas; use of “brownfield” lands that can be cleaned; use of lands close to sewer and power lines, mass transit or green space.
3. Site Choice – re-create or preserve wildlife habitat or shelter, replant or donate vegetation, use cleared material for mulch or landscaping or stabilizing soil, or save or reuse topsoil.
4. Water Efficiency/Conservation – use of very efficient clothes washers, low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns.
5. Energy Efficiency/Conservation – use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air-conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well-pumping; use of alternate electrical grids, and/or use of wind/solar/natural gas energy.
6. Materials – use of building materials with recycled content; eco-friendly insulation; lumber from sustainable sources; or locally produced materials.
7. Health – use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat; whole house filtration.

POLICY A.02.03 Broward County shall support Florida Governor Executive Orders 07-126 and 07-127, regarding reduction of greenhouse gas emissions from Florida State Government and actions to reduce greenhouse gas emissions within Florida, and shall by June 30, 2009, adopt companion policy and provisions for the operations of Broward County government.

OBJECTIVE A.03.00 SUSTAINABLE AND CLIMATE RESILIENT LAND USE PATTERN

Adopt, implement and encourage land use planning strategies which increase community resiliency and protect property, infrastructure and cultural and natural resources from the impacts of climate change.

POLICY A.03.01 Broward County shall by 2025, evaluate and address risk from climate change impacts, especially sea level rise, into the planning, siting, design, construction, replacement and maintenance of public infrastructure, and encourage its municipalities and partner agencies to do the same.

POLICY A.03.02 Broward County shall by 2015, adopt model codes, such as the International Green Construction Code (IGCC), which address: green building practices, sustainable site development and land use patterns, energy and water conservation, air and indoor environmental quality, in a manner relevant to Southeast Florida, and encourage its municipalities to do the same.

POLICY A.03.03 Broward County shall promote climate change resilient building design and, by 2015, pursue changes to the Florida Building Code which increase resistance to impacts from more intense storm events.

POLICY A.03.04 Broward County shall include a map of Priority Planning Areas for Sea Level Rise in the Broward County Land Use Plan, effective immediately, illustrating areas that are at increased risk of flooding due to, or exacerbated by, sea level rise over the next 50 years.

POLICY A.03.05 Broward County shall evaluate plan amendments within Priority Planning Areas for Sea Level Rise and strongly discourage those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. In review of such amendments, the County shall consider:

- a. Sea level rise/flood protection mitigation strategies and requirements included within local comprehensive plans and/or development regulations; or

- b. Flood protection improvements committed to by amendment applicants, which would mitigate or enhance flood protection and adaptation from rising sea levels.

POLICY A.03.06 Broward County shall, in coordination with its local municipalities, designate Adaptation Action Areas, per Florida State Law, using the Priority Planning Areas for Sea Level Rise Map as a basis for identifying areas especially vulnerable to sea level rise, in order to enhance the funding potential of infrastructure adaptation projects and develop policies for adaptation.

POLICY A.03.07 Broward County shall update climate related policies and maps, including the Priority Planning Areas for Sea Level Rise Map, in the Land Use Plan with best available data, every 5 years or as available, including findings of the Broward County and USGS joint Climate Change Inundation Modeling effort, which seeks to achieve a better understanding of the impacts of climate change and rising sea level on the County's drainage and flood control systems.

RESIDENTIAL USES

GOAL 1.00.00

PROVIDE RESIDENTIAL AREAS WITH A VARIETY OF HOUSING TYPES AND DENSITIES OFFERING CONVENIENT AND AFFORDABLE HOUSING OPPORTUNITIES TO ALL SEGMENTS OF BROWARD COUNTY'S POPULATION WHILE MAINTAINING A DESIRED QUALITY OF LIFE AND ADEQUATE PUBLIC SERVICES AND FACILITIES.

OBJECTIVE 1.01.00 RESIDENTIAL DENSITIES AND PERMITTED USES IN RESIDENTIAL AREAS

Accommodate the projected population of Broward County by providing adequate areas on the Future Broward County Land Use Plan Map (Series) intended primarily for residential development, but which also permit those non-residential uses that are compatible with and necessary to support residential neighborhoods.

POLICY 1.01.01 Residential areas shall be designated on the future Broward County Land Use Plan Map (Series) consistent with those categories identified within the Residential Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan. The categories limit the maximum number of dwelling units that can be built in any designated residential area.

- POLICY 1.01.02 Permit those land uses within designated residential areas which are identified in the Residential Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.
- POLICY 1.01.03 Local certified land use plans may establish provisions which allow residential densities to exceed those shown on the local future land use plan map in accordance with the "reserve unit" provisions and restrictions contained within Policy 13.01.10 and the Residential Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.
- POLICY 1.01.04 Local certified land use plans may permit offices and neighborhood retail sales of services and merchandise within areas designated for residential use subject to the provisions and restrictions identified within Policy 13.01.10 and the Residential Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.
- POLICY 1.01.05
- A. Within areas east of the Intracoastal Waterway or west of the "urban infill" area boundary line as designated on the Broward County Land Use Plan as of the effective date of this Policy (November 5, 2004), land designated for residential uses which is utilized for office and/or neighborhood retail purposes through the five percent (5%) residential to-commercial flexibility rule as per Policy 1.01.04 shall not be counted in calculations to determine allowable residential density.
 - B. This Policy shall not apply to an application of the five percent (5%) residential-to-commercial flexibility rule which has been applied by the local government through (re)zoning or other official action prior to the effective date of this Policy (November 5, 2004).
- POLICY 1.01.06
- A. Within areas east of the Intracoastal Waterway or west of the "urban infill" area boundary line as designated on the Broward County Land Use Plan as of the effective date of this Policy (November 5, 2004), land designated for residential uses which has been utilized in calculations to determine allowable residential density shall not be eligible for use as office and/or neighborhood retail purposes through the five percent (5%) residential-to-commercial flexibility rule as per Policy 1.01.04.
 - B. This Policy shall not apply to an application of the five percent (5%) residential-to-commercial flexibility rule which has been applied by the local government through (re)zoning or other official action prior to the effective date of this Policy (November 5, 2004).

OBJECTIVE 1.02.00 FLEXIBILITY AND IRREGULAR DENSITIES (DASHED-LINE DESIGNATIONS)

Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of residential densities, and allow local governments and the private sector to respond to changing conditions.

POLICY 1.02.01 Local certified land use plans may rearrange the residential densities shown on the Future Broward County Land Use Plan Map (Series) utilizing "flexibility units" and/or "reserve units" as identified in the Residential Permitted Uses subsection of the Plan Implementation Requirements section of this Plan and in accordance with Policy 13.01.10 and the rules established within the "Administrative Rules Document: Broward County Land Use Plan" and the Chapter 163, Florida Statutes plan adoption and amendment process.

POLICY 1.02.02 Rules for the creation of "Flexibility Zones" and rearrangement of residential densities within their boundaries, utilizing "flexibility units" and/or "reserve units," shall be established within the "Administrative Rules Document: Broward County Land Use Plan" and be subject to the provisions of Policy 13.01.10.

OBJECTIVE 1.03.00 CORRELATION OF RESIDENTIAL DENSITIES WITH TRANSPORTATION FACILITIES

Correlate the impacts of residential development with the regional roadway network of Broward County and all existing and planned transit facilities to ensure the adequacy and safety of all transportation facilities.

POLICY 1.03.01 Residential densities in the Low to Medium ranges should be located with access to existing minor arterials and collector streets.

POLICY 1.03.02 Residential densities in the Medium High and High ranges should be located with adequate access to major and minor arterials, expressways and mass transit routes.

OBJECTIVE 1.04.00 REGULATION OF SUBDIVISIONS

Local governments shall adopt subdivision and other development regulations promoting well-planned, orderly, and attractive development which is consistent with locally adopted capital improvements elements and the goals, objectives and policies of the Broward County Land Use Plan.

- POLICY 1.04.01 Subdivision regulations shall incorporate a review process for assessing the adequacy of public services and facilities. New residential development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with a local government entity's adopted Capital Improvements Element.
- POLICY 1.04.02 Subdivision regulations shall provide for both the timely completion and regular maintenance of all required capital improvements and amenities.
- POLICY 1.04.03 Innovative development techniques should be promoted within the subdivision and other development regulations of local governments in order to minimize the cost of constructing all necessary capital facilities.
- POLICY 1.04.04 The land development codes and regulations of local governments shall protect whenever possible existing and planned residential areas, including single family neighborhoods, from disruptive land uses and nuisances.

OBJECTIVE 1.05.00 COASTAL DENSITIES AND HURRICANE EVACUATION PLANNING

Maintain residential densities within Broward County's established hurricane evacuation zones that are consistent with established local hurricane evacuation plans, including the plans of the Broward County Emergency Management Division and the South Florida Regional Planning Council.

- POLICY 1.05.01 Local governments shall coordinate coastal densities with hurricane evacuation planning to facilitate the safe and orderly evacuation of coastal residents and prevent the destruction of public and private property.
- POLICY 1.05.02 Broward County and its local governments shall consider the individual and cumulative impacts of land use plan amendments which propose residential uses within hurricane evacuation zones on the hurricane evacuation clearance standards approved and utilized by the Broward County Emergency Management Division.
- POLICY 1.05.03 By June 1, 2001, Broward County shall establish a methodology to estimate the five (5) year short-range and twenty (20) year long-range planning horizon impacts of proposed residential development within hurricane evacuation zones on the hurricane evacuation clearance standards approved and utilized by the Broward County Emergency Management Division.

POLICY 1.05.04 By July 1, 2001, Broward County shall include, and update as necessary, a Broward County Hurricane Evacuation Zones Map in the Broward County Land Use Plan.

OBJECTIVE 1.06.00 AESTHETICS, LANDSCAPING, AND CODE ENFORCEMENT

Develop and implement land use controls which promote residential neighborhoods that are attractive, well-maintained and contribute to the health, safety and welfare of their residents.

POLICY 1.06.01 The development codes and regulations of local governments should permit planned unit developments and other innovative development techniques which help facilitate the establishment and maintenance of landscaped open space and residential buffers.

POLICY 1.06.02 The land development codes and regulations of local governments should contain those landscaping design standards, setback provisions, and other site controls necessary to achieve safe and attractive residential neighborhoods.

POLICY 1.06.03 Local governments should be encouraged to include provisions within their development codes and regulations aimed at protecting the health, safety and welfare of their residential neighborhoods.

POLICY 1.06.04 In those residential neighborhoods where deferred maintenance and structure deterioration are evident, local governments should initiate systematic housing code enforcement supplemented by neighborhood confidence building programs and, where appropriate, low interest loans or other financial incentives.

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

OBJECTIVE 1.07.00 LAND USE PLANS AND HOUSING AFFORDABILITY AND AVAILABILITY

Develop programs to provide a complete range of affordable housing opportunities necessary to accommodate all segments of Broward County's present and future population.

POLICY 1.07.01 Local governments, except for municipalities with planned populations of less than 15,000 shall, by the end of 2001, establish programs to provide, encourage, or enable, low and moderate income housing to meet the needs of Broward County's existing and future residential population and economic activities.

- POLICY 1.07.02 Local governments shall, by the end of 2001, evaluate the effect of land development regulations and permitting on the affordability of housing, and shall take appropriate actions to support the affordability of housing. Local governments are encouraged to include incentives within their land development permitting and fee systems, such as expedited review or fee waivers, for developments which are primarily aimed at providing affordable housing.
- POLICY 1.07.03 The land development codes and regulations of local governments, except for municipalities with planned populations of less than 15,000, shall, by the end of 2001, include provisions to encourage or enable a variety of housing opportunities in varying price ranges, including housing for low and moderate income families in large scale residential developments.
- POLICY 1.07.04 A pool of "Affordable Housing Units" (AFU's) shall be established for each local government which is equal to 10% of the total available flexibility and reserve units within the local government. AFU's shall be deducted from the local government's reserve and flexibility units totals and shall be fixed as of the effective date of this policy.
- POLICY 1.07.05 Local governments may utilize available "flexibility" and/or "reserve" and/or "Affordable Housing Units" (AFU's) independent of flexibility zone boundaries, as bonus density to facilitate the provision of affordable housing in Broward County consistent with requirements and definitions contained within the "Administrative Rules Document: Broward County Land Use Plan." Bonus density allocated for affordable housing may exceed 100% of the maximum number of dwelling units indicated for the parcel by the local land use plan map, provided such bonus allocation is consistent with the requirements and definitions contained within the "Administrative Rules Document: Broward County Land Use Plan."
- POLICY 1.07.06 Housing Advisory Committee(s), established within Broward County pursuant to the State of Florida William E. Sadowski Affordable Housing Act, should continue to review established policies and procedures, ordinances, land development regulations and adopted local comprehensive plans in Broward County, identify regulatory barriers, and recommend specific initiatives to encourage or facilitate affordable housing while protecting the ability of property to appreciate in value.
- POLICY 1.07.07 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, Broward County and affected municipalities shall coordinate and cooperate to implement the affected municipality's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

Broward County shall accept from the affected municipality those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality.

In addressing amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan, the municipality, without limitation, may include consideration and implementation of the following affordable housing strategies:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the municipality and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;
- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;

- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units;
- j. the existing supply of affordable housing.

The affected municipality shall demonstrate compliance with this Policy at the time of the County’s consideration of the applicable land use plan amendment, by establishing that the municipality has implemented or ensured adoption of appropriate policy and program measures to implement the affected municipality’s chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing as defined by the municipality’s data and analysis.

For the purposes of this Policy, the term “affordable housing” shall include the meaning as defined by the Broward County Land Use Plan. The median annual income estimate should be updated at least yearly.

OBJECTIVE 1.08.00 SPECIAL RESIDENTIAL FACILITIES

Provide the necessary group homes and foster care facilities for those Broward County residents requiring treatment, care, rehabilitation, and/or education in order to provide the residents of such facilities with increased opportunities for social interaction, a de-institutionalized life-style, and gainful employment.

POLICY 1.08.01 Local governments may permit those Special Residential Facilities identified in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan, consistent with the locational criteria of this Plan.

POLICY 1.08.02 Encourage all local governments to include within their local zoning codes and other development regulations provisions addressing the establishment of special residential facilities.

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

POLICY 1.08.04 The Broward County Planning Council should inventory the locations of special residential facilities within Broward County and make recommendations regarding the distribution and location of such facilities.

COMMERCIAL USES

GOAL 2.00.00

PROVIDED A COMPLETE RANGE OF CONVENIENT AND ACCESSIBLE COMMERCIAL FACILITIES SUFFICIENT TO SERVE BROWARD COUNTY'S RESIDENT AND TOURIST POPULATION.

OBJECTIVE 2.01.00 PERMITTED USES IN COMMERCIAL AREAS

Establish within the Future Broward County Land Use Plan Map (Series) a commercial land use category addressing the provision of office, retail and other non-residential activities necessary to support Broward County's resident and tourist populations.

POLICY 2.01.01 Permit those land uses within designated commercial areas which are identified in the Commercial Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

OBJECTIVE 2.02.00 OFFICE PARK USE CATEGORY

Establish within the Future Broward County Land Use Plan Map (Series) an Office Park land use category which would be employed to establish the location of office complexes and corporate headquarters.

POLICY 2.02.01 Permit those land uses within designated office park areas which are identified in the Office Park Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

OBJECTIVE 2.03.00 COMMERCIAL RECREATION USE CATEGORY

Establish within the Future Broward County Land Use Plan Map (Series) a commercial recreation category which would encompass those public and private recreational facilities necessary within a resort area such as Broward County.

POLICY 2.03.01 Permit those uses within designated commercial recreation areas which are identified in the Commercial Recreation Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

OBJECTIVE 2.04.00 LOCATION, INTENSITY AND FLEXIBILITY OF COMMERCIAL DEVELOPMENT

Provide a sufficient level of commercial development to accommodate the population and economy of Broward County while ensuring that the planned level of service on the regional road network is achieved and maintained.

POLICY 2.04.01 This policy was deleted by Amendment PCT 96-2.

POLICY 2.04.02 The land use plans of local government's shall contain commercial land use policies which form the basis for those land development codes and regulations that are necessary to protect adjacent residential areas.

POLICY 2.04.03 Local governments shall employ their local land use plans and zoning ordinances to establish differing intensities of commercial development compatible with adjacent and surrounding land uses.

POLICY 2.04.04 To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the Broward County Land Use Plan shall permit up to 5% of the area designated residential within a flexibility zone to be used for neighborhood commercial uses subject to Policy 13.01.10 and the restrictions identified within the Residential Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 2.04.05 Local certified land use plans may decrease by 20 percent the lands designated Commercial on the Future Broward County Land Use Plan Map (Series) within a flexibility zone in accordance with Policy 13.01.10 and the rules established within the "Administrative Rules Document: Broward County Land Use Plan" and the Chapter 163, Florida Statutes plan adoption and amendment process.

POLICY 2.04.06 The commercial policies in local land use plans shall form the basis for zoning categories that distinguish between neighborhood, community and regional commercial developments within their respective service areas.

POLICY 2.04.07 Land use plan designations for community and regional commercial development should be based upon adequate existing or planned public services and facilities.

POLICY 2.04.08 This policy was deleted by Amendment PCT 00-2.

POLICY 2.04.09 Local governments should require all future commercial uses located adjacent to an existing or designated residential area to receive site plan approval from the local government in which the development is to be located in order to minimize any potentially adverse impacts.

OBJECTIVE 2.05.00 ACCESS RESTRICTIONS, ON-SITE TRAFFIC FLOW, AND PARKING NEEDS

Establish land development regulations that address controlled access to adjacent traffic circulation facilities, the provision of adequate on-site traffic circulation and off-street parking relative to existing and planned commercial development.

POLICY 2.05.01 Local plans shall contain a policy that forms the basis for access control regulations for the protection of the regional roadway network and Broward County Trafficways Plan.

POLICY 2.05.02 Local plans shall contain policies that form the basis for those land development regulations necessary to achieve safe and convenient on-site traffic circulation and adequate off-street parking.

POLICY 2.05.03 Encourage all local governments to include, within their adopted comprehensive plans, policies and standards addressing the landscaping and buffering of commercial developments.

OBJECTIVE 2.06.00 SIGNAGE REGULATION

Establish land development codes and regulations addressing the size, quantity and character of both on-premise and off-premise signs, in order to promote community aesthetics and protect the health, safety and welfare of all Broward County residents.

POLICY 2.06.01 All local governments shall establish a policy framework/foundation upon which land development regulations addressing signage may be based.

INDUSTRIAL USES AND TOURIST INDUSTRY

GOAL 3.00.00

ACHIEVE A MORE DIVERSIFIED LOCAL ECONOMY BY PROMOTING TOURISM AND INDUSTRIAL GROWTH AND PROVIDING OPTIMUM PROTECTION OF THE COUNTY'S ENVIRONMENT AND MAINTAINING A DESIRED QUALITY OF LIFE.

OBJECTIVE 3.01.00 INDUSTRIAL AREAS LOCATION, PERMITTED USES AND FLEXIBILITY

Provide additional opportunities for expanding Broward County's economic base by designating the amount of industrial acreage on the Future Broward County Land Use Plan Map (Series) which will accommodate Broward County's projected year 2020 population and/or labor force.

POLICY 3.01.01 Permit those land uses within designated industrial areas which are identified in the Industrial Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 3.01.02 Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports.

POLICY 3.01.03 All future industrial uses located adjacent to an existing or designated residential area should be required to receive site plan approval from the local government in which the development is to be located in order to mitigate any potentially adverse impacts.

POLICY 3.01.04 In order to ensure sufficient amounts of industrial land are available to meet Broward County's future needs, those lands designated for industrial development on the Future Broward County Land Use Plan Map (Series) shall not be utilized for non-industrial purposes, except where in conformance with the Industrial Permitted Use subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 3.01.05 Broward County should endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.

POLICY 3.01.06 Local certified land use plans may permit twenty (20) percent of designated industrial areas to be used for certain retail, service and tourist-related land uses, subject to the restrictions identified within Policy 13.01.10 and the Industrial Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

OBJECTIVE 3.02.00 INTENSITIES OF INDUSTRIAL DEVELOPMENT AND EMPLOYMENT CENTER CATEGORIES

Establish Employment Center land use categories on the Future Broward County Land Use Plan Map (Series) permitting types of development which may be compatible with residential and other less intensive land uses, and which would support high technology and service-based activities which Broward County has attracted in recent years as well as the tourist-oriented segment of Broward County's economy.

POLICY 3.02.01 Permit those land uses within designated Employment Center areas which are identified in the Employment Center Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 3.02.02 Local certified land use plans may permit twenty (20) percent of areas designated employment center to be used for commercial and retail uses, subject to the restrictions identified within Policy 13.01.10 and the Employment Center Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

OBJECTIVE 3.03.00 (RESERVED)

Tourism objectives and policies have been renumbered and placed under Goal 9.00.00 (PCT 96-5).

OBJECTIVE 3.04.00 IMPACTS OF INDUSTRY

Develop those land use controls and performance standards necessary to regulate any potentially adverse impacts of industry.

POLICY 3.04.01 Local governments shall implement regulations which address the potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion.

AGRICULTURAL USES

GOAL 4.00.00

CONSERVE AND PROTECT AGRICULTURAL LANDS.

OBJECTIVE 4.01.00 RETENTION OF AGRICULTURAL LANDS AND USES

Encourage the retention of agricultural lands and uses through the utilization of financial incentives and creative land development regulations.

POLICY 4.01.01 Innovative public measures, including tax relief techniques, purchase or transfer of development rights and other measures, should be instituted to encourage the retention of existing agricultural lands and uses.

POLICY 4.01.02 Local land use plans, consistent with the requirements of the Regional Plan for South Florida, should inventory and identify locally important agricultural areas and encourage agricultural activities as the primary uses on such lands.

POLICY 4.01.03 Encourage the retention and expansion of agricultural and related activities which are compatible with the environmental sensitivity of identified agricultural lands, consistent with the provisions of the "Florida Right to Farm Act," Section 823.14, Florida Statutes.

POLICY 4.01.04 Local governments may apply less intensive standards and criteria for road design, drainage facilities, utilities or other infrastructure to be utilized in agricultural areas.

OBJECTIVE 4.02.00 PERMITTED USES IN AGRICULTURAL AREAS

Designate Agricultural areas on the Future Broward County Land Use Plan Map (Series).

POLICY 4.02.01 Permit those land uses within designated agricultural areas which are identified in the Agricultural Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 4.02.02 The Broward County Planning Council shall periodically review all permitted uses of the Agricultural land use category and propose revisions to address changing conditions with the intention of preserving and protecting agricultural lands.

POLICY 4.02.03 Agricultural areas designated on the Future Broward County Land Use Map (Series) shall permit residential development and local governments may permit the clustering of dwelling units consistent with those standards contained within the Agricultural Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 4.02.04 Special Residential Facilities shall be subject to the limitations and density requirements as specified within the Agricultural Use Permitted Uses subsection of this Land Use Plan.

RECREATIONAL AND OPEN SPACE USES

GOAL 5.00.00

PROVIDE RECREATION AND OPEN SPACE AREAS WHICH MEET RESIDENT NEEDS AND ARE COMPATIBLE WITH THE TROPICAL AND RESORT CHARACTER OF BROWARD COUNTY.

OBJECTIVE 5.01.00 PERMITTED USES IN RECREATION AND OPEN SPACE AREAS

Designate those recreation and open space areas on the Future Broward County Land Use Plan Map (Series) necessary to meet the needs of Broward County's resident and tourist population.

POLICY 5.01.01 Permit those uses within designated recreation and open space areas which are identified in the Recreation and Open Space Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

OBJECTIVE 5.02.00 COMMUNITY AND REGIONAL PARK STANDARDS

Establish those regional land community park standards necessary to provide Broward County's present and future population with a diversified and balanced parks and recreation system.

POLICY 5.02.01 Local governments shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents. The acreage that may be used to meet this requirement is listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 5.02.02 The Broward County Board of County Commissioners shall provide for a minimum of three (3) acres of Regional level parks for every 1,000 existing and projected permanent Broward County residents. The acreage that may be used to meet this requirement is listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 5.02.03 As of the effective date of this Policy (March 21, 2013), water body and/or waterway acreage added to a community or regional parks inventory may count no more than ten (10) percent of such additional inventory, unless it is actively managed by a governmental agency for recreation or environmental purposes and greater than 0.5 acres, in which case the entire water body can be counted.

POLICY 5.02.04 Local governments shall adopt and implement those procedures and practices necessary to meet or exceed the minimum parks and open space standards contained within the Broward County Land Use Plan, relative to their respective jurisdictions.

POLICY 5.02.05 The Broward County Planning Council shall publish on its website each municipality's "Community" parks inventory list, and links to municipal parks and county parks websites. Municipalities should also publish on their website, or equivalent method of communication, the municipal "Community" parks inventory list.

POLICY 5.02.06 Local governments shall address, within their development codes and regulations, the protection of existing and designated parks, recreation and open space lands to ensure such lands are protected from future development.

OBJECTIVE 5.03.00 PEDESTRIAN, BICYCLE AND NON-MOTORIZED TRANSPORTATION FACILITIES

Promote the establishment and expansion of an integrated, convenient, safe and enjoyable pedestrian, bicycle and non-motorized transportation facilities network.

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

- POLICY 5.03.02 Broward County shall seek partnerships with federal, state, regional and local government entities, and public and private schools and universities, to design, fund, and construct integrated, convenient, safe and accessible pedestrian and bicycle facilities.
- POLICY 5.03.03 Ample and secure bicycle parking should be incorporated into non-residential and mixed use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- POLICY 5.03.04 On-road bicycle facilities networks shall connect to trip generators and greenways and trails systems throughout the county.
- POLICY 5.03.05 Local governments should include within their development codes and regulations incentives for constructing safe and accessible pedestrian and bicycle facilities, pathways and greenways throughout Broward County, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- POLICY 5.03.06 To increase bicycle commuting, Broward County shall encourage local governments to develop the ordinances and regulations encouraging employee showers and lockers in new and redeveloped commercial and industrial development.

OBJECTIVE 5.04.00 PROVISION OF OPEN SPACE

Establish an extensive system of public and private open space areas including natural reservations, parks, beaches, scenic vistas, golf courses, and waterways compatible with the tropical and resort character of Broward County.

- POLICY 5.04.01 Local governments shall pursue programs, including acquisition of open space areas from willing sellers, that will ensure the provision of and access to open space areas consistent with their adopted comprehensive plans and the Broward County Land Use Plan.
- POLICY 5.04.02 Residential and non-residential areas, including downtown areas, should be encouraged to provide open space and other passive recreation areas.
- POLICY 5.04.03 Broward County shall strongly encourage the preservation of open space areas. Amendments to the Broward County Land Use Plan which would result in the loss of open space shall be strongly discouraged and be required to address how open space and recreation needs of the existing and projected residents of the community will be met, including how the negative impacts of the loss of open space on surrounding neighborhoods will be minimized or mitigated.

- POLICY 5.04.04 Amendments to the Broward County Land Use Plan containing golf courses, including closed golf courses, shall address the following:
- a. The impact of the loss of open space on the surrounding residential areas. The loss of open space must be mitigated through provision of parks and open space to serve the surrounding neighborhood.
 - b. Management of storm water retention taking into account the extent to which the golf course provided storm water retention for the surrounding development and how this will be mitigated, along with any additional storm water impacts created by the new development.
 - c. Minimization of the impact on natural resources including wetlands, lakes, aquifer recharge areas and the tree canopy, including any historic trees on the site.
 - d. Mitigation of environmental contamination. The level of environmental contamination must be determined by conducting a Phase 1 and Phase 2 environmental assessment.
 - e. Integration of the proposed development with the surrounding areas including how the development will tie into the existing neighborhoods through roads, sidewalks, parks/open space and greenways.

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.

POLICY 5.05.01 Broward County shall map existing and potential greenways and trails of countywide significance and incorporate the map into the Natural Resource Map Series of the Broward County Land Use Plan.

POLICY 5.05.02 Broward County shall seek partnerships with federal, state, regional and local government entities to design, fund and construct greenways and trails.

POLICY 5.05.03 Broward County shall incorporate drainage canals, shorelines, utility easements and railroad rights-of-way into greenways corridors where possible.

- POLICY 5.05.04 Broward County's greenways and trails shall link neighborhoods with park and recreation facilities, beaches, conservation areas, schools and other public buildings, cultural and historic sites, business areas and multi-modal transportation facilities, in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- POLICY 5.05.05 Broward County's greenways and trails shall be designed to include restoration and enhancement of native ecological systems, including enhancement of the tree canopy, and provide opportunities for environmental education.
- POLICY 5.05.06 Broward County's greenways and trails shall encourage social interaction within and between neighborhoods; create gathering places for social or recreational activities; and promote a sense of place for neighborhoods.
- POLICY 5.05.07 Broward County shall prioritize the development of greenways and trails and prepare detailed plans for the highest priority corridors.
- POLICY 5.05.08 Broward County and its local governments shall incorporate provisions within their local land use plans that address compatibility between existing/planned greenways, as identified on the Broward County Potential Greenways System Map, and adjacent existing and future land uses.

CONSERVATION USE

GOAL 6.00.00

ENSURE THE PROTECTION OF AND PREVENT DAMAGE TO THOSE ECOLOGICAL SYSTEMS THAT ARE AN INTEGRAL COMPONENT OF SOUTH FLORIDA'S AND BROWARD COUNTY'S NATURAL ENVIRONMENT.

OBJECTIVE 6.01.00 WATER RESOURCES AND CONSERVATION USES

Identify, conserve and protect all water conservation and recharge areas, consistent with the requirements of the State Comprehensive Plan.

- POLICY 6.01.01 Promote restoration of the Everglades system including its hydrological and ecological functions as well as any degraded or substantially disrupted surface waters.

- POLICY 6.01.02 No new solid-fill transportation facilities or similar structures shall be permitted within Broward County's identified water conservation areas without provisions for maintaining the freshwater sheet flow.
- POLICY 6.01.03 Broward County shall maintain and protect the functions of the County's ground water recharge of the surficial aquifer system to improve and protect water supply, abate saltwater intrusion, and preserve or enhance environmental systems. This will be accomplished through water resource modeling and planning, and the implementation of existing regulations concerning wellfield protection, surface water permitting, water resource management, and hazardous materials facilities licensing and through regulations and policies developed as the result of water resource management studies, including but not limited to the South Florida Water Management District Lower East Coast Water Supply Plan and the U.S. Army Corps of Engineers Restudy of the Central Southern Florida Flood Control Project.
- POLICY 6.01.04 Protect and conserve those areas known to be reproduction, nesting, and feeding areas for animals listed as endangered or threatened species or species of special concern.
- POLICY 6.01.05 Protect the minimum seasonal flows and levels of surface watercourses, as established by the South Florida Water Management District.
- POLICY 6.01.06 Natural watercourses and their tributaries should be protected from alteration and preserved in their natural state.
- POLICY 6.01.07 Encourage the restoration of Broward County's vegetative communities and hydrologic connections including those hydrologic connections to the Everglades and Big Cypress Swamp.
- POLICY 6.01.08 Protect and conserve those areas known to contain plant species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services.
- POLICY 6.01.09 Broward County and its local governments shall support the adopted South Florida Water Management District's East Coast Buffer by discouraging to the maximum extent feasible high density and intensity incompatible land uses within the identified buffer areas and on adjacent lands. Such incompatible land uses may include, but are not limited to, heavy commercial and industrial uses, sewage treatment facilities, solid waste disposal and transfer stations, cemeteries, transportation facilities, and gas and service stations.

POLICY 6.01.10 Broward County and its local governments shall work in close coordination with the South Florida Water Management District and other wetland regulatory and planning agencies to assure that wetland mitigation efforts support and optimize the use of identified East Coast Buffer lands.

POLICY 6.01.11 Broward County shall, upon the completion of the South Florida Water Management District's Water Preserve Area Feasibility Study expected in September, 2001, evaluate, in conjunction with the South Florida Water Management District and other appropriate agencies, the area encompassed by the Study, and through the next available Broward County Comprehensive Plan amendment cycle, establish appropriate types, densities and intensities of land uses consistent with the findings of the study and the goals, objectives and policies of this land use plan.

OBJECTIVE 6.02.00 PERMITTED USES WITHIN THE WATER CONSERVATION AREAS AND NATURAL RESERVATIONS

Designate Conservation Areas on the Future Broward County Land Use Plan Map (Series) which include natural reservations and reserve water supply areas such as, but not limited to, the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35.

POLICY 6.02.01 Permit those land uses within designated conservation areas which are identified in the Conservation Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 6.02.02 Promote the acquisition, retention and management of unique natural areas in order to preserve their environmental, recreational and other public benefits.

POLICY 6.02.03 Support land acquisition and management practices which provide a sufficient fresh potable water supply, protect wildlife and natural resources, and provide public access to natural areas, in coordination with the plans and programs of the South Florida Regional Planning Council and South Florida Water Management District.

POLICY 6.02.04 Broward County shall coordinate with the Federal Bureau of Indian Affairs in order to maintain the activities of the Miccosukee and Seminole Indian Reservations as permitted uses within the Conservation land use category while at the same time taking those steps necessary to protect the natural resources adjacent to said reservations.

POLICY 6.02.05 Natural reservations identified in the Conservation Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan shall be designated for conservation use on the Future Broward County Land Use Plan Map (Series) for the purpose of protecting publicly owned sanctuaries, preserves, archaeological or historic sites, open space, natural areas, ecological communities and designated wildlife management areas.

RURAL AREAS

GOAL 7.00.00

ENSURE THE PRESERVATION OF RURAL AREAS.

OBJECTIVE 7.01.00 RURAL ESTATE AND RURAL RANCH AREAS

Identify and protect existing rural estate and rural ranch areas within Broward County to preserve their semi-rural character and life-style.

POLICY 7.01.01 Existing rural estate and rural ranch areas shall be designated on the future Broward County Land Use Plan Map (Series) consistent with the Rural Estates and Rural Ranches Permitted Uses subsections of the Broward County Land Use Plan.

POLICY 7.01.02 Permit those uses within designated rural estate and rural ranch areas which are identified in the Rural Estates and Rural Ranches subsections of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 7.01.03 Discourage strongly land use plan amendments to more intensive uses within designated rural estate and rural ranch areas.

POLICY 7.01.04 Local governments may adopt different level of service standards for public facilities and services within rural estate and rural ranch areas which recognize the unique semi-rural character and life-style of these areas.

POLICY 7.01.05 Local land use elements shall ensure that land uses adjacent to rural estate and rural ranch areas are compatible with such areas.

PUBLIC FACILITIES AND PHASED GROWTH

GOAL 8.00.00

PHASE GROWTH CONSISTENT WITH THE PROVISION OF ADEQUATE REGIONAL AND COMMUNITY SERVICES AND FACILITIES.

OBJECTIVE 8.01.00 COORDINATE FUTURE LAND USES WITH AVAILABILITY OF REGIONAL AND COMMUNITY FACILITIES AND SERVICES

Coordinate future land uses with the availability of regional and community facilities and services sufficient to meet the current and future needs of Broward County's population and economy without endangering its environmental resources.

Local Development Review

POLICY 8.01.01 Local governments shall implement development review procedures to assure that facilities and services meet established countywide and municipal level of service standards and are available consistent with concurrency requirements and Section 163.3180 Florida Statutes (1993), pursuant to Objective 8.06.00.

POLICY 8.01.02 Development permits granted by local governments within Broward County shall be consistent with the Development Review Requirements subsection of the Plan Implementation Requirements section of this plan.

POLICY 8.01.03 Local governments which authorize development permits shall implement procedures which identify the cumulative impacts of proposed development on public services and facilities.

Potable Water Supply and Wastewater (Treatment) (see also Objective 9.02.00)

POLICY 8.01.04 In order to protect the health, safety, and welfare of Broward County's residents, development should not be permitted in those portions of Broward County with inadequate potable water and wastewater treatment facilities.

POLICY 8.01.05 Packaged wastewater treatment facilities should be connected to centralized facilities which have been approved by the appropriate governmental agencies.

POLICY 8.01.06 Broward County shall continue to monitor and study the impacts of septic tanks on Broward County's water supply.

- POLICY 8.01.07 Broward County shall maintain regulations requiring new development to be serviced by centralized water and wastewater systems, where necessary, to protect the health, safety, and welfare of Broward County's residents.
- POLICY 8.01.08 Local governments shall require all new commercial and industrial development to be serviced by centralized wastewater systems where financially feasible.
- POLICY 8.01.09(1) Private septic tanks and wells in Broward County should be phased out and replaced with centralized water and wastewater systems, where necessary, to protect the health, safety, and welfare of Broward County's residents.
- POLICY 8.01.09(2) In considering amendments to the Broward County Land Use Plan, analysis regarding the availability of potable water supply shall include a determination of whether such supply will be available as per the applicable adopted 10-Year Water Supply Facilities Work Plan and Capital Improvements Element.
- POLICY 8.01.10(a) Local governments shall require existing development on septic tanks and private wells to hook up to centralized sewer and water facilities as they become available.
- POLICY 8.01.10(b) Broward County shall evaluate and address climate change risk during the planning process for all County water, wastewater and stormwater infrastructure projects to reduce vulnerability and maximize use during the infrastructure's life span, and encourage other water and wastewater providers in the County to do the same.

Solid Waste Disposal

- POLICY 8.01.11 Local governments should participate in Broward County's Resource Recovery and Landfill Facilities Program.
- POLICY 8.01.12 Local governments shall encourage source separation and the recycling of solid waste, in accordance with the Solid Waste Act of 1988, as amended.
- POLICY 8.01.13 Sites for landfills, incinerators, recycling plants, or other major public facilities should be made available, and properly zoned in anticipation of future needs.
- POLICY 8.01.14 The disposal of solid wastes by sanitary landfill should be as environmentally sound as state of the art.

POLICY 8.01.15 Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned land uses.

POLICY 8.01.16 The use of former landfill sites for public recreational purposes should be encouraged but not permitted until properly reclaimed and environmentally sound.

Police, Fire, and Emergency Medical Services

POLICY 8.01.17 Local governments should ensure that adequate land is available for police, fire and emergency medical service facilities to serve their current and future residents.

Primary Drainage and Flood Protection

POLICY 8.01.18 Minimum floor elevation standards for building sites promulgated and administered by the Federal Emergency Management Administration shall be applied countywide for new construction.

POLICY 8.01.19(a) Minimum road crown elevation standards as implemented by the South Florida Water Management District shall be applied throughout Broward County.

POLICY 8.01.19(b) Broward County, in conjunction with its partner agencies, shall evaluate floor elevation standards, road crown elevation standards, and other policies related to flood protection, and by 2015, update as necessary to account for sea level rise and other climate-related impacts to persons, property and infrastructure.

POLICY 8.01.19(c) Broward County shall by 2015, update the 100 year stormwater elevation projections in the Broward County 100 year flood map with current and projected conditions for sea level rise for use in storm-water management permitting and other planning processes.

Electric Energy

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

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

POLICY 8.01.20(3) Broward County shall encourage power generation facilities and power transmission infrastructure be sited and designed in a manner which takes into consideration impacts from climate change, including increasing winds, storm surge, ambient temperatures and sea level rise.

Educational Facilities

POLICY 8.01.21 Moved under Objective 8.07.00 and renumbered as appropriate as 8.07.08 by Amendment PCT 97-2.

POLICY 8.01.22 Moved under Objective 8.07.00 and renumbered as appropriate as 8.07.09 by Amendment PCT 97-2.

POLICY 8.01.23 This policy was deleted by Amendment PCT 97-2.

OBJECTIVE 8.02.00 PLATTING

Continue to enforce the countywide platting requirements of the Broward County Charter and ensure that land development within Broward County meets the minimum standards of the Broward County Land Development Code.

POLICY 8.02.01 Local jurisdictions shall adopt land development regulations that require platting at least in those circumstances where the Plan Implementation Requirements section of this plan requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of lands within their boundaries.

POLICY 8.02.02 The Broward County Planning Council and the Broward County Environmental Protection and Growth Management Department shall continue to implement the plat compliance monitoring system to ensure compliance with the platting requirements as contained within this plan.

POLICY 8.02.03 This policy was deleted by Amendment PCT 97-2

OBJECTIVE 8.03.00 EFFICIENT USE OF URBAN SERVICES

Discourage urban sprawl and encourage a separation of urban and rural land uses by directing new development into areas where necessary regional and community facilities and services exist.

POLICY 8.03.01 Broward County shall continue to review and revise, where necessary, its land development code to ensure that new development is directed to areas which have the land use, water resources, fiscal abilities, and service capacity to accommodate development in an environmentally acceptable manner.

POLICY 8.03.02 Promote infill development through the provision of potable water and sanitary sewer service to those developed portions of Broward County which are currently inadequately served.

POLICY 8.03.03 When extending new services to undeveloped portions of Broward County, priority shall be given to those areas where other facilities and services are available or are anticipated to be provided concurrent with the extension of such new services.

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

POLICY 8.03.05 Except for schools, regional and community facilities shall be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities.

POLICY 8.03.06 Downtown redevelopment and inner-city revitalization should be facilitated through the Broward County Land Use Plan and the plans of local governments.

POLICY 8.03.07 For lands within Broward County's identified Urban Infill and Redevelopment Areas, local land use plans should include policies addressing the phase out of private septic tanks and private potable water wells, where appropriate, and the upgrading of inefficient sewer systems while protecting the area's natural resource base.

POLICY 8.03.08 Local government service providers should identify appropriate funding, including private utilities and investment, to alleviate potable water and sanitary sewer system deficiencies, when based upon adequate data and analysis, and to extend sanitary sewer and potable water facilities to developed but unserved areas within Urban Infill and Redevelopment Areas, consistent with policies to encourage the desired infill and redevelopment activities.

- POLICY 8.03.09 Broward County, in coordination with its municipalities, shall pursue the establishment of mandatory reuse zones in order to require the use of reclaimed water for irrigation, when source water is available, with the goal of reducing demands on the Biscayne Aquifer.
- POLICY 8.03.10 Local government land use plans should include policies to develop and implement flexible land development codes and regulations which would address negative drainage pattern impacts that may occur due to increases in impermeable surface area associated with infill and redevelopment activities.
- POLICY 8.03.11 The Broward County Office of Economic Development in coordination with the Environmental Protection and Growth Management Department shall develop appropriate “pilot projects” for providing incentives for the assessment and clean-up of brownfield sites in the Urban Infill and Redevelopment Areas.
- POLICY 8.03.12 The availability of sanitary sewer service, or plans to extend or provide such service within a financially feasible capital plan, adopted by a local government, shall be a primary consideration when amendments to the Broward County Land Use Plan (BCLUP) for increased densities and intensities in the Urban Infill Area are proposed.

OBJECTIVE 8.04.00 COMMUNITY FACILITIES CATEGORY

Establish within the Future Broward County Land Use Plan Map (Series) a Community Facilities land use category to ensure the availability of suitable land for a complete range of regional and community facilities adequate to meet the current and future needs of Broward County's population.

- POLICY 8.04.01 Permit those land uses within designated community facilities areas which are identified in the Community Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.
- POLICY 8.04.02 Permit compatible community facilities uses within other specified land use categories which are identified in the Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

OBJECTIVE 8.05.00 UTILITIES CATEGORY

Establish within the Future Broward County Land Use Plan Map (Series) a Utilities land use category to ensure the availability of land for a complete range of public and private utilities adequate to meet the current and future needs of Broward County's population.

POLICY 8.05.01 Permit those land uses in designated utilities areas which are identified within the Utilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 8.05.02 Permit utilities uses within other specified land use categories as identified in the Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan, and as required to achieve Objective 8.05.00.

OBJECTIVE 8.06.00 FACILITIES AVAILABLE CONSISTENT WITH CONCURRENCY REQUIREMENTS (CONCURRENCY MANAGEMENT SYSTEM)

Concurrency management systems shall be established to effectively monitor and manage new growth, in conformance with Florida's Local Government Comprehensive Planning and Land Development Regulation Act, including Section 163.3180, Florida Statutes 1999, as amended.

POLICY 8.06.01 Local governments shall establish concurrency management systems to effectively manage new growth and to ascertain whether necessary facilities identified within their local Capital Improvement Elements are being constructed in accordance with the schedules in their local plans and to measure the development capacity of such facilities in a given area at a given time.

POLICY 8.06.02 Those facilities which are subject to the local concurrency requirements include: traffic circulation, transit, parks and recreation, drainage and flood protection, potable water, solid waste, sanitary sewer facilities and public schools.

POLICY 8.06.03 To ensure that the necessary facilities and services are available consistent with concurrency requirements as per Section 163.3180, Florida Statutes 1999, as amended. The Broward County Board of County Commissioners shall continue to implement, and amend as necessary, the Broward County Land Development Code countywide plat review and approval process.

POLICY 8.06.04 The Broward County Land Development Code plat approval process will require that necessary regional facilities and services be available consistent with concurrency requirements as per Section 163.3180 Florida Statutes 1999, as amended, and Rule 9J-5.055 Florida Administrative Code 1999, as amended, and the Broward County Land Development Code shall be amended in accordance with any revisions to Rule 9J-5 in this regard.

POLICY 8.06.05 Broward County shall continue to implement its concurrency monitoring system to ascertain whether necessary facilities identified within the Capital Improvements Element of the Broward County Comprehensive Plan are being constructed in accordance with the schedules in the Plan and to measure the development capacity of such facilities in a given area at a given time.

POLICY 8.06.06 Prior to application for a building permit with any local government within Broward County, the applicant shall obtain a Transportation Concurrency Satisfaction Certificate from Broward County, as described in the Transportation Element of the Comprehensive Plan. No municipal government shall accept a building permit application, nor issue a building permit, unless the corresponding Transportation Concurrency Satisfaction Certificate has been presented. The County Commission may adopt land development regulations which exempt from this requirement categories of building permits that clearly do not create additional transportation impacts.

OBJECTIVE 8.07.00 COORDINATE BROWARD COUNTY FUTURE LAND USES WITH THE AVAILABILITY OF PUBLIC ELEMENTARY AND SECONDARY EDUCATION FACILITIES

Ensure through the future land use planning process and intergovernmental coordination that public elementary and secondary education facilities will be available to meet the current and future needs of Broward County's school population.

POLICY 8.07.01 Broward County and its local governments shall determine the consistency of land use plan amendments with their Public School Facilities Elements. The consistency finding shall address whether sufficient capacity is available, or anticipated within the short or long range planning horizon of their Elements, to accommodate the projected student impact of proposed amendments. As provided for within the Amended Interlocal Agreement for Public School Facilities Planning (ILA), the School Board of Broward County shall advise the County and local governments regarding the projected student impact of amendments and the availability of capacity at impacted schools.

POLICY 8.07.02 Broward County, based upon studies and recommendations provided by the School Board of Broward County, shall implement school impact fee provisions within the Broward County Land Development Code, and review and revise the school impact fees at least every three years, to require new residential development to pay its fair share of the cost of land acquisition and construction for new public elementary and secondary school facilities. No municipal government shall accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on

public educational sites and facilities has been mitigated by payment of school impact fees, based on the fee schedule and accompanying provisions of the Broward County Land Development Code. Alternative methods of mitigation for school impacts may only be approved via a recorded agreement among the property owner(s), Broward County, and/or the applicable local government(s) and the School Board of Broward County.

POLICY 8.07.02(A) Broward County and its local governments shall coordinate with the efforts of the School Board of Broward County to address school overcrowding and meet future school needs consistent with the provisions outlined in the Amended Interlocal Agreement for Public School Facility Planning. Also, at the minimum, the following steps shall be followed to address the net student impacts anticipated from proposed Regional Activity Centers (RAC), Local Activity Centers (LAC), Transit Oriented Corridor (TOC), Transit Oriented Development (TOD) or similar land use plan amendment applications:

1. Prior to the School District review of a submitted Broward County Land Use Plan (BCLUP) application containing increased residential units, a pre-application meeting(s) arranged by either the local government initiating the application, or the Broward County Planning Council (BCPC), in coordination with the School District should take place. The following shall be invited to participate in such meeting(s); 1) the local government(s) initiating the application, 2) the pertinent adjacent local government(s) and 3) other pertinent governmental stakeholders. The purpose of the meeting(s) will be to (i) estimate the potential cumulative impact of the application and other application(s) containing increased residential units that may be proposed by the adjacent local government(s) and (ii) explore/reach consensus on the appropriate school capacity solutions that may be jointly provided by the local government, or as result of local government conditions or approval.
2. Broward County shall consider the comments, analysis and recommendations submitted by the School District.
3. Consistent with the provisions outlined in the Amended Interlocal Agreement for Public School Facility Planning, a local government and/or developer may voluntarily provide mitigation for the student impact anticipated from proposed RAC, LAC, TOC, TOD or similar land use designation applications. At the minimum, the mitigation options available to the local government and/or developer to address such student impact shall be the mitigation options that are associated with land use plan amendment applications contained in the Amended Interlocal Agreement for Public School Facility Planning or pertinent School Board Policy.

- POLICY 8.07.03 Local governments within Broward County shall coordinate with the School Board of Broward County to achieve an expedited development review procedure for public elementary and secondary education facilities.
- POLICY 8.07.04 Broward County, its local governments and the School Board of Broward County shall coordinate through the processes and procedures identified in the ILA to ensure collaborative planning and decision making on population projections and public school siting and to accomplish coordination between the adopted local comprehensive plans and the School Board's District Educational Facilities Plan.
- POLICY 8.07.05 Broward County, in coordination with the School Board of Broward County and the Broward County Legislative Delegation, shall seek means of obtaining adequate funding for the construction of public elementary and secondary education facilities needed to serve Broward County's school population.
- POLICY 8.07.06 Planning for the expansion and attraction of institutions of higher learning within Broward County should be encouraged in order to serve the County's full range of future educational needs.
- POLICY 8.07.07 Broward County, its local governments and the School Board of Broward County shall explore and evaluate opportunities for collocation and shared use of school facilities and civic and recreation facilities during their capital improvement planning processes and other processes as provided for in the ILA.
- POLICY 8.07.08 Broward County, the School Board of Broward County, and local governments will coordinate through the procedures established in the ILA and the Broward County and local land use planning process to ensure that proposed public school facility sites are consistent and compatible with the land use categories and policies of their comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.
- POLICY 8.07.09 Broward County and its local governments shall incorporate provisions into their local land use plans and land development regulations which provide for safe pedestrian and/or bicycle access to public schools. The School Board may coordinate with Broward County and the municipalities to utilize the Broward Complete Streets Guidelines, or equivalent principles, in the (re)development of school facilities to provide increased safety and health benefits, as well as improve access to school facilities.

POLICY 8.07.10 Broward County and its local governments shall support the efforts of the School Board of achieve diversity within Broward County district schools by implementing regulations that promote a diversity of housing types and redevelopment opportunities.

OBJECTIVE 8.08.00 POST-DISASTER REDEVELOPMENT AND HAZARD MITIGATION

Develop and implement post-disaster redevelopment and hazard mitigation land use controls and development regulations including strong preventive measures, to protect the health, safety and welfare of Broward County's current and future residents.

POLICY 8.08.01 Broward County, in coordination with its local governments, shall by December 31, 1998 adopt a countywide post-disaster redevelopment plan which establishes an orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the community in a timely fashion.

POLICY 8.08.02(a) Post-disaster redevelopment and hazard mitigation plans shall inventory hazard prone areas, including repetitive loss properties.

POLICY 8.08.02(b) Broward County and its municipalities should implement building codes and development regulations, such as risk-based setback provisions, structural connections, site controls, and overlay zones, to reduce future property damages and losses.

POLICY 8.08.03 Measures encouraging the acquisition of private property and/or redevelopment rights of hazard prone property to reduce future property damages and losses must be included in post-disaster redevelopment and hazard mitigation plans.

POLICY 8.08.04 Broward County shall determine whether existing construction siting and design requirements for the Coastal Construction Control Line Program, the Coastal High Hazard Area, and Florida Building Code sufficiently address avoidance of "significant adverse impacts" due to climate change. If found to be insufficient, Broward County shall make recommendations on how these standards could be strengthened.

POLICY 8.08.05 Broward County shall work with its municipalities, the Florida Division of Emergency Management, and other agencies to, by 2015, incorporate sea level rise and increasing storm surge impacts into its efforts to remap potential hazard areas in coastal zones. Revised hazard area designations should better reflect the risks to communities associated with climate change and limit development and post disaster redevelopment in these areas.

POLICY 8.08.06 Broward County should establish an ongoing process to evaluate with municipalities local zoning and building code requirements and make recommendations to improve the resiliency of existing and proposed structures in areas at risk to inundation, storm surge, and other potential impacts of climate change.

POLICY 8.08.07 Broward County shall work cooperatively with local governments and transportation agencies to identify and evaluate transportation infrastructure at risk and help coordinate adaptation efforts for infrastructure immediately landward of coastal high hazard areas, in order to ensure functional access to emergency evacuation routes for coastal populations.

OBJECTIVE 8.09.00 ELECTRICAL GENERATION FACILITY CATEGORY

Establish within the Future Broward County Land Use Plan Map (series) an Electrical Generation Facility land use category to ensure electrical power plants and associated ancillary uses are sited in a manner which is compatible with existing and planned land uses and meet the current and future needs of Broward County's population.

POLICY 8.09.01 Permit those land uses in designated electrical generation facility areas which are identified within the Electrical Generation Facility Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 8.09.02 Broward County shall coordinate land use plan amendment proposals to designate sites to the Electrical Generation Facility land use category with the Florida Electrical Power Plant Siting Act, as amended, and ensure such amendments are consistent with the Act.

POLICY 8.09.03 Broward County shall ensure that all electrical power plant sitings are compatible with existing and planned land uses and environmental policies and cause minimum adverse land use, environmental and aesthetic impacts.

NATURAL, HISTORIC AND CULTURAL RESOURCES

GOAL 9.00.00

PROTECT BROWARD COUNTY'S NATURAL AND HISTORIC RESOURCES AND PROMOTE CULTURAL RESOURCES THROUGH WELL-PLANNED PATTERNS OF GROWTH AND DEVELOPMENT.

OBJECTIVE 9.01.00 PROTECTION OF NATURAL RESOURCES

Broward County shall monitor and protect those Natural Resource Areas (which are considered to be environmentally sensitive lands) designated as Local Areas of Particular Concern on the Future Broward County Land Use Plan Map (Series).

POLICY 9.01.01 Natural Resource Areas that have been found to comply with the definition of Local Areas of Particular Concern have been identified on a Map of Local Areas of Particular Concern within the Future Broward County Land Use Map Series.

POLICY 9.01.02 Local Areas of Particular Concern are declared to be environmentally sensitive lands and upon adoption of this plan shall be subject to the provisions of the Broward County Land Development Code regarding environmentally sensitive lands.

POLICY 9.01.03 Broward County shall implement strategies for the protection of Local Areas of Particular Concern and other environmentally sensitive lands such as: acquisition by public or private organizations; establishment of a County trust fund for acquisition; adoption of innovative land development regulations; conservation easements; transfer of development rights; deed restrictions; and restrictive covenants.

POLICY 9.01.04 Land development codes and regulations should address the mitigation of Local Areas of Particular Concern when other strategies such as those within Policy 9.01.03 have been exhausted.

POLICY 9.01.05 Discourage activities in the vicinity of Local Areas of Particular Concern which would have a detrimental impact upon such areas.

POLICY 9.01.06 Encourage local governments to protect natural resources through the implementation of land development regulations and procedures that promote the acquisition, retention and management of such areas.

POLICY 9.01.07 Broward County shall continue to review areas containing natural resources as depicted in the Natural Resource Map Series and shall determine whether the designation and regulation of additional Environmentally Sensitive Lands is appropriate.

POLICY 9.01.08 Broward County shall continue to implement its lot clearing regulations aimed at preserving native vegetation within areas identified pursuant to Broward County's land clearing ordinance.

POLICY 9.01.09 Broward County should develop and adopt regulations to eliminate invasive exotic vegetation.

- POLICY 9.01.10 Local landscaping ordinances should encourage the use of native vegetation and include lists of plant species which require minimal watering and fertilization.
- POLICY 9.01.11 Broward County shall endeavor to develop a system of positive incentives for the purpose of encouraging private landowners to protect Local Areas of Particular Concern.
- POLICY 9.01.12 At the time of development review of public acquisition within a Local Area of Particular Concern, Broward County shall develop a management strategy which identifies the entity responsible for the maintenance and protection of the natural area.
- POLICY 9.01.13 By the year 2001, Broward County shall prepare an inventory of the remaining natural habitats and small-scale environmentally desirable wetlands in the identified Urban Infill Area in order to develop and implement a strategy to protect and enhance these valuable resources.

OBJECTIVE 9.02.00 PROTECTION OF POTABLE WATER WELLFIELDS AND ZONES OF INFLUENCE

Protect the quality and quantity of Broward County's potable water supply and eliminate the presence of all regulated substances, as defined by Broward County's Potable Water Supply Wellfield Protection Ordinance, from the potable water wellfield zones of influence of Broward County's existing and planned wellfields, as depicted on the Natural Resource Map Series of the Future Broward County Land Use Plan Map (Series).

- POLICY 9.02.01 In order to protect its existing and future potable water supply, Broward County shall continue to implement its Potable Water Supply Wellfield Protection Ordinance, as amended.
- POLICY 9.02.02 Broward County and its local governments should continue to implement the recommendations of the 1986 Study of Water Supply and Selection of Future Wellfield Sites in Broward County, as amended by the Board of County Commissioners.
- POLICY 9.02.03 Amendments to the Future Broward County Land Use Plan Map (Series) proposing land use categories which permit Industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence as identified by the Potable Water Supply Wellfield Protection Ordinance of Broward County.
- POLICY 9.02.04 Local governments should adopt water conservation measures, such as those of the South Florida Water Management District, to utilize during periods of drought.

POLICY 9.02.05 New septic tank systems shall only be permitted when the Florida Department of Health and Rehabilitative Services determines they are consistent with Broward County's Water, Sanitary Sewer and Septic Tank Ordinance and with the requirements of the Florida Statutes and the Florida Administrative Code.

POLICY 9.02.06 Local governments shall, when it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters.

OBJECTIVE 9.03.00 PROTECTION OF BEACHES, RIVERS AND MARINE RESOURCES

Develop and implement land use controls to increase the protection of and enhance Broward County's beaches, rivers and marine resources identified on the Natural Resource Map Series of the Future Broward County Land Use Plan Map Series.

POLICY 9.03.01 Land development codes and regulations shall require the protection and/or restoration of beaches, particularly dunes and vegetation, including dune construction, through techniques such as conservation easements, vegetation, elevated walkways, and clustering of development.

POLICY 9.03.02 Priority shall be given to water-dependent uses such as marinas and public access to waterways, in decisions affecting waterfront property.

POLICY 9.03.03 In order to protect and enhance sea turtle nesting, coastal municipalities, in coordination with the Sea Turtle Conservation Program of the Broward County Environmental Protection and Growth Management Department, shall prepare and adopt land development regulations consistent with state and federal guidelines. Each coastal municipality shall also, through ordinance, adopt regulations within one year from the effective date of this policy (February 22, 2001), to control beachfront lighting.

Those regulations shall be consistent with Chapter 62B-55 (FAC) Model Ordinance for Marine Turtle Protection and they shall additionally be in compliance with Lighting/Development Categories as outlined in the Broward County Technical Report 97-06 Broward County Beach Lighting Management Plan.

POLICY 9.03.04 This policy was deleted by Amendment PCT 98-3.

POLICY 9.03.05 The Broward County Land Use Plan and local land use plans shall give priority to protecting public beach access sites.

- POLICY 9.03.06 Facilities which service live-aboard boats shall provide for sewage pumpage facilities and/or other improvements which promote environmental compatibility with marine resources consistent with local, state and federal law.
- POLICY 9.03.07 Broward County and applicable regulatory agencies shall encourage intergovernmental coordination among coastal cities to protect beaches, promote beach restoration, minimize the impacts of structures on beach systems and increase public access to beaches and marine resources.
- POLICY 9.03.08 Local governments should encourage revitalization and redevelopment to promote tourism along Broward County's beaches.
- POLICY 9.03.09 Local land development regulations should protect Broward County's remnant natural rivers by prohibiting new construction, not including the repair or replacement, of bulkheads, revetments and seawalls in such areas, by promoting softened shorelines, riprap and other natural methods to prevent erosion, by requiring the restoration of historic vegetative cover to the areas being restored, and by ensuring that the construction of new docks is compatible with the growth of submerged and littoral vegetation and communities of bottom dwelling organisms.
- POLICY 9.03.10 Locate marinas, boat ramps and other water-dependent uses in a manner which protects manatees in those areas which they frequent. Upon siting such water dependent uses, local governments shall continue to implement adequate provisions to protect manatees such as, but not limited to, speed restrictions, information and restrictive signage, and construction standards so as to not entrap manatees.
- POLICY 9.03.11 Local governments should provide for the protection of marine habitat and water quality of Broward County's coastal waters.
- POLICY 9.03.12 The Broward County Environmental Protection and Growth Management Department and local governments should mitigate the impacts of beach renourishment projects on near shore hard bottom areas through the creation of similar near shore habitat.
- POLICY 9.03.13 Broward County, in cooperation with its coastal municipalities, shall develop a comprehensive beach management and maintenance plan to address activities including dune and vegetation management, beach nourishment, and sand by-passing. The plan shall include consideration of climate change impacts on these efforts.
- POLICY 9.03.14 Broward County shall, in coordination with its municipalities, pursue policies and programs to maintain the resilience and adaptive capacity of coastal resources by providing buffers between developed areas and the shoreline, thereby reducing the impacts of climate change on both ecosystems and communities.

OBJECTIVE 9.04.00 PROTECTION OF SURFACE WATERS

Develop and implement land use controls and programs to preserve and enhance surface waters for their important natural functions and aesthetics and recreational values.

POLICY 9.04.01 Local land development codes and regulations shall provide for the protection and creation of surface waters in conformance with State and South Florida Water Management District policies.

POLICY 9.04.02 New development adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water.

POLICY 9.04.03 Lakes shall be required to be constructed with vegetated shallow water habitat as required by the Broward County Environmental Protection and Growth Management Department which will promote both natural lake functions and the health, safety, welfare and recreation of Broward County's residents.

OBJECTIVE 9.05.00 PROTECTION OF WETLANDS

Identify and protect the wetlands, hydric soils and vegetative communities within Broward County in order to maintain and enhance wetland resources as well as functional values such as, but not limited to, wildlife habitat, groundwater recharge and discharge, flood storage, sediment/toxicant retention and nutrient removal/transformation.

POLICY 9.05.01 The Broward County Environmental Protection and Growth Management Department shall protect the functional values of wetlands within Broward County through mechanisms such as its Environmental Resource License requirements.

POLICY 9.05.02 No development order may be issued, except as listed below, by local governments within Broward County for development within wetlands, as defined herein, until an Environmental Resource License has been issued by the Broward County Environmental Protection and Growth Management Department. However, local governments may issue rezoning, site plan, plat approval or development orders issued pursuant to Chapter 380, Florida Statutes, in areas containing wetlands upon issuance of a conceptual review report by the Broward County Environmental Protection and Growth Management Department.

- POLICY 9.05.03 Prior to the issuance of an Environmental Resource License by the Broward County Environmental Protection and Growth Management Department, it shall be demonstrated that the development will not cause adverse environmental impacts on water quality and fish and wildlife resources and their habitat consistent with the evaluation criteria established within Article XI, Chapter 27-337 of the Broward County Code of Ordinances amended November 23, 1993.
- POLICY 9.05.04 Broward County shall continue to utilize the Broward County Environmental Protection and Growth Management Department “Wetlands Benefit Index” as criteria in determining wetlands mitigation.
- POLICY 9.05.05 Broward County shall continue to utilize its value ranking system for the implementation of a mitigation banking program to provide increased functional values for remaining wetlands.
- POLICY 9.05.06 The Broward County Environmental Protection and Growth Management Department shall protect and enhance wetlands through techniques such as requiring wetlands to be utilized as water retention/detention areas.
- POLICY 9.05.07 Local governments shall coordinate their development review and permitting programs with the wetlands permitting and mitigation programs of the appropriate local, state and federal jurisdictional agencies.
- POLICY 9.05.08 The Broward County Environmental Protection and Growth Management Department shall continue to monitor and evaluate wetland mitigation in order to assure the effectiveness of wetlands creation, restoration and enhancement projects.
- POLICY 9.05.09 Broward County and its local governments shall consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practicable.
- POLICY 9.05.10 The Broward County Environmental Protection and Growth Management Department, in cooperation with other appropriate agencies, shall develop Countywide programs for wetlands management consistent with the recommendations of the Broward County Wetlands Resource Plan.
- POLICY 9.05.11 Broward County shall encourage jurisdictional agencies to streamline the Environmental Resource permitting process through coordination and concurrent review of their permitting activities and pursuit of the delegation of state and federal permitting programs.

- POLICY 9.05.12 The Broward County Environmental Protection and Growth Management Department, and Broward County Parks and Recreation Division, in coordination with other appropriate agencies, shall continue and expand its efforts to eradicate exotic invasive species, including but not limited to, Melaleuca, Australian pine and Brazilian pepper, from wetlands and adjoining areas.
- POLICY 9.05.13 Broward County in coordination with appropriate local, regional, state and federal agencies shall continue to participate in efforts to better preserve, protect, restore and enhance the Florida Everglades.
- POLICY 9.05.14 Broward County shall annually update the Generalized Wetlands Map of the Broward County Land Use Plan to recognize Environmental Resource Licenses issued by the Broward County Environmental Protection and Growth Management Department and establishment of specific wetland mitigation areas.
- POLICY 9.05.15 This policy was deleted by Amendment PCT 98-3.
- POLICY 9.05.16 This policy was deleted by Amendment PCT 00-2.
- POLICY 9.05.17 Broward County's Environmental Resource License program shall continue to consider avoidance of wetland impacts as a first priority. Minimization and mitigation of wetlands impacts shall be the second priority.
- POLICY 9.05.18 Mitigation required pursuant to development activities within "Eastern Broward County" shall, in the manner set forth below, be used to restore, enhance or replace wetlands located within "Eastern Broward County;" mitigation may be allowed in other areas of the County or, out of the County, only if it is determined by the County Commission and appropriate permitting agencies that suitable sites for such purposes are not available in "Eastern Broward County." Mitigation shall be considered first onsite, second offsite within the same drainage basin with a preference for remaining in the respective municipality, third offsite in "Eastern Broward County," fourth offsite in Broward County, and finally offsite outside of "Eastern Broward County." For the purposes of this policy, "Eastern Broward County" is defined as the area east of the Everglades Buffer Strip and the Reserve Water Supply areas as defined in Objective 6.02.00, "Permitted Uses Within The Conservation Areas and Natural Reservations," Broward County Land Use Plan. Nothing in this policy shall be construed to encourage small unviable or unsustainable mitigation.

OBJECTIVE 9.06.00 MINING AND MINERALS

Ensure that mining operations are compatible with existing surrounding land uses and consistent with the Broward County Land Use Plan's policies regarding protection of natural resources including environmentally sensitive lands and water resource quality and quantity.

POLICY 9.06.01 Permit those land uses within designated mining areas which are identified in the Mining Permitted Uses subsection of the Plan Implementation subsection of the Broward County Land Use Plan.

POLICY 9.06.02 Comprehensive plans and/or land development regulations shall address the reclamation of completed mining excavations and their compatibility with existing surrounding land uses and water resource quality and quantity.

POLICY 9.06.03 Local land development regulations should require protective measures such as restrictions regarding blasting, noise, and air quality as well as fencing during excavation and provide that slopes be maintained after excavation of mining pits to provide for shallow water aquatic habitat, in order to protect the health, safety and welfare of Broward County's residents.

POLICY 9.06.04 For the purposes of the Broward County Land Use Plan mining does not include excavation solely in aid of on-site construction or excavation ancillary to on-site construction solely to remove undesirable or surplus materials from a site.

OBJECTIVE 9.07.00 FLOOD PRONE AREAS

Protect current and future populations, property and infrastructure in identified floodplains and areas subject to seasonal, periodic, or sea level rise related flooding.

POLICY 9.07.01 Local land development codes shall contain floodplain protection provisions consistent with the criteria and mapping of the Federal Emergency Management Agency.

POLICY 9.07.02 Local governments shall require that redevelopment within identified floodplains and low-lying areas subject to tidal inundation and/or sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, effectively addresses existing and potential flooding problems.

POLICY 9.07.03 Through provisions in local development regulations, public roads and parking lots shall be designed consistent with the criteria of the South Florida Water Management District.

OBJECTIVE 9.08.00 PROTECTION OF HISTORIC RESOURCES

Protect historic resources within Broward County from deterioration or loss.

POLICY 9.08.01 The Broward County Land Use Plan and local land use plans shall map and maintain a current list of historically, architecturally and archaeologically significant properties and address the protection of these historic resources.

POLICY 9.08.02 Local land use plans shall ensure the protection of historic resources.

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

POLICY 9.08.04 Local governments shall coordinate their historic resource protection activities with applicable state and federal laws.

POLICY 9.08.05 Broward County and its local governments shall consider the impacts of land use plan amendments on historic resources.

OBJECTIVE 9.09.00 DRAINAGE AND STORMWATER MANAGEMENT

Eliminate flooding problems while preserving groundwater quality through planned growth, the provision of drainage and stormwater management systems and the adoption of appropriate development codes and regulations.

POLICY 9.09.01 New development shall provide water storage capacity equal to that which existed under predevelopment conditions consistent with the water management regulations and plans of the South Florida Water Management District, Broward County Environmental Protection and Growth Management Department, Broward County and independent drainage districts.

POLICY 9.09.02 New non-residential development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with the Best Management Practices of the South Florida Water Management District.

POLICY 9.09.03 Broward County shall, in cooperation with the appropriate agencies, prepare studies to determine if additional regulations or programs are needed to ensure a comprehensive approach to identified and projected stormwater management problems and the protection of groundwater quality.

POLICY 9.09.04 Broward County shall, prior to approving land use plan amendments in the areas prone to flooding and/or the impacts of sea level rise, as identified on the Flood Plains, Flood Prone Areas, and Coastal High Hazard Areas Map and the Priority Planning Areas for Sea Level Rise Map, respectively, determine that the subsequent development will be served by adequate stormwater management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or areawide flooding.

OBJECTIVE 9.10.00 COORDINATE FUTURE LAND USES WITH TOPOGRAPHY AND SOILS

Coordinate future land uses with topography and soil conditions to protect Broward County's water supply and minimize flooding problems.

POLICY 9.10.01 Designate and protect the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35 for Conservation Use consistent with the policies under Objectives 6.01.00 and 6.02.00 in order to promote groundwater recharge and prevent salt water intrusion.

POLICY 9.10.02 Regulate development on flood prone soils, as defined by the U.S. Department of Agriculture Natural Resource Conservation Service, consistent with the criteria and mapping of the Federal Emergency Management Agency and the policies included under Objectives 9.07.00 and 9.09.00.

POLICY 9.10.03 To minimize soil erosion on new construction sites, the land development codes and regulations of all local governments entities should require treatments and other measures consistent with Chapter 27 of the Broward County Code.

POLICY 9.10.04 The recommendations of the U.S. Department of Agriculture Natural Resource Conservation Service should be utilized in Broward County's plat review process and the plan amendment review process for the Broward County Land Use Plan.

OBJECTIVE 9.11.00 CULTURAL RESOURCES

Promote and enhance opportunities for Broward County's residents and visitors to participate in the arts through accessibility to cultural facilities and activities.

POLICY 9.11.01 Broward County, through its Cultural Affairs Division, shall coordinate with local governments to ensure a role for art and culture in development plans, e.g., site plans and comprehensive plans, when practical.

POLICY 9.11.02 The Broward County Land Use Plan shall map and maintain a current list of cultural facilities.

POLICY 9.11.03 Broward County shall support the development of regional and local community cultural facilities readily accessible to residents.

POLICY 9.11.04 The Broward County Cultural Affairs Division shall work with private and public organizations to encourage availability of adequate public space in development plans for cultural purposes, such as exhibits, festivals and artist studios.

OBJECTIVE 9.12.00 ENHANCE BROWARD COUNTY'S TOURIST INDUSTRY

Increase Broward County's attractiveness to tourists through the establishment of a land use pattern and development regulations aimed at enhancing the area's natural and man-made environments such as beaches, shorelines and marine facilities.

POLICY 9.12.01 Establish a countywide land use pattern that will facilitate adequate access to multi-modal transportation options, including: walking, cycling, automotive, air, cruise ship, marine, bus, and rail.

POLICY 9.12.02 To ensure the adequate provision of public services and facilities, all local governments shall take into consideration Broward County's tourist population and the seasonal demands placed upon the County's infrastructure and natural resources.

POLICY 9.12.03 Activities intended to diversify Broward County's economy should not adversely impact the quality of life of the County's permanent, seasonal, or tourist populations.

POLICY 9.12.04 Broward County, in coordination with its local governments, shall seek funding for the acquisition of abandoned properties and undeveloped land in the coastal areas for increased passive recreation, open space and/or restoration to its natural state.

POLICY 9.12.05 Broward County should coordinate with its local governments and the State of Florida Department of Environmental Protection, Department of Transportation and the Division of Tourism in the provision of tourist facilities such as booths and roadside viewing sites as well as signage in parks and along roadways.

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

POLICY 9.12.07 Broward County and its local governments should address the integration of tourism in their cultural, historical, archeological and park and recreation plans.

POLICY 9.12.08 Broward County and its local governments should provide for public transportation, walking and bicycling opportunities to enhance tourism.

OBJECTIVE 9.13.00 DREDGE SPOIL DISPOSAL SITES

Ensure the availability of dredge spoil disposal sites for Broward County, Port Everglades, and those local governments that have spoil disposal responsibilities.

POLICY 9.13.01 Existing dredge spoil disposal sites shall be identified on the Natural Resource Map Series of the Future Broward County Land Use Plan Map (Series).

POLICY 9.13.02 In consultation with the Broward County Port Everglades Department, Broward County Environmental Protection and Growth Management Department, Florida Inland Navigation District and the U.S. Army Corps of Engineers, designate sufficient dredge spoil disposal sites which meet reasonable cost and transportation requirements and are consistent with the environmental and natural resource protection policies of the Broward County Land Use Plan, the dredge disposal policies and siting criteria of the Deepwater Port Component of the Broward County Comprehensive Plan for dredged material maintenance within Port Jurisdictional Area, and the Florida Inland Navigation District's Long Range Dredged Material Management Site Evaluation Criteria for dredged material maintenance outside of the Port Jurisdictional Area.

OBJECTIVE 9.14.00 PROTECTION OF AIR QUALITY

Improve the quality of air in Broward County by establishing land development regulations which promote Broward County's compliance with the Southeast Florida State Implementation Plan.

POLICY 9.14.01 Promote mass transit use and discourage automobile travel by encouraging local governments to locate mixed land uses along major roadway corridors with mass transit facilities.

POLICY 9.14.02 Large developments which generate high traffic volumes should be located with direct access to mass transit.

POLICY 9.14.03 Broward County and its local governments should review all proposed development with respect to the potential for related impacts to the regional air quality, negative impacts eliminated or effectively mitigated.

MIXED LAND USES

GOAL 10.00.00

PROMOTE THE EFFICIENT USE OF PUBLIC FACILITIES AND SERVICES THROUGH PLANNED COMMUNITIES WITH MIXED LAND USES AND CONSIDERATION OF ALL TRANSPORTATION MODES.

OBJECTIVE 10.01.00 INNOVATIVE LAND DEVELOPMENT TECHNIQUES AND REGULATIONS

Encourage the use of innovative land development regulations and techniques, for both residential and non-residential development in order to promote planned communities and activity centers designed for efficient use of public services and facilities.

POLICY 10.01.01 Encourage the use of mixed land use development regulations in those areas where compatible mixed land use patterns currently exist or are planned.

POLICY 10.01.02 Local governments should apply the Employment Center land use designations of the Broward County Land Use Plan to lands utilized or planned for mixed non-residential development.

POLICY 10.01.03(a) 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 including the incorporation of adequate pedestrian, bicycle and transit access and facilities for all users.

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

POLICY 10.01.04

For proposed new or revised Regional Activity Center or Local Activity Center areas, Broward County shall, to address new proposed dwelling units and impacts, coordinate and cooperate in assisting municipalities to identify existing and proposed policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing to serve such areas. Broward County shall accept from municipalities professionally accepted methodologies and best available data and analysis. Municipalities shall ensure adoption of appropriate policy and program implementation measures to achieve and/or maintain a sufficient supply of affordable housing to serve such areas. "Affordable housing" shall have the meaning as defined by the Broward County Land Use Plan, and includes housing for a range of incomes, including "moderate income," up to 120% of the median annual income adjusted for family size for households within the county. The median annual income estimate should be updated at least yearly.

In addressing the achievement and/or maintenance of a sufficient supply of affordable housing to serve a Regional Activity Center or Local Activity Center area, the municipality and Broward County may include, but shall not be limited to, consideration of the following:

- a. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/or other appropriate agencies, provide for the construction or supply of affordable housing;
- b. programs and policies involving mechanisms such as, but not limited to, impact fees, in-lieu fees, and/or public funds in which the municipality, and/or Broward County, and/or other appropriate agencies, provide funding to facilitate the affordable purchase or renting of housing;
- c. programs and policies in which the municipality and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. property tax abatement programs aimed at preserving or creating affordable housing;
- e. streamlined and reduced-cost permitting procedures for affordable housing;
- f. specific minimum set-aside requirements for new affordable housing construction;

- g. use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- i. land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units.

OBJECTIVE 10.02.00 REGIONAL ACTIVITY CENTERS

Encourage attractive and functional mixed living, working, shopping, education and recreational activities by establishing within the Broward County Land Use Plan a Regional Activity Center land use category.

POLICY 10.02.01 Local governments may propose land areas for designation as Regional Activity Centers within the Broward County Land Use Plan, consistent with the rules and procedures contained within the Regional Activity Center Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 10.02.02 Non-motorized transportation as well as mass transit shall be encouraged to serve Regional Activity Centers to reduce reliance upon automobile travel.

POLICY 10.02.03 To facilitate public transit access, integrated transportation systems should be encouraged to serve Regional Activity Centers.

POLICY 10.02.04 To enhance pedestrian movement and safety, the separation of pedestrian, bicycle and vehicular traffic should be encouraged, in a context sensitive manner, within Regional Activity Centers.

POLICY 10.02.05 Redevelopment activities should be encouraged within Regional Activity Centers.

POLICY 10.02.06 Local land use plans should provide for substantial housing opportunities within Regional Activity Centers to allow people to both live and work within such areas.

POLICY 10.02.07 Local land use plans shall include policies addressing the affordable/ workforce housing needs of regional activity centers.

POLICY 10.02.08 Regional Activity Centers may be proposed for areawide Developments of Regional Impact, and centers of regional tourism, employment or education activity.

POLICY 10.02.09 Park land and/or open space that is open to the public must be included as a functional component within a proposed Regional Activity Center.

OBJECTIVE 10.03.00 LOCAL ACTIVITY CENTER

Encourage compact development reflecting characteristics which includes a mixture of community-serving uses such as commercial, office, employment, civic and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Local Activity Center land use category within the Broward County Land Use Plan.

POLICY 10.03.01 A municipality may propose a specific land area for designation as a Local Activity Center within the Broward County Land Use Plan, consistent with the criteria contained within the Local Activity Center Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 10.03.02 The municipality shall include within their land use element policies that ensure the proposed Local Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk may be included within one Local Activity Center. The municipality shall include within their land use element policies that ensure that the proposed Local Activity Center will support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a Local Activity Center shall be directly accessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.

POLICY 10.03.03 Park land and/or open space that is accessible to the public must be included as a functional component within a proposed Local Activity Center.

POLICY 10.03.04 Housing opportunities must be included as a functional component within a proposed Local Activity Center.

POLICY 10.03.05 Local governments shall consider community needs for affordable housing when proposing a Local Activity Center and include within their local land use element policies which encourage affordable housing opportunities, through various mechanisms such as the utilization of "affordable housing units," the direction of public housing program funds into the Local Activity Center, reduced lot size

for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Local Activity Centers which propose to include "low income" housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

POLICY 10.03.06 Local governments shall include within their local land use element policies that promote the rehabilitation and use of historic buildings within a proposed Local Activity Center.

POLICY 10.03.07 Local land use elements shall require design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Local Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs which discourage high speed traffic.

POLICY 10.03.08 To reduce reliance on automobile travel, local governments shall ensure convenient access to mass transit or multi-modal facilities within a proposed Local Activity Center.

POLICY 10.03.09 Local governments shall include within their local land use element policies that encourage internal transit systems to serve the residents and employees within the proposed Local Activity Center (e.g. trolley, community transit services). Transit shelters should be incorporated in the local design guidelines to provide safe and comfortable service and to encourage transit usage.

POLICY 10.03.10 The development of key intersections or major transit stops to create nodes of development should be promoted within a proposed Local Activity Center.

OBJECTIVE 10.04.00 TRANSIT ORIENTED CORRIDOR

Facilitate mixed use development with access to transit stations or stops along existing and planned high performance transit service corridors (such as bus rapid transit or rapid bus) designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan, through the establishment of a Transit Oriented Corridor (TOC) land use category within the Broward County Land Use Plan.

State Road 7, which is an existing transit corridor designated for high performance transit service such as bus rapid transit, or rapid bus by the above referenced plans, may be appropriate for this designation. The Transit Oriented Corridor category may also be applicable along other existing and planned high performance transit corridors designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Transit Master Plan and Broward County MPO's Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan.

Land Use Criteria

- POLICY 10.04.01 Upon application, local governments must propose a specific land area for designation as a Transit Oriented Corridor. This designation may only be applied to areas within approximately ¼ mile on either side of the mainline transit corridor. The area may extend beyond ¼ mile around all major intersections, activity nodes and in locations served by existing or funded community shuttle service.
- POLICY 10.04.02 Residential use is required as a principal component within a Transit Oriented Corridor. Maximum residential density must be specified by the local government, may vary along the corridor, and must be described in the permitted uses section of the Broward County Land Use Plan. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the “Local Activity Center” (LAC) and “Regional Activity Center” (RAC) designations). When the density of the area is specified as units per gross acre the percentage distribution among the mix of uses must also be identified.
- POLICY 10.04.03 At least two non-residential uses must be permitted in the designated area as a principal use: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including “live work” buildings), research business, civic and institutional.
- POLICY 10.04.04 Minimum and Maximum FAR (Floor Area Ratio) for non residential uses within a Transit Oriented Corridor must be specified by the local government and described in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non residential intensities may vary along the corridor and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When non residential intensity is specified as a maximum FAR the percentage distribution among the mix of uses must also be identified.

POLICY 10.04.05 Additional or expanded stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and should be prohibited by the local government, or limited unless designed in a manner to encourage pedestrian and transit usage.

Design Guideline Principles

POLICY 10.04.06 Local land use element policies must include guiding principles for municipal design guidelines to adequately address the transition to adjacent residential development and to promote connectivity to transit stations and stops.

POLICY 10.04.07 Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a Transit Oriented Corridor.

POLICY 10.04.08 The municipality shall include within their land use element policies that ensure that areas designated as Transit Oriented Corridors include design features that promote and enhance pedestrian mobility, including connectivity to transit stops and stations, based on the following characteristics:

- Integrated transit stop with shelter, or station (within the TOC area).
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the TOC) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

POLICY 10.04.09 Local plan policies must include requirements for internal pedestrian and transit amenities to serve the residents and employees within the area designated as a Transit Oriented Corridor (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plaza (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas.)

POLICY 10.04.10 The intent of the required Design Guideline Principles is to provide guidelines for municipal implementation of the Transit Oriented Corridor land use category. Municipalities are encouraged to use some or all of the above design elements, or to develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking Transit Oriented Corridor land use category designations will only determine whether the municipality has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the land use designation sought.

Review Process Considerations

POLICY 10.04.11 The transportation impact analysis for a proposed Transit Oriented Corridor designation shall consider the modal shift provided through the provision of transit and the transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

POLICY 10.04.12 In consideration of non-residential land uses in areas proposed for designation as a Transit Oriented Corridor the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element rather than the alternative 10,000 square feet per gross acre utilized for non-residential impact analysis.

POLICY 10.04.13 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of a Transit Oriented Corridor which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.

OBJECTIVE 10.05.00 TRANSIT ORIENTED DEVELOPMENT

Encourage mixed use development in areas served by regional transit stations, such as Tri-Rail stations, major transit hubs, and neighborhood and regional transit centers as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Mass Transit Master Plan, Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan, through the establishment of a Transit Oriented Development (TOD) land use category within the Broward County Land Use Plan.

The TOD land use category must be supported by policies in the local land use element that incorporate design criteria to require pedestrian connectivity to regional transit stations with development that is mixed use with a "sense of place" and is transit supportive.

Land Use Criteria

POLICY 10.05.01 Residential use is required as a principal component within a Transit Oriented Development.

POLICY 10.05.02 Maximum Residential Density must be specified by the local government, may vary in the Transit Oriented Development, and must be described in the permitted uses section of the Broward County Land Use Plan (BCLUP). Residential densities may be specified, at the option of the local government, either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units like in the BCLUP "Local Activity Center" (LAC) and "Regional Activity Center" (RAC) designations). When the density of the Transit Oriented Development is specified as units per gross acre the percentage distribution among the mix of uses must also be identified.

POLICY 10.05.03 At least two non-residential uses must be permitted in the designated area as principal uses: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.

POLICY 10.05.04 Additional or expanded, stand alone automobile oriented uses such as: large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; "big box"/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and should be prohibited by the local government, or limited, unless designed in a manner to encourage pedestrian and transit usage.

POLICY 10.05.05 Minimum and Maximum FAR (Floor Area Ratio) for non residential uses within a Transit Oriented Development must be specified, by the local government in the permitted uses section of the Broward County Land Use Plan. Minimum non-residential FARs (Gross) of 2 are encouraged. Non residential intensities may vary in the TOD and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When non residential intensity is specified as a maximum FAR the percentage distribution among the mix of uses must also be identified.

Design Guideline Principles

POLICY 10.05.06 The municipality shall include within their land use element policies that ensure that Transit Oriented Development includes design features that promote and enhance pedestrian mobility, including connectivity to regional transit stations, based on the following characteristics:

- Integrated transit stop with shelter, or station (within the TOD area).
- Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a Transit Oriented Development.
- Wide (5 feet shall be the minimum consistent with ADA Requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the TOD) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

POLICY 10.05.07 Local governments shall include within their local land use element policies that require internal pedestrian and transit amenities to serve the residents and employees within the Transit Oriented Development (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas).

POLICY 10.05.08 The intent of the required Design Guideline Principles is to provide guidelines for municipal implementation of the Transit Oriented Development land use category. Municipalities are encouraged to use some or all of the above design elements, or to develop other design strategies, which accomplish the goals of using design elements to enhance pedestrian and transit mobility. County review of applications seeking Transit Oriented Development land use category designations will only determine whether the municipality has adopted, through plan policies, a cohesive set of implementation strategies to accomplish the design strategies sought, and will not seek to require a specific design approach or a fixed set of design approaches as a requirement for County approval of the land use designation sought.

Review Process Considerations

POLICY 10.05.09 The transportation impact analysis for a proposed Transit Oriented Development designation shall consider the modal shift provided through the provision of transit and the transit oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed use projects.

POLICY 10.05.10 In consideration of non-residential land uses in areas proposed for designation as a Transit Oriented Development, the impact analysis for the designation in the Broward County Land Use Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the effective local government land use element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.

POLICY 10.05.11 An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of a Transit Oriented Development which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality.

OBJECTIVE 10.06.00 MIXED USE – RESIDENTIAL

Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories within the Broward County Land Use Plan.

POLICY 10.06.01 Provide for residential mixed land use designations which allow a combination of residential, commercial, employment based and other appropriate uses as described in the permitted uses section of the Broward County Land Use Plan.

POLICY 10.06.02 Municipalities may propose specific land areas for designation as Low, Medium, Medium/High or High Intensity Mixed Use -Residential. Residential use will be a permitted use within each mixed land use category.

POLICY 10.06.03 Municipalities which propose a Mixed Use - Residential designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

POLICY 10.06.04 Municipalities which propose a Mixed Use - Residential designation shall include policies within their land use element which establish appropriate design standards, within their land development codes, to ensure a mixed use development is compatible with adjacent land uses and adjacent adopted Future Land Use designations.

LEVELS OF SERVICE

GOAL 11.00.00

PROVIDE LEVELS OF SERVICE FOR PUBLIC FACILITIES AND SERVICES SUFFICIENT TO MEET THE EXISTING AND FUTURE NEEDS OF BROWARD COUNTY'S POPULATION.

OBJECTIVE 11.01.00 ENSURE THAT FACILITIES AND SERVICES MEET LEVEL OF SERVICE STANDARDS

Ensure that public facilities and services meet those level of service standards established within the Broward County Comprehensive Plan and local comprehensive plans.

- POLICY 11.01.01 Local governments shall establish a level of service standard for each public facility located within the boundary for which such local government has authority to issue development orders or development permits pursuant to 9J-5.005(3) Florida Administrative Code.
- POLICY 11.01.02 Level of service standards shall be established within the Broward County Comprehensive Plan for countywide public facilities and services including recreation and regional transportation.
- POLICY 11.01.03 To maintain those level of service standards identified within the Broward County Comprehensive Plan and local comprehensive plans, Broward County shall, prior to final action on amendments to the Broward County Land Use Plan, determine whether adequate public facilities and services will be available when needed to serve the proposed development.
- POLICY 11.01.04 Prior to plat approval, Broward County and/or the appropriate local government shall ensure that the public facilities and services necessary to meet the level of service standards established within the Broward County Comprehensive Plan and affected municipal comprehensive plan will be available consistent with concurrency requirements, Chapter 163.3202(g) Florida Statutes, Chapter 163.3180 Florida Statutes 1999, as amended, and the concurrency management policies included within Goal 8.00.00 of the Broward County Land Use Plan.
- POLICY 11.01.05 Broward County shall continue to review and revise, where necessary, its land development codes and regulations to ensure that all new development in Broward County meets the level of service standards established within the Broward County Comprehensive Plan.
- POLICY 11.01.06 In order to ensure that land development contributes a proportionate share of the cost of public facilities and services, Broward County shall continue to implement the improvement, dedication and impact fee requirements contained within the Broward County Land Development Code, as amended.

LAND USE AND TRANSPORTATION

GOAL 12.00.00

COORDINATE TRANSPORTATION AND LAND USE PLANNING ACTIVITIES TO ENSURE MULTI-MODAL FACILITIES AND SERVICES ARE AVAILABLE TO MEET THE EXISTING AND FUTURE NEEDS OF BROWARD COUNTY'S POPULATION AND ECONOMY.

OBJECTIVE 12.01.00 COORDINATE TRANSPORTATION PLANNING ACTIVITIES WITH LAND USE DECISIONS

Coordinate transportation and land use planning activities of Broward County and its local governments to ensure that regional transportation levels of service standards established within the Broward County Comprehensive Plan are met.

POLICY 12.01.01 For those portions of the regional roadway network within their respective jurisdictions, local governments within Broward County shall adopt levels of service and concurrency management systems consistent with the Broward County Transportation Element.

POLICY 12.01.02 Broward County and its local governments shall utilize the highway capacity methodology endorsed by the Broward County Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners to determine the capacities and levels of service on the regional roadway network.

POLICY 12.01.03 Broward County shall maintain and make available to all local governments those impact and analysis studies and methodologies utilized to determine the impact of development and redevelopment on the regional roadway network.

POLICY 12.01.04 Broward County and its local governments shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the County.

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

POLICY 12.01.06 To minimize impacts on local transportation facilities, development which generates high traffic volumes should be located adjacent to or have safe and adequate access to principal arterials, expressways or other regional transportation facilities.

POLICY 12.01.07 Transportation facilities should be planned and located in a manner which minimizes the potential for adverse impacts on adjacent land uses.

POLICY 12.01.08 Multi-modal transportation facilities and services that accommodate pedestrians, bicycles and transit should be recognized and encouraged by Broward County and its local governments when making land use planning decisions.

- POLICY 12.01.09 In order to protect and promote the public health, safety and welfare, Broward County and its local governments should provide the means for pedestrian, bicycle and transit access consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- POLICY 12.01.10 No municipal government shall accept a building permit application, nor issue a building permit, unless the applicant presents evidence from Broward County either that the impact of the proposed development on the regional transportation network has been mitigated by payment of road impact fees or transit impact fees, based on the appropriate provisions of the Broward County Land Development Code, or that no such payment is due. The County Commission may adopt land development regulations which exempt from this requirement categories of building permits that clearly do not create additional transportation impacts.
- POLICY 12.01.11 The impact analysis for proposed amendments to the Broward County Land Use Plan shall continue to consider as significant those regional roadway segments that are projected to experience, as a result of the net effect from the proposed amendment, an impact of three percent (3%) or greater than the p.m. peak hour level of service capacity for those regional roadway segments.
- POLICY 12.01.12 Broward County shall continue to support and link local and state infrastructure investments to better coordinate multi-modal transportation and mixed land uses, which encourage a reduction in vehicle miles traveled and in greenhouse gas emissions, improved energy efficiency, affordable housing proximate to urban work centers, and progress toward other sustainability and quality of life measures.
- POLICY 12.01.13 Broward County shall, in cooperation with its municipalities, the Broward Metropolitan Planning Organization, Florida Department of Transportation and other agencies, consider climate change impacts in the design and location of transit oriented infrastructure and development, in order to protect public and private investment and the welfare and safety of current and future populations. The Priority Planning Areas for Sea Level Rise map in the Broward County Land Use Plan, which designates areas at increased risk of flooding due to, or exacerbated by, sea level rise over the next 50 years, shall provide guidance for this consideration in planning decisions.

OBJECTIVE 12.02.00 PROTECTION OF RIGHTS-OF-WAY

Ensure adequate and sufficient rights-of-way are available to accommodate all modes of travel and meet Broward County's future transportation needs.

- POLICY 12.02.01 In order to ensure that the rights-of-way necessary to accommodate all modes of Broward County's future transportation needs are available, Broward County shall implement the Broward County Trafficways Plan.
- POLICY 12.02.02 Rules for the implementation of the Broward County Trafficways Plan shall be contained within the "Documentation of the Broward County Trafficways Plan."
- POLICY 12.02.03 At the time of plat recordation rights-of-way shall be conveyed to the public by deed or easement sufficient to address the impact of development on transportation needs and to meet the requirements of the Broward County Trafficways Plan.
- POLICY 12.02.04 Local governments should adopt and implement land development regulations to provide for the reservation and acquisition of rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan.
- POLICY 12.02.05 In order to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.
- POLICY 12.02.06 In order to encourage multi-modal transportation systems consistent with the Broward Complete Streets Guidelines, Broward County and its local governments should promote the utilization of the "Context Sensitive Corridor" designation to provide for the reservation or acquisition of rights-of-way necessary for mass transit, bicycle and pedestrian facilities and services within their land development regulations.
- POLICY 12.02.07 Broward County, its local governments, and the Broward County Planning Council, in coordination with other transportation planning agencies, shall study and identify Trafficways Plan corridors appropriate for the Context Sensitive Corridor designation.

OBJECTIVE 12.03.00 TRANSPORTATION CATEGORY

Establish within the Future Broward County Land Use Plan Map (Series) a Transportation land use category to ensure the availability of land adequate to meet the current and future needs of Broward County's population and economy.

POLICY 12.03.01 Permit those land uses within designated transportation areas which are identified in the Transportation Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

INTERGOVERNMENTAL COORDINATION

GOAL 13.00.00

MAXIMIZE INTERGOVERNMENTAL COORDINATION AND COOPERATION AMONG STATE, REGIONAL AND LOCAL GOVERNMENTS.

OBJECTIVE 13.01.00 CONSISTENCY WITH LOCAL LAND USE PLANS

Continue to implement those requirements and procedures which ensure consistency among the Broward County Land Use Plan and the land use plans and land development regulations of Broward County's local governments.

POLICY 13.01.01 The Broward County Planning Council shall continue to administer the certification and recertification process established within the Broward County Charter to ensure the land use plans of Broward County's local governments are in substantial conformity with the Broward County Land Use Plan.

POLICY 13.01.02 For the purposes of certifying and recertifying local land use plans, the Broward County Planning Council shall continue to administer the requirements and implement the procedures identified within the Plan Implementation Requirements Section of the Broward County Land Use Plan and "Administrative Rules Document: Broward County Land Use Plan."

POLICY 13.01.03 To ensure that the land development regulations of Broward County's local governments are consistent with the Broward County Land Use Plan and certified local land use plans, the Broward County Planning Council shall continue to administer the requirements identified within the Plan Implementation Requirements Section of the Broward County Land Use Plan and "Administrative Rules Document: Broward County Land Use Plan."

POLICY 13.01.04 The Broward County Land Use Plan shall further the consistency and compatibility among the land use plans of Broward County's local governments through the Broward County Planning Council's certification and recertification process.

POLICY 13.01.05 Local land use plans shall contain policies which further consistency and compatibility among the plans of Broward County's local governments.

- POLICY 13.01.06 The land use plans and plan amendments of Broward County's local governments shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to their certification or recertification by the Broward County Planning Council.
- POLICY 13.01.07 The “Broward Comprehensive Plan Workshop,” supported in cooperation with Broward County, the Broward County Planning Council and the South Florida Regional Planning Council, and the South Florida Regional Planning Council sponsored “Broward Planners Technical Committee,” shall continue to serve as a forum for coordinating comprehensive planning activities within Broward County, including those related to the Broward County Land Use Plan.
- POLICY 13.01.08 The Broward County Planning Council shall continue to coordinate, cooperate and share information and services with all City and County planning offices and all local government agencies in order to ensure consistency and compatibility among the Broward County Land Use Plan and the other elements of the Broward County Comprehensive Plan, as well as municipal comprehensive plans.
- POLICY 13.01.09 The Broward County Planning Council shall continue to coordinate with the Broward County School Board through the Broward County League of Cities Technical Advisory Committee, the Planning Council’s land use plan and trafficways plan amendment process, and other appropriate means.
- POLICY 13.01.10 Local government utilization of the Broward County Land Use Plan "Flexibility Rules," as per Policies 1.01.03, 1.01.04, 1.02.01, 1.02.02, 2.04.04, 2.04.05, 3.01.06 and 3.02.02, shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered, in the following instances:
- A. Allocations to sites east of the Intracoastal Waterway which impact access to public beaches.
 - B. Allocations to sites which are contiguous to a municipality upon request of the contiguous municipality.

- C. Allocations to sites which are adjacent to an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan, or a Broward County or regional park, including sites which are attached, located within 500 feet, or separated only by streets and highways, canals and rivers or easements, upon request of the Broward County Commission. Additional rules and procedures for the processing of County Commission compatibility reviews shall be included in the County's administrative rules.

OBJECTIVE 13.02.00 CONSISTENCY WITH STATE AND REGIONAL PLANS AND COMPREHENSIVE PLANS OF ADJACENT COUNTIES

Establish procedures to ensure consistency and coordination among the Broward County Land Use Plan, the State of Florida Comprehensive Plan, the Regional Plan for South Florida, plans of municipalities and the Broward County School Board, plans of other units of local government which provide services but do not have land use regulatory authority and the comprehensive plans of adjacent counties.

POLICY 13.02.01 The Broward County Planning Council, as the Countywide Local Planning Agency (LPA), shall continue to use the Chapter 163, Florida Statutes local comprehensive plan review process as a means of ensuring coordination among the Broward County Land Use Plan, the State of Florida Comprehensive Plan, the Regional Plan for South Florida and the comprehensive plans of adjacent counties.

POLICY 13.02.02 The Broward County Planning Council shall continue to utilize its Trafficways Review Group to further consistency between the Broward County Trafficways Plan and the plans of appropriate state, regional and local governments.

POLICY 13.02.03 The Broward County Planning Council shall continue to coordinate and cooperate with the Florida Department of Transportation, the South Florida Regional Planning Council, the South Florida Water Management District and other appropriate state and regional agencies through formal and informal means, such as interagency agreements, and participation on formal committees.

POLICY 13.02.04 The Future Broward County Land Use Plan Map (Series) shall be compatible with the land use plans for Miami-Dade, Palm Beach, Collier and Hendry Counties.

POLICY 13.02.05 The Broward County Planning Council should continue to participate in the South Florida Regional Planning Council Development of Regional Impact Review process.

POLICY 13.02.06 The Broward County Planning Council will coordinate with the Broward County School Board and area colleges and universities to meet educational needs relevant to regional and local planning and growth management.

POLICY 13.02.07 Broward County will continue to coordinate with the Southeast Florida Regional Climate Change Compact County Partners, local Metropolitan Planning Organizations, South Florida Water Management District, South Florida Regional Planning Council, and state and federal partners to ensure that the latest available data and adaptation strategies are used to protect people, property, infrastructure and natural resources from the effects of a changing climate.

OBJECTIVE 13.03.00 ENSURE COORDINATION AMONG ESTABLISHED LEVELS OF SERVICE

Provide a forum for coordination of the levels of service established by Broward County's local governments and coordination of these levels of service with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

POLICY 13.03.01 In order to mitigate intergovernmental conflicts, the Broward County Planning Council shall participate in coordinating the implementation of those levels of service established by Broward County's local governments through the Broward County League of Cities Technical Advisory Committee.

POLICY 13.03.02 This policy was deleted by Amendment PCT 00-2.

OBJECTIVE 13.04.00 COORDINATE IMPACTS OF THE BROWARD COUNTY LAND USE PLAN

Provide and utilize coordination mechanisms to ensure that the impacts of development proposed in the Broward County Land Use Plan upon development in the municipalities, county, adjacent counties, the region and state are addressed.

POLICY 13.04.01 The Broward County Planning Council shall serve as a coordination mechanism for addressing intergovernmental impacts of development.

POLICY 13.04.02 The Broward County Planning Council shall coordinate and cooperate with the South Florida Regional Planning Council on an informal basis to address regional land use issues.

POLICY 13.04.03 Broward County shall utilize the informal mediation process of the South Florida Regional Planning Council to encourage development of a system of intergovernmental negotiation for siting locally unpopular public and private land uses, which considers the area served, impact on development patterns and natural resources, as well as cost-effectiveness.

REDEVELOPMENT AND INCOMPATIBLE USES

GOAL 14.00.00

ELIMINATE AREAS OF BLIGHT AND INCOMPATIBLE LAND USES.

OBJECTIVE 14.01.00 REDEVELOPMENT OF BLIGHTED AND DETERIORATING AREAS

Develop and implement land use programs to encourage redevelopment activities within identified blighted and deteriorating areas.

POLICY 14.01.01 The Broward County Land Use Plan shall give priority to plan amendment proposals which are aimed at facilitating urban redevelopment and eliminating blighted and deteriorating areas.

POLICY 14.01.02 The Broward County Land Use Plan shall encourage planned commercial or mixed use centers within non-residential redevelopment areas.

POLICY 14.01.03 Increased densities within redevelopment areas should be supported by plans to address their impacts on existing land uses and residents and by plans to improve community facilities and services.

POLICY 14.01.04 Historic resources within redevelopment areas should be protected and restored.

OBJECTIVE 14.02.00 ENCOURAGE ELIMINATION OR REDUCTION OF INCOMPATIBLE OR INCONSISTENT LAND USES

Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

- POLICY 14.02.01 The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and local land use plans. It is recognized that approved redevelopment plans aimed at eliminating or reducing blighted and deteriorating areas may appropriately promote the introduction of land use patterns in variance from existing land use patterns.
- POLICY 14.02.02 Local land use plans shall ensure that commercial, industrial and other non-residential land use plan designations are located in a manner which facilitates their serving, but does not adversely impact existing and designated residential areas.
- POLICY 14.02.03 In order to prevent future incompatible land uses, the established character of predominately developed areas shall be a primary consideration when amendments to the Broward County Land Use Plan are proposed.
- POLICY 14.02.04 Broward County's local governments shall minimize the impacts of existing incompatible land uses through requirements within their land development codes and regulations, such as buffering and setbacks.
- POLICY 14.02.05 Local governments shall employ their local land use plans and development regulations to establish appropriate intensity standards for non-residential future land use categories compatible with adjacent existing and future land uses.
- POLICY 14.02.06 Local land development regulations shall include requirements for adequate buffering between utilities and any land use which allows residential developments to ensure utilities uses are compatible with residential uses.

OBJECTIVE 14.03.00

(This section deleted by Amendment PCT 02-12)

OBJECTIVE 14.04.00 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Establish land development regulations that employ Crime Prevention Through Environmental Design (CPTED) principles to reduce the incidence of crime and protect the safety and welfare of all Broward County residents.

- 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.
- POLICY 14.04.02 Broward County and its local governments should conduct a CPTED review of all site plans and roadway and street and highway projects.

PORT AND AIRPORT USES

GOAL 15.00.00

PROVIDE PORT AND AIRPORT FACILITIES SUFFICIENT TO MEET BROWARD COUNTY'S EXISTING AND FUTURE NEEDS.

OBJECTIVE 15.01.00 PORT EXPANSION

Ensure adequate land is available to support the growth of Port Everglades while protecting marine and other natural resources.

- POLICY 15.01.01 Areas under the jurisdiction of the Port Everglades Department shall be designated under the Transportation land use category as defined within the Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.
- POLICY 15.01.02 Port Everglades should be developed in a manner which is sensitive to marine and other natural resources, consistent with the goals, objectives and policies of the Port Everglades Master Plan.
- POLICY 15.01.03 The Broward County Planning Council shall coordinate with the Port Everglades Department, the Broward County Environmental Protection and Growth Management Department and the Cities of Fort Lauderdale, Dania Beach and Hollywood to ensure compatibility between the Port Everglades Master Plan, the Broward County Land Use Plan and local land use plans.

OBJECTIVE 15.02.00 AIRPORT EXPANSION

Ensure adequate land is available for those airports necessary to serve Broward County's existing and future population and economy.

- POLICY 15.02.01 The general location of proposed airport facilities shall be identified on the Future Broward County Land Use Plan Map (Series).

POLICY 15.02.02 Existing airports and lands committed for airport use shall be designated under the Transportation land use category as defined within the Permitted Uses subsection of the Plan Implementation Requirements Section of the Broward County Land Use Plan, and should not be converted to other uses unless adequate replacement sites and facilities have been provided.

OBJECTIVE 15.03.00 AIRPORT/HELIPORT LAND USE COMPATIBILITY

Identify and reduce incompatible land uses adjacent to existing and proposed airport/heliport facilities.

POLICY 15.03.01 Areas surrounding existing and proposed airports/heliports shall be planned to promote compatible land uses consistent with the affected elements of comprehensive plans of local governments.

POLICY 15.03.02 Within areas surrounding existing or committed airports/heliports, Broward County's local governments shall not issue development orders for land uses or structures that are incompatible with airport/heliport uses, pursuant to the Development Review Requirements subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

POLICY 15.03.03 The recommendations of adopted Part 150 Study Technical Reports shall be taken under consideration during land use decisions affecting airports/heliports and their adjacent areas.

POLICY 15.03.04 The Broward County Planning Council, in coordination with all affected local governments and the Broward County Aviation Department, shall identify land use compatibility issues with respect to the development of new and expansion of existing airport and heliport facilities within Broward County and, if warranted, propose additional land use plan policies to prevent and eliminate incompatibilities.

POLICY 15.03.05 Broward County's local governments shall protect from obstruction Federal Aviation Administration approved and locally adopted aircraft air corridors.

URBAN CORE(S)

GOAL 16.00.00

(This section deleted by Amendment PCT 94-1)

URBAN INFILL AREAS, URBAN REDEVELOPMENT AREAS AND DOWNTOWN REVITALIZATION AREAS

GOAL 17.00.00

DIRECT GROWTH TO IDENTIFIED URBAN INFILL, URBAN REDEVELOPMENT AND DOWNTOWN REVITALIZATION AREAS WITHIN BROWARD COUNTY IN ORDER TO DISCOURAGE URBAN SPRAWL, REDUCE DEVELOPMENT PRESSURES ON RURAL LANDS, MAXIMIZE THE USE OF EXISTING PUBLIC FACILITIES AND CENTRALIZE COMMERCIAL, GOVERNMENTAL, RETAIL, RESIDENTIAL AND CULTURAL ACTIVITIES.

OBJECTIVE 17.01.00 IDENTIFICATION OF URBAN INFILL, URBAN REDEVELOPMENT AND DOWNTOWN REVITALIZATION AREA(S)

Identify urban infill, urban redevelopment, and downtown revitalization area(s) within Broward County containing residential and non-residential uses, such as office, retail and community facility uses where public services and facilities are in place.

POLICY 17.01.01 Criteria and definitions for identifying urban infill, urban redevelopment, and downtown revitalization area(s) in Broward County shall be established within the Plan Implementation Requirements Section of the Broward County Land Use Plan.

POLICY 17.01.02 Urban infill, urban redevelopment, and downtown revitalization areas shall be mapped within the Future Broward County Land Use Plan Map (Series).

OBJECTIVE 17.02.00 LAND USE, PUBLIC FACILITIES AND SERVICES AND EMPLOYMENT INTENSITIES

Establish criteria which encourage development of urban infill, urban redevelopment and downtown revitalization area(s) to promote economic development, increase housing opportunities, and maximize use of existing public facilities and services.

POLICY 17.02.01 Local land use plans should include policies which identify standards to increase economic development and employment opportunities within urban infill, urban redevelopment and downtown revitalization area(s).

POLICY 17.02.02 Local land use plans should include policies to provide for adequate housing opportunities necessary to accommodate all segments of present and future residents of identified urban infill, urban redevelopment and downtown revitalization area(s).

- POLICY 17.02.03 The Broward County Land Use Plan and local land use plans shall encourage mixed use developments within urban infill, urban redevelopment and downtown revitalization area(s).
- POLICY 17.02.04 A local government in Broward County may grant an exception from the concurrency requirement for transportation facilities pursuant to the provisions of Section 163.3180(5)(d), Florida Statutes, if the proposed development is otherwise consistent with the adopted local government comprehensive plan, and is a project that promotes public transportation and is located within a "Regional Activity Center" as described in and defined by the Broward County Land Use Plan (as of August 19, 2002), and is within an area that contains major public and private postsecondary institutions of higher learning. The local government must also have considered the proposed development's impacts on the Florida Intrastate Highway System, as defined in Section 338.001, Florida Statutes.
- POLICY 17.02.05 Integrated transportation systems, mass transit facilities, bikeways and pedestrian corridors should be encouraged to serve urban infill, urban redevelopment and downtown revitalization area(s) to reduce reliance upon automobile travel and increase physical activity opportunities consistent with the Broward Complete Streets Guidelines, or equivalent principles.
- POLICY 17.02.06 The Broward County Comprehensive Plan and local comprehensive plans shall establish standards and monitoring procedures for the expansion of mass transit, pedestrian travel and other forms of non-automobile travel within urban infill, urban redevelopment and downtown revitalization area(s).
- POLICY 17.02.07 Broward County shall consider the potential transportation impacts of proposed Broward County Land Use Plan "Urban Infill, Urban Redevelopment and Downtown Revitalization Areas" on adjacent municipalities.