

BROWARDNEXT

Broward County Land Use Plan 7-year Update

STEERING COMMITTEE



October 31st Agenda

Call to Order

1. AFFORDABLE HOUSING POLICY DISCUSSION AND DIRECTIVE
2. RESILIENCY PLANNING AND SEA LEVEL RISE POLICY DISCUSSION AND DIRECTIVE
3. TRANSPORTATION SUBJECT MATTER EXPERT PRESENTATIONS DISCUSSION
4. OTHER BUSINESS

Adjournment

Also visit the BrowardNext website for more information:
<https://www.broward.org/BrowardNext/Pages/default.aspx>

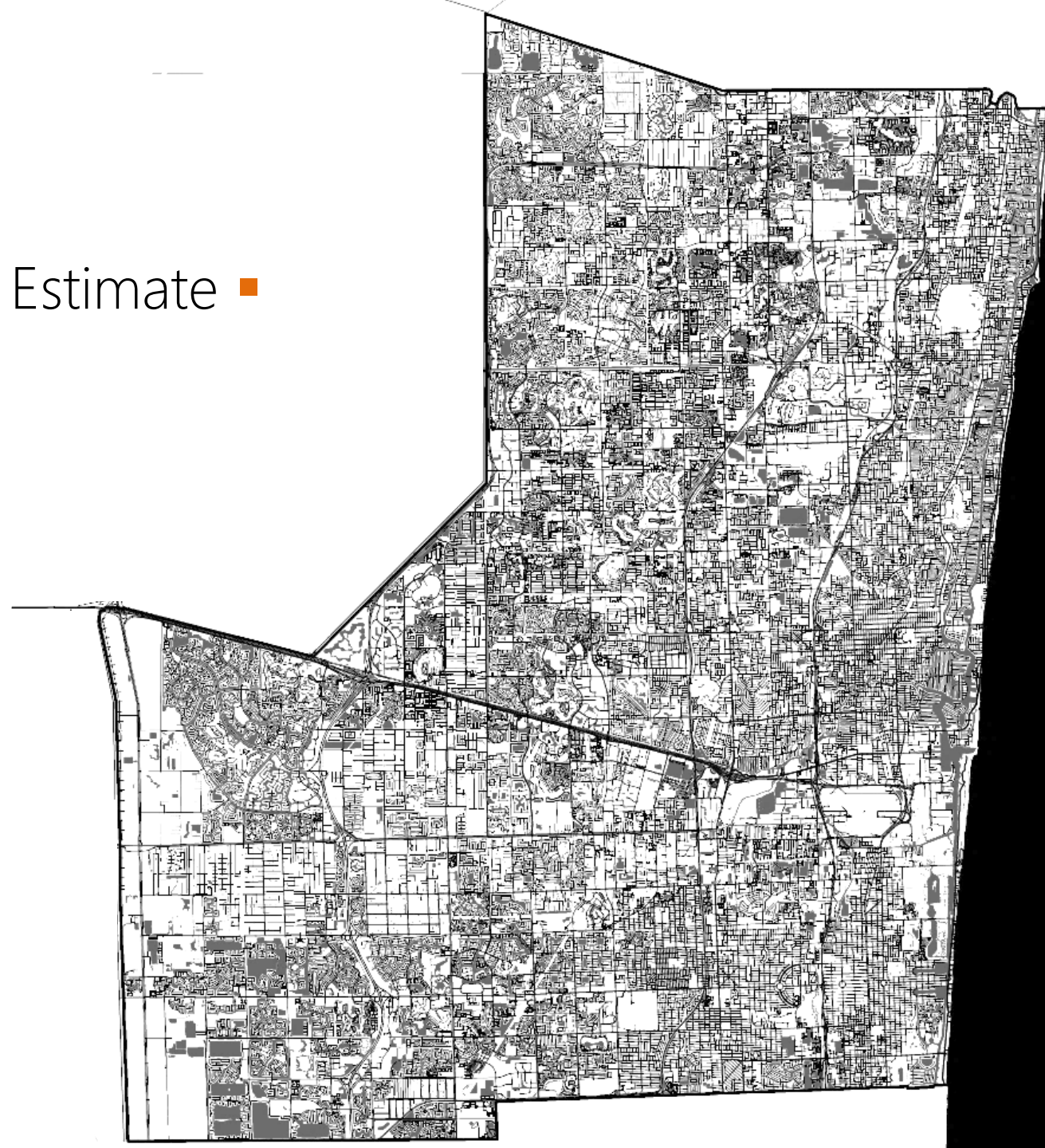
Overview of Planning and Development in Broward County



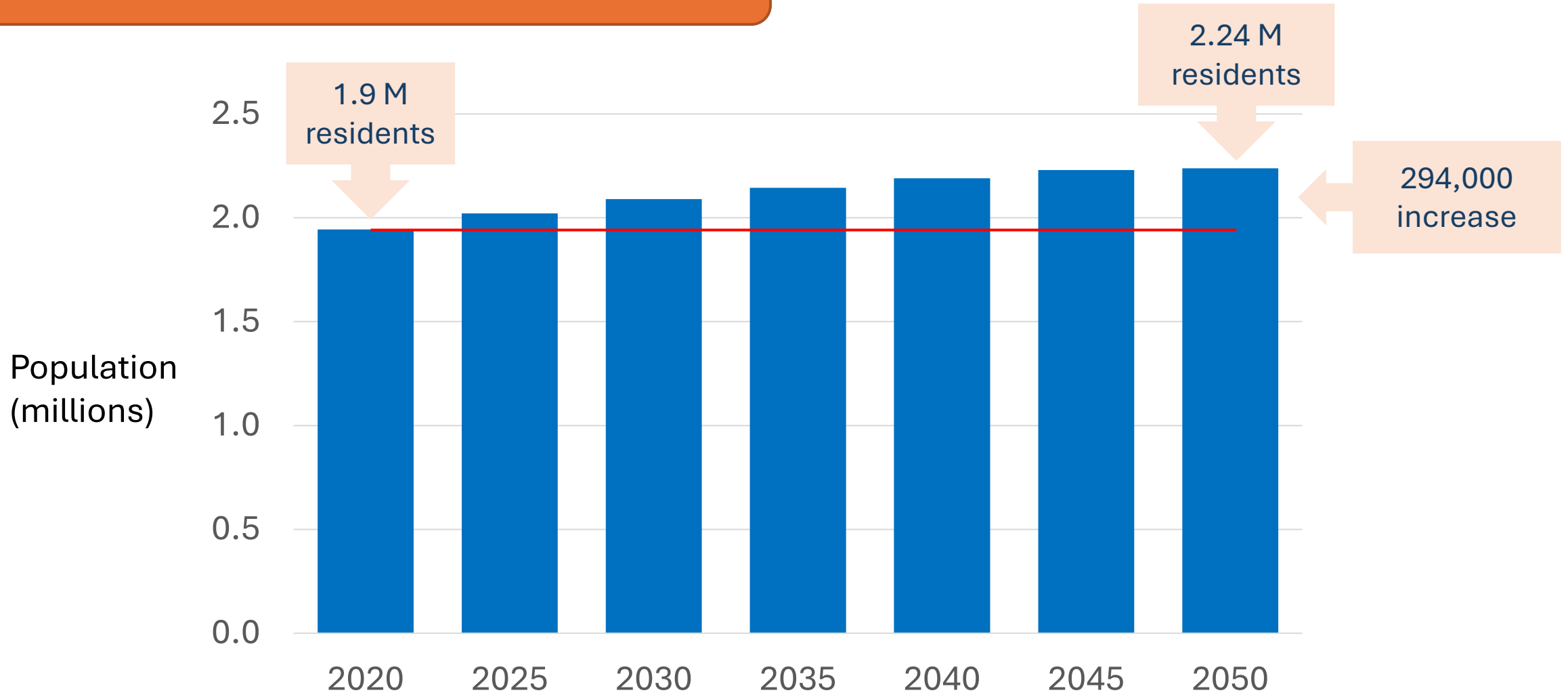
2024

Population Estimate ■

1,978,443



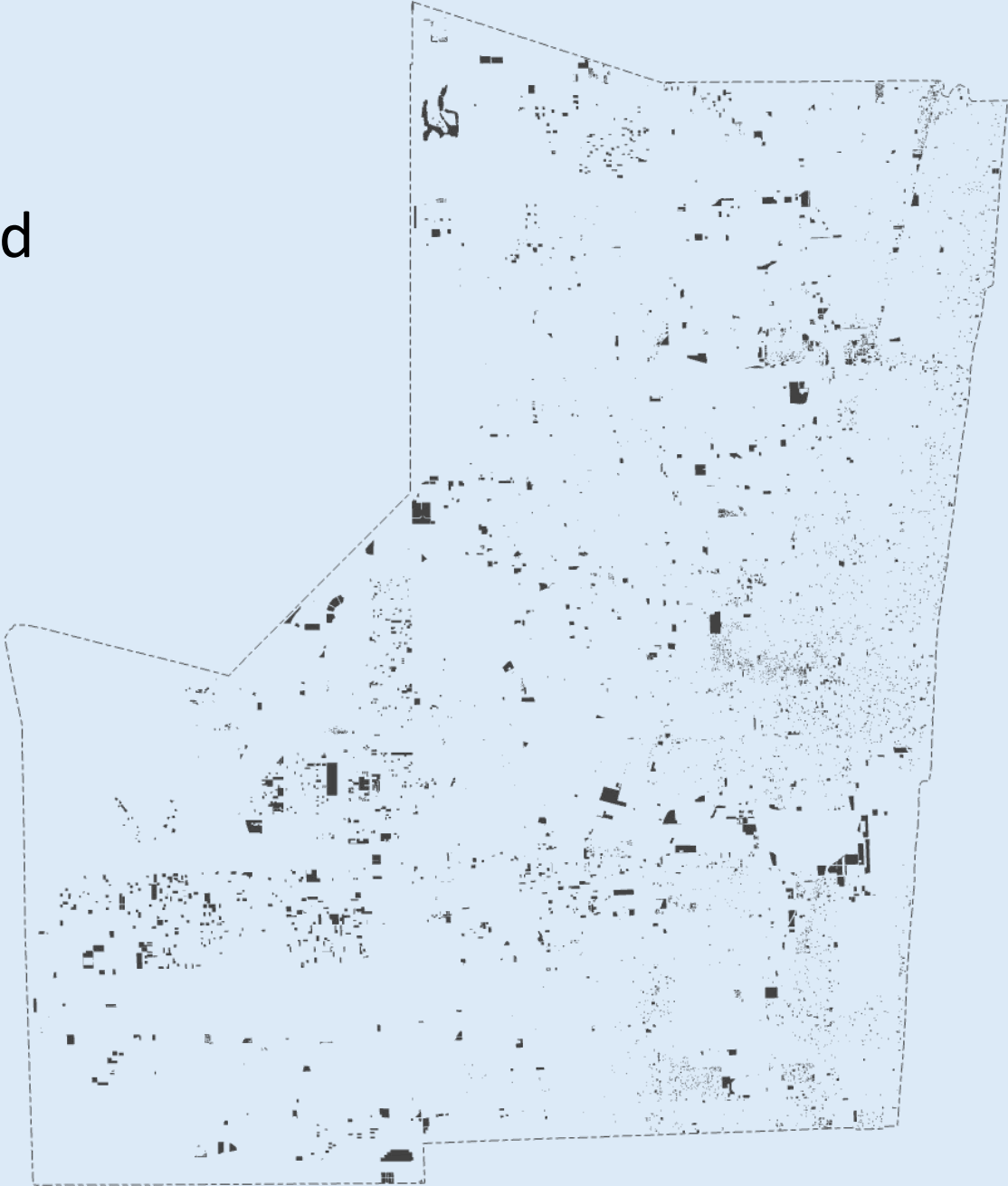
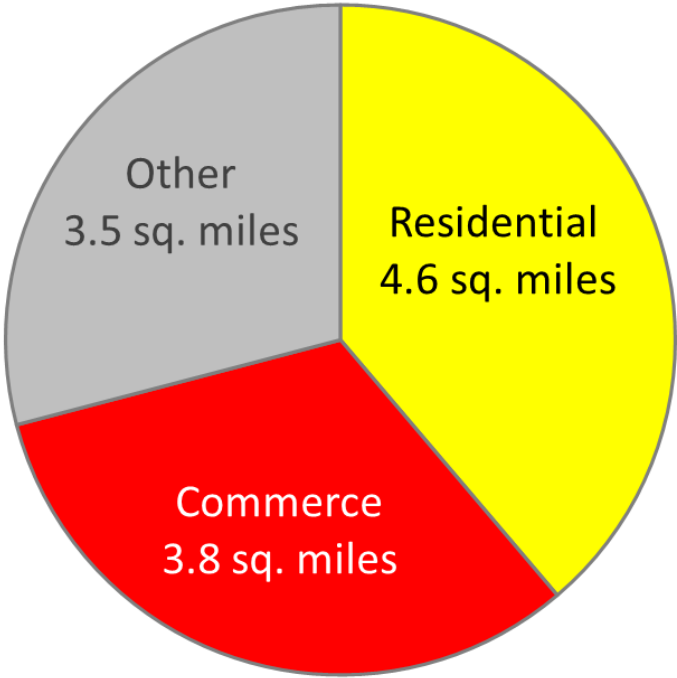
BEBR 2021 – 2050 Projections



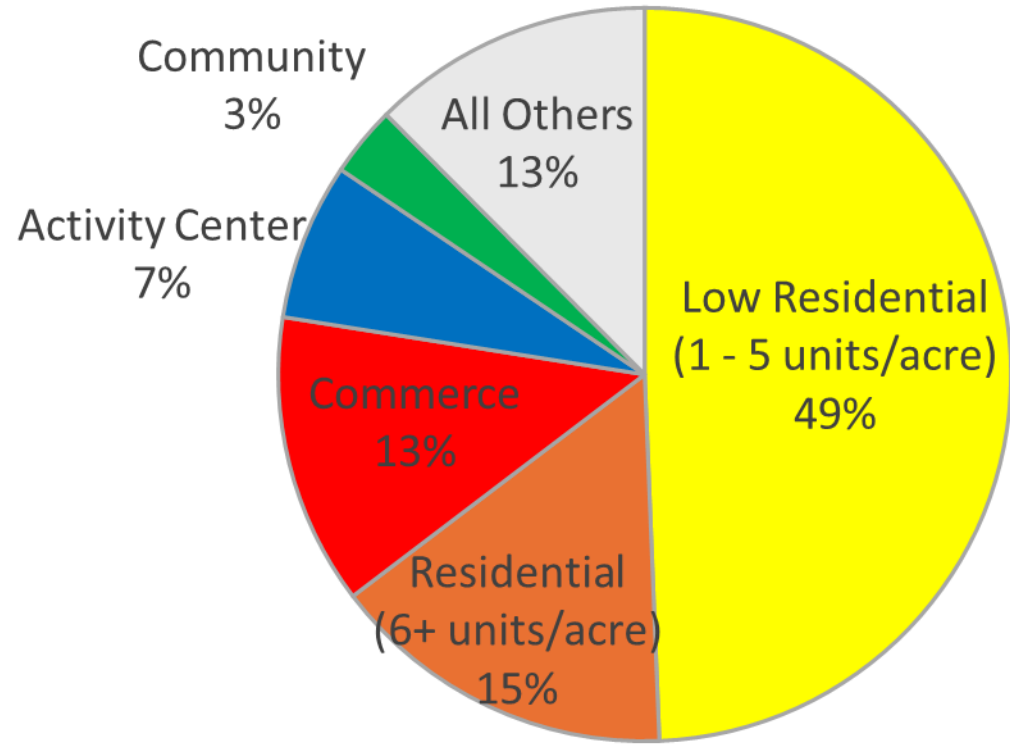
Source: University of Florida BEBR

Broward is Almost Built-Out

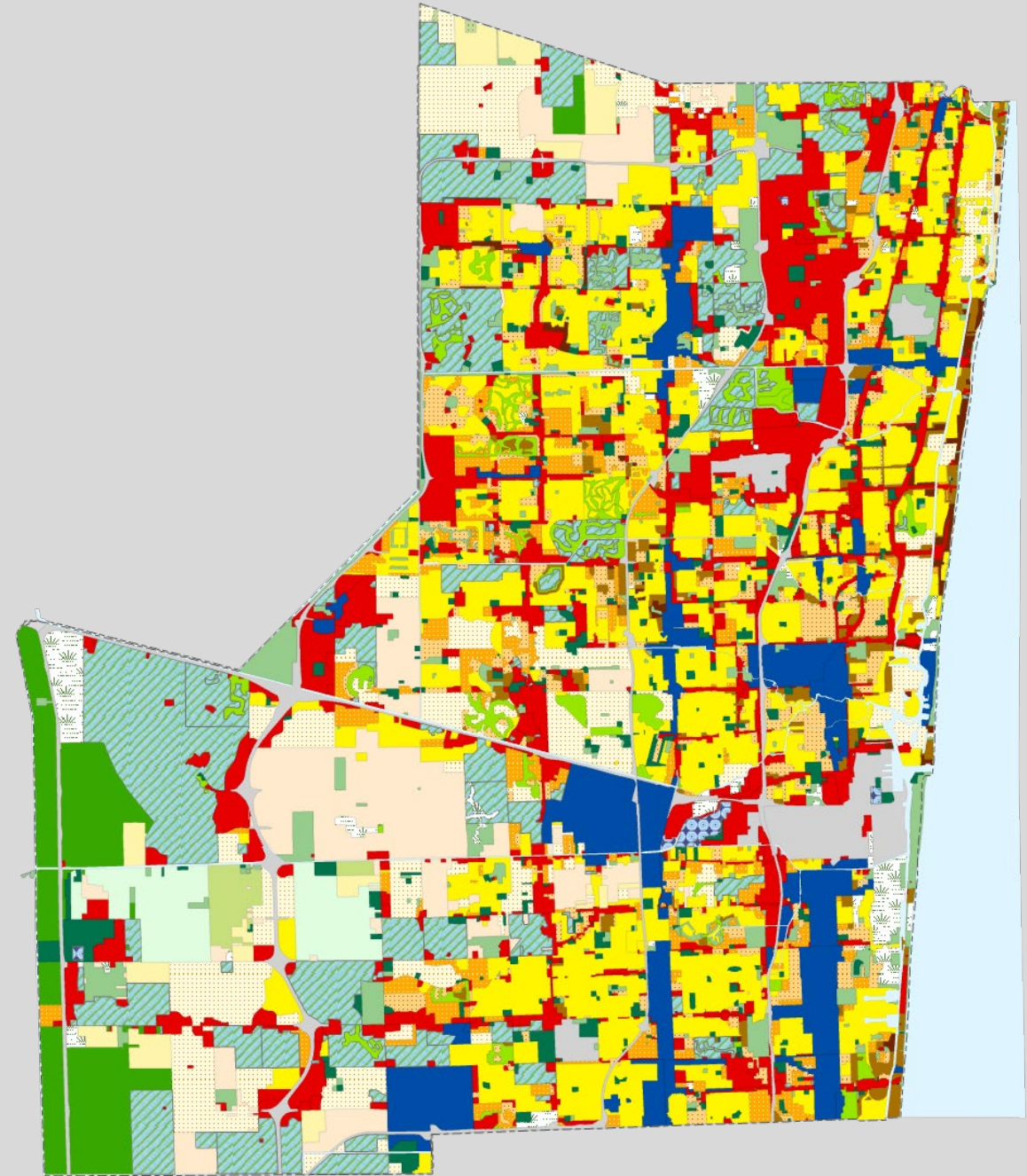
12 sq. miles (2.8 %) vacant developable land



Future Land Use Designations



Source: BCLUP Aug 2024, excludes Water and Transportation



Framework 2024

Highlights

as supported by the Steering Committee

Highlighted Regional Issues

- Review and Update
 - Clean-up/Housekeeping
 1. Climate Change Resilience
 2. Targeted Redevelopment
 3. Multi-Modal
 4. World-Class Natural Resource Protection & Enhancement
 5. Housing Affordability
 6. Disaster Planning & Post Disaster Redevelopment
 7. Renewed Intergovernmental Partnership

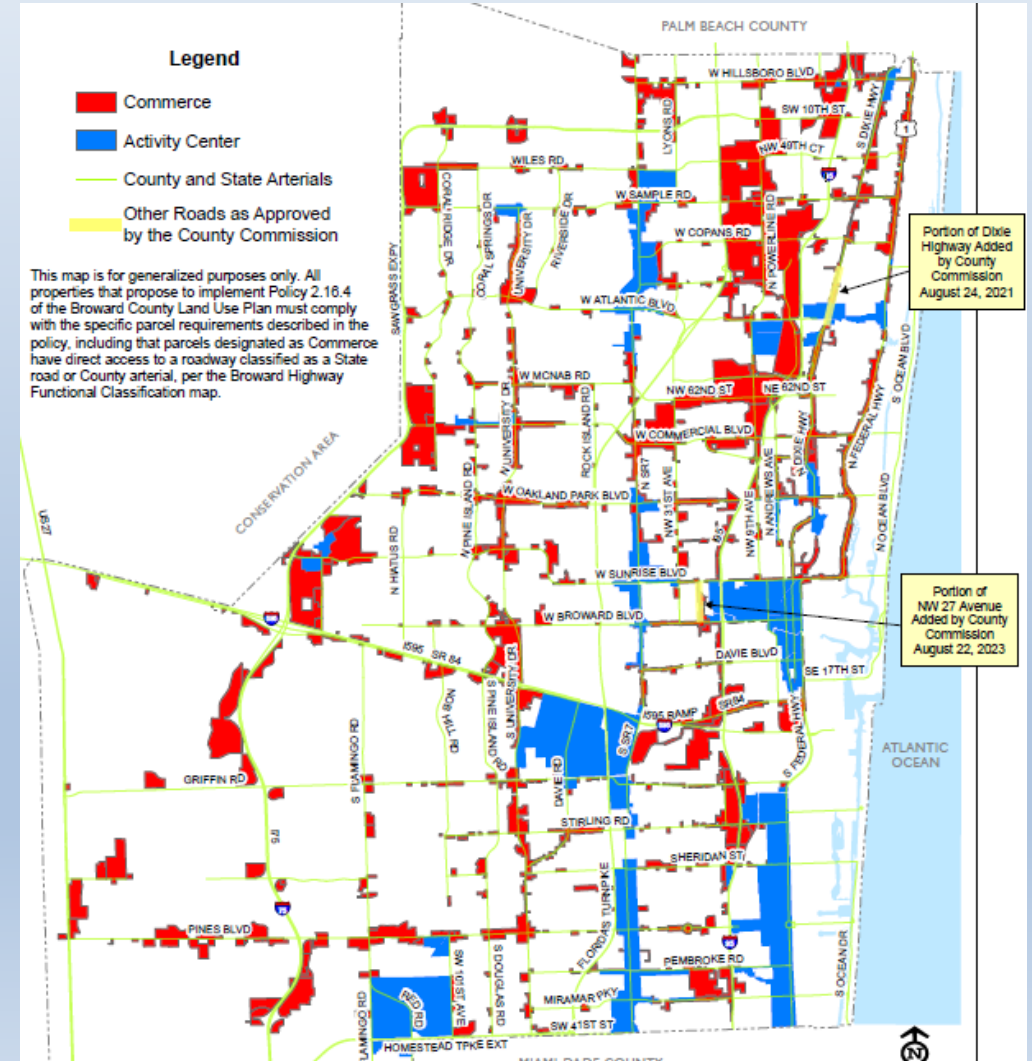
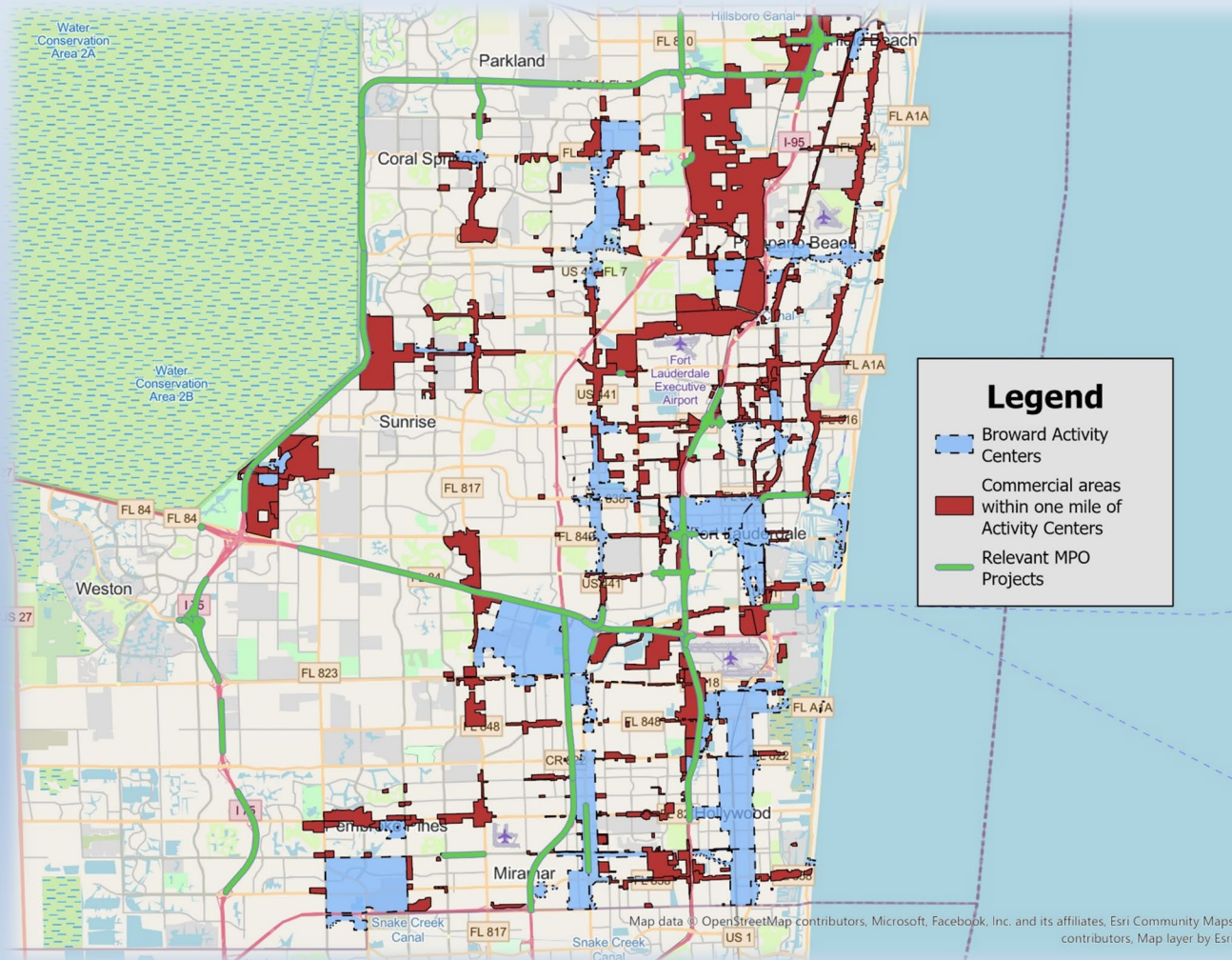
Policies Section

- Policy Updates, Modifications or Additions
 - Consider expansion of Policy or additional Policy or definition to memorialize Single Occupancy Residential density calculations such as sleeping rooms that share common living facilities such as kitchens and gathering areas, consistent with the Broward Affordable Housing Master Plan recommendations.

Policies Section (continued)

- **Update, Modify or Additional Policy(ies) to Affordable Housing Section** to reflect additional incentives and/or densification opportunities, consistent with the **Broward Affordable Housing Master Plan recommendations**, such as:
 - **POLICY 2.16.2 (Land Use Plan Amendment Requirements):** Reconsider amendment applicability and corresponding Administrative Rules Document, Article 5 in-lieu of references for set asides and voluntary payments. Reconsider payment amount to be consistent with Policy 2.16.4.
 - **POLICY 2.16.3 (Bonus Density):** Examine additional densification opportunities for bonus density.
 - **POLICY 2.16.4 (Residential by Right - Commerce and Activity Centers):** Examine the inclusion of additional land use designations (such as medium to high residential densities) within one-half mile of passenger rail stations.
 - **POLICY 2.16.5 (Residential by Right on Government Owned Parcels):** Examine expansion of ownership to other quasi-governmental agencies.

Comparison: Municipal Redevelopment Impact Areas vs. Policy 2.16.4





Policies Section (continued)

- Update, Modify or Additional Policy(ies) to Climate Resiliency, Adaptation Action Areas and Priority Planning Areas Section to address new vulnerability study outcomes, updated groundwater mapping, etc.
- Update, Modify or Additional Policy(ies) to Environmentally Sensitive Lands Section to address conflicts with Broward County Code of Ordinances and processes, as appropriate.

Permitted Uses Section

- Consider the addition of affordable housing opportunities on lands designated **Recreation and Open Space** (mimic Community Facilities permitted use and criteria up to 5 acres) or other Permitted Uses as appropriate.
- Redirect the Residential "dashed-line area" designation to a more powerful and flexible tool to accommodate smaller areas of redevelopment that currently utilize the Activity Center designation. There is potential to promote densification, **consistent with the Broward Affordable Housing Master Plan recommendations.**

Recommended Practices

- Consider recommended practices and local government consideration of intensity incentives for non-residential uses when preserving tree canopy, LEED building, green roofs, cool pavements, etc. that will likely reduce heat islands.
 - Consider for Policy Section.



Natural Resource Map Series

- Refine the Wellfield map to accurately reflect Zones 1, 2 and 3.
- Examine Environmentally Sensitive Lands map to identify and remove properties that were permitted and developed.
- Update Floodplains map to add “Coastal Storm Area” per Policy 2.12.4 and check map for updated Federal Emergency Management Agency data and maps.

Administrative Rules Document: BrowardNext



ARTICLE 3.5(A)(3) – Consideration of expansion of mixed residential to include both horizontal and vertical integration of retail and office uses on higher density Residential (over 25 dwelling units per acre).



ARTICLE 4 - Consideration of additional platting exemptions.



ARTICLE 5 - Reconsideration of voluntary buyout amount for affordable housing to mimic Policy 2.16.4.

Affordable Housing Discussion

August 15 Kick-Off Meeting Comments

- Consider inclusion of statutory Live Local Act authorization in BCLUP.
- Consider elimination of the in-lieu payment for Policy 2.16.4.
- Ensure that long-term neighborhood residents are not displaced from their homes due to redevelopment.
- Consider the conversion of non-residential uses such as offices and hotel units to residential uses.

Affordable Housing

September 11 Broward Workshop Group



- Consider additional platting exemptions for affordable housing.
- Continued examination of additional residential by right.
- School Impact Fee reductions and exemptions for affordable housing. (The School Board of Broward County)

Affordable Housing SME

September 12 and 26 SME

- Consider additional platting exemptions for affordable housing.
- Consider the elimination of the plat note amendment process. (BCLDC)
- Consider parking reductions. (Local Governments)
- Continued examination of additional residential by right in other permitted uses.
- Consideration of increase to residential density cap for affordable housing.
- School Impact Fee reductions and exemptions. (The School Board of Broward County)
- Consider mixing income requirements (Example: 15% affordable housing – 12% moderate income and 3% low or very-low)
- Consider modification of Policy 2.16.4 regarding non-residential thresholds for developments over 5 acres and eliminate number 9 (site planning).

Resiliency and Sea Level Rise SME

October 17 SME

- Policy protection and consideration of range of green (softer, natural techniques for living shorelines such as vegetation, edging and sills) and gray (harder techniques for shoreline and offshore coastal structures such as breakwater, revetment and bulkhead) to reduce a range of wave energy and prevent erosion.
- Protection of existing affordable housing through retroactive dry or wet proofing.
- Encourage local government codes to:
 - incentivize (re)development with resiliency criteria;
 - consider road designs that include rainfall design storm even and tidal flooding beyond FDOT Greenbook;
 - consider adoption of storm water regulations incorporating future groundwater conditions into the pre and post development;
- Identify Resilient Growth Priority Areas: Study and identify priority areas for development/redevelopment that advance the County's resilience goals. Might include areas of lower flood risk, connected to desired infrastructure and community services.
- Apply the Countywide Resilience Plan and Scenario Viewer in Review of all Land Use Proposals: Evaluate all land use proposals for future flood risk and assignment of water management needs.

Resiliency and Sea Level Rise SME



October 17 SME (continued)

- Enhance Green Streets Requirements: Promote the conversion of selected neighborhoods from 2-way roads to 1-way roads with green infrastructure.
- Reduce Impervious Cover: Provide incentives for property owners to convert impervious area to pervious area on private property for purposes of drainage.
- Increase Stormwater Storage/Management Requirements: Increase required onsite storage capacity requirements on land being developed or redeveloped.
- Green Development Incentives - Facilitate development incentives and variances for providing additional storage at new developments and redeveloped properties if a "net benefit" to the community would be achieved, such as additional density bonuses for enhanced stormwater management or green infrastructure.
- Discourage Large Surface Parking Lots: Provide incentives and/or regulations for property owners to replace asphalt parking lots with parking garages or other alternatives.

Resiliency and Sea Level Rise SME

October 17 SME (continued)

- **Adaptively Manage the County's Seawall Ordinance:** Revisit minimum elevation requirements for tidal flood barriers as sea levels rise. Prepare an updated seawall ordinance to upgrade seawalls from the current 5.0 feet to 7.0 feet NAVD - or appropriate flood protection levels - based on sea level rise trends and projections.
- **Resilient Complete Streets Design Standards:** Incorporate resilience standards into complete streets projects and standard designs, including bioswales, permeable paving, planted areas, street trees, lighter/reflective paving, and shade structures through resilient complete streets design standards (see NACTO urban street design guide as a reference).
- **Resilience through Overlay Districts:** Explore the use of overlay districts to further resilience as part of land use development requirements, particularly in furtherance of green infrastructure to address the combined heat and flood risk in priority areas.



Resiliency and Sea Level Rise Adjacent

August 15, 2024 - Kick-Off Meeting Comments:

- Continued consideration of expanding open space opportunities to accommodate anticipated population growth, as few local governments will have additional budgetary or land opportunities. New multi-family buildings often include interior recreational opportunities.
- Consider separated shared-use paths, for safety and their use as park space.

BROWARDNEXT ROADMAP

