



# MEMORANDUM

AGENDA ITEM #6b

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DATE: MAY 4, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: BROWARD COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On March 31, 2009, Council staff received proposed plan amendment #09-1ARA to the Broward County Comprehensive Plan (BCCP) for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

## Community Profile

Broward County, incorporated in 1915, is a highly-urbanized county located in the southeastern portion of Florida. The 2008 population is estimated to be 1,758,494, an 8.3 percent increase since 2000. It is the 15<sup>th</sup> largest county in the nation. Broward County contains 1,197 square miles of land, of which the western two-thirds is held in conservation areas and the eastern one-third is considered developable. Population densities in the eastern part of the County average 4,318 people per square mile. Continued population growth and a growing economy, coupled with limited undeveloped land have resulted in pressures for infill and redevelopment at higher densities in the County. This creates the need to address issues related to school facilities, water supply, affordable housing and traffic congestion. Through its charter responsibilities, Broward County regulates the land use plans of its 31 municipalities. The County works closely with its cities to provide a consistent, comprehensive planning effort. Notable among the coordinated planning efforts is the State Road 7/U.S. 441 Collaborative. The general location of the County is shown in Attachment 1.

## Summary of Staff Analysis

Proposed amendment package #09-1ARA would amend the Conservation, Intergovernmental Coordination, Transportation, Future Unincorporated Area Land Use, and Housing Elements of the Broward County Comprehensive Plan (BCCP). A summary of the proposed amendments in this package follows.

### **Conservation Element (County Amendment No. 09-1-T2)**

The proposed amendments to this Element aim to fulfill legislative requirements for water supply planning and energy conservation. The key amendments to the Objectives and supporting Policies include:

- Develop a Countywide Climate Change Program to mitigate and adapt to the consequences of climate change;
- Revisions to the average daily per capita water demand as reflected in current Consumptive Use Permits for all four (4) utility districts of the Broward County Water and Wastewater Services (BCWWS);
- Continue development of county-wide water conservation programs including NatureScape Broward and NatureScape Irrigation Service; and
- Pursue use of regional reclaimed water; development of additional surface water storage with municipalities, drainage districts, and neighboring counties; and specific water conservation strategies for target industries or areas characterized by high rates of water consumption.

In addition, the County proposes to incorporate a Boat Facility Siting Plan into the Manatee Protection Plan (MPP) of the Conservation Element to satisfy state requirements. The key related amendments for County manatee protection include:

- Create and maintain a manatee website;
- Establish a dual fee program from slip fees (new and existing mitigation) to fund the MPP;
- Ensure marine facilities with 10 or more moorings to provide educational signage, 30 or more moorings to provide educational programs;
- Require (in 2009) benthic surveys for sea grass and natural resources for an Environmental Resource License; and
- Add an additional marine law enforcement officer and develop a marine law enforcement task force.

The Broward County Board of County Commissioners unanimously approved (5-0) the transmittal of the proposed amendments at its March 24, 2009 meeting.

Staff analysis confirms that the proposed amendment is compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

### **Intergovernmental Coordination Element (County Amendment No. 09-1-T3)**

The key proposed amendment to this Element aims to fulfill legislative requirements for water supply planning. Revised Policy 15.3.2 would direct Broward County to coordinate with municipalities supplying water to unincorporated areas and those municipalities that receive water from or provide water to BCWWS, to share and update information regarding the County's 10-Year Water Supply Facilities Work Plan.

In addition, the County would add a new Policy (15.2.6) to collaborate with local, regional, and state agencies and governments to create and implement Transit/Housing Oriented Redevelopment (THOR) corridor plans. The THOR Program's main goal is to protect existing residential neighborhoods by directing future growth to transit corridors.

The Broward County Board of County Commissioners unanimously approved (5-0) the transmittal of the proposed amendment at its March 24, 2009 meeting.

Staff analysis confirms that the proposed amendment is compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

**Transportation, Future Unincorporated Area Land Use, and Housing Elements  
(County Amendment No. 09-1-T5, 09-1-T6, and 09-1-T7)**

The proposed amendments to these Elements aim to fulfill recent legislative requirements for energy efficiency, conservation, and reduction of greenhouse gases.

The Transportation Element would include transportation strategies to reduce greenhouse gas emissions; provide for the coordination of the newly proposed Urban Design Element [See Agenda item 6c, Broward County #09-1ARB] and the Countywide Community Design Guidebook when making transportation planning decisions; and encourage densities along transit corridors.

The Future Unincorporated Area Land Use Element would include revising Objective 2.9 to promote “Smart Growth” and energy efficient land use patterns. Within the County’s unincorporated areas, new Policies would emphasize re-development and infill consistent with the availability of existing urban services and infrastructure; encourage green building design, practices, and the utilization of NatureScape Broward; and for redevelopment projects to be consistent with the proposed Urban Design Element.

The Housing Element would include a new Objective (8.7) and related policies to encourage energy efficient design and construction of housing in County-owned lands, unincorporated areas, and in coordination with local governments.

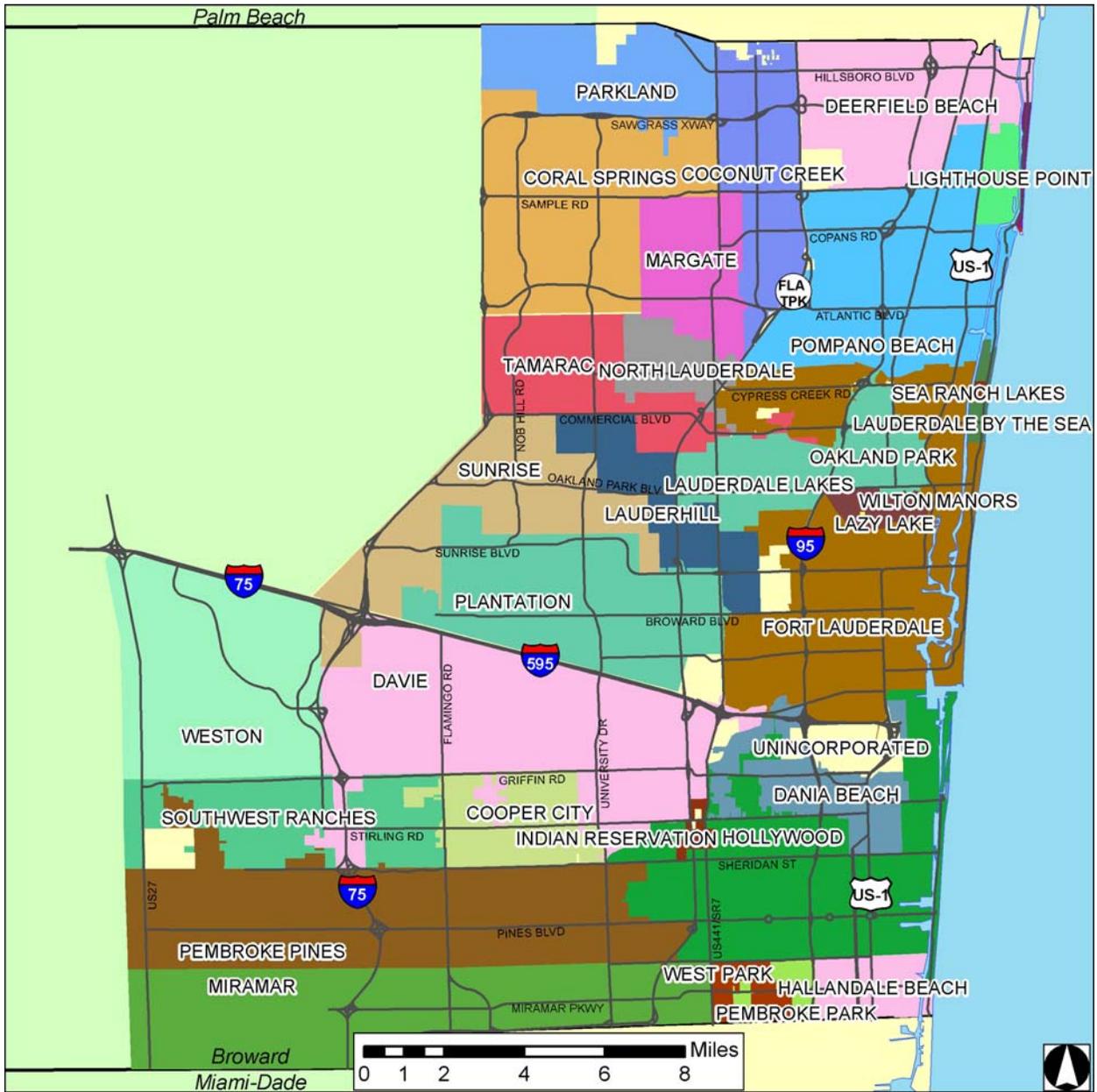
The Broward County Board of County Commissioners unanimously approved (5-0) the transmittal of the proposed amendments at its March 24, 2009 meeting.

Staff analysis confirms that the proposed amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find Broward County proposed amendment #09-1ARA generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

# Attachment 1



## COMPREHENSIVE PLAN AMENDMENTS

### Location Map

Broward County  
Proposed Amendment #09-1ARA

Sources: FDEP, SFWMD, Broward County, SFRPC.

Note: For planning purposes only. All distances are approximate.