

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

Goal II-13.0.0: Promote and coordinate a desirable, sustainable and efficient land use pattern for the benefit and enjoyment of all Coconut Creek residents, visitors and economic interests which maximizes preservation and conservation of natural resources.

Objective II-13.1.0: 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 Coconut Creek 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 II-13.1.1: The City shall promote and encourage, and shall implement to the maximum extent feasible, for development and redevelopment projects within the City, 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 II-13.1.2: The City shall promote and encourage, and shall implement to the maximum extent feasible where appropriate for those development and redevelopment projects within the City, 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 II-13.1.3: The City shall promote and encourage, and shall implement to the maximum extent feasible for those development and redevelopment projects within the City, 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 II-13.1.4: The City shall promote and encourage, and shall implement to the maximum extent feasible for those development and redevelopment projects within the City, 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 II-13.1.5: The City shall promote and encourage, and shall implement to the maximum extent feasible for development and redevelopment projects within the City, 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 City's Complete Streets Master Plan and the Broward Complete Streets Guidelines, or equivalent principles.

Policy II-13.1.6: The City shall promote and encourage, and shall implement to the maximum extent feasible for those development and redevelopment projects and lands within the City, 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 City's Complete Streets Master Plan and Broward Complete Streets Guidelines, or equivalent principles.

Objective II-13.2.0: "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 II-13.2.1:The City shall promote and encourage, and shall implement to the maximum extent feasible for those development and redevelopment projects within the City, the use of the "NatureScape Broward" program to create and maintain attractive, low maintenance, low impact, healthy landscapes that reflect and help protect the City's natural resources.

Policy II-13.2.2:The City shall continue to promote and encourage, and shall implement to the maximum extent feasible for the operation of City government and those development and redevelopment projects within the City, 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 (FGBC) which may generally include the following:

1. Community/Neighborhood – use of compact building design; energy efficient street lighting; energy efficient automobiles/transit.
2. 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.

3. 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.

4. 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.

5. Materials – use of building materials with recycled content; ecofriendly insulation; lumber from sustainable sources; or locally produced materials.

6. Health – use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat; whole house filtration.

Policy **II-13.2.3**: The City shall continue to require “Green” certification for all projects within the City’s Regional Activity Center and those projects shall contain a conspicuous display of green and sustainable technology which shall act as a social, educational, and artistic element to the district.

Objective II-13.3.0: 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 **II-13.3.1**: The City shall implement green construction standards, 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.

Policy **II-13.3.2**: The City shall promote climate change resilient building design by supporting and implementing the Florida Building Code and subsequent changes which increase resistance to impacts from more intense storm events.

Policy **II-13.3.3**: The City shall promote and implement the action items of the City’s Green Plan which may be amended or adjusted from time to time.