BROWARDNEXT

BROWARD COUNTY LAND USE PLAN

of the Broward County Comprehensive Plan

Broward County Board of County Commissioners

Broward County Planning Council

BROWARD COUNTY FLORIDA

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BROWARD COUNTY LAND USE PLAN

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INTRODUCTION

Countywide Planning - Moving Forward

The Broward County Land Use Plan was established during the 1970s and 1980s when much of the County was undeveloped and unincorporated. The initial Broward County Land Use Plan (BCLUP) was adopted in 1977 and the subsequent BCLUP in 1989. Low-density, suburban development with a focus on auto-oriented design were the predominant premises of these plans. The 1989 BCLUP was amended piecemeal scores of times through the years to better reflect current planning strategies and address economic market forces.

On April 22, 2014, the Broward County Commission initiated a comprehensive evaluation and update of the Broward County Land Use Plan, as a joint undertaking by the Broward County Planning Council and County Planning staffs, in coordination with municipalities and affected and interested stakeholders. The Broward County Planning Council took actions at its April 24 and May 22, 2014, meetings to affirm its support and participation in the evaluation and update. The effort was branded “BrowardNext.”

BrowardNext sought to comprehensively update the County’s land use planning program within the context of meeting the challenges of Broward County's future and anticipated population growth of 235,000 new residents by the Year 2040. This update reorients the BCLUP to setting regional priorities and parameters, e.g., transit and mobility, affordable housing, climate resilience and adaptation, regional economic development, environmental protection, enhancement and protection of recreation and open space areas, and disaster preparedness. In addition, the result is a renewed land use planning and policy relationship between the County and its municipalities, to better ensure the County’s focus on sustainable regional policies and enabling municipalities to have appropriate and effective planning tools for the future.

For the Broward County Land Use Plan, as per the County Charter, the Broward County Planning Council serves as the coordinating agency, but the multiparty evaluation resulting in the new Plan fully engaged County staff as active participants, and was structured to include diverse and significant participation during the evaluation process. Full representation and participation from municipalities and their staffs were a vital component. Between August 2014 and August 2016, Planning Council and County staffs participated in over 80 public workshops, outreach efforts and presentations. Email communications were regularly provided to a contact list of approximately 1,500 residents, elected officials, engaged organizations, and municipalities. The BrowardNext Broward County Land Use Plan is the culmination of an extensive outreach and communication effort.

Relationship of the Broward County Land Use Plan to the Local Government Land Use Plans within Broward County

Under Florida Statutes, Chapter 163, each local government is required to prepare a land use plan element for its jurisdiction, which will be more definitive to meet specific local needs; however, this local land use element must be consistent with the Broward County Land Use Plan under the Broward County Charter. In order to determine the consistency, local governments must submit their land use plans, which have been prepared in conformance with the Florida Statute, to the Council for certification review. If the Council finds the local plan to be in substantial conformity to the Broward County Land Use Plan, the local land use plan will be certified by the Planning Council and become the land use guide for that jurisdiction with full force and effect of law under the Charter when adopted by the local governmental unit in conformance with the State Act. Unless otherwise noted, municipal plans may always be more restrictive than the County Plan.

Local jurisdictions must submit their own land use plans to the Council to be reviewed for (re)certification. If the Council determines the local land use plan is in substantial conformity with the County Land Use Plan, the Council will certify the local plan. A detailed explanation of (re)certification is found in the Plan Implementation Requirements Section of this plan.

The preparation of other required or optional elements of the comprehensive plans for each of the local jurisdictions is the responsibility of that jurisdiction.

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SECTION 1:

HIGHLIGHTED REGIONAL ISSUES

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SECTION 1: HIGHLIGHTED REGIONAL ISSUES

The 2017 Broward County Land Use Plan, BrowardNext, recognizes the importance of regionalism and focuses on regional policy issues. As the content of the updated Plan was developed, the following visions were prioritized:

- Climate Change Resilience;
- Targeted Redevelopment;
- Multi-Modal;
- World-Class Natural Resource Protection and Enhancement;
- Housing Affordability;
- Disaster Planning and Post-Disaster Redevelopment; and
- Renewed Intergovernmental Partnership.

Each of the referenced visions includes between three (3) and six (6) Strategies with additional implementation strategies. The concept of the Highlighted Regional Issues section is that any individual reading this document can understand what is important to the future of Broward County and its residents in the realm of countywide land use planning.

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HIGHLIGHTED REGIONAL ISSUES

JUNE 2017

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CLIMATE CHANGE RESILIENCE VISION

Southeast Florida is one of the most vulnerable regions in the United States to the impacts of climate change. Critical action to adapt to the consequences of climate change must occur at the local level through regionally coordinated planning and investments. Broward County has been active in prioritizing efforts to investigate vulnerabilities, improve climate preparedness and identify strategies to increase resilience to extreme weather. Working with the 4-County Southeast Florida Climate Change Compact, Broward County has contributed to the development of a Regional Climate Action Plan, a unified regional sea level rise projection, and vulnerability assessments focused on infrastructure, public health, and natural systems. Independently, the County has developed its own Climate Change Action Plan, and convenes both a countywide Climate Change Task Force and a Government Operations Work Group to assist in implementing priority actions necessary for climate change preparedness and emissions reductions needed to mitigate future warming and the potential for severe climate disruptions. As a community, we need to be aware of the local impacts of climate change, to understand the vulnerabilities of social systems, natural resources and infrastructure, and to work to develop and implement strategies to adapt and increase our resilience with the goal of reducing risk, avoiding economic losses, and improving community livability and the quality of our natural systems.

➲ STRATEGY CCR-1: Mitigate the effects of climate change by reducing greenhouse gas emissions by 2% per year.

Reduction of heat-trapping greenhouse gas (GHG) emissions which cause global temperature rise is necessary to slow and limit the effects of climate change. According to the 2012 Broward County GHG Emissions Inventory, the main source of GHG emissions in Broward County is burning fossil fuels for electricity and transportation. In order to reduce emissions, energy sources must be diversified to include clean renewable energy for electricity and alternative fuels for transportation and the amount of energy consumed in buildings and for transportation must be reduced. The County must pursue regional strategies and participate in and support local efforts to increase energy efficiency and the use of renewables in order to reduce GHG emissions and mitigate the effects of climate change.

Broward County shall promote sustainable energy consumption through efficiency and conservation efforts, expand renewable and alternative energy accessibility, and create incentive programs to encourage the behavioral and operational transition to cleaner energy sources.

Implementation strategies include:

- Implementing strategies from the Renewable Energy Action Plan, Community Energy Action Plan and the Climate Change Action Plan.
- Implementing the Electric Vehicle Infrastructure Strategy which includes pursuing municipal and public-private partnerships in order to develop an infrastructure network that provides public access to alternative fuels and EV charging.
- Reducing energy intensity of county buildings by at least 20% by 2025 through the Better Buildings Challenge and energy retrofits.
- Integrating transportation and land use decisions with emphasis on multi-modal transportation.
- Increasing the abundance of renewable energy projects, investments, and infrastructure across the County consistent with the County's support for a 20% renewable energy portfolio by 2030 through public-private partnerships, encouraging financing options and County investment in solar projects.

- Decreasing fuel consumption by 10% by 2020 by improving and integrating multi-modal transportation and land uses that encourage a reduction in single occupancy vehicle trips and GHG emissions, encourage an increase in walking, bicycling and transit trips and provide affordable housing proximate to urban work centers and transit.

➲ STRATEGY CCR-2: Increase the resilience of our community to the effects of climate change.

Climate change, including sea level rise and severe storms, has the potential to fundamentally impact Broward County's beaches, coastal and inland communities, water supplies, natural systems, critical infrastructure and its economic core. An increase of 3 to 5 inches of sea level rise is expected locally by 2030 and up to 3.3 feet by 2070. As a community we need to plan and prepare for the impacts of sea level rise and other climate impacts and invest in resilient critical infrastructure, to sustain commerce, services, and natural resources vital to the health of our community and economy. Broward County shall consider and prepare for the following impacts in the planning and design of projects and operations of community services: severe tropical storms, temperature extremes, severe wet and dry seasons, sea level rise along the coast leading to coastal and inland flooding and rising groundwater levels, increased coastal erosion and increased stress and pressure on natural systems.

Implementation strategies include:

- Requiring all land use and planning decisions within the Priority Planning Areas to consider and effectively address future climate predictions for a 50-year planning horizon.

- Designating Adaptation Action Areas to identify areas vulnerable to coastal flooding, implement adaptation policies, and enhance and prioritize the funding of infrastructure adaptation projects.

- Applying the unified sea level rise projection for Southeast Florida when considering land use (including areas of potential population growth, natural system restoration, and infrastructure adaptation) and long-term functionality of appurtenant infrastructure, especially water management, drainage, water supply and water treatment systems, both coastal and inland.

- Delineating anticipated habitat transition zones from climate impacted areas and expand zones through land use changes to protect environmentally-sensitive greenways and reserves for migrating species.

- Furthering the integration of green infrastructure and natural systems into the urban environment to increase resilience to future climate change impacts.

- Preserving and protecting the County's natural shoreline with an emphasis on the expansion and preservation of sand dunes, protection of beaches from armoring and the encroachment of development, and conservation of our coral reefs.

- In coordination with municipalities, adopting land use regulations to limit development and redevelopment in areas particularly vulnerable to flooding due to sea level rise, stormwater inundation, and other impacts of climate change.

- Using a green infrastructure map series to achieve community equity in the integrated use of green infrastructure as part of community resiliency strategies, including tree canopy coverage, presence of solar projects infrastructure, access to fresh food, etc.

➲ STRATEGY CCR-3: Maintain adequate water supply through efficiency and conservation efforts and increase resilience of natural systems through water resource management.

Saltwater intrusion has contaminated the coastal edge of the Biscayne Aquifer that is the primary source of drinking water in Broward County. While a number of factors have contributed to the inland migration of the saltwater front, sea level rise has accelerated the rate of intrusion and is predicted to drive the front further inland in the coming decades. Saltwater intrusion is anticipated to reduce coastal wellfield capacity 40% by 2060. Broward County shall preserve, protect and enhance the sustainability of County water resources.

Implementation strategies include:

- Ensuring existing water resources are protected and remain available through conservation and sustainable management, especially improved surface water storage, redistribution and aquifer recharge.

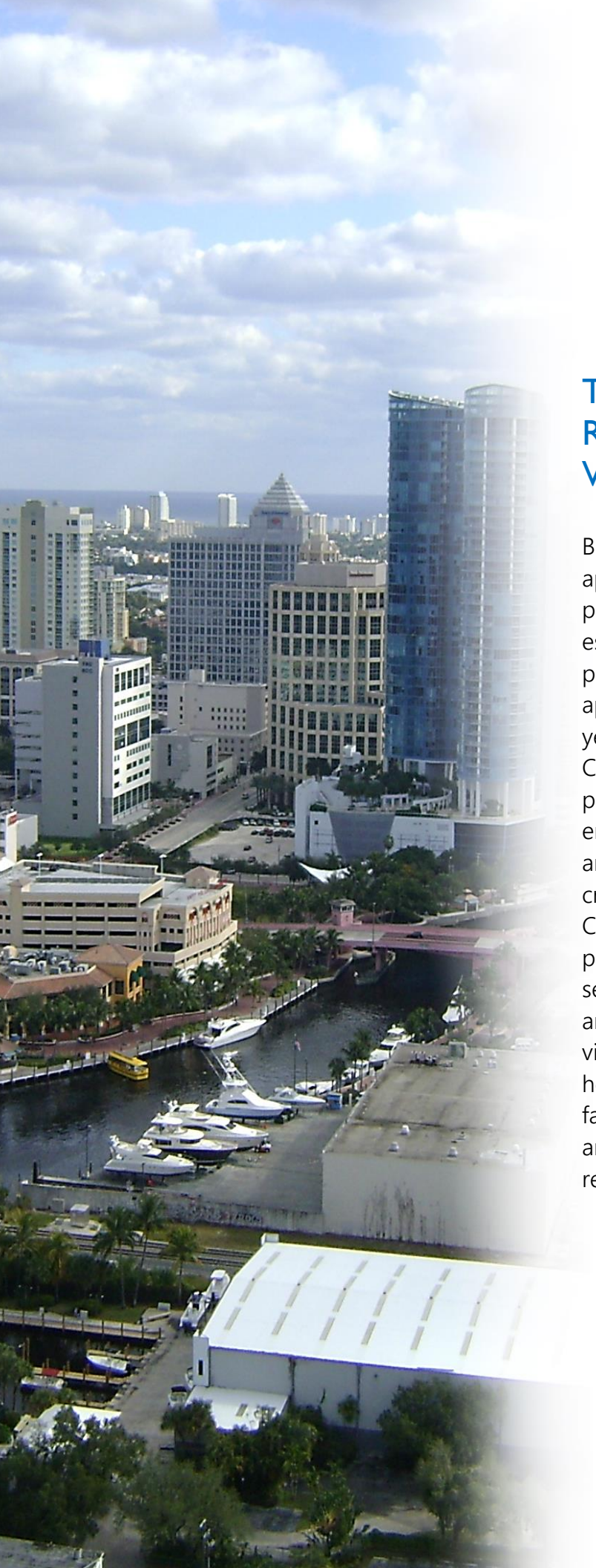
- Preserving capacity by diversifying source alternatives, with an emphasis on the expansion of reclaimed water projects, systems, and infrastructure.

- Preserving green space and consideration of land use in areas of potential regionalization and relocation of wellfields.

- Balancing the water needs of public consumers and natural systems. Affording space for surface water storage to accommodate projected rainfall, tidal flooding and sea level and groundwater level rise.

- Supporting regional water supply and conservation projects such as the C-51 reservoir project and the expansion of a countywide water reuse network.

Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.



TARGETED REDEVELOPMENT VISION

Broward County's "developable" area, consisting of approximately 431 square miles of the eastern portion of the County, can be characterized as essentially built-out. This built-out character physically constrains the ability to accommodate an approximate 235,000 new residents expected by the year 2040, and also the desire to enhance the County's economic base. To accommodate new population and economic activity, Broward County endorses a strategic approach to direct growth to areas which maximize the efficient use of land and create places to shop, work and play. Broward County supports a development strategy which promotes the principles of "Smart Growth," which seeks to maintain and create desirable communities and neighborhoods for Broward County residents, visitors and economic interests, including quality housing for all, integrated with excellent public facilities, recreational opportunities and open space areas, and which preserves and conserves natural resources.

➲ STRATEGY TR-1: Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.

Broward County must efficiently accommodate population and economic growth, while also recognizing and protecting areas which currently display characteristics, such as rural and estate communities and established single-family neighborhoods, which may not be appropriate to support additional growth and development. Broward County supports new development and redevelopment activities within established and planned "activity centers," such as municipal downtowns, and established and planned "transit oriented" corridors and hubs, as long as such areas have sufficient public facilities and services to serve the area, and a mixed-use character which supports a high quality live, work and play community for residents and businesses, including viable multi-modal transportation choices, a range of housing choices (including affordable housing), green spaces and recreational amenities, community gathering spots, and a variety of services and establishments to support life and business activities.

Implementation strategies include:

- Broward County Land Use Plan amendments for appropriately located "activity center," such as downtowns and transit corridors and hubs shall be given preference when considering new or redevelopment proposals.

- Within established and planned "activity centers," Broward County shall utilize multi-modal levels of service standards, and take all committed and funded modes of transportation fully into account when considering development proposals.

- To facilitate the availability of affordable housing in proximity to public facilities, services, amenities, and economic opportunities, the County's "Affordable Housing Density Bonus Program" shall be structured to target established and planned "activity centers," such as downtowns and transit corridors and hubs.

➲ STRATEGY TR-2: Support incentives to remove blight within Community Redevelopment Areas (CRA's) and similar areas.

Currently, fourteen Broward County jurisdictions contain "Community Redevelopment Areas," or CRA's, which have been characterized by blighted conditions, such as the

presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, and insufficient transportation services and infrastructure. Many CRA's within Broward County receive "tax increment financing," or "TIF's" where any future increases in property values are set aside to support economic development projects within the CRA. However, Broward County's existing CRA TIF's will be expiring starting in 2019, and at that time, the County will again receive funds previously sent to the CRA. However, the need for funding quality redevelopment throughout the County will remain.

Implementation strategies include:

- Broward County is committed to continuing and expanding its current "Broward Redevelopment Program" (BRP) program to offer resources to CRA's, or similar blighted areas, with a focus on high quality, viable, projects which will provide jobs, enhance support infrastructure to attract redevelopment and/or result in affordable housing stock.

- Priority for BRP program funding will be given to projects which demonstrate furtherance of one or more of the County's "Highlighted Regional Issues and Strategies," including targeted redevelopment, multi-modal transportation, affordable housing, climate resiliency, natural resource protection and enhancement, and disaster prevention.

➲ STRATEGY TR-3: Municipal development and adoption of transfer of development rights programs.

"Transfer of Development Rights" programs, or TDR, are utilized in many communities throughout the United States. Generally, TDR programs involve the removal of the right to develop unbuilt permitted uses from land in a defined "sending zone," and transfer such permitted development rights to land in a defined "receiving zone," which permits the use. TDR programs are often used to promote a public purpose, such as, but not limited to, preserving open space, farmland, or historic preservation, and also to direct development to achieve a public policy. Transfer of Development Rights programs, to be successful, requires a market condition that creates a demand for the rights to be sold. Such programs may require establishing a "TDR bank" to accommodate the demand. In this light, municipalities in Broward County may adopt Transfer of Development Rights programs.

Implementation strategies include:

- Municipal TDR programs must identify an overall plan or strategy that would further a public purpose, such as enabling the creation of significant public or private open space areas or corridors, protect environmentally sensitive lands, historic resources, or areas identified as appropriate for climate resiliency strategies (such as "Priority Planning Areas"), and direct development to more suitable areas such as established and planned "activity centers," such as downtowns and transit corridors and hubs, and/or redevelopment areas.

Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.



MULTI-MODAL VISION

The predominant development pattern in Broward County has historically been a suburban model with a focus on auto-oriented, low-density, separated land use, and sprawling development. Today, however, Broward County's urbanized "developable" area, consisting of approximately 431 square miles of the eastern portion of the County, can be characterized as essentially built-out. This built-out character physically and fiscally constrains the ability to increase roadway capacity through the construction of additional travel lanes for automobiles. However, Broward County expects to add approximately 235,000 new residents by the year 2040 and strives to enhance its economic base. In this light, the County is committed to support a full range of multi-modal transportation options, in coordination with municipalities and partner agencies, aligned with emerging land use patterns necessary to safely and adequately serve the County's current and future residents, businesses and visitors and strengthen the local economy.

➲ STRATEGY MM-1: Make the best use of the regional transportation network to move people, goods and services safely and efficiently while incorporating and promoting Complete Streets principles where appropriate in a context sensitive manner.

"Complete Streets" are roadways designed and constructed for all modes of transportation – automobiles, buses, bicycles, pedestrians, and freight vehicles, and for all users, regardless of age or ability. Complete Streets enhance the community's quality of life, results in positive health benefits, and have a positive impact on the economy. Broward County's transportation network is largely defined and the ability to add new links and lanes for cars is limited. The County must utilize the existing and planned regional transportation network to move people, goods and services safely and efficiently, making use of all modes of transportation, including pedestrian, bicycle and transit.

Broward County shall promote, accommodate, and construct Complete Streets features throughout the County, consistent with the County's jurisdictional responsibilities, and in a "context sensitive" fashion (e.g. consideration of the surrounding area, the primary existing and planned function of the roadway, including the prevalence of freight traffic and safety).

Implementation strategies include:

- Accommodating Complete Streets features and technology into County-maintained roadways where practical, context sensitive, and financially feasible, and capitalize on intergovernmental coordination and technical assistance opportunities to identify and achieve efficient interconnected multi-modal networks throughout the County.

- Supporting municipal, metropolitan planning organization, and state Complete Streets projects, including technical and financial support when available.

➲ STRATEGY MM-2: Recognize and address the transportation and housing connection.

The two biggest household expenses are housing costs (i.e. mortgages or rents, insurance and property taxes) and transportation costs (i.e. car payments, fuel, insurance and maintenance costs). The nationally recognized "Housing and Transportation Affordability Index" (H + T Index) offers a benchmark that no more than 45% of household costs should be consumed by housing and transportation. As of 2015, Broward County's housing and

transportation cost index stood at 65%, which makes Broward County one of the most expensive in the nation for combined housing and transportation costs. Broward County is committed to recognizing and addressing the transportation and housing connection in redevelopment proposals to help reduce these costs.

Broward County shall support strategically directing new growth and redevelopment to mixed use activity areas such as downtowns and along major corridors which offer multi-modal connections and cost effective infrastructure investments to accommodate full access to housing, jobs, local businesses, and community services.

Implementation strategies include:

- Promote and support redevelopment and mixed use opportunities within and along major transportation hubs and corridors;

- Support residential affordable housing bonus densities within and along major transportation corridors, stations, and redevelopment areas.

➲ STRATEGY MM-3: Promote and support a sustainable funding source for countywide transit and mobility needs.

The built-out character of the County's developable land constrains its ability to increase roadway capacity through the construction of additional travel lanes. To accommodate future growth and urban land use patterns, Broward County supports a sustainable funding source to improve access and mobility for its residents, businesses and visitors.

Broward County supports a sustainable funding source to accommodate the operation and expansion of the County-wide transit system.

Implementation strategies include:

- Identification, support and approval of sustainable transit and mobility funding sources.

- Identify and adopt minimum acceptable standards for the quality and quantity of transit and multi-modal services.

- Promote mixed use development along major transit corridors.

- The creation of additional capacity for other types of mobility by better utilization of existing rights-of-way, including transit, pedestrians and bicycles.

➲ STRATEGY MM-4: Identify and implement a multi-modal level of service standard for redevelopment proposals.

The projected impact to the regional transportation network is one of the primary review and analysis tools in determining the effects of a proposed development. This review and analysis has traditionally been based on the estimated impacts on the regional transportation network resulting from automobiles. Broward County supports and is committed to an analysis that takes alternative modes of transportation and mobility options fully into account.

Broward County shall develop and utilize a multi-modal capacity and impact measure to analyze and evaluate (re)development proposals, including those that require a Broward County Land Use Plan amendment.

Implementation strategies include:

- Develop and utilize a level of service standard, including consideration of accessibility-related performance, which fully recognizes existing and planned alternate modes of transportation within recognized mixed use activity centers such as downtowns, redevelopment areas and along major transportation corridors.

Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.



WORLD-CLASS NATURAL RESOURCE PROTECTION & ENHANCEMENT VISION

Broward County recognizes its unique natural resources, including its exceptional water bodies, coastlines, open spaces, flora and fauna, and historical, archaeological and paleontological resources. In appreciation of these assets and recognition of their sensitivity, the County continues to be committed to the protection, enhancement and wise use of the environment. Broward County has long maintained its priority to preserve and conserve the environment, understanding it is essential for maintaining community sustainability, as well as being an important economic generator and enhancing the safety, enjoyment and education of residents and visitors alike. As Broward County anticipates approximately 235,000 new residents by the year 2040, it is vital for the County to continue to persevere in its commitment to protect and enhance its natural resources. In this light, Broward County strives, in partnership with its municipalities and other stakeholders, to be at the fore of natural resource protection and enhancement best practices, remaining dedicated to strengthening its policies and commitments in the region to protect and conserve natural resources, including the emerging importance of food systems planning.

➲ STRATEGY EP-1: Protect and enhance the shoreline and natural waterways of Broward County.

Tourism is vital to Broward County's economy and Broward's beaches and waterway systems lure millions of visitors here year after year. Beaches also protect public and private property and provide marine habitats on and along the barrier island. However, these beautiful beaches can be compromised by tropical storms and hurricanes, as well as by tides, wave action and natural sand flow. Broward County must protect and maintain this critical environmental and economic resource through beach re-nourishment projects, the creation and enhancement of shoreline vegetation and dunes and sediment management plans.

Implementation strategies include:

- Protect and restore beaches through the use of dunes and vegetation, elevated walkways and conservation easements.
- Require public access to beaches and waterways.
- Designate "Adaptation Action Areas" to identify areas vulnerable to sea level rise, flooding and storm surge and create mitigation strategies to reduce these risks and increase community resiliency.
- Protect and enhance sea turtle nesting areas and require the installation of sea turtle-friendly lighting in such areas.
- Protect and restore the County's natural ocean reef system.

➲ STRATEGY EP-2: Create a countywide water management/flood protection plan.

Broward County is in a unique location of the country, with the Atlantic Ocean along its entire eastern border and over 790 square miles of water conservation and recharge areas within its western limits. This unique location presents both problems and opportunities in regards to water supply and management. Broward County must protect, manage and enhance its water recharge areas, surface waters, groundwater and potable water wellfields and zones of influence, while also preparing for seasonal flooding and sea level rise. In this regard, wetlands can play a vital role in improving the County's water quality and in providing natural areas for storing floodwaters and maintaining surface water flow.

Wetlands function as natural sponges which trap and slowly release water. Wetlands also function as primary fish and wildlife habitats by providing food, water and shelter for a wide variety of plant and animal species.

Implementation strategies include:

- Implement a countywide water management plan, in coordination with local water management plans, which includes both groundwater and surface water.
- Preserve, enhance and create surface waters and minimize direct discharge into such bodies of water through innovative pre-treatment methods.
- Preserve the County's groundwater quality through the provision of drainage and stormwater management systems, minimization of surface water run-off, minimization of soil erosion and prevention of salt water intrusion.
- Consider minimum floor elevations for structures and minimum crown elevations for roads based on projected conditions from sea level rise.
- Protect the functional value of wetlands, hydric soils and vegetative communities within Broward County.

➲ STRATEGY EP-3: Preserve and protect Broward County's natural environment through County and local environmental regulatory programs and well-planned patterns of growth and development.

At the foundation of a healthy environment is an ecosystem with uncontaminated soil and pure air. Because of the clear connection between a healthy environment and the preservation of public health, safety and general welfare, Broward County established regulatory programs to protect the purity of our natural resources and to protect humans, plants and wildlife. Human activities associated with the County's tremendous growth carries the potential for the contamination of our natural environment, making the reasonable control and regulation of the activities that could threaten the quality and purity of these resources of paramount importance.

Implementation strategies include:

- Continue to utilize the County's Environmental Assessment and Remediation Program to ensure that contaminated sites are properly remediated and maintained.

- Continue to implement the County's Hazardous Materials Licensing and Compliance Assistance Program to prevent discharges of regulated hazardous materials into soil, groundwater and surface waters.

- Continue to fulfill the goals of the County's Air Monitoring and Air Quality Program to prevent and control emissions from commercial and industrial air pollution sources through regulation and compliance assistance.

- Promote the use of alternative modes of transportation and alternative fuels to reduce the negative impacts of exhaust fumes on air quality.

- Acquire, protect, preserve and enhance Local Areas of Particular Concern.

- Preserve and enhance Broward County's tree canopy and encourage the use of native vegetation for all new development.

- Continue to eliminate invasive exotic vegetation.

➲ STRATEGY EP-4: Provide recreation and open space areas which serve the diverse interests of both residents and visitors and that are compatible with the tropical and resort character of Broward County.

Recreation and open space areas are a critical part of the high quality of life Broward County wants to offer to its residents. These areas not only provide places for sports and activities, which help to promote healthy lifestyles for all age groups, but also provide places for people to relax and enjoy nature, which improves their mental health as well. Open space areas also promote a sustainable environment by providing natural habitats for various species of wildlife and vegetation. The County's recreation and open space system builds a sense of place, making our community a more attractive place to live and work, thereby increasing the County's economic health. Broward County should protect and enhance its remaining recreation, open space and conservation areas to promote healthy residents, a robust economy and a sustainable environment.

Implementation strategies include:

- Continue to require a minimum of three (3) acres of local parks and three (3) acres of regional parks for every 1,000 existing and projected permanent residents.
- Encourage the preservation of existing public and private open space areas, including golf courses.
- Provide for an interconnected, countywide system of greenways, bikeways, blueways and equestrian and nature trails.
- Identify, conserve and protect all water conservation and natural reservation areas within Broward County.

➲ STRATEGY EP-5: Protect Broward County's historical, archaeological and paleontological resources.

It is vitally important to realize that the protection, enhancement, and perpetuation of historic, archaeological, and paleontological resources represent distinctive elements of Broward County's unique history. Broward County promotes and supports historic preservation through the enforcement of its historic preservation ordinance, which mandates that the County seek Certified Local Government (CLG) status, including: establishing a historic preservation board; maintaining and updating the historic site surveys; enforcing the state and local preservation laws; and providing opportunities for public participation in historic preservation activities. The County will also pursue actions to educate and advocate for the preservation of the County's cultural resources.

Implementation strategies Include:

- Enhance the County's programs to designate and protect historic, archaeological and paleontological resources.
- Promote intergovernmental coordination and cooperation between the County, its municipalities, other CLGs and state and federal agencies.
- Promote adaptive reuse and conservation of historic, archaeological, and paleontological resources as a means for economic revitalization, redevelopment, and sustainable growth.

➲ STRATEGY EP-6: Prioritize and support the food system planning efforts of Broward County and its municipalities.

Food system planning is the collaborative planning process of developing and implementing local and regional land use, economic development, public health and environmental goals, programs and policies to promote: sustainable agriculture and food production practices, community food security, physical and economic access to healthy food and reduction of food-related waste. It is considered an important part of sustainable and resilient development by communities around the world, and Broward County seeks to advocate food system planning throughout the region. Understanding that our population will continue to grow, it is important for Broward County and its local governments to advocate food system planning for the overall health and well-being of our communities.

Implementation strategies include:

- Support and encourage municipalities to provide farm-to-table opportunities throughout Broward County.
- Permit urban agriculture activities in all land use categories of the BCLUP, while also ensuring that protection and promotion of rural agriculture activities remain a priority.
- Update the Best Practices for Food System Planning at least bi-annually to ensure the information is reflective of current practices and technology.

Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.



HOUSING AFFORDABILITY VISION

Broward County includes a wide range of housing types, from large lot single family "estates" to multi-family high rise towers. Although the Broward County Land Use Plan accommodates a wide range of residential density, the affordability of housing for large segments of our population has become increasingly difficult. The challenge of housing affordability came to be recognized as a crisis during the County's housing "bubble" between 2003 and 2007. The "bubble" resulted in rapid housing appreciation and created a severe lack of housing affordable to those in moderate to lower income ranges. Since that time housing supply and affordability have become an even more significant problem. The 2022 Broward County Affordable Housing Needs Assessment found that over 150,000 renter households in Broward County are cost-burdened, meaning they pay in excess of 30 percent of their incomes on housing costs. Many renters and owners are severely cost burdened due to paying greater than 50 percent of their incomes on housing costs. The Study further revealed that only 8 percent of all households in the County are able to afford to purchase the median priced home. The Needs Assessment also found that the majority (54 percent) of Broward County's workers are employed in lower wage service sector occupations at wages equivalent to 40 to 60 percent of the median household income. Currently Broward County is the lowest ranked county in the State of Florida for affordable housing for this population with fewer than 25 units available for every 100 households. In this light, the County is committed to implement a variety of policies and programs to maximize affordable housing for persons and households of moderate to lower incomes.

➲ STRATEGY AH-1: Support sustainable funding sources to develop and/or rehabilitate affordable housing.

Affordable housing is generally defined as housing that is affordable to households that earn 120% or less of median area-wide income. Due in part to the County's "built-out" character, resulting in higher land costs, and a workforce significantly employed in the lower wage service sector, the traditional ability of the private market to supply affordable housing has become challenging. In this light, funding strategies to produce affordable housing has increasingly included governmental agencies, as well as non-profits.

Implementation strategies include:

- Identification, support and approval of sustainable countywide and local affordable housing funding sources.

- Broward County shall continue to support full State-level funding to help address affordable housing needs and implementing a needs-based system to fund such housing projects and programs. The County also supports State legislation to provide a "local documentary stamp tax" program dedicated to affordable housing.

- Investigate a comprehensive public land banking program, in coordination with municipalities and other stakeholders, for affordable housing.

➲ STRATEGY AH-2: Support private, non-profit, and governmental sector development of housing which utilizes construction techniques affording significant costs savings, while meeting the Florida Building Codes, including resiliency to hurricane-level storms.

Modern manufactured/modular/prefabricated construction techniques may afford significant savings for housing costs in comparison to traditional techniques used in south Florida, such as concrete block construction. Such housing units may have an appearance and safety features generally no different than units constructed using more common methods, and may include a variety of density types, including multi-family.

Implementation strategies include:

- Broward County will not enact regulations or policies inhibiting the placement of safe housing that may afford significant cost savings in comparison to traditional

techniques used in south Florida, and encourage municipalities to include such housing within their jurisdictions.

- Broward County will seek opportunities to support or fund the development of housing that may afford significant cost savings in comparison to traditional techniques used in south Florida via its affordable housing funding programs and initiatives, or in partnership with other agencies and jurisdictions.

➲ STRATEGY AH-3: The Broward County Land Use Plan shall include an Affordable Housing Density Bonus Program, including promoting a supply of smaller, traditionally affordable units, such as efficiency/studio occupancy units.

Many jurisdictions throughout the United States have adopted a "density bonus" program as an incentive for developers to construct new affordable housing units. In such programs, a developer obtains the ability to construct additional "market rate" units in exchange for including "affordable" units.

Implementation strategies include:

- The affordable housing bonus for market rate units may be higher if the developer commits to including "very-low" or "low" income housing units, in comparison to constructing "moderate" income units.

- Bonuses may also be higher if the affordable units are located in areas preferred for (re)development near transit and rail stations, or are part of projects which will further additional land use plan priorities.

- Bonus affordable housing units will be restricted to remain such for a defined period in exchange for the bonus market rate units.

- Smaller "efficiency" or "studio" units, which have often served a demand for affordable units, will be addressed as part of a "bonus density" program.

➲ STRATEGY AH-4: Municipalities should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing to help meet the needs of our population and economy.

Ensuring a supply of affordable housing to meet the current and future needs of Broward County's residents and economy is in the best interests of all, including municipalities. Municipalities which seek County approval of additional residential density should adopt a comprehensive strategy to ensure a sufficient supply of affordable housing.

Implementation strategies include:

- Amendments to the Broward County Land Use Plan which propose new residential units should not be adopted unless the municipality has an affordable housing strategy that has been approved by the municipality and the Broward County Planning Council.

- A municipal affordable housing strategy shall be based on existing housing supply, considering very-low, low, and moderate income households.

- To receive Planning Council approval, a municipal affordable housing strategy must demonstrate that the municipality has enacted policies and cost feasible programs which will reasonably address needed affordable housing supply in consideration of the municipality's population and future land uses.

Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.



DISASTER PLANNING AND POST-DISASTER REDEVELOPMENT VISION

Hurricanes, tornadoes, extreme heat, floods, fires, storm surge and other natural or man-made disasters may threaten the safety of Broward County's residents, visitors and property. South Florida is most vulnerable to the threat of hurricanes and storm surge. Hurricane season begins on June 1 and ends on November 30, but planning and preparation are year-round activities. Broward County must work to protect over 1.8 million permanent residents, 14.3 million annual visitors, billions of dollars in tangible properties, 23 miles of beaches, as well as over 150,000 coastal residents and mobile home occupants living in mandatory evacuation zones. Accommodations should also be made to ensure the protection of Broward's vulnerable population groups such as the homeless, the elderly and the physically challenged. Broward County's goal is to reduce or eliminate the long-term risk to life and property from hazardous events. Broward County and its municipalities, in coordination with partner agencies, should put in place a post-disaster recovery and redevelopment strategy to ease the rebuilding process and remove potential obstacles that would support a sustainable community after a major disaster. Further, the county should evaluate properties that have a history of repetitive loss for possible purchase and conversion to open space. In addition, a dune and shoreline vegetation management plan should be investigated to help break the destructive waves and storm surge that accompany a hurricane.

➲ STRATEGY DP-1: Develop and implement a Countywide Long-Term Recovery and Redevelopment Strategy.

Broward County must establish an orderly and efficient process for reviewing private and public redevelopment proposals to restore the economic and social viability of the community after a natural or man-made disaster. Broward County currently implements its Enhanced Local Mitigation Strategy (ELMS), which is a framework for integrating the County's hazard mitigation efforts into the core civic business processes by forming partnerships with agencies in emergency and risk management, insurance, government, climate change and the business community before, during and after a disaster. The County's Long-Term Recovery and Redevelopment Strategy will focus on re-building after a disaster in a manner that will strengthen properties and infrastructure to withstand any future storm occurrences.

Implementation strategies include:

- Develop a Long-Term Recovery and Redevelopment Strategy.
- Continue to update the County's Enhanced Local Mitigation Strategy (ELMS).
- Replace the Coastal High-Hazard Area with a "Coastal Storm Area" on Broward County's Floodplains, Flood Prone Areas and Coastal High-Hazard Area Map of the Natural Resource Map Series.
- Protect the County's shoreline through enhanced shoreline vegetation and beach re-nourishment projects in partnership with adjoining municipalities.

➲ STRATEGY DP-2: Support incentives to purchase and/or redevelop Repetitive Loss Properties to reduce future property damages and losses.

A "repetitive loss property" is an insurable property where the National Flood Insurance Program has paid at least two (2) claims of more than $1,000 within 10 years. There are over 700 such properties in Broward County, in every municipality except Sea Ranch Lakes. Broward County and its municipalities should strive to reduce the number of repetitive loss properties.

Implementation strategies include:

- Limit public funds for infrastructure expansion or improvements within the Coastal High-Hazard Area unless they are necessary to enhance hurricane evacuation clearance times or to mitigate the effects of sea level rise.

- Utilize public funds to purchase repetitive loss properties.

- Elevate and/or strengthen critical facilities, such as hospitals, police and fire stations and schools, which are located in at-risk areas.

➲ STRATEGY DP-3: Maintain and update the County's Disaster Housing Strategy.

The disaster housing strategy will help retain Broward County's population and offer hope to survivors when their homes and communities have been destroyed. The strategy details a framework for providing safe, sanitary, functional and accessible temporary housing options for displaced residents in order to expedite long-term recovery after a disaster. Within the broader recovery framework, this strategy primarily addresses the interim housing solutions for residents.

Implementation strategies include:

- Utilize county and municipal recreation and open space areas to locate temporary housing options for residents whose homes are destroyed due to a hazardous event.

- Partner with local motel and hotel owners for additional temporary housing opportunities.

➲ STRATEGY DP-4: Manufactured and modular housing that meets the requirements of the Florida Building Code should be permitted within Broward County.

In 2015 there were 19,450 mobile homes in Broward County. Most mobile homes currently located in Broward County are unsafe for occupancy during a storm or fire. Mobile homes require mandatory evacuation for any level of hurricane. However, manufactured or modular housing, which are pre-fabricated and assembled in a factory and then transported to a development site, can be built to Florida Building Code standards. These types of homes are less expensive and faster to build and can be a safe place to stay during a hurricane event.

Implementation strategies include:

- Develop programs to reduce the number of mobile homes within Broward County that do not meet current building code standards.

- Encourage the construction of manufactured and modular housing which does meet current building code standards, including wind load.

- Encourage local governments to incentivize the redevelopment of current mobile home park sites through the use of less restrictive land development regulations.

➲ STRATEGY DP-5: Residential densities within the mandatory hurricane evacuation zones shall not negatively impact the hurricane evacuation clearance standards.

A key to keeping residents and visitors safe during a natural disaster is to evacuate people most at-risk and locate them to a safer place to "ride out the storm" such as a relative or friends house or a designated hurricane shelter. Mandatory evacuation zones for Category 1 and 2 hurricanes are all areas located east of the Intracoastal Waterway. All areas east of Federal Highway/U.S. 1 must be evacuated for a Category 3 storm or higher. In addition, all mobile homes, regardless of their location, must be evacuated. Broward County maintains hurricane evacuation clearance times and shelter capacities, which should not be reduced due to additional residential development within the mandatory evacuation areas.

Implementation strategies include:

- Discourage land use plan amendments which propose residential or hotel uses within hurricane evacuation zones that negatively impact hurricane evacuation clearance times and emergency shelter capacities.

- Establish a methodology to estimate the short- and long-range planning horizon impacts of proposed residential uses within hurricane evacuation zones on hurricane evacuation clearance times and emergency shelter capacities.

- Update Broward County's Coastal Hurricane Evacuation Plan (CHEP) to reflect new techniques or programs which have improved evacuation times.

- Update the South Florida Regional Planning Council's Regional Hurricane Evacuation Model Traffic Study.

Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.



RENEWED INTERGOVERNMENTAL PARTNERSHIP VISION

In 1975, Broward County voters approved the Broward County Charter and established the Broward County Planning Council with the responsibility of preparing a County-wide land use plan under the jurisdiction of the Broward County Board of County Commissioners. The Charter requires that all municipal land use plans conform to the Broward County Land Use Plan. The first Broward County Land Use Plan was adopted in 1977, in close coordination with municipalities. The 1977 Plan, and a subsequent update in 1989, both reflected a "suburban" model, with an auto-oriented, separated use, lower density and intensity land use pattern spreading westward to the Everglades.

The Broward County Land Use Plan was updated scores of times over the years to adjust policy and the land use plan map. However, the foundation and mechanics of the Plan adopted in the 1970's and 1980's remained, and the new challenges that have already arisen during the early part of the 21st century and which are anticipated were not adequately addressed by the previous Plan model. One of those challenges involves intergovernmental coordination and cooperation.

To be effective, it is essential that the Broward County Land Use Plan be structured to maximize support and cooperation from Broward's municipalities and other stakeholders. As such, an intent of the 2017 Plan is to orient the Broward County Land Use Plan to focus on and effectively address County-wide and regional policy priorities, and enable municipalities to efficiently and effectively address local planning issues.

➲ STRATEGY IG-1: The Broward County Land Use Plan, including its review and approval process, will be streamlined to enhance focus on regional planning issues.

The Broward County Land Use Plan (BCLUP) map identifies a designated land use for every parcel in Broward County. The 2017 BCLUP map consolidates land use classifications to better reflect its function as a county-wide or "regional" plan. The BCLUP will also be used as a tool to promote (re)development in mixed use "activity centers" in downtowns, approved redevelopment areas, and along and within major transportation corridors and hubs. Municipal land use plans will be enabled to address the local land use vision and form.

Implementation strategies include:

- Reduce and periodically review the number and types of BCLUP land use plan categories.
- Expand and periodically review land use plan category permitted uses.
- Streamline and periodically review the Broward County Planning Council certification/recertification process.
- Streamline and periodically review the Broward County Land Use Plan amendment requirements, including recommending that the current Broward County Charter requirement for two Planning Council public hearings for each land use plan amendment be revisited.

➲ STRATEGY IG-2: Enable municipalities to modify their land use plans to address municipal-level issues without the need for County approval.

Historically, the Broward County Land Use Plan permitted municipalities to rearrange land uses to address municipal-level land use planning issues without the need for County Commission approval through the "Flexibility Zone" and "Flexibility Rules" concept. Over time, the use of "flex" created an unbalanced playing field within and between municipalities. As the purpose of "flex" is to permit efficient municipal level adjustment of land use plans to address municipal-level planning issues, the intent and need remains valid. In this light, the Broward County Land Use Plan will continue to allow municipalities

to rearrange land uses to address municipal-level land use planning issues without the need for County Commission approval.

Implementation strategies include:

- Eliminate "Flexibility Zones" and maintain municipal flexibility.

- Reform and replace as appropriate the "Flexibility Rules" and requirements for BCLUP amendments to clearly delineate the thresholds between municipal-level planning issues and County-level planning issues.

- Permit municipalities to adopt "Transfer of Development Rights" programs that identify an overall plan or strategy that would further a public purpose, such as enabling the creation of significant public or private open and green spaces and corridors, protect environmentally sensitive lands, historic resources, or areas identified as subject to significant climate change impacts (such as "Priority Planning Areas"), and direct new development to more suitable areas such as designated "activity centers," including downtowns, transit oriented corridors or hubs, and/or approved redevelopment areas. Municipal TDR programs must meet the BCLUP minimum criteria.

➲ STRATEGY IG- 3: Maintain and enforce an effective and efficient countywide development and environmental review and enforcement programs.

Broward County has a robust growth management system to support Countywide, as well as State-mandated, priorities to protect our fragile natural resources and provide for safe and adequate public services and facilities. The County's program has evolved over the years to add new and drop old priorities. The evolution of growth management priorities has not always resulted in revised codes and programs reflecting maximized effectiveness and efficiency. For example, the countywide plat review process has been used to accomplish many county and state growth management requirements. But, more recently, implementation has shifted to focus on the building permit stage, rather than the plat review and approval process. Therefore, the County is committed to regular thorough reviews and updates of its development and environmental review programs, including the County Land Use Plan platting requirements and County Land Development Code plat review process. The goal of such reviews and updates will be to ensure that programs reflect an efficient process and which continue to protect our fragile natural resources and provide for safe and adequate public services and facilities.

Implementation strategies include:

- Review and revise as appropriate the County Land Use Plan platting requirements.
- Consult with the County Charter Review Commission to review and consider potential amendments to the Charter's platting requirements.
- Review and revise the County Land Development Code to streamline procedures.

Supporting policy and implementation guidelines for the outlined strategies are included in Sections 2 and/or 3 of the Broward County Land Use Plan, and, as may be appropriate, the County's Comprehensive Plan.

BROWARDNEXT

SECTION 2:

POLICIES
DEFINITIONS
PERMITTED USES
& IMPLEMENTATION

SECTION 2: POLICIES

GENERAL

POLICY 2.1.1 Broward County shall maintain a balanced Land Use Plan to implement a regional vision including the provision of essential public services and facilities, as well as enhanced sustainability and livability.

POLICY 2.1.2 The land use categories depicted on the Broward County Land Use Plan Map are intended to protect established residential areas and encourage economic development and redevelopment.

POLICY 2.1.3 The Broward County Planning Council shall review the Broward County Land Use Plan at least every seven (7) years, including considerable public outreach and participation.

RESIDENTIAL

POLICY 2.2.1 Residential areas shall be designated on the Broward County Land Use Plan Map consistent with those categories identified within the Residential Permitted Uses subsection of the Broward County Land Use Plan. The categories indicate the maximum number of dwelling units per gross acre permitted by the Broward County Land Use Plan.

POLICY 2.2.2 Establish flexibility within the Broward County Land Use Plan in order to facilitate the arrangement of densities and intensities, and allow local governments and the private sector to respond to changing conditions.

POLICY 2.2.3 Local certified land use plans may rearrange the residential densities shown on the Broward County Land Use Plan Map utilizing "flexibility units" and/or "redevelopment units" in accordance with this Plan and the rules established within the "Administrative Rules Document: Broward County Land Use Plan."

POLICY 2.2.4 Allocations of Flexibility Units shall be subject to the following restrictions: Within areas east of the Intracoastal Waterway, in no instance shall allocations of Flexibility Units result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.

POLICY 2.2.5 A studio housing unit or efficiency housing unit, no greater than 500 square feet in size may be counted by the local government as 0.5 dwelling units for residential density calculations.

POLICY 2.2.6 By 2020, Broward County and the Planning Council shall examine Broward County Land Use Plan text "Residential" density classifications and make a recommendation regarding streamlining the densities and ranges.

POLICY 2.2.7 Within areas east of the Intracoastal Waterway, 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 2.3.3 shall not be counted in calculations to determine allowable residential density. 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 November 5, 2004.

POLICY 2.2.8 Within areas east of the Intracoastal Waterway, 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 2.3.3. 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 November 5, 2004.

COMMERCE

POLICY 2.3.1 Local governments shall employ their local land use plans, zoning ordinances and land development codes to establish differing intensities of commerce development compatible with adjacent and surrounding land uses, including but not limited to lands designated "Commercial," "Industrial" or similar designations by the local land use plan.

POLICY 2.3.2 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 2.3.3 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 local government to be used for neighborhood commercial uses as identified and in accordance with this Plan and the rules established within the "Administrative Rules Document: Broward County Land Use Plan."

POLICY 2.3.4 Local certified land use plans may decrease by 20 percent the lands designated "Commerce" on the Broward County Land Use Plan Map for residential use in accordance with the rules established within the "Administrative Rules Document: Broward County Land Use Plan" and the Chapter 163, Florida Statutes plan adoption and amendment process.

ACTIVITY CENTERS

POLICY 2.4.1 Permitted residential densities and hotel rooms within areas designated Activity Center on the Broward County Land Use Plan (except for any Activity Center located east of the Intracoastal Waterway) may be increased by 20% or 500 dwelling units and/or hotel rooms, whichever is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, and/or permitted non-residential intensities within areas designated Activity Center on the Broward County Land Use Plan may be increased by 20% or 200,000 square feet, whichever is less, every five (5) years via a local land use plan amendment and recertification by the Broward County Planning Council, subject to the following:

a. The local government must document that no more than 10% of permitted residential units and/or non-residential intensities proposed for increase are available for allocation at the time the local land use plan amendment is considered by the local government at a hearing.

b. "Every five (5) years" means starting from the effective date of a new or revised Activity Center.

c. An application for a Broward County Land Use Plan amendment may be submitted at any time for Activity Center proposals which would exceed the above referenced residential and/or non-residential density/intensity increases.

d. The local land use plan shall include policies addressing the affordable/workforce housing needs of Activity Centers.

e. The local land use plan shall demonstrate sufficient capacity for public facilities and services, including public schools.

POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately a quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center.

POLICY 2.4.3 Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan and of the local land use element. 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 Activity Center).

POLICY 2.4.4 At least two non-residential uses must be permitted in the Activity Center as a principal use. Maximum non-residential intensities must be specified by the local government, and must be described in the permitted uses section of the Broward County Land Use Plan and

of the local land use element. Non-residential intensities may vary along transit corridors and may be specified either as a maximum Floor Area Ratio (FAR) in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use or land use category in the Activity Center].

POLICY 2.4.5 Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the 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 Activity Centers which propose to include "very low" or "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 2.4.6 Local governments shall include within their local land use element policies that protect archaeological and paleontological resources and promote the preservation, rehabilitation and use of historic structures within a proposed Activity Center.

POLICY 2.4.7 Local governments shall include within their local land use element policies that seek to accomplish fully-connected routes to all destinations within the Activity Center by ensuring convenient access to high use mass transit stops or multi-modal facilities, encouraging internal transit systems (e.g. trolley, community transit services) and incorporating pedestrian and bicycle paths, as well as greenways.

POLICY 2.4.8 In consideration of non-residential land uses in areas proposed for designation as an Activity Center, 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 2.4.9 Local governments shall include within their local land use element policies that integrate the public realm, through park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public and must be provided as an integrated component within an Activity Center. Public spaces should incorporate amenities such as benches, lighting, landscaping, clocks, fountains, art, drinking fountains, banners, flags and food and beverage vendor areas.)

POLICY 2.4.10 Local governments shall include within their land use element policies to ensure Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:

- Integrated transit stops or stations (within the area) to encourage transit usage/multi-modalism and provide safe and comfortable service including amenities such as seating

on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.

- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and 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 area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

POLICY 2.4.11 Municipalities which propose an Activity Center 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, promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement and is compatible with adjacent land uses.

POLICY 2.4.12 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 an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality. A written record reflecting the current status of allocated or assigned dwelling units and floor area square footage for non-residential development for each Activity Center within the municipality's boundary shall be transmitted to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:

1. Dwelling units and floor area square footage for non-residential development included per valid plats which have been approved by the municipality and which have restrictive notes reflecting the level of development; and

2. Dwelling units and floor area square footage for non-residential development included per valid site plans which have been approved by the municipality and which are not included per plats as described in 1. above; and

3. Dwelling units and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

PARKS/CONSERVATION

POLICY 2.5.1 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 2.5.2 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 2.5.3 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 2.5.4 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 2.5.5 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 environmental assessment. A Phase 2 environmental assessment may be required based upon the findings of the Phase 1 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.

POLICY 2.5.6 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 2.5.7 Natural reservations identified in the Conservation Permitted Uses of the Broward County Land Use Plan shall be designated for conservation use on the Broward County Land Use Plan Map for the purpose of protecting publicly owned sanctuaries, preserves, archaeological or historic sites, open space, natural areas, ecological communities and designated wildlife management areas.

URBAN AGRICULTURE

POLICY 2.6.1 Broward County shall support and encourage municipalities to provide farm-to-table opportunities throughout Broward County.

POLICY 2.6.2 The Broward County Land Use Plan shall encourage local governments to permit appropriate and compatible urban agriculture activities in all land use categories of the Broward County Land Use Plan, except "Conservation" and "Recreation and Open Space," while also ensuring that protection and promotion of rural agriculture activities remain a priority.

PORT

POLICY 2.7.1 Port Everglades shall 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 2.7.2 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/Vision Plan, the Broward County Land Use Plan and local land use plans.

AIRPORT

POLICY 2.8.1 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.

POLICY 2.8.2 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 2.8.3 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 2.8.4 Broward County's local governments shall protect from obstruction Federal Aviation Administration approved and locally adopted aircraft air corridors.

MINING

POLICY 2.9.1 Broward County shall 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 2.9.2 Local land development regulations shall require protective measures such as restrictions regarding blasting, noise, and air quality as well as fencing during excavation and shall 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 2.9.3 Broward County continues to oppose and prohibit in any land use category the use of hydraulic fracturing, acid fracturing, and any form of extreme well stimulation for the purposes of resource extraction.

COMPATIBILITY

POLICY 2.10.1 Local government utilization of the Broward County Land Use Plan "Flexibility Rules" 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 Planning Council's administrative rules.

Allocations of "Flexibility Units" and "Redevelopment Units" shall be subject to the following restriction: Within areas east of the Intracoastal Waterway, in no instance shall allocations of "Flexibility Units" or "Redevelopment Units" result in a residential density greater than twenty-five (25) dwelling units per gross acre for the residentially designated parcel or portion of a non-residentially designated parcel to be developed with residential use, or exceed one hundred percent (100%) of the maximum number of dwelling units indicated for the parcel by the local land use plan map, whichever resulting residential density is less.

POLICY 2.10.2 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 2.10.3 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.

PUBLIC FACILITIES AND SERVICES

Potable Water and Sanitary Sewer

POLICY 2.11.1 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 2.11.2 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 2.11.3 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 2.11.4 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 for increased densities and intensities are proposed.

POLICY 2.11.5 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 2.11.6 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.

POLICY 2.11.7 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.

Solid Waste

POLICY 2.11.8 Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned uses.

Electrical Generation Facilities

POLICY 2.11.9 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.

POLICY 2.11.10 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.

DISASTER PLANNING AND POST-DISASTER REDEVELOPMENT

POLICY 2.12.1 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 2.12.2 Broward County, in coordination with its local governments, shall adopt a countywide long-term recovery and redevelopment strategy which focuses on immediate recovery needs and 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 2.12.3 Broward County's long-term recovery and redevelopment strategy shall inventory hazard prone properties, including repetitive loss properties, and utilize public funds to purchase such properties to reduce future property damages and losses.

POLICY 2.12.4 Broward County shall, by December 31, 2017, work with municipalities and affected parties to identify and designate a "Coastal Storm Area" on the County's Natural Resource Map Series which shall depict the Coastal High Hazard Area, as defined by state statutes, all properties directly connected to the mainland by bridges and all low-lying properties that have restricted evacuation and emergency access.

POLICY 2.12.5 Broward County shall limit public funding within the identified "Coastal Storm Area," unless infrastructure improvements are necessary to repair or update existing infrastructure or enhance hurricane evacuation clearance times or emergency shelter capacities, or to mitigate the effects of storm surge flooding or sea level rise.

POLICY 2.12.6 Broward County shall encourage the utilization of park and open space land to locate temporary housing for those visitors and residents who have been displaced by man-made or natural disasters.

POLICY 2.12.7 Broward County shall encourage and incentivize the transition of mobile homes to affordable housing options such as manufactured and modular housing which meet or exceed current building code standards.

POLICY 2.12.8 Broward County shall discourage land use plan amendments which negatively impact hurricane evacuation clearance times and/or emergency shelter capacities.

PLATTING AND LAND DEVELOPMENT CODE

POLICY 2.13.1 No unit of local government may grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets the criteria established within Article 4 of the *Administrative Rules Document: BrowardNext*.

POLICY 2.13.2 Development permits granted by local governments within Broward County shall be consistent with this plan.

POLICY 2.13.3 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. Further, local jurisdictions shall adopt land development regulations that require platting at least in those circumstances where 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.

TRANSPORTATION CONCURRENCY AND IMPACT FEES

POLICY 2.14.1 Broward County will continue, through the criteria established within the Broward County Land Development Code, to provide a transportation concurrency fee credit for new development located in proximity to transit stops.

POLICY 2.14.2 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 2.14.3 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 to serve new development.

POLICY 2.14.4 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.

POLICY 2.14.5 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 2.14.6 Broward County and its local governments shall utilize the highway capacity methodology endorsed by the Broward 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 2.14.7 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 2.14.8 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 2.14.9 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 2.14.10 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.

PUBLIC SCHOOL CONCURRENCY

POLICY 2.15.1 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).

POLICY 2.15.2 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 2.15.3 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 2.15.4 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 2.15.5 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.

AFFORDABLE HOUSING

POLICY 2.16.1 Local governments, except for municipalities with planned populations of less than 15,000 shall 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 2.16.2 For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, 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. In addressing amendments which proposed to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, 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 for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate. The local government shall estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by The Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. For the purposes of this Policy, the term "affordable housing" shall include the meaning as defined by the BCLUP. The median annual income estimate should be updated at least yearly.

AFFORDABLE HOUSING BONUS DENSITY

POLICY 2.16.3

(1) Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:

- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.*

- Low-income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.*

- Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.*

*While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.

(2) Bonus Formulas

Moderate-income: Six (6) bonus units per every one (1) "moderate-income" unit (including areas east of the Intracoastal Waterway).

Low-income: Nine (9) bonus units per every one (1) "low-income" unit (including areas east of the Intracoastal Waterway).

Very-Low-income: Nineteen (19) bonus units per every one (1) "very-low-income" unit (including areas east of the Intracoastal Waterway).

(3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner occupied housing.

(4) The total number of units, including affordable and bonus units, on lands designated as "Residential" may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan. For parcels designated "Commerce" or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.

(5) At the time of allocation of bonus density, the applicable local government must make a finding that adequate public facilities and services are in place or will be in place with completion of project construction, to accommodate all bonus and affordable units.

(6) Allocations of bonus residential density do not require an amendment to the Broward County Land Use Plan or local land use plan.

(7) Units of local government may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within their certified local land use elements. This Policy is discretionary upon the local government and does not create any entitlements to the bonus units. Allocation of the bonus units requires authorization of the local government at a publicly noticed meeting, consistent with its notification requirements, of the governing body or, when the total density, including affordable and bonus units, does not exceed the density permitted by the existing zoning classification, by the local planning agency.

(8) By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.

(9) "Affordable" unit and bonus unit construction is subject to the following, as enforced by the applicable local government:

a. One hundred percent (100%) of "affordable" units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or

b. The local government must require that "affordable" units are available before or concurrently with bonus units.

(10) This Policy is incentive-based and units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced bonus formulas.

POLICY 2.16.4 Within parcels located west of and including US 1* that are designated "Commerce" on the Broward County Land Use Plan and are either, (1) fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners ("Board"), herein after referred to as a "Qualified Road," or (2) are located no more than one-half (1/2) mile from a passenger rail station, defined as a station for the transportation of passengers by rail on board trains, locomotives, rail cars, or rail equipment pursuant to a passenger rail service provided by a governmental or non-governmental entity ("Qualified Rail Station"); or are within a parcel designated "Activity Center," multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

(1) One or more of the affordable housing categories, as defined by this Plan, must be a component of the residential development based on the following "bonus" units to "affordable" unit formula(s) described below:
   (a) Moderate income: six (6) bonus units for every (1) one moderate income unit.
   (b) Low income: nine (9) bonus units for every (1) one low income unit.
   (c) Very-low income: nineteen (19) bonus units for every (1) one very-low income unit.

(2) (a) Each required affordable housing unit must be no smaller than ten percent (10%) less than the average gross floor area of each bonus unit corresponding type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.) in the development project; or
   (b) The number of bedrooms/bathrooms provided in the affordable units must be proportional to the number provided in the bonus units type (i.e., one-bedroom, two-bedroom, three-bedroom, etc.).

(3) Single-family dwelling units are not permitted. Residential units shall not be permitted on the ground floor portion of any building that fronts a Qualified Road. As per Policy 2.2.5 of the Broward County Land Use Plan, studio or efficiency housing units, no greater than 500 square feet in size, may be counted by the local government as 0.5 dwelling units for residential density purposes.

(4) These additional permitted residential density provisions are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, at a minimum through the use of restrictive covenants, that the affordable unit(s) will be maintained as affordable to the applicable designated income group(s) for a minimum period of thirty (30) years.

(5) Within a development containing residential units, the following shall apply:
   (a) Office and commercial use may either be vertically or horizontally integrated providing the following:

1. At least fifty percent (50%) of the ground floor of any portion of a building or development, excluding ingress and egress, facing a Qualified Road shall provide office and/or commercial uses;
2. Portions of a development not facing a Qualified Road within an Activity Center is not required, but encouraged, to provide for office and/or commercial uses.

(b) On parcels greater than five (5) acres, a minimum of ten percent (10%) of the gross floor area, excluding parking garages, must be reserved or utilized for office and/or commercial uses not ancillary to the residential units.

(6) "Affordable unit" requirements may be satisfied via an in-lieu payment to the Broward County Affordable Housing Trust Fund** equal to $10,000 per unit (Note: Effective January 1, 2023) for the total number of units within the development which sum shall increase by 3% annually (Note: Beginning January 1, 2024).

(7) Units of local government may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map.

(8) Local government utilization of the additional permitted residential density provisions described in this Policy is subject to the following, as enforced by the applicable local government:

(a) One hundred percent (100%) of the "affordable" units shall be available for occupancy before the final twenty- five percent (25%) of bonus units are available for occupancy.

(9) In addition to the provisions of this Policy, parcels designated "Commerce" and meeting the location, frontage, and access requirements of this Policy or within an Activity Center, where the residential development will be located within ¼ mile of a State road, County arterial, or other road or portion thereof, as approved by Board of County Commissioners ("Board"), or within one-half (1/2) mile from a Qualified Rail Station, the Board shall consider the following in the review of funding applications submitted by local governments for future public infrastructure and economic development projects:

(a) Local government adoption of this Policy into the municipal Comprehensive Plan;

(b) Local government adoption of specific regulations, in the municipal zoning and/or land development code, to allow allocation of additional residential density units as a permitted use, by right, within specific zoning district(s);

(c) Local government adoption of specific regulations to implement the provisions and criteria of this Policy, including:

1. Establishment of a minimum net residential density of twenty-five (25) dwelling units per acre;
2. Where a building is located within 100 feet of any parcel which prohibits, through the applicable zoning regulations, residential development of ten (10) dwelling units per gross acre or more, the local government may establish a maximum building height limit of not less than five (5) stories; and
3. The zoning regulations that establish reduced on-site parking to accommodate the mixed uses.

(d) The Urban Planning Division, in consultation with the Office of the County Attorney, must certify that all the foregoing requirements of this Section (9) have been satisfied.

(10) Units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced Policy.

* includes all parcels that front and have direct access to US 1 and, at the option of the applicable municipality as a permitted or special exception use, on parcels east of US 1 and west of the Intracoastal Waterway, provided the municipality makes a finding that the additional dwelling units on said parcels will not negatively impact hurricane evacuation clearance times and/or emergency shelter capacities. A local government is not required to apply this Policy to properties east of US 1 in order to be eligible for funding consideration by the Board of County Commissioners pursuant to Section (9) herein.

** Fifty percent (50%) of in lieu fees may be paid into an Affordable Housing Trust Fund of the applicable municipality, provided the municipality requires said monies to be used for the construction of new affordable units or home repair. All in-lieu payments shall be made at the time of issuance of building permit.

POLICY 2.16.5 Within parcels located west of and including US 1 and designated "Community" on the Broward County Land Use Plan, dwelling units may be permitted subject to the following:

(1) The parcel is and will remain publicly owned by a municipality and within its jurisdiction or is and will remain publicly owned by the Broward County Board of County Commissioners or School Board of Broward County;

(2) At least 25% of the dwelling units are deed restricted to moderate-income, low-income or very-low-income dwelling units for a minimum period of 30 years, via a legally enforceable mechanism;

(3) Maximum density does not exceed 50 dwelling units per acre;

(4) The applicable local government must make a finding that sufficient public facilities and services are in place, or will be in place with completion of project construction, to accommodate the proposed development;

(5) The governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting consistent with its notification requirements;

(6) Local governments may utilize the additional permitted residential density provisions described in this Policy, at their option, regardless of whether such provisions or conflicting provisions are incorporated within their certified local land use plan elements and utilization of these provisions does not require an amendment to the Broward County Land Use Plan map or local land use plan map; and

(7) Local governments may be more restrictive and are not required to adopt, utilize or implement the above referenced Policy.

TRANSPORTATION RIGHTS-OF-WAY/TRAFFICWAYS PLAN

POLICY 2.17.1 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 2.17.2 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 2.17.3 Rules for the implementation of the Broward County Trafficways Plan shall be contained within the "Documentation of the Broward County Trafficways Plan."

POLICY 2.17.4 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 2.17.5 Local governments shall 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 2.17.6 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.

TRANSPORTATION MULTI-MODAL LEVELS OF SERVICE

POLICY 2.18.1 For Land Use Plan amendments, transportation impacts from development within designated or proposed and eligible "Activity Centers," or municipal and county approved community redevelopment areas, may be analyzed utilizing an Institute of Transportation Engineers (ITE) "urban infill area – person trip methodology."

POLICY 2.18.2 By 2018, Broward County and the Broward County Planning Council shall study and recommend integrated levels of service standards for bicycle, transit, and pedestrian facilities and services within, at a minimum, designated or proposed and eligible "Activity Centers," or municipal and county approved community redevelopment areas. If a proposed development fails to meet levels of service standards for automobile roadway capacity in such areas, the proposed development may be recommended for approval if levels of service for bicycle, transit, and pedestrian facilities and services are acceptable after considering effects from the proposed development.

COMPLETE STREETS

POLICY 2.19.1 Broward County shall promote and encourage (re)development, 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.

POLICY 2.19.2 Broward County shall promote and encourage (re)development, 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 2.19.3 To identify multi-modal transportation systems consistent with the *Broward Complete Streets Guidelines*, Broward County and its local governments should utilize the "Context Sensitive Corridor" Broward County Trafficways Plan 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 2.19.4 Additional policies and criteria which guide Broward County's implementation of Complete Streets are adopted as part of the Broward County Transportation Element.

SMART GROWTH

POLICY 2.20.1 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 2.20.2 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 2.20.3 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 2.20.4 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 2.20.5 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 2.20.6 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 2.20.7 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 2.20.8 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 2.20.9 Broward County shall promote and encourage community and stakeholder collaboration using innovative methods of involving residents in visioning and planning for new development.

POLICY 2.20.10 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 2.20.11 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, 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 2.20.12 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.

POLICY 2.20.13 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 2.20.14 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, and "Florida Friendly" landscaping, to create, and maintain attractive, low maintenance, low impact, healthy landscapes that reflect and help protect Broward's natural resources.

POLICY 2.20.15 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; ecofriendly 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 2.20.16 Broward County shall pursue strategies to diversify energy sources in order to reduce greenhouse gas emissions within Florida.

POLICY 2.20.17 Broward County shall develop and adopt regulations to eliminate invasive exotic vegetation while encouraging the use of native vegetation, including maintaining a list of plant species which require minimal watering and fertilization.

CLIMATE RESILIENCY, ADAPTATION ACTION AREAS AND PRIORITY PLANNING AREAS

POLICY 2.21.1 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 2.21.2 Broward County shall, in coordination with its local municipalities and other affected agencies, designate Adaptation Action Areas (AAAs), per Florida State Law, in order to: a. Identify areas of regional significance that are vulnerable to the impacts of rising sea level; b. Identify and implement adaptation policies to increase community resilience; and c. Enhance the funding potential of infrastructure adaptation projects.

POLICY 2.21.3 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 water supplies, drainage and flood control systems.

POLICY 2.21.4 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.

POLICY 2.21.5 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 storm water management and drainage facilities, not adversely affect groundwater quality or environmentally sensitive lands and not increase saltwater intrusion or area-wide flooding.

POLICY 2.21.6 Broward County shall support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Broward County Climate Change Action Plan and the Southeast Florida Regional Climate Action Plan as approved by the Broward County Climate Change Task Force and the Broward County Board of County Commissioners.

POLICY 2.21.7 In order to ensure coordination, consistency and maximum effectiveness of improvements necessary to mitigate high tide flooding associated with realized and additional sea level rise through the year 2070, tidally-influenced municipalities shall adopt within 24-months of the effective date of this Policy (February 13, 2020), regionally consistent top elevations for seawalls, banks and berms, and other appurtenant infrastructure (e.g., boat ramps) consistent with the findings and recommendations of the United States Army Corps of Engineers/Broward County Flood Risk Management Study for Tidally Influenced Coastal Areas. These standards shall be consistent with Chapter 39, Article XXV – Resiliency Standards for Flood Protection - of the Broward County Code of Ordinances, which shall serve as the model ordinance, and shall not be applicable to oceanfront beaches or shorelines seaward of the Coastal Construction Control Line.

WETLANDS

POLICY 2.22.1 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 2.22.2 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 2.22.3 Broward County shall update the Generalized Wetlands Map of the Broward County Land Use Plan at least once every two years to recognize Environmental Resource Licenses issued by the Broward County Environmental Protection and Growth Management Department and establishment of specific wetland mitigation areas.

ENVIRONMENTALLY SENSITIVE LANDS

POLICY 2.23.1 Natural resources 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 2.23.2 Broward County shall update the Environmentally Sensitive Lands Map of the Broward County Land Use Plan at least once every two years to recognize Environmental Resource Licenses issued consistent with the Broward County Code of Ordinances.

POLICY 2.23.3 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 2.23.4 By 2019, Broward County shall work with Broward's municipalities and interested stakeholders to study and recommend incentives to preserve designated environmentally sensitive lands that are privately controlled.

WATER RESOURCES MANAGEMENT

POLICY 2.24.1 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 2.24.2 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 2.24.3 Designate and protect Broward County west of Levees 33, 35A, 36, L-37 and L-35 for Conservation Use in order to promote groundwater recharge and prevent salt water intrusion.

POLICY 2.24.4 To minimize soil erosion on new construction sites, the land development codes and regulations of all local government entities shall require treatments and other measures consistent with Chapter 27 of the Broward County Code.

POLICY 2.24.5 In order to enhance water management and community resiliency, Broward County shall support the integration of "green infrastructure" into the built urban environment.

POLICY 2.24.6 Broward County shall participate in and support regional water supply and conservation projects, including the C-51 reservoir project in Palm Beach County.

AIR QUALITY

POLICY 2.25.1 Broward County and its local governments shall review all proposed development with respect to the potential for related impacts to the regional air quality, negative impacts eliminated or effectively mitigated.

WELLFIELDS

POLICY 2.26.1 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 2.26.2 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 2.26.3 Amendments to the Broward County Land Use Plan Map 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.

BEACHES AND RIVERS

POLICY 2.27.1 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 2.27.2 Priority shall be given to water-dependent uses such as marinas and public access to waterways, in decisions affecting waterfront property.

POLICY 2.27.3 The Broward County Land Use Plan and local land use plans shall give priority to protecting public beach access sites.

POLICY 2.27.4 Broward County and its local governments shall provide for the protection of marine habitat and water quality of Broward County's coastal waters, including the protection of natural and artificial reefs.

POLICY 2.27.5 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.

SEA TURTLE LIGHTING

POLICY 2.28.1 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 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.

GREENWAYS AND TRAILS

POLICY 2.29.1 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 2.29.2 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 2.29.3 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 2.29.4 Broward County shall prioritize the development of greenways and trails and prepare detailed plans for the highest priority corridors.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

POLICY 2.30.1 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 2.30.2 Broward County and its local governments shall consider the impacts of land use plan amendments on historic, archaeological and paleontological resources.

COMMUNITY REDEVELOPMENT AREAS

POLICY 2.31.1 Broward County will continue to fund the Broward Redevelopment Program (BRP) to provide funding for economic development, affordable housing, and job creation projects in defined redevelopment areas which have demonstrated blighting conditions, higher unemployment rates and lower property value growth than those of the municipality which the project is located or the County. The evaluation of BRP applications will award extra points to projects which demonstrate furtherance of one or more of the Broward County Land Use Plan's "Highlighted Regional Issues and Strategies," including targeted redevelopment, multi-modal transportation, affordable housing, climate resiliency, natural resource protection and enhancement, and disaster prevention.

INTERGOVERNMENTAL COORDINATION

POLICY 2.32.1 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.

PLANNING COUNCIL RECERTIFICATION REQUIREMENTS

POLICY 2.33.1 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 and implement the procedures identified within the "Administrative Rules Document: Broward County Land Use Plan."

POLICY 2.33.2 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 2.33.3 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.

TRANSFER OF DEVELOPMENT RIGHTS

POLICY 2.34.1 Municipalities may adopt "Transfer of Development Rights" (TDR) programs within their jurisdictions, or, with other Broward County local governments pursuant to a legally binding agreement, and in accordance with this Plan. A TDR "sending area" must further a public purpose, such as, but not limited to, enabling the creation of significant public or private open space areas or corridors, protect environmentally sensitive lands, historical/archaeological resources, or areas identified as appropriate for climate resiliency strategies (e.g. repetitive loss properties, Priority Planning Areas, or Adaptation Action Areas). A TDR program must include the following:

1. Any TDR "receiving area" must be identified and designated in advance of any action to transfer rights from a TDR "sending area."

2. Broward County's barrier island (i.e. land east of the Intracoastal Waterway) is not eligible to be a TDR "receiving area," unless the associated "sending area" is from within the barrier island and meets all other criteria of this policy.

3. A TDR program must ensure that any "sending area" properties which utilize the program do not have any legal residual development rights that are not consistent with the stated public purpose to be furthered by the TDR program.

4. A municipal TDR program must ensure that "sending area" properties which utilize the program are properly managed and maintained after development rights have been transferred.

5. A TDR "receiving area" must be, by the applicable municipality, suitable and preferred for growth and redevelopment and be within areas such as "activity centers," designated on the Broward County Land Use Plan, and/or identified redevelopment areas approved by Broward County.

6. Prior to TDR allocations to a property within a designated "receiving area," municipalities must demonstrate that resulting development will address the following:

    - be compatible with adjacent existing and planned land uses;
    - public facilities and services (e.g. potable water, sanitary sewer, solid waste, transportation, etc.) will be adequate, consistent with adopted level of service standards;
    - meet applicable storm evacuation standards
    - not negatively impact environmental and historic resources.

7. The chief elected official and municipal manager, or equivalent, of municipalities and unincorporated areas located within 1,000 feet of a proposed TDR "receiving area" must be notified in writing at least 30 days prior to the first hearing and 30 days prior to any adoption hearing.

REDEVELOPMENT UNITS

POLICY 2.35.1 "Redevelopment Units" are defined as additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext Broward County Land Use Plan. Municipalities that have fewer than 250 combined "flexibility units" or "redevelopment units" may apply to the Broward County Planning Council for the allocation of "redevelopment units" in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever number is less, in accordance with this Plan and the criteria established within the *"Administrative Rules Document: BrowardNext."*

ENVIRONMENTAL JUSTICE

POLICY 2.36.1 Local governments should consider the impacts of local and regional land use, public infrastructure, and public services in a nondiscriminatory manner consistent with applicable federal, state, and local laws, seeking to avoid, to the extent feasible, disproportionate negative impacts being imposed on any segment of Broward County's population.

SECTION 2: DEFINITIONS

ACCESSORY DWELLING UNIT - means an ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary single-family dwelling unit.

ACCESSORY USE - means a use or activity naturally and customarily incidental, subservient or subordinate to the principal use or activity on site.

ACCOMMODATION - means any apartment, condominium or cooperative unit, cabin, lodge, hotel or motel room, campground, cruise ship cabin, houseboat or other vessel, recreational or other motor vehicle, or any private or commercial structure which is situated on real or personal property and designed for overnight occupancy by one or more individuals.

ADAPTATION ACTION AREAS - means a designation in the coastal management element of a local government's comprehensive plan which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning.

ADJACENT - means next to or adjoining; having a common side or point; separated only by a street right-of-way or canal right-of-way, not including the Florida Intrastate Highway System.

ADMINISTRATIVE RULES DOCUMENT - means a publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and Board of County Commissioners for the purpose of providing assistance and guidance to local governmental entities and the general public and direction to Council staff in implementing the BrowardNext - Broward County Land Use Plan.

AFFECTED PERSONS - includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; owners of real property abutting real property that is the subject of a proposed change to a future land use map; and adjoining local governments that can demonstrate that the plan or plan amendment will produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdictions. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations or objections to the local government during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.

AFFORDABLE HOUSING - means housing for which monthly rents or monthly mortgage payments (including taxes, utilities and insurance) do not exceed 30 percent of an amount representing the percentage (very low = 50%; low = 80%; moderate = 120%) of the median income limits adjusted for family size for the households.

AGRICULTURAL USES - means activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; silviculture areas; and equestrian uses.

AMENDMENT - means any change to an adopted comprehensive plan except for corrections, updates and modifications of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), Florida Statutes, and corrections, updates or modifications of current costs in other elements, as provided in Section 163.3187(4), Florida Statutes.

ANCILLARY - means of secondary importance; subordinate; aiding; supplementary.

ANNEXATION - means the adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality.

ARTERIAL ROAD - means a roadway providing service which is relatively continuous and of relatively high traffic volume, long average trip length (i.e. more than one mile), high operating speed and high mobility importance (i.e. serves not only automobiles, but other transportation modes such as bus, rapid bus, light rail and/or rail). In addition, every United States numbered highway is an arterial road.

BEACH - means the zone of unconsolidated material that extends landward from the mean low water line to the place where there is marked change in material or physiographic form, or to line of permanent vegetation, usually the affective limit of storm waves. “Beach,” as used in the coastal management element requirements, is limited to oceanic and estuarine shorelines.

BICYCLE AND PEDESTRIAN FACILITIES - means any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.

BROWARD COMPLETE STREETS GUIDELINES 2.0 - means a document endorsed by the Broward Metropolitan Planning Organization in November 2019.

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN - means the future land use plan element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and Florida Statutes Chapter 163.

BROWARD COUNTY TRAFFICWAYS PLAN - means the plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of Trafficways for Broward County.

BUILDING - means any structure having a roof and used or built for the shelter or enclosure of persons, animals, or property of any kind.

BUILDING PERMIT - means:

(1) Any permit for the erection or construction of a new building or structure as required by the Florida Building Code and Broward County Administrative Provisions, as amended, or
(2) Any permit for an addition or renovation to an existing building which would:
    a. create one or more dwelling units,
    b. be required for renovations necessary for a change in the occupancy of a building as described in the Florida Building Code and Broward County Administrative Provisions, as amended, or
    c. be required for the nonresidential operations included in the Florida Building Code and Broward County Administrative Provisions, as amended.

CAPITAL IMPROVEMENT - means physical assets constructed or purchased to provide, improve or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this plan, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

CERTIFIED LAND USE PLAN - means a local land use plan which has been certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan and which has been adopted by a unit of local government in conformance with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

CERTIFIED LOCAL GOVERNMENT - means municipal and county governments which have made historic preservation a public policy through the passage of a historic preservation ordinance consistent with State Statutes, and the creation of a historic preservation advisory board, making them eligible for state- and federally-funded historic preservation grants to assist their historic preservation programs.

CLIMATE CHANGE - means a change in global or regional climate patterns, in particular a change apparent from the mid to late 20th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

COASTAL CONSTRUCTION CONTROL LINE - means the line established by the Florida Department of Environmental Protection after a determination, through comprehensive engineering study and topographic survey, that the establishment of such control line is necessary for the protection of upland properties and the control of beach erosion, pursuant to Section 161.053, Florida Statutes.

COASTAL HIGH HAZARD AREA - means the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, as provided in Section 163.3178, Florida Statutes.

COASTAL PLANNING AREA - means all land and water eastward of the westward right-of-way of Federal Highway/U.S. 1.

COLLECTOR ROAD - means a roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. These roadways collect and distribute traffic between local roads or arterial roads and serve as a linkage between land access and mobility needs.

COMMERCIAL USES - means activities within land areas which are predominantly connected with the sale, rental and distribution of goods or services.

COMMUNITY CULTURAL FACILITY - means a facility that is readily accessible to all segments of the community for cultural activities (performing, visual and literary arts). The center should include classroom and workshop space, exhibit and performance space and cultural programming by professional artists for all age groups.

COMMUNITY PARK - means acreage as described in the "Community and Regional Parks" subsection of the Implementation Requirements and Procedures Section of the Broward County Land Use Plan that is utilized by local governments to meet the community level parks requirement of the Broward County Land Use Plan.

COMPATIBILITY - means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

COMPLETE STREET - means a street where the entire right-of-way is planned, designed, and operated for all modes of transportation and all users regardless of age or ability. Pedestrians, bicyclists, transit riders, and motorists of all ages and abilities must be able to safely move along and across a Complete Street. Complete Streets make it easy to cross the street, walk to shops, catch the bus, bike to work, and enjoy many other healthy activities.

COMPREHENSIVE PLAN - means a plan that meets the requirements of Sections 163.3177 and 163.3178, Florida Statutes, as amended.

CONCURRENCY - means public facilities and services needed to support development will be provided in order to achieve and maintain the adopted level of service standards, per Section 163.3180, Florida Statutes, as amended.

CONCURRENCY MANAGEMENT SYSTEM - means the provisions in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing and solutions intended to be compatible with and further compliance with the statutory requirement to provide public facilities and services needed to support development consistent with concurrency requirements and Section 163.3180, Florida Statutes, as amended.

CONDO-HOTEL - means hotel units that function in the same manner as a conventional hotel, with the exception that units may be purchased and accessed by the owner a minority of days per year. The units must be available to hotel guests a majority of days per year.

CONSERVATION USES - means activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

CONSISTENT - means compatible with and furthers. Compatible with - means not in conflict with. Furthers - means to take action in the direction of realizing the goals and policies. As applied to the local plan, a local plan shall be consistent with the state plan and the regional plan.

CONTEXT SENSITIVE ROADWAYS - means roadways that are planned and developed with improvements that are considerate of the character and built and natural environment of the corridor and the surrounding neighborhood, are responsive to multiple transportation modes, and maintain safety and mobility.

CONTIGUOUS - means touching or adjacent.

COST BURDENED – means the extent to which gross housing costs, including utility costs, exceed 30 percent but less than 50 percent of gross income, based on data available from the U.S. Census Bureau.

COUNTY COMMISSION - means the Board of County Commissioners, Broward County, Florida.

DASHED-LINE AREA - means an area on the Future Broward County Land Use Plan Map (Series) bordered by a dashed line and designated as having a particular maximum overall allowable density of dwelling units for all land and land uses within the area, and/or a particular total number of dwelling units permitted within the area, for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

DEVELOPER - means any person, including a governmental agency, undertaking any development.

DEVELOPMENT - means the carrying out of any construction activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. The following activities or uses shall be taken for the purposes of this Plan to involve “development,” as defined in this section:

- A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.
- A change in the intensity of use of land, such as an increase or decrease in the number of dwelling units in a structure or on land or a material increase or decrease in the number

of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.

- Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction" as defined in Section 161.021, Florida Statutes.
- Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land.
- Demolition of a structure.
- Clearing of land as an adjunct of construction.
- Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken for the purpose of this Plan to involve "development" as defined herein:

- Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad tract, if the work is carried out on land within the boundaries of the right-of-way.
- Work by any utility and other persons engaged in the distribution or transmission of gas, electricity or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like. This provision conveys no property interest and does not eliminate any applicable notice requirements to affected landowners.
- Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.
- The use of any structure or land devoted to dwelling uses or any purpose customarily incidental to enjoyment of the dwelling.
- The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.
- A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.
- A change in the ownership or form of ownership of any parcel or structure.
- The creation or termination of rights of access, riparian rights, easements, distribution and transmission corridors, covenants concerning development of land, or other rights in land.
- "Development," as designated in an ordinance, rule, or development rule includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of the above.

DEVELOPMENT ORDER - means any order granting, denying, or granting with conditions an application for a development permit.

DEVELOPMENT PERMIT - includes any building permit, zoning permit, subdivision or plat approval, rezoning, certification, special exception, variance, or any other official action having the effect of permitting the development of land.

DISASTER - means any natural, technological or civil emergency that causes damage of sufficient severity and magnitude to result in a declaration of a state of emergency by a county, the Governor or the President of the United States.

DRAINAGE FACILITIES - means a system of man-made structures designed to collect, convey, hold, divert or discharge storm water, and includes storm water sewers, canals, detention structures, and retention structures.

DUNE - means a mound, bluff or ridge of unconsolidated sediments, usually sand-sized sediments, lying upland of the beach and deposited by any natural or artificial mechanism, which may be bare or covered with vegetation and is subject to fluctuations in configuration and location.

DWELLING UNIT - means any building, structure or portion thereof which is designed, occupied or intended for occupancy as complete independent living facilities for one (1) or more persons, with direct access from the outside of the building or through a common hall and with permanent provisions for living, sleeping, eating, cooking and sanitation, including nontransient rental units contained in a multi-unit structure or complex or live-aboard vessels located in multi-family "Residential" designated areas which are required to hookup to marine sanitation systems.

EASEMENT - means any strip of land created for public or private utilities, drainage, sanitation, access, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the public record.

ECOLOGICAL COMMUNITY - means a distinctive combination of two or more ecologically related species, living together and interacting with each other in a characteristic natural habitat.

EDUCATIONAL USES - means activities and facilities of public or private pre-schools, primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

EFFICIENCY OR STUDIO DWELLING UNIT - means an apartment in which one room typically contains the kitchen, living, and sleeping quarters, with a separate bathroom. Efficiency or studio dwelling units no greater than 500 square feet in size may be counted by the local government as 0.5 dwelling units for residential density calculations.

ELECTRICAL POWER PLANT - means an electrical generating facility where electricity is produced for the purpose of supplying twenty-five megawatts (MW) or more to utility power distribution systems, including any associated facility, as referenced in Section 403.503(7), Florida Statutes, that directly supports the operation of the electrical power plant.

ENVIRONMENTAL JUSTICE - means the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income with respect to the development, implementation and enforcement of environmental laws, regulations and policies to avoid, minimize, or mitigate disproportionately high and adverse human health and environmental effects, including interrelated social and economic effects, on vulnerable populations.

ENVIRONMENTALLY SENSITIVE LAND - means those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the Broward County Land Use Plan, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. The criteria for designation of Environmentally Sensitive Lands are contained within the Implementation Requirements and Procedures section of the Broward County Land Use Plan. Policies which ensure the protection of Environmentally Sensitive Lands are contained within the Broward County Land Use Plan.

ESTUARY - means a semi-enclosed, naturally existing coastal body of water in which saltwater is measurably diluted by freshwater derived from riverine systems and which has an open connection with oceanic waters. “Estuaries” include bays, lagoons, sounds and tidal streams.

EVACUATION ROUTES - means routes designated by county emergency management authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane.

EXTREMELY-LOW INCOME PERSONS - means one or more natural persons or a family, that has a total annual household income that does not exceed 30 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

FABRICATION AND ASSEMBLY - means the manufacturing from standardized parts of a distinct object differing from the individual components involving raw materials with form and substance (as opposed to liquid or gas), with a physical, as opposed to chemical, mating or joining of the individual parts.

FLEXIBILITY UNITS - shall equal the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the local government’s certified future land use plan map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as “Reserve Units” which were equal to two percent (2%) of the total number of dwelling units permitted by the local government’s certified future land use plan map. Flexibility units are allocated at the discretion of the local government.

FLEXIBILITY ZONE - corresponds to the municipal boundaries upon the adoption of BrowardNext and the completion of the administrative local government flexibility zone unification.

FLOODPLAINS - means areas susceptible to being inundated during an identified flood event or identified by the National Flood Insurance Program as A Zones (A, AE, AH AO), V Zones (V, VE) or X Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

FLOOR AREA RATIO (FAR) - means the square footage of the floor area of a building divided by the square footage of the lot (net site area) on which the building is located. Figure 1 illustrates how a FAR of 1.0 can be calculated. The first example is a one story building covering the entire lot; the second is a two story building covering 50% of the lot and the third, a four story building covering 25% of the lot.

Figure 1

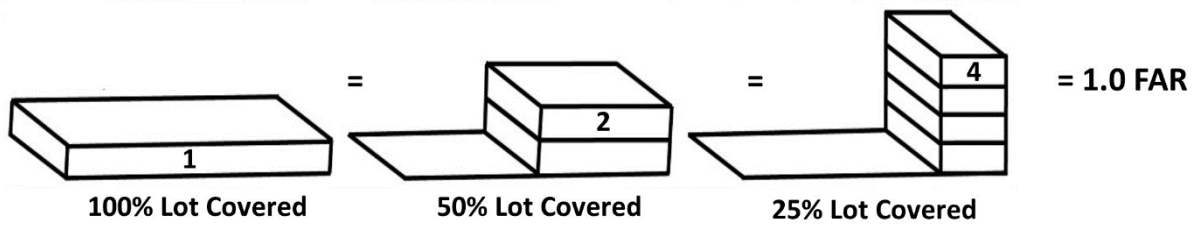
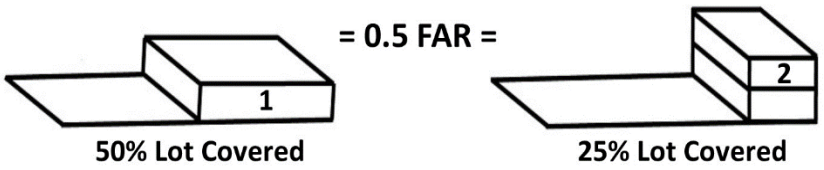


Figure 2 illustrates how a lot with FAR of 0.5 can be calculated. The building is limited to 50% of the square footage of the lot (net site area). The first example is a one story building covering 50% of the lot; the second is a two story building covering 25% of the lot.

Figure 2



The illustrations above represent a net site area of 39,204 square feet of floor area (0.9 gross acres) a FAR of 1.0 will allow a 39,204 square foot building. If the same lot has a 0.5 FAR, then it will yield a building of 19,602 square feet.

FRESHWATER MARSH - means a wetland having more than 25 percent vegetative cover by terrestrial herbs, but 40 percent or less cover by woody plants, occasionally or regularly flooded by fresh water (e.g., sawgrass).

FRESHWATER SWAMP - means a wetland having more than 40 percent cover by woody plants and that is occasionally or regularly flooded by freshwater (e.g., cypress swamp).

FUTURE BROWARD COUNTY LAND USE PLAN MAP (SERIES) - means the series of maps adopted by the Broward County Board of County Commissioners as part of the Broward County Land Use Plan. These include the Broward County Land Use Plan Map, Cultural Resource Map Series and Natural Resources Map Series.

GREENHOUSE GAS EMISSIONS - means any of the atmospheric gases that contribute to the greenhouse effect by absorbing infrared radiation produced by solar warming of the Earth's surface. They include carbon dioxide (CO2), methane (CH4), nitrous oxide (NO2), and water vapor.

GROSS ACREAGE - means the total number of acres in an area, including acreage used or proposed for streets, lakes, and/or waterways, not including the rivers and canals of the primary drainage system as identified within this Plan.

GROSS DENSITY – means the total number of dwelling units divided by the gross acreage of the area.

GROSS FLOOR AREA - means the total combined square footage of each floor level, measured from principal outside faces of exterior walls, including but not limited to, basements, corridors, hallways, utility areas, elevators, storage rooms, staircases and mezzanines, but not including architectural projections.

GROUNDWATER – means water within the earth supplied by wells and springs.

GROUP HOME - means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

HAMMOCK - means a dense growth of broad-leaved trees on a slight elevation; not considered wet enough to be a swamp.

HAZARDOUS WASTE - means solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

HISTORIC RESOURCES - means all districts, sites, buildings, structures or objects significant in the history, architecture, engineering, archaeology or culture of the state, its communities, or the nation and listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

HISTORICAL TREE – includes a tree or group of trees designated by the Broward County Board of County Commissioners pursuant to Chapter 27 of the Broward County Code of Ordinances which are (1) located on historically significant property and related to an historic event; (2) uniquely related to the heritage of Broward County; or (3) at least seventy-five (75) years old. Requests for designation can be made by State, County, Municipality, Historical Preservation Group, or by the Property Owner. Removal of a tree designated as “Historical” requires the approval of the County Commission.

HURRICANE SHELTER - means a structure designated by local officials as a place of safe refuge during a storm or hurricane or an interior room, space within a building, or an entirely separate building, designated and constructed to protect its occupants from hurricanes or tornados. Shelters are intended to provide protection against both wind forces and impact of windborne debris.

HURRICANE VULNERABILITY ZONE (also “areas subject to coastal flooding”) - means the areas delineated by the regional or local hurricane evacuation plan as requiring evacuation.

IMPROVEMENTS - may include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, signs, landscaping, permanent reference monuments, permanent control points, or any other improvement required by a governing body.

INDUSTRIAL USES - means the activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

INFRASTRUCTURE - means those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; storm water systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; roadways; railroads; sidewalks; and bikeways.

LAKE - means a large body of water surrounded by land and too deep to permit the growth of rooted plants from shore to shore.

LAND - means the earth, water, and air above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

LAND DEVELOPMENT CODE - means the various types of regulations for the development of land within the jurisdiction of a unit of local government when combined into a single document.

LAND DEVELOPMENT REGULATION - means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

LAND USE - means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.

LEVEL OF SERVICE - means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

LIGHT MANUFACTURING - means a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

LIMITED ACCESS FACILITY - means a roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

LIVE-ABOARD VESSEL - means any vessel which is a habitable vessel on which habitation is occurring and which is used as a person's primary legal residence or temporary or seasonal residence even though it is not used solely as a residence but is also used for other purposes. A person's primary legal residence is a vessel where a person is presently living with the present intention of making it his or her permanent abode. A temporary or seasonal residence means habitation aboard a floating home or a vessel occupied by one (1) or more persons, while the home or vessel is moored or docked. Habitable vessel means a vessel that is equipped with an on-board toilet. The term live-aboard vessel shall not include commercial fishing boats. Nothing within this definition shall be construed to prohibit or regulate the anchorage of non-live aboard vessels engaged in the exercise of rights of navigation.

LOCAL AREA OF PARTICULAR CONCERN - means an area designated on the Natural Resource Map Series of the Broward County Land Use Plan which has been declared to be culturally or environmentally sensitive. Those areas are subject to environmental impact report provisions of the Broward County Land Development Code and/or the criteria for Local Areas of Particular Concern contained in the Implementation Requirements and Procedures Section of this Plan.

LOCAL GOVERNMENT - means a unit of government or any officially designated public agency or authority of a unit of government with less than statewide jurisdiction, or any officially designated public agency or authority of such a government. The term includes a county, an incorporated municipality, a consolidated city-county government, a metropolitan planning organization, an expressway or transportation authority, a turnpike project, a regional planning council, or a school board or other special district.

LOCAL PLANNING AGENCY - means the agency designated to prepare the comprehensive plan required by Chapter 163, Florida Statutes.

LOCAL ROAD - means a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

LOT - means a tract or parcel of land designated and identified as a single unit of area in a subdivision plat recorded in the Official Records of Broward County, Florida.

LOW INCOME FAMILIES - means "lower income families" as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households."

LOW-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income between 50 and 80 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

MAJOR TRIP GENERATORS OR ATTRACTORS - means concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

MANUFACTURED HOME - means a home built in the controlled environment of a manufacturing plant and transported in one (1) or more sections on a permanent chassis. Each section bears a red U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards.

MARINE HABITAT - means areas where living marine resources naturally occur, such as mangroves, seagrass beds, algae beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, coral reefs, worm reefs, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

MARINE RESOURCES - means living oceanic or estuarine plants or animals, such as mangroves, seagrasses, algae, coral reefs, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.

MARINE WETLANDS - means areas with a water regime determined primarily by tides and the dominant vegetation is plant species that have adapted to survive and reproduce in the marine environment.

MASS TRANSIT - means passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

MEAN HIGH WATER - means the average height of the high waters over a 19-year period. For shorter periods of observation, “mean high water” means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of a mean 19-year value.

MEAN HIGH WATER LINE - means the intersection of the tidal plane of mean high water with the shore.

MEAN LOW WATER - means the average height of the low waters over a 19-year period. For shorter periods of observation, “mean low water” means the average height of low waters after corrections are applied to eliminate known variations and to reduce the result to the equivalent of mean 19-year value.

MEAN LOW WATER LINE - means the intersection of the tidal plane of mean low water with the shore.

MINERALS - means all solid minerals, including, but not limited to, clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths which have heretofore been discovered or may be discovered in the future, which are contained in the soils or waters of the state.

MINING - means the extraction of minerals found in natural deposits on or in the earth from their location so as to make them suitable for commercial, industrial, or construction use.

MIXED-USE - means a development pattern on a single unified site that allows a mix of residential uses with compatible non-residential uses, such as but not limited to, office, service, retail, entertainment, and food/beverage, designed in a pedestrian-oriented environment. The development pattern may be vertical, accommodating multiple principle uses within a single building, or horizontal, with single use buildings adjacent to each other.

MOBILE HOME - means a structure, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width, and which is built on an integral chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained herein.

MODERATE-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income between 80 and 120 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

MODULAR HOME – means a home built in the controlled environment of a manufacturing plant, transported to a building site and professionally assembled on a permanent foundation. Modular homes meet or exceed local building code standards.

MUNICIPALITY - means any incorporated city, town, or village.

NATURAL RESERVATIONS - means areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or a short-term contractual basis.

NATURAL RESOURCES - means water, existing and planned water wells and cones of influence; water recharge areas; beaches and shores, including estuarine systems; rivers, bays, lakes, floodplains, springs, groundwaters and harbors; wetlands; minerals and soils; forests; wildlife; fisheries; marine habitat; and air.

NEIGHBORHOOD PARK - means a park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

NET SITE AREA - means the entire acreage of the site located inside the parcel boundary.

OCEAN WATERS - means waters of the Atlantic Ocean, excluding estuaries, bays, lagoons, or harbors.

OPEN SPACES - means undeveloped lands suitable for passive recreation or conservation uses.

PARCEL OF LAND - means any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

PARK - means a public or private area of land, with or without buildings, primarily used for active or passive recreational purposes.

PERSON - means an individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

PHASE 1 ENVIRONMENTAL ASSESSMENT - means a thorough evaluation of the present and past uses and environmental condition of a property. It includes a database search, review of property history, site inspection, interviews and comprehensive report (no collection of physical samples).

PHASE 2 ENVIRONMENTAL ASSESSMENT – means a thorough evaluation and report of the present environmental condition of a property based on physical samples used for various evaluations. This may include evaluation of soil, ground water, underground tanks, and material samples that can be used to check for asbestos, lead, hazardous chemicals and biological agents, such as bird droppings, mold and bacteria.

PLANNING COUNCIL - means the Broward County Planning Council per Article VIII of the Charter of Broward County, Florida.

PLAT - means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirements of the Broward County Land Development Code and of any local ordinances, and may include the terms “replat,” “amended Plat,” or “revised Plat.”

POLICY - means the way in which programs and activities are conducted to achieve an identified goal.

POLLUTION - means the presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

POND - means a small, quiet body of standing water, usually sufficiently shallow to permit the potential growth of rooted plants from shore to shore.

PORT FACILITY - means harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection with commercial shipping.

POTABLE WATER FACILITIES - means a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

PRINCIPAL BUILDING - means a building which is occupied by, or devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.

PRINCIPAL USE - means the primary or main use of a parcel of land as distinguished from an ancillary or accessory use. There may be more than one principal or main use on a parcel of land.

PUBLIC ACCESS - means the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

PUBLIC FACILITIES - means major capital improvements, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities.

PUBLIC NOTICE OR DUE PUBLIC NOTICE as used in connection with the phrase “public hearing” or “hearing to be held after due public notice” - means publication of notice of the time, place, and purpose of such hearing in a newspaper of general circulation in the area not less than 7 days prior to the date of the hearing.

PUBLIC RECREATION SITES - means sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

PUBLIC UTILITY - includes any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.

RECERTIFICATION - means a local land use plan which has previously been certified by the Broward County Planning Council, but because of amendments, decertification, or amendments to the Broward County Land Use Plan, is no longer in conformity, and must be recertified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.

RECREATION - means the pursuit of leisure time activities occurring in an indoor or outdoor setting.

RECREATION FACILITY - means a component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

RECREATIONAL USES - means activities within areas where recreation occurs.

RECREATIONAL VEHICLE PARK - means a place set aside and offered by a person or public body, for either direct or indirect remuneration of the owners, lessor or operator of such place, for the

parking and accommodation of six or more recreational vehicles (as defined in Section 320.01(1)(b), Florida Statutes) or tents utilized for sleeping or eating; and the term also includes buildings and sites set aside for group camping and similar recreational facilities.

REDEVELOPMENT UNITS - means additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext - Broward County Land Use Plan.

REGIONAL PARK - means acreage as described in the "Community and Regional Parks" subsection of the Implementation Requirements and Procedures Section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan.

REGIONAL TRANSPORTATION NETWORK - means the facilities contained within the Broward Metropolitan Planning Organization's adopted long range plan and roadway capacity tables, except for those roads functionally classified as city collector roads, but not excluding other modes and networks such as corridors, transit, greenways and freight.

REMNANT NATURAL RIVER - means a naturally occurring watercourse or riverine system, or a portion or segment thereof, whose channel has remained unaltered over time as evidenced by historical surveys or other appropriate documentation. Examples of remnant natural rivers in Broward County include portions of the following: South Fork of the Middle River, North Fork of the New River, New River, Tarpon Creek, South Fork of the New River and Whiskey Creek.

REPETITIVE LOSS PROPERTY - means any insurable property for which two or more claims of more than $1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978.

RESIDENT POPULATION - means inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

RESIDENTIAL USES - means activities within areas used predominantly for housing.

RESEARCH LABORATORY - means an establishment or other facility for carrying on investigation in the natural, physical, or social sciences, which may include engineering and product development.

RIGHT-OF-WAY - means land in which the state of Florida, the Florida Department of Transportation, Broward County, or a municipality owns the fee or has an easement devoted to or required for use as a transportation facility, including but not limited to streets, sidewalks, bike paths, alleys and public utility infrastructure.

ROADWAY CAPACITY - means the maximum sustainable flow rate at which persons or vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions.

ROADWAY FUNCTIONAL CLASSIFICATION - means the assignment of roads into systems according to the character of service they provide in relation to the total road network using procedures developed by the Federal Highway Administration. Basic functional categories in both urban and rural forms include principal arterial roads, minor arterial roads, collector roads and local roads. Principal arterial roads include three (3) subcategories: Interstate, Other Freeways & Expressways (OF&E) and Other Principal Arterial (OPA). Collector roads are subcategorized into major and minor levels.

RURAL CHARACTER - means an area that is characterized by natural, agricultural, equestrian, pastoral or rustic uses.

RURAL PURPOSES - means the use of a sparsely developed area of land primarily for agricultural, horticultural, equestrian, managed forests or mining purposes, or maintained in a natural state as wetlands, fields or forests.

SALTWATER MARSH - means a wetland having saline (including brackish) soils with 40 percent or less cover by woody plants and 25 percent or more cover by terrestrial herbs that is occasionally or regularly flooded by brackish or saline water (e.g., smooth cordgrass marshes).

SALTWATER SWAMP - means a wetland having saline (including brackish) soils with 40 percent or more cover by woody plants and occasionally or regularly flooded by brackish or saline water (e.g., mangrove swamps).

SANITARY SEWER FACILITIES - means structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

SEASONAL POPULATION - means part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.

SEPTIC TANK - means an on-site sewage disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

SEVERLY COST BURDENED – means the extent to which housing costs, including utility costs, exceed 50 percent of income, based on data available from the U.S. Census Bureau.

SHORELINE OR SHORE - means the intersection of a specified plane of water with the beach and, as used in the coastal management element requirements, is limited to oceanic and estuarine interfaces.

SOLID WASTE - means sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

SOLID WASTE FACILITIES - means lands, structures or systems designed for the treatment, storage, collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

SOLID WASTE PROCESSING PLANT - means a facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

STATE COMPREHENSIVE PLAN - means the goals and policies contained within the state comprehensive plan, Section 187.201, Florida Statutes.

STORMWATER - means the flow of water which results from a rainfall event.

STREET - includes any access way such as a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those access ways such as easements and rights of-way intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.

STRUCTURE - means anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. “Structure” also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and freestanding signs.

SUBDIVISION - means the platting of real property into two or more lots, parcels, tracts, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

SUBSTANTIAL CONFORMITY - refers to the Broward County Charter requirement contained in Article VIII, Section 8.05 D & E that local governmental future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or recertified.

SURFACE WATERS - means lakes or ponds excavated to generate fill material for a development and/or to provide recreational and aesthetic amenities. Publicly owned waters upon the surface of the earth, whether contained in bounds created naturally or artificially or diffused.

THREATENED SPECIES - means any species of fish and wildlife naturally occurring in Florida which may not be in immediate danger of extinction, but which exists in such small populations as to become endangered if it is subjected to increased stress as a result of further modification to its environment.

TIDALLY-INFLUENCED AREAS – means a waterway with water level changes in response to the daily tide.

TIDE - means the periodic rising and falling of the waters of the earth that result from the gravitational attraction of the moon and the sun acting upon the rotating earth.

TIME-SHARE PERIOD - means that period of time when a purchaser of a time-share plan is entitled to the possession and use of the accommodations or facilities, or both, of a time-share plan.

TIME-SHARE PLAN - means any arrangement, plan, scheme, or similar device, other than an exchange program, whether by membership, agreement, tenancy in common, sale, lease, deed, rental agreement, license, or right-to-use agreement or by any other means, whereby a purchaser, in exchange for a consideration, receives ownership rights in or a right to use accommodations or facilities, or both, for a period of time less than a full year during any given year, but not necessarily for consecutive years and which extends for a period of more than 3 years.

TIME-SHARE PROPERTY - means one or more time-share units subject to the same time-share instrument, together with any other property or rights to property appurtenant to those units.

TIME-SHARE UNIT - means an accommodation of a time-share plan which is divided into time-share periods.

TOURIST UNIT – means a house, an apartment, a group of rooms or a single room occupied or intended for occupancy as a separate living quarter which is licensed, or intended for license as a “hotel,” “motel,” “bed and breakfast,” “timeshare” or “vacation rental” by the State Department of Business and Professional Regulation.

TRANSFER OF DEVELOPMENT RIGHTS - means a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the “donor” site) to another (“receiver”) site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

URBAN AGRICULTURE - urban agriculture or urban farming means the production of fruits and vegetables, raising of animals, and cultivation of fish for local sale and consumption. Urban agriculture can also involve home vegetable gardens, community gardens, hydroponics, community supported agriculture, fish farming, farm to school, farmer’s markets, animal husbandry, aquaculture, agroforestry, and urban beekeeping. It does not include marijuana cultivation.

URBAN CHARACTER - means an area used intensively for residential, urban recreational or conservation parklands, commercial, industrial, institutional, or governmental purposes or an area undergoing development for any of these purposes.

VERY LOW-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income that does not exceed 50 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

VESTED RIGHTS - means rights to undertake and complete the development and use of property which have so completely and definitely accrued to or settled in a person, which it is right and equitable that government should recognize and protect, as being lawful in themselves, and settled according to then current law.

WATER CONSERVATION AREA - means designated Conservation areas on the Future Broward County Land Use Plan Map (Series) including reserve water supply areas such as the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35 and includes the natural reservations.

WATER-DEPENDENT ACTIVITIES - means activities which can be conducted or carried out only on, in, over or adjacent to water areas because the activity requires direct access to the water body or sovereign submerged lands for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply, and where the use of the water body or sovereign submerged lands is an integral part of the activity.

WATER RECHARGE AREAS - means land or water areas through which groundwater is replenished.

WATER-RELATED USES - means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water dependent or waterway uses.

WATER-WELLS - means any excavation that is drilled, cored, bored, washed, jetted, dug, driven or otherwise constructed when the intended use of such excavation is for the location, acquisition, development, or artificial recharge of ground water or for the supply of industrial, agricultural or potable water for general public consumption.

WETLANDS - means those areas which are inundated or saturated by water, with sufficient frequency and duration to support, and normally do support an assemblage of organisms that is adapted to saturated or seasonally saturated soil conditions for growth and reproduction including, but not necessarily limited to, swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, flood plains, and wet prairies, and other similar areas.

WORKFORCE-INCOME PERSON - means one or more natural persons or a family, that has a total annual household income that does not exceed 140 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.

SECTION 2: PERMITTED USES

This section identifies those uses permitted in the future land use categories established within the Broward County Land Use Plan. Local government zoning as to permitted uses and densities must be in compliance with these permitted uses and the Future Broward County Land Use Plan Map (Series) designation.

Local government zoning as to permitted uses which is in compliance with a certified land use plan shall be in compliance with the Broward County Land Use Plan. A certified local land use plan and land development regulations adopted by a local government may prohibit or restrict any of the land uses permitted within any land use category in the Broward County Land Use Plan.

Areas designated on the Future Broward County Land Use Plan Map (Series) for particular uses are approximate. The exact boundaries for zoning will be determined by the local government within the reasonable limits of the designation on the map. Local governments will determine those uses which will be permitted, allowed by special exceptions or not permitted from those uses listed below.

ACTIVITY CENTER USE

The areas designated for activity center use on the Future Broward County Land Use Plan Map (Series) are intended to facilitate a balanced and interconnected mix of land uses, encourage mass transit, and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development and give definition to the urban form. Development patterns shall generally reflect planning and design principles that support mixed-use development to integrate housing, employment, retail, recreation and local and regional community facilities with a primary orientation toward a multi-modal transportation system.

Recognizing the importance of a multi-modal transportation system, the geographical area of an Activity Center must be served by regional and neighborhood transit stations along existing and planned high performance transit service corridors as 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. Municipal land use designations that are under the umbrella of activity center include Local Activity Center, Regional Activity Center, Transit Oriented Corridor, Transit Oriented Development and Mixed-Use Residential.

For an area to qualify as an Activity Center, the following criteria must be met:

- Substantial housing opportunities must be a component of any Activity Center (AC).
- At least two non-residential uses must be permitted.
- Affordable housing needs of the AC must be addressed within the local land use plan.
- Park land and/or open space that is open to the public must be included as a functional component.
- Convenient access to mass transit and/or multi-modal facilities must be ensured.
- The development of key intersections or major transit stops to create nodes of development should be promoted.
- Pedestrian circulation between non-residential activity nodes and residential to non-residential activity nodes should be based, at a maximum, on a 10 minute or half-mile walk.
- Minimum and maximum FAR (Floor Area Ratio) for non-residential uses must be specified by the local government in the local land use plan.
- An interlocal agreement between the municipality and County for monitoring development activity must be executed no later than 6 months after the effective date of adoption.
- Prior to submitting an AC amendment, the municipality shall ensure that the proposal has been subject to a broad public participation process, including explanatory information concerning the AC category and a description of potential effects on individual property rights to property owners within and surrounding the AC amendment area. Examples of a broad public participation process may include, but not be limited to: mailed notices to affected property owners, advertised public workshops, and meetings targeting all stakeholders.

Please note that all existing Local Activity Centers, Regional Activity Centers, Transit Oriented Corridors and Transit Oriented Development permitted uses remain in effect. Activity Centers are listed below in alphabetical order.

The following areas have been designated as Activity Centers within the Broward County Land Use Plan:

Coconut Creek MainStreet Activity Center
Acreage: Approximately 500 acres

General Location: Bound on the north by Wiles Road, on the south by Sample Road, on the east by Lyons Road and on the west by State Road 7/U.S. 441.

Density and Intensity of Land Uses:

Residential Land Uses: 6,450 multi-family dwelling units
Commercial Land Uses: 3,300,000 square feet
Office Land Uses: 1,094,500 square feet
Community Facilities Land Uses: 303,000 square feet

Hotel: 1,300 rooms
Conservation: 14.7 acres minimum
Recreation and Open Space Land Uses: 5.0 acres minimum

Coral Springs Downtown Activity Center
Acreage: Approximately 138.1 acres

General Location: South of Northwest 35 Street and Broken Woods Drive, north of Northwest 31 Court, west of Northwest 90 Avenue, and east of Northwest 99 Way; bisected by University Drive and Sample Road.

Density and Intensity of Land Uses:
The total impact of development growth will generate no more than 2,802 vehicle trips at the P.M. peak hour*
Residential Land Uses: 2,400 high-rise† dwelling units
Commercial Land Uses: 1,200,000 square feet
Office Land Uses: 2,000,000 square feet
Library: 72,000 square feet
School: 1,600 students
Government Office: 100,000 square feet
Hotel: 750 rooms
Movie Theater: 80,000 square feet
Recreation and Open Space Land Uses: 3.0 acres minimum

Remarks:
*Per Institute of Transportation Engineers (ITE) traffic generation equations.

Dania Beach Activity Center
Acreage: Approximately 1,344.0 acres

General Location: Located east of Interstate 95, between Griffin Road and Sheridan Street.

Density and Intensity of Land Uses:*
Residential Land Uses: 11,818 dwelling units**
Hotel: 640 rooms
Commercial Land Uses: 264.0 acres plus an additional 500,000 square feet
Industrial Land Uses: 247.5 acres
Employment Center Land Uses: 74.5 acres
Parks and Recreation Land Uses: 40.5 acres minimum
Community Facilities Land Uses: 36.2 acres maximum
Transportation Land Uses: 6.5 acres
Conservation Land Uses: 2.6 acres minimum
Utilities Land Uses: 2.5 acres maximum

Remarks:
Chapter 163 Community Redevelopment Area, provides access to Fort Lauderdale-Hollywood International Airport and Port Everglades, and is located around the proposed FEC commuter rail alignment.

*Acreage for non-residential land uses will be assigned on a gross acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements, such as, but not limited to, building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the portion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross acreage of the development parcel will be assigned to A).

**Consisting of 3,683 multi-family units, 2,665 single-family units, 286 duplexes, 2,047 townhomes, 972 garden apartments and 2,165 high or mid-rise units. Dwelling units from any given category (ex. single-family, townhouse, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates.

At least 600 (15%) of the additional 4,000 dwelling units permitted by PCT 22-7 will be affordable at the "moderate-income" (up to 120% of the median income) level or below for a minimum period of 30 years.

Prior to the site plan approval of unit 2,001 of the 4,000 additional dwelling units, the City shall demonstrate that at least 300 of the permitted or built units are deed restricted as affordable (up to 120% of area median income adjusted for family size) for a period of at least 30 years. If the City is unable to demonstrate that at least 300 of the permitted or built dwelling units meet that criteria, no additional market rate units shall be permitted or built until such time that the City provides an implementation action plan or program that is reviewed by the Planning Council and approved by the County Commission. Per Broward County Land Use Plan Policy 2.4.12, a written record reflecting the current status of allocated or assigned dwelling units shall be transmitted to the Planning Council twice per year, during the months of January and July, and shall include the referenced affordable units, including the location and annual confirmation of income certification.

No more than 5,367 dwelling units shall be located east of U.S. 1.

No building permits issued for new residential development within the Airport's current 60+ DNL noise contour, as amended and as clarified by the County Commission that areas within the 60+ DNL where residential was previously permitted by land use and/or zoning of residential may continue to allow residential development.

Davie Activity Center I
Acreage: Approximately 2,244 acres

General Location: Between University Drive and Florida's Turnpike, south of State Road 84 and north of Griffin Road.

Density and Intensity of Land Uses:

Residential Land Uses: 11,903* dwelling units
(3,174 of the 11,903 units are additional dwelling units permitted by Broward County Land Use Plan (BCLUP) amendment PCT 10-6. These units are prohibited in areas that fall within the Airport's 60 DNL noise contour per the Runway 9R/27L Environmental Impact Statement, December 2008 2020 Blb. These units are restricted to the following unit types: 2,150 mid-rise, 489 high rise, 300 garden apartments, 150 townhouse/duplex/villa and 85 single family homes).
Commercial Land Uses: 3,532,528 square feet
Industrial Land Uses: 7,629,000 square feet
Community Facilities Land Uses: 12,388,500 square feet
Recreation and Open Space: 13 acres minimum (Wes Griffin Park is restricted to Recreation/Open Space Use)

Remarks:
*Except upon a separate action by Town Council with super-majority vote, the number of maximum residential units shall be phased as follows:

9,787 prior to the year 2013
10,845 prior to the year 2015
11,903 prior to the year 2017

1. The Regional Activity Center land use designation shall promote and encourage large-scale development and re-development as well as small parcel infill development and redevelopment that facilitates a coordinated and balanced mix of land uses, providing for: educational facilities; a wide selection of housing types for all income levels; shopping opportunities to meet the basic and expanded needs of students, residents, employees and visitors; research, training and other educational support uses; recreation; and employment opportunities including the use of mixed residential/nonresidential uses.
2. All industrial development within wellfield zones of influence shall comply with the appropriate wellfield protection standards of Chapter 27, Article XIII, of the Broward County Code.
3. Site is a center of regional education and employment activity.

Davie Activity Center II
Acreage: Approximately 903.7 acres

General Location: South side of Interstate 595 between State Road 7/U.S. 441 and Florida's Turnpike.

Density and Intensity of Land Uses:

Residential Land Uses: 6,428 dwelling units*
Industrial/Flex Land Uses: 3,600,000 square feet
Office Land Uses: 1,700,000 square feet
Commercial Land Uses: 600,000 square feet
Hotel: 750 rooms
Open Space: 120 acres minimum**

Remarks:

*Consisting of 1,800 high-rise dwelling units, 2,650 mid-rise dwelling units, 1,250 garden apartments and 500 townhouse dwelling units (228 mobile homes currently exist).

At least 15 percent of the residential units shall be provided as affordable as defined in Article 5 of the *Administrative Rules Document: BrowardNext*, and the affordability of the units shall be maintained for a period of 15 years. No development plan for this project shall be approved unless a declaration of restrictive covenants, a plat note or other form of enforceable restriction acceptable to the Town is included therein which provides assurance that this affordable housing requirement will be met.

**Open space shall include but not be limited to parks and open space, stormwater retention ponds, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Deerfield Beach Pioneer Grove Activity Center
Acreage: Approximately 119.7 acres

General Location: Generally located on the east side of the Dixie Highway/FEC Railroad corridor, between the Hillsboro Canal and one-half block south of Southeast 5 Court.

*Density and Intensity of Land Uses**:

Residential Land Uses: 2,150 multi-family dwelling units
Commercial Land Uses: 215,000 square feet
Community Facilities Land Uses: 169,000 square feet
Recreation and Open Space: 14.2 acres (minimum)

Remarks:

*Existing industrial uses as of March 14, 2017, may continue as non-conforming uses and may expand, to the extent permitted by the City's zoning regulations, within the parcel(s) upon which the existing development is located.

Deerfield Beach Station Activity Center
Acreage: Approximately 8.8 acres

General Location: On the south side of Hillsboro Boulevard, between the C.S.X. Railroad and Southwest 12 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 654 high-rise† dwelling units*
Commercial Land Uses: 29,525 square feet
Office Uses: 36,000 square feet
Hotel: 200 rooms
Canopies and Overhangs allowing Outdoor Commercial Uses: 14,000 square feet

Remarks:
*At least 15 percent of the residential units constructed must be affordable as defined in Article 5 of the *Administrative Rules Document: BrowardNext*, and the affordability of the units shall be maintained for the period of time required in such article. No development plan for this project shall be approved unless a declaration of restrictive covenants, a plat note or other form of enforceable restriction acceptable to the City is included therein which provides assurance that this affordable housing requirement will be met.

Fort Lauderdale Central Beach Activity Center
Acreage: Approximately 220 acres

General Location: South of Sunrise Boulevard, north of Holiday Drive, between the Atlantic Ocean and the Intracoastal Waterway.

Density and Intensity of Land Uses:

Development shall be consistent with the Fort Lauderdale Beach Action Plan, as approved by the Broward County Commission, which restricts development growth to the equivalent of no more than 3,220 peak hour traffic trips. Peak hour trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, Fourth Edition.
The Bonnet House natural reservation shall be restricted to Conservation land uses.
List of Permitted Uses:
Residential Land Uses (maximum of 5,500 dwelling units)
Commercial Land Uses
Recreation and Open Space Land Uses
Community Facilities Land Uses

Remarks:
All development shall be consistent with the Fort Lauderdale Beach Action Plan

Site is a center of regional tourist activity.

Fort Lauderdale Downtown Activity Center
Acreage: Approximately 710 acres

General Location: South of Sunrise Boulevard, north of Davie Boulevard, between U.S. 1/Federal Highway and Northwest 7 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 13,100 dwelling units[1]

(1,200 of the 8,000 additional dwelling units permitted by Broward County Land Use Plan (BCLUP) amendment PCT 05-3 (450 dwelling units) and PCT 15-1 (750 dwelling units) are restricted to "affordable housing" as defined by the BCLUP)

Commercial Land Uses: no specified limit

Industrial Land Uses: no specified limit

Transportation Land Uses: no specified limit

Recreation and Open Space: 8.5 acres minimum (exclusive of easement areas and rights-of-way, Flagler Heights Park, Florence Hardy Park and Southside School sites are restricted to Recreation/Open Space use.)

Remarks:

[1]The City will be granted three (3) additional density bonus market rate units for every one (1) "very low" (up to 50% of the median income limits adjusted for family size for the households) or "low" (up to 80% of the median income limits adjusted for family size for the households) affordable dwelling unit that is constructed for a maximum of an additional 750 market rate dwelling units as defined and restricted by Article 5 of the *Administrative Rules Document: BrowardNext*.

Site has direct access to a Tri-County Commuter Rail Station and a Broward County Mass Transit Station.

Fort Lauderdale Northwest Activity Center

Acreage: Approximately 1,093 acres

General Location: Located between Northwest 27 Avenue and U.S. 1/Federal Highway, south of Sunrise Boulevard and north of Broward Boulevard.

Density and Intensity of Land Uses:

Residential Land Uses: 10,900 dwelling units

Commercial Land Uses: 13,500,000 square feet

Industrial Land Uses: 4,500,000 square feet

Community Facilities Land Uses: 1,500,000 square feet

Utilities Land Uses: 500,000 square feet

Recreation and Open Space: 11.5 acres minimum

Conservation: 1.97 acres minimum (Exclusive of easement areas and rights-of-way, North Fork Riverfront Park is restricted to Conservation use.)

Remarks:

Site is a designated Chapter 163 Redevelopment Area and has direct access to a Tri-County Commuter Rail Station and a Broward County Mass Transit Station.

Fort Lauderdale South Activity Center
Acreage: Approximately 270.1 acres

General Location: Located between Southwest 4 Avenue and U.S. 1/Federal Highway, south of Southwest/Southeast 10 Street and north of State Road 84.

Density and Intensity of Land Uses:

Residential Land Uses: 253 dwelling units
Commercial Land Uses: 6,000,000 square feet
Office Park Land Uses: 4,000,000 square feet
Community Facilities Land Uses: 1,000,000 square feet
Recreation and Open Space: 11.5 acres minimum

Fort Lauderdale Uptown Urban Village Activity Center
Acreage: Approximately 361.7 acres

General Location: West side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street, bisected by Cypress Creek Road and the CSX Railroad.

Density and Intensity of Land Uses:

Residential Land Uses: 4,239 dwelling units
Office Land Uses: 4,374,186 square feet
Commercial Land Uses: 1,449,494 square feet
Industrial Land Uses: 2,262,922 square feet
Community and Civic Facilities Land Uses: 152,611 square feet
Hotel: 1,600 rooms
Recreation and Open Space Land Uses: 7.0 acres minimum

Remarks:

1. Residential density does not include the allocation of 807 flexibility units assigned to approved projects.
2. Uptown Activity Center has direct access to the Cypress Creek Tri-Rail Station, Interstate 95 and Fort Lauderdale Executive Airport.
3. Uptown Activity Center shall contain priorities for a modal shift through the provision of transit-oriented design, pedestrian and transit amenities, safe and comfortable connectivity, publicly accessible areas and plazas, and promote internal modal capture as part of the overall development and mixed-use projects.
4. Uptown Activity Center design principles shall integrate the public area through open space, urban public plazas, and/or recreational or community facility areas. Design principles shall promote connectivity and access to transit stations and stops, while establishing a "sense of place." Developments shall promote and enhance pedestrian mobility, including connectivity to the regional transit station.
5. Additional or expanded, stand-alone automobile-oriented uses such as large surface parking lots, gas stations, auto repair, car washes, auto dealers, self-storage, big box retailers, single-family detached dwelling units, and drive-through facilities are discouraged and shall be limited.

6. At least 635 (15%) of the additional 4,239 dwelling units permitted will be affordable at the "moderate-income" (up to 120% of the median income) level or below for a minimum period of 30 years. The affordable housing set-aside can be satisfied with an in-lieu-of payment of $10,300 per unit for the total number of units in the project, increasing by 3% annually (amount and increases shall be equivalent to BCLUP Policy 2.16.4), and shared equally between Broward County and the City of Fort Lauderdale.

Hallandale Beach Activity Center
Acreage: Approximately 637.6 acres

General Location: The site is generally located east of Interstate 95, between Pembroke Road and Southwest 11 Street (Broward/Miami-Dade County Line).

Density and Intensity of Land Uses [1]:

Residential Land Uses: 4,241 dwelling units [2, 5]
Commercial Land Uses: 234.86 gross acres
Commercial Recreation Land Uses: 49.03 gross acres
Community Facilities Land Uses: 22.47 gross acres
Recreation & Open Space: 19.56 gross acres minimum [3, 4]
Industrial Land Uses: 13.31 gross acres
Employment Center-High Land Uses: 4.42 gross acres

Remarks:

1. Acreage for non-residential land uses will be assigned on a gross acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements, such as, but not limited to, building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross acreage of the development parcel will be assigned to A).
2. Consisting of 550 single-family units, 491 duplexes, 1,200 townhomes, 1,000 garden apartments, and 1,000 mid-rise apartments. Dwelling units from any given category (ex: single-family, townhomes, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates. Residential development east of U.S. 1 shall be limited to the number of units currently permitted by the Broward County Land Use Plan.
3. Resolution 2009-09 (adopted May 6, 2009) of the City of Hallandale Beach dedicates Foster Park to the public for twenty-five (25) years as an outdoor recreation area because funding was provided through the Florida Recreation Development Assistance program (FDRAP). Additionally, if any other existing park acreage in the RAC is replaced, such replacement lands and facilities shall serve the same neighborhoods in an equivalent or improved capacity.
4. Park acreage includes the 0.4175 acres of the Foster Park Addition. Acquisition of the site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.

5. The City of Hallandale Beach allocated 500 additional dwelling units per BCLUP Policy 2.4.1 as recertified by the Planning Council on March 23, 2023.

Hallandale Beach Gulfstream Park Activity Center
Acreage: Approximately 65.5 acres

General Location: East side of U.S.1/Federal Highway, south of Hallandale Beach Boulevard.

Density and Intensity of Land Uses:
Residential Land Uses: 1,500 high-rise† dwelling units
Commercial Land Uses: 750,000 square feet
Office Land Uses: 140,000 square feet
Movie Cinema: 2,500 seats
Hotel: 500 rooms
Recreation and Open Space: 1.2 acres minimum
Commercial Recreation: 580 maximum number of p.m. peak hour trips through trade-offs with other uses

Hollywood Sheridan Stationside Village Activity Center
Acreage: Approximately 40.4 acres

General Location: East side of the C.S.X. Railroad, between Sheridan Street and Taft Street.

Density and Intensity of Land Uses:
Commercial Land Uses: 300,000 square feet
Office Land Uses: 299,000 square feet
High-rise† Residential Land Uses: 550 dwelling units
Multi-Family Residential Land Uses: 500 dwelling units
Hotel: 150 rooms
Transportation Uses: (Parking for Tri-Rail Station) 280,000 square feet, 793 spaces (minimum)

Remarks:
1. Sheridan Stationside Village is directly served by a Tri-Rail Station.
2. Pursuant to Agreement between Stationside Village Associates and FDOT, 793 parking spaces are obligated for the Tri-Rail Station.
3. The non-residential FAR is 0.218.
4. Prior to the issuance of building permits for more than 500 residential units, a minimum of 100,000 square feet of commercial (retail and/or office) square footage must be under construction.
5. Public park/Oak Hammock: Minimum 6 acres.
6. At least 20% of the total dwelling units (210 dwelling units) must be “workforce-income” affordable housing as defined in Section 420.5095, Florida Statutes, for those persons having a total anticipated income for the household that is not more than 140% of the area median income, adjusted for household size.

Hollywood Diplomat Activity Center
Acreage: Approximately 19.0 acres

General Location: Both sides of State Road A1A, north of Hallandale Beach Boulevard.

Density and Intensity of Land Uses:
Hotel Rooms: 1,500 rooms
Multi-Family Residential: 350 dwelling units
Commercial and Office Land Uses: 75,000 square feet
Convention Center: 150,000 square feet
Open Space: Publicly accessible Broadwalk parallel to the Intracoastal Waterway

Hollywood Downtown Activity Center
Acreage: Approximately 1,486 acres

General Location: Generally located south of Sheridan Street, east of Interstate 95, west of South 17 Avenue and north of Pembroke Road.

Density and Intensity of Land Uses:
Residential Land Uses: 15,100 dwelling units
Commercial Land Uses: 3,280,000 square feet
Office Land Uses: 1,500,000 square feet
Community Facilities: 390,000 square feet
Open Space/Recreation: 47.3 acres

Remarks:
The referenced Open Space/Recreation uses shall preserve those open space and recreation land uses existing within the RAC designated area at the time of the effective date of Broward County Land Use Plan amendment PC 05-1/PCT 05-1: September 6, 2005.

The Office and Commercial intensities listed above shall be convertible from Office to Commercial (or vice versa) based on equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual. Conversions from Office to Commercial (or vice versa) shall be implemented administratively by the City, and shall be reported at least annually to the Broward County Planning Council as part of the City's RAC monitoring obligations. The total number of PM peak hour trips generated (as calculated by the current edition of the ITE Traffic Generation Manual) will not exceed 8,026 peak hour trips.

The City shall within one year adopt land development regulations that shall protect residential areas. These land development regulations will require City Commission approval of any development proposals on residentially zoned lands located inside the RAC area which seeks either:

i. To increase residential density above that permitted under the applicable property's zoned density; or
ii. To introduce a non-residential use into a residentially zoned area.

The purpose and intent of these land development regulations shall be to protect established residential neighborhoods adjacent to the RAC area, while allowing appropriate redevelopment to take place.

Development within the RAC designated area shall conform to the City's City-Wide Master Plan, as adopted into this Comprehensive Plan. The City shall complete the studies which are intended to yield further design guidelines for the Hollywood Boulevard, US 1 and Dixie Highway corridors within the RAC designated area. The City shall implement the design studies' recommendations, as appropriate, through either land use plan amendments, amendments to land development regulations, or both.

Hollywood Oakwood Activity Center
Acreage: Approximately 112.5 acres

General Location: On the east side of Interstate 95, between Stirling Road and Sheridan Street.

Density and Intensity of Land Uses:
Residential Land Uses: 3,800 multi-family dwelling units*
Hotel Rooms: 625 rooms
Office Land Uses: 1,890,000 square feet
Commercial Land Uses: 1,200,000 square feet
Recreation and Open Space: 2.5 acres minimum

Remarks:
*At least 380 (10%) of the multi-family dwelling units will be affordable at the "moderate-income" (up to 120% of the median income) level or below, for a minimum of 30 years.

Hollywood State Road 7/U.S. 441 Activity Center
Acreage: Approximately 980.3 acres

General Location: Located along both sides of State Road 7/U.S. 441 between the northern and southern City of Hollywood boundaries.

Density and Intensity of Land Uses:
Commercial Land Uses: 15,000,000 square feet
Office Uses: 2,000,000 square feet
Community Facilities: 1,000,000 square feet
Industrial Land Uses: 1,000,000 square feet
Hotel: 2,500 rooms
Residential* 5,309 dwelling units consisting of: 2,400 single family homes, 2,400 townhomes and 509 garden apartments.

Remarks:
*Dwelling units from any given category (ex: single family, townhomes, etc.) may be substituted for dwelling units of another category provided that the substitution results in the same or lesser student generation using the County's adopted student generation rates. No new residential development shall be constructed in the TOC within the 60+ Ldn contour located north of Griffin Road.

Lauderdale Lakes Downtown Activity Center
Acreage: Approximately 140 acres

General Location: East of Northwest 43 Avenue, south of Northwest 36 Street, west of Northwest 35 Avenue and north of Northwest 29 Street.

Density and Intensity of Land Uses:
Residential Land Uses: 3,000 dwelling units*
Commercial Land Uses: 500,000 square feet**
Hotel: 300 rooms
Community Facilities Land Uses: 50,000 square feet
Recreation and Open Space: 5.0 acres minimum

Remarks:
*Consisting of 1,500 high rise† dwelling units, 500 garden apartments and 1,000 townhouses. The City shall not issue residential building permits until the execution and implementation of a legally enforceable mechanism, such as a tri-party interlocal agreement, regarding a student station fee. Additional high rise units may be substituted for garden and/or townhouse units provided that (i) not more than 3,000 total units are developed in the LAC and (ii) any such substitution is approved by the City Commission.

**The City of Lauderdale Lakes allocated 100,000 additional square feet of commercial land uses per BCLUP Policy 2.4.1 as recertified by the Planning Council on December 1, 2022.

Lauderhill State Road 7/U.S. 441 Activity Center
Acreage: Approximately 483.7 acres

General Location: West of State Road 7/U.S. 441 between Northwest 29 Avenue and Sunrise Boulevard and east of State Road 7/U.S. 441 between Northwest 19 Street and Sunrise Boulevard.

Density and Intensity of Land Uses:
Residential Land Uses: 6,262 dwelling units
Commercial Land Uses: 5,229,208 square feet
Industrial Land Uses: 1,491,908 square feet
Recreation and Open Space: 128.8 acres minimum

Margate Activity Center
Acreage: Approximately 1,184.3 acres

General Location: South of Sample Road and approximately ½ mile north of Cypress Creek Road, bisected by State Road 7/U.S. 441.

Density and Intensity of Land Uses:

Commercial Land Uses: 4,454,894 square feet
Industrial Land Uses: 1,830,884 square feet
Office Land Uses: 1,371,159 square feet
Residential Land Uses: 3,565 dwelling units*
Hotel: 555 rooms
Recreation and Open Space: 35 acres (minimum)

Remarks:
*At least 15 percent (277 dwelling units) of the 1,849 additional, unbuilt residential units shall be provided as affordable as defined in Article 5 of the *Administrative Rules Document: BrowardNext*, and the affordability of the units shall be maintained for the period of time required in such article. No development plan for this project shall be approved unless a declaration of restrictive covenants, a plat note or other form of enforceable restriction acceptable to the City is included therein which provides assurance that this affordable housing requirement will be met.

Miramar Activity Center I
Acreage: Approximately 2,205 acres

General Location: North of Bass Creek Road between Palm Avenue and Flamingo Road.

Density and Intensity of Land Uses:

Residential Land Uses: 11,060 dwelling units
Retail Land Uses: 1,671,400 square feet
Office Land Uses: 1,750,000 square feet
Industrial Land Uses: 9,542,784 square feet
Municipal Facility Land Uses: 200,000 square feet

Remarks:
As required by the City of Miramar, all new construction of the 2,350 units resulting from amendment PCT 19-7, on a project by project basis, shall address affordable housing through one of the following methods as a developer or owner may elect:

- A contribution of $500.00 per unit to be paid at the time of building permit.
- 15% of the residential units shall be provided as affordable, as defined in the BCLUP. The affordability of the units shall be maintained for a minimum of fifteen (15) years. A developer electing to provide 15% affordable units is not subject to the $500 per unit fee.

This area is the subject of an Areawide Development of Regional Impact.

Miramar Activity Center II
Acreage: Approximately 439.7 acres

General Location: Located east of Southwest 66 Avenue and bound on the north by Pembroke Road, on the east by State Road 7/U.S. 441, and on the south by County Line Road.

Density and Intensity of Land Uses:

Residential Land Uses: 3,406 dwelling units consisting of:
Single-Family: 755 dwelling units, including 32 existing mobile homes
Multi-Family: 2,651 dwelling units
Office Land Uses: 2,000,000 square feet
Commercial Land Uses: 2,500,000 square feet
Hotel: 250 rooms
Parks: 61.31 acres minimum*

Remarks:
*Park acreage includes Snake Warrior's Island Park (55 acres) and Miramar Athletic Park (6.31 acres). Acquisition of 0.6 acres of Miramar Athletic Park was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.

Miramar Innovation and Technology Activity Center
Acreage: Approximately 83.2 acres

General Location: On both sides of Miramar Parkway, between Florida's Turnpike and Hibiscus Place/Southwest 67 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 450 multi-family dwelling units*
Commercial Land Uses: 300,000 square feet
Public School Uses: 276,000 square feet
Office Land Uses: 200,000 square feet
Municipal Facility Uses: 160,000 square feet
Recreation and Open Space: 10.23 acres minimum

Remarks:
*At least 67 (15%) of the multi-family dwelling units will be affordable at the "moderate-income" (up to 120% of the median income) level to achieve sufficient supply of affordable housing for a period of 30 years, subject to a legally enforceable mechanism.

- Development shall provide for compatibility with and adequate transition to the adjacent single-family residential neighborhoods, in order to protect the character and integrity of these neighborhoods.
- Development shall incorporate buildings that front the street and may offer zero to minimal setbacks, as well as internal streets that discourage isolation and provide connectivity.

- The City shall coordinate with Broward County Transit to plan for an integrated transit hub within the Activity Center, in order to reduce reliance on automobile travel.
- Development shall incorporate vehicle parking strategies that encourage transit usage, as well as design features that prioritize pedestrian mobility, including connectivity to the transit hub.
- Development shall include ADA-compliant pedestrian and bicycle paths, as well as greenways to accomplish fully-connected routes to all destinations within the Activity Center; said paths to be spatially defined by buildings, trees and lighting, incorporate designs that minimize conflicts with motorized traffic and discourage high speed traffic, and offer opportunities for shelter from elements.
- Park land, public plazas, recreational areas, urban open space or green space/pocket park uses that are accessible to the public; as well as any amenities, such as clocks, fountains, sculptures and drinking fountains, which could be incorporated into these publicly accessible areas, shall be provided as an integrated component within the Activity Center.

Oakland Park Activity Center
Acreage: Approximately 148.2 acres

General Location: South of Northeast 42 Street, north of Oakland Park Boulevard, west of Northeast 13 Avenue and east of Northeast 10 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 1,800 dwelling units*
Commercial Land Uses: 400,000 square feet
Office Land Uses: 125,000 square feet
Community Facilities Land Uses: 100,000 square feet
Employment Center (High) Land Uses: 200,000 square feet
Recreation and Open Space Land Uses: 5.47 acres minimum
(Includes the City's proposed Downtown Park located in the 3900 block of North Dixie Highway that consists of 3.21 acres. Acquisition of the recreation and open space site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.)

Remarks:
*Consisting of 80 single-family homes, 120 duplex, 700 villas, 500 townhomes and 400 garden apartments. High-rise† units may be substituted for the above units, if approved by the City Commission.

Pembroke Pines Activity Center
Acreage: Approximately 164.6 acres

General Location: Bound on the north by Pines Boulevard, on the east by Palm Avenue and on the south by Washington Street.

Density and Intensity of Land Uses:

Residential Land Uses: 2,215 dwelling units*
Commercial Land Uses: 358,000 square feet***
Office Land Uses: 120,000 square feet***
Industrial Land Uses: 80,000 square feet
Hotel: 350 rooms
Recreation and Open Space Land Uses: 2.5 acres minimum

Remarks:
*Consisting of 701 mid-rise and/or high-rise† dwelling units (of which 276 of these dwelling units would be affordable housing units**), 275 townhouse dwelling units and 1,239 multi-family dwelling units (of which 49 of these dwelling units would be affordable housing units**).

**For the purposes of the Pembroke Pines RAC, "Affordable Housing" shall mean housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing 120% of the median incomes adjusted for family size for all households within the City of Pembroke Pines; including "Workforce Housing" as adopted and defined in the Broward County Land Use Plan.

***The Office and Commercial intensities listed above shall be convertible for Office to Commercial (or vice versa) based on equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual. Conversions from Office to Commercial (or vice versa) shall be implemented administratively by the City, and shall be reported at least annually to the Broward County Planning Council as part of the City's AC monitoring obligations. The total number of PM peak hour trips generated (as calculated by the 9th Edition of the ITE Traffic Generation Manual) will not exceed 1,507 peak hour trips.

Site is a center of governmental employment activity.

Plantation State Road 7/U.S. 441 Activity Center
Acreage: Approximately 345.8 acres

General Location: South of the northern municipal boundary (approximately one block north of Sunrise Boulevard) to north of the southern municipal boundary (Davie Boulevard/Peters Road), west of the eastern municipal boundary and east of Northwest 43 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 1,960 dwelling units*
Commercial Land Uses: 3,147,000 square feet
Community Facilities Land Uses: 10.62 acres maximum
Recreation and Open Space Land Uses: 3.64 acres minimum

Remarks:
*Consisting of 737 high rise† dwelling units, 853 garden apartments and 370 townhouses.

Pompano Beach Downtown Activity Center
Acreage: Approximately 272.8 acres

General Location: Generally bound on the north by Northwest 6 Street/Northwest 6 Court, on the south by Atlantic Boulevard/Southwest 2 Street, on the east by Northeast 5 Avenue, and on the west by Northwest 10 Avenue.

Density and Intensity of Land Uses:

Residential Land Uses: 3,368 dwelling units*
Commercial Land Uses: 4,051,220 square feet
Office Land Uses: 2,835,557 square feet
Community Facilities: 1,459,260 square feet
Utilities: 95,832 square feet
Hotel: 420 rooms
Recreation and Open Space: 2.1 acres (minimum)**

Remarks:
*Consisting of 143 single-family dwelling units, 236 townhomes and 2,989 multi-family dwelling units.

**If any existing park acreage in the Activity Center (AC) is replaced, such replacement lands and facilities shall serve the same neighborhoods in an equivalent or improved capacity.

Design principles and procedures will apply to all development and redevelopment within the boundaries of the proposed AC, as follows:

<u>Guiding Design Principles and Procedures:</u>
All Applicants with development proposals in the AC will be required to attend a mandatory pre-design workshop with the CRA and City Urban Designers prior to Site Plan or Master Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the preliminary design meeting. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

Land Use Compatibility:

(1) Compatibility of adjacent uses by incorporating berms, fences, walls or other appropriate edge treatments along with building design elements that respect existing development.
(2) Building setbacks that increase compatibility between proposed and existing development.
(3) Service areas that do not impact adjacent residential development.
(4) All land uses, including institutional and utility uses, must be designed to be compatible with adjacent properties.

Connectivity:

(5) Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.
(6) Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

Historic Resources:

(7) Protection of designated historic resources including buildings and historic and specimen trees.

Affordable Housing:

(8) All new residential construction in the AC will be required to implement the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the AC using 15% of the total units proposed in that development as the "base" upon which the affordable housing implementation strategy will be applied.

    The City may apply to new housing projects, without limitation, one or a combination of the following affordable housing strategies:

    a. a specific set-aside of all or a portion of the 15% base units as vertically integrated affordable housing;
    b. contribute, through in-lieu-of fees multiplied by the number of base units (15% of total units proposed in the project):
        - to programs that facilitate the purchase or renting of the existing affordable housing stock;
        - to programs which facilitate the maintenance of the existing supply of affordable housing;
        - to programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
        - to other programs or initiatives designed and implemented by the city to address specific affordable housing market needs and challenges in the AC that may arise including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; and promote transit amongst low income populations.

Pompano Beach East Activity Center
Acreage: Approximately 279.4 acres

General Location: On both sides of Atlantic Boulevard, between Cypress Road and the Intracoastal Waterway, and on both sides of Federal Highway, between Southeast 5 Court and Northeast 8 Street.

Density and Intensity of Land Uses:

Residential Land Uses: 86 unrestricted dwelling units and 3,632 multi-family dwelling units
Commercial Land Uses: 7,000,000 square feet
Community Facilities Land Uses: 5.0 acres
Recreation and Open Space: 5.5 acres (minimum)
New Educational Facilities will not be permitted uses in those areas restricted for such uses based on regulations associated with the Airpark runway 15/33.

Remarks:
Design principles and procedures will apply to all development and redevelopment within the boundaries of the proposed ETOC, as follows:

Guiding Design Principles and Procedures:
All Applicants with development proposals in the ETOC will be required to attend a mandatory pre-design workshop with staff prior to Site Plan submittal for official review. Ensuring compatibility with adjacent properties in regard to both zoning designation and existing development will be the focus of the pre-application conference. In all cases, the best approach to respecting and designing for the existing context and optimizing compatibility with adjacent properties will be identified. Guiding principles will include specific focus on the following:

Land Use Compatibility:
(1) Compatibility of adjacent uses by incorporating appropriate edge treatments along with building design elements that respect existing development but do not impede safe and efficient pedestrian access.

(2) Building setbacks that increase compatibility between proposed and existing development and FAA height limits, if applicable.
(3) Service areas that do not impact adjacent residential development.
(4) All land uses, including educational, institutional and utility uses, must be designed to be compatible with adjacent properties and Airpark protection regulations.

Connectivity:
(5) Pedestrian connectivity which results in sidewalks that connect to an adjacent sidewalk or street crosswalk and do not dead-end at property lines.
(6) Incorporation of the principles of Complete Streets, subject to the limitations of right-of-way.

Historic Resources:

(7) Protection of designated historic resources.

Affordable Housing:

(8) The ETOC land use plan amendment created 2,334 new residential units and a minimum of 15% of those units (350 units) are required to be affordable or to contribute to the implementation of the city's policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing in the City.

The City may apply to new housing projects one or a combination of the following affordable housing strategies, without limitation:

a. Each residential development may be required to set aside a minimum of 15% of their proposed units as affordable housing to provide all or a portion of the required 350 affordable housing units as vertically integrated affordable housing; or
b. Until such time as all 350 affordable housing units have been provided, each residential development shall contribute in-lieu-of fees per City Ordinance 2014-19, as may be amended from time-to-time.

These funds will be used to promote one or more of the following:

- Programs that facilitate the purchase or renting of the existing affordable housing stock;
- Programs which facilitate the maintenance of the existing supply of affordable housing;
- Programs which facilitate the use of existing public lands, or public land-banking, to facilitate an affordable housing supply;
- Other programs or initiatives designed and implemented by the City to address specific affordable housing market needs and challenges in the City that may arise, including but not limited to, strategies that reduce the cost of housing production; promote affordable housing development; prevent displacement; prevent homelessness; promote economic development; and promote transit amongst low-income populations.

Pompano Beach Hidden Harbour Activity Center

Acreage: Approximately 9.6 acres

General Location: East side of Federal Highway/U.S. 1, between Northeast 14 Street and Northeast 17 Street.

Density and Intensity of Land Uses:

Development growth within the Pompano Beach Hidden Harbour Activity is restricted to the equivalent of no more than 1,377 peak hour traffic trips. Peak hour trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, Ninth Edition.

List of Permitted Uses:
Multi-Family Residential: 343 units maximum
Commercial Development (including, but not limited to, boat sales, offices, showrooms, and related uses): 510,000 square feet maximum
Marina Use (including boat storage, boat repair, and slips): 75,000 square feet and 15 wet slips maximum

Pompano Beach John Knox Village Activity Center
Acreage: Approximately 69.7 acres

General Location: Generally located south of Southwest 3 Street, west of South Dixie Highway, east of Interstate 95 and north of Southwest 6 Court.

Density and Intensity of Land Uses:
Residential Land Uses: 1,224 dwelling units*
Commercial Land Uses: 42,300 square feet
Office Land Uses: 96,000 square feet
Recreation and Open Space Land Uses: 4.28 acres minimum

Remarks:
*The dwelling units are age restricted via a legally enforceable declaration recorded in Broward County public records.

Pompano Beach Arvida/Pompano Park North Activity Center
Acreage: Approximately 169.0 acres

General Location: South of Atlantic Boulevard between Powerline Road and the Seaboard Coastline Railroad.

The Pompano Park North Regional Activity Center consists of that portion of the Arvida/Pompano Park Development of Regional Impact (DRI) located north of Race Track Road. The RAC is located south of Atlantic Boulevard and north of Race Track Road, between Powerline Road and the CSX Railroad and comprises approximately 169 gross acres. The area encompassed by the RAC must be zoned in a mixed zoning district that limits the density and intensity of land uses to the following:

Density and Intensity of Land Uses:
Office Land Uses: 248,867 square feet
Industrial Land Uses: 1,013,250 square feet
Commercial Land Uses: 301,273 square feet

Pompano Beach Pompano Park South Activity Center
Acreage: Approximately 230.0 acres

General Location: Located on the east side of Powerline Road, between Southwest 3 Street/Race Track Road and North Cypress Bend Drive.

The Pompano Park South Activity Center (AC) consists of the Pompano Park racetrack, casino, and adjacent property. The area encompassed by the AC must be zoned in a mixed-use zoning district that limits the density and intensity of the land uses to the following:

*Density and Intensity of Land Uses**:
Residential Land Uses: 4,100 multi-family dwelling units**
Commercial Recreation Land Uses: 1,000,000 square feet
Commercial Land Uses: 300,000 square feet
Industrial Land Uses: 1,500,000 square feet
Office Land Uses: 1,350,000 square feet

Remarks:
*The Residential uses will consist of stand-alone residential as well as residential units as part of a mixed-use Commercial and Office development within the Commercial and Office designations.

Within mixed use projects, square footages shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross square footage of the development parcel will be assigned to A).

**At least 615 (15%) of the multi-family dwelling units will be affordable at the "moderate-income" (i.e. up to 120% of the median income) level.

Sunrise Metropica Activity Center
Acreage: Approximately 92.2 acres

General Location: North side of Sunrise Boulevard, along both sides of Northwest 136 Avenue.

Density and Intensity of Land Uses:
Commercial Land Uses: 485,000 square feet
Office Land Uses: 785,000 square feet
High-Rise† Residential Land Uses: 2,500 dwelling units
Townhouse Residential Land Uses: 300 dwelling units

Sunrise Westerra Activity Center
Acreage: Approximately 100.4 acres

General Location: Southwest corner of Sunrise Boulevard and Northwest 136 Avenue.

Density and Intensity of Land Uses:
Residential Land Uses: 1,750 dwelling units*
Office Land Uses: 1,615,000 square feet
Commercial Land Uses: 285,000 square feet
Industrial Land Uses: 140,000 square feet

Hotel: 300 rooms
Recreation and Open Space: 5 acres minimum

Remarks:
*Consisting of 1,650 high-rise dwelling units and 100 townhouse dwelling units.

Tamarac Activity Center
Acreage: Approximately 133.57 acres

General Location: Located on the north side of West Commercial Boulevard, between University Drive and Northwest 94 Avenue.

*Density and Intensity of Land Uses**:
Residential Land Uses: 1,875 dwelling units**
Non-Residential Land Uses:
Commercial: 122.4 acres (maximum)
Community Facilities: 7.96 acres (minimum)
Recreation and Open Space: 3.21 acres (minimum) ***

Remarks:
*Acreage for non-residential land uses will be assigned on a gross acreage basis to all lands included within the development parcel needed to comply with on-site land development requirements, such as, but not limited to, building footprint, setbacks, parking, outdoor pedestrian circulation, landscaping, drainage, etc. Within mixed use projects, acreage shall be assigned according to the proportion of floor area associated with each use (e.g. if 50 percent of the floor area is used for A, then 50 percent of the gross acreage of the development parcel will be assigned to A).

**The assumed dwelling unit breakdown is as follows: 300 townhouses, 700 garden apartments, and 875 mid-rise apartments, however, dwelling units from any given category (ex: townhouse, garden apartment, etc.) may be substituted for dwelling units of another type provided that the substitution results in the same or lesser student generation using the county's adopted student generation rates.

***Park acreage includes Swim Central Park Addition. Acquisition of the Swim Central Park Addition site was accommodated through the Broward County Safe Parks and Land Preservation Bond Program.

West Park State Road 7/U.S. 441 Activity Center
Acreage: Approximately 323.7 acres

General Location: East of State Road 7/U.S. 441 between Pembroke Road and Southwest 41 Street (the Broward/Miami-Dade County Line).

Density and Intensity of Land Uses:
Residential Land Uses: 2,323 dwelling units*
Commercial Land Uses: 1,247,800 square feet
Office Land Uses: 575,000 square feet
Industrial Land Uses: 384,731 square feet
Institutional Land Uses: 34,800 square feet
Hotel: 200 rooms

Remarks:
*Consisting of 955 mid-rise dwelling units, 570 garden apartment dwelling units, 303 townhouse dwelling units and 495 single-family dwelling units.

Wilton Manors Activity Center
Acreage: Approximately 114.2 acres

General Location: Generally located between Northeast 11 Avenue and Northeast 15/16 Avenue, and between the South Fork of the Middle River and the North Fork of the Middle River.

Density and Intensity of Land Uses:
Residential Land Uses: 519 dwelling units*
Hotel: 172 rooms
Commercial Land Uses: 538,200 square feet
Industrial Land Uses: 71,600 square feet
Transportation: 7.8 acres
Recreation and Open Space: 6.9 acres (minimum)**

Remarks:
*Consisting of 279 high-rise units, 30 single-family units, 44 townhouse units, 72 garden apartments, 84 duplexes and 10 studios.

**Park acreage includes Colohatchee Park.

Wilton Manors West Activity Center
Acreage: Approximately 117.8 acres

General Location: Along the south side of Oakland Park Boulevard, between Interstate 95 and Northeast 6 Avenue, and along both sides of Andrews Avenue, between Oakland Park Boulevard and the Middle River.

Density and Intensity of Land Uses:

Single-Family Residential Land Uses: 72 dwelling units
Multi-Family Residential Land Uses: 1,357 dwelling units
Commerce Land Uses: 697,000 square feet
Community Land Uses: 185,000 square feet

† Note: High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.

AGRICULTURAL USE

Agricultural areas are designated on the Future Broward County Land Use Plan Map (Series) to promote agriculture and agricultural related uses. Residential development may occur within specific limits.

The permitted uses in areas designated agriculture are as follows, as deemed appropriate by the local jurisdiction:

1. Agricultural and related uses may be broadly defined by the local government to include the following: cultivation of crops, groves, thoroughbred and pleasure horse ranches, fish breeding areas, tree and plant nurseries, cattle ranches, and other similar activities.

2. Communication facilities.

3. Community facilities such as, but not limited to, schools, day care centers, religious institutions, clinics, governmental administration, police and fire facilities, libraries and civic centers not to exceed twenty (20) acres in size. Parcels zoned or otherwise approved for community facility uses consistent with existing local regulations and permits as of December 14, 1999, (the adoption date of the text amendment), and thereafter with extended, amended, renewed regulations and permits, may be developed for such uses pursuant to such regulations and permits. Community facilities parcels shall be separated by a minimum of 1,000 feet and shall be contiguous to a limited access/controlled facility or an arterial facility as designated on the Broward County Trafficways Plan.

4. Mining operations consistent with existing local regulations and permits as of December 31, 1993, and thereafter with extended, amended or renewed permits (including permits granted as a result of a reapplication that was filed prior to expiration of the existing permit) may continue pursuant to such permits and regulations.

5. Public utilities such as, but not limited to, water and wastewater treatment plants, pumping stations, electrical substations and electric lines and drainage facilities and structures, excluding electrical power plants.

6. Recreation and open space uses, such as passive and active recreational uses, cemeteries and outdoor cultural, educational and civic facilities.

7. Residential uses at a maximum of one (1) dwelling unit per two (2) net acres or greater or one (1) dwelling unit per two and one-half (2 1/2) gross acres or greater. Land submerged by water during the majority of the year shall not count as part of the two (2) net acres, unless the submerged land is a pond entirely confined within the parcel.

8. Clustering of dwelling units may be permitted if the following conditions are met:
    a. the parcel is developed under a unified development plan;

    b. the areas from which density is transferred are relinquished of all future development rights; and

c. the arrangement of clustered dwelling units is in conformance with locally established development standards.

9. Special Residential Facility Category (1) and (2), subject to the requirements of this land use category for the location of one (1) dwelling unit.

10. Transportation facilities.

COMMERCE USE

The areas designated for commerce use on the Future Broward County Land Use Plan Map (Series), provide land area for commercial, employment center, industrial and office park enterprises which support the resident and tourist populations of Broward County. Accordingly, municipal land use designations that are under the umbrella of commerce include Commercial, Employment Center, Industrial and Office Park.

The permitted uses in areas designated commerce are as follows, as deemed appropriate by the local jurisdiction:

1. Commercial uses, such as hotels, restaurants, retail, financial institutions, personal services, new/used automobile, truck, motorcycle, boat and trailer display, sales, and service, printing plants, trade shops, motion picture studios, ice houses, propane gas sales and repair, and salvage yards.

2. Commercial recreation uses, such as outdoor and indoor recreation facilities, active recreation complexes, marinas and stadiums.

3. Communication facilities.

4. Community facilities, such as educational, religious, hospitals, governmental administration, fire and police stations, civic centers, libraries, nursing homes, correctional facilities, courts and cemeteries.

5. Employment uses, such as offices for administrative, professional, research and business purposes.

6. Industrial uses, if determined by the local government as compatible with surrounding planned land uses, such as manufacturing, wholesaling, storage, warehouse, research facilities, laboratories and businesses, and medical or dental laboratories.

7. Mining, if determined by the local government as compatible with surrounding planned land uses.

8. Non-residential Agricultural uses.

9. Recreation and open space uses, such as passive and active recreational uses, boat ramps/docks, camping grounds and facilities, golf courses intended to remain as open space.

10. Recreational vehicle park sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the local land development regulations, or twenty (20) sites per gross acre if such permanent location is prohibited by the local land development regulations.

11. Residential uses, up to 10 acres, are permitted via local government allocation of "flexibility units" and/or "redevelopment units," provided that total residential uses do not exceed 20% of the land area designated "Commerce" or equivalent land use designation within the municipality. Areas east of the Intracoastal Waterway are limited to a maximum of 25 dwelling units per acre and are not permitted to utilize "redevelopment units."

12. Residential units within the same structure as commerce uses for the owner, manager or caretaker of the commerce uses are permitted.

13. Special Residential Facilities Category (1), (2) and (3) as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

    a. Special Residential Facility Category (1) development shall be subject to the allocation of one (1) flexibility or redevelopment unit in accordance with the provisions and policies as contained in the "Administrative Rules Document: Broward County Land Use Plan."

    b. Special Residential Facility Category (2) development shall be subject to the allocation of two (2) flexibility or redevelopment units in accordance with provisions and policies as contained in the "Administrative Rules Document: Broward County Land Use Plan."

    c. Special Residential Facility Category (3) development shall be subject to the allocation of flexibility or redevelopment units in accordance with the provisions and policies as contained in the "Administrative Rules Document: Broward County Land Use Plan"; each flexibility or redevelopment unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

14. Transportation facilities.

15. Utilities, excluding electrical power plants.

Municipalities shall further define the permitted uses and development intensities of their land use designations that are within the umbrella BCLUP "Commerce" land use designation within their local land use plans, zoning ordinances and land development codes.

Local governments shall employ their local land use plans, zoning ordinances and land development codes to establish differing intensities of permitted commerce development that is compatible with adjacent and surrounding land uses.

COMMERCIAL RECREATION USE

Commercial Recreation areas are designated on the Future Broward County Land Use Plan Map (Series) to accommodate major public and private commercial recreation facilities which offer recreational opportunities to the residents and tourists of Broward County. Although some of these facilities operate as an adjunct to or an integral part of other types of development, most of these facilities were conceived as profit-making enterprises. Commercial recreation ventures in Broward County can be divided into two categories; golf courses and commercial recreation associated with structures and/or indoor facilities.

The permitted uses in areas designated commercial recreation are as follows, as deemed appropriate by the local jurisdiction:

1. Active and passive recreation uses, such as nature centers and trails, picnic areas, playgrounds and athletic fields.

2. Hotels, motels and similar lodging ancillary to the primary commercial recreation use.

3. Outdoor and indoor recreation facilities, such as active recreation complexes, marinas, stadiums, jai-alai frontons, bowling alleys, golf courses, and dog and horse racing facilities.

4. Recreational vehicle sites at a maximum density of ten (10) sites per gross acre if permanent location of recreational vehicles on the site is permitted by the local land development regulations, or twenty (20) sites per gross acre if such location is prohibited by the local land development regulations; subject to the allocation by the local government of available flexibility or redevelopment units.

5. Accessory facilities, including outdoor and indoor recreation facilities, that are determined by the local government to be an integral part of and supportive to the primary recreation facility (excluding residential uses).

COMMUNITY USE

The areas designated for community use on the Future Broward County Land Use Plan Map (Series), ensure the availability of land necessary to provide for a full range of regional and community facilities and utilities to meet the current and future needs of Broward County. Municipal land use designations that are under the umbrella of community use include Community Facilities and Utilities.

The following uses may be permitted in the areas designated community use, as long as the location of these uses is deemed appropriate and compatible with surrounding planned land uses by the local government:

1. Communication facilities.

2. Community facilities, such as educational, hospitals, governmental, religious, civic, cultural, judicial, and correctional facilities.

3. Non-residential agricultural uses.

4. Other uses determined to be ancillary to the civic and utilities uses described above.

5. Recreation and open space uses, such as passive and active recreational uses, boat ramps/docks, camping grounds and facilities, golf courses intended to remain as open space.

6. Special Residential Facilities Category (1), (2) and (3) as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

7. Utilities, such as water and wastewater treatment plants, pumping stations, electrical substations, solid waste disposal and transfer stations, excluding electrical power plants.

8. Community uses are also allowed in areas designated residential, commerce, activity center and agricultural.

CONSERVATION USE

Conservation areas are designated on the Future Broward County Land Use Plan Map (Series) to protect major reserve water supply areas and natural reservations.

Natural Reservations

Natural Reservations are designated for Conservation use on the Future Broward County Land Use Plan Map (Series) and include public lands which are conservation areas operated by contractual agreement with or managed by a federal, state, regional, local government or non-profit agencies.

Natural Reservations that are designated for Conservation use on the Future Broward County Land Use Plan Map (Series) include:

a. Birch State Park (historic dunes area, coastal dune lakes, coastal hammock and mangrove area)
b. Bonnet House (mangrove and coastal strand hammock areas)
c. Deerfield Island (mangrove area)
d. Easterlin County Park (nature trail area)
e. Fern Forest Nature Center
f. Hacienda Flores (mitigation area)
g. North Beach Park (conservation easement)
h. Pond Apple Slough
i. Secret Woods Nature Center
j. Snyder Park (tropical hardwood hammock area)
k. Tivoli Sand Pine
l. Tradewinds South (cypress area)
m. Treetops Park (hammock area)
n. West Lake County Park (mangrove areas)

The permitted uses in areas designated Conservation - Natural Reservation are as follows, as deemed appropriate by the local jurisdiction:

1. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.

2. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal or non-profit agency which manages the Natural Reservation.

Reserve Water Supply Areas

The major reserve water supply areas include, but are not limited to, the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35. All uses, other than active outdoor recreation uses described below, in the Reserve Water Supply Areas shall be subject to authorization by the South Florida Water Management District, as set forth in applicable laws, rules and regulations.

The permitted uses in areas designated Conservation - Reserve Water Supply Areas are as follows, as deemed appropriate by the local jurisdiction:

1. Active outdoor recreation uses such as hunting, fishing, boating, air boating and off road vehicles, pursuant to State and Federal regulations.

2. Construction and operation of water quality treatment facilities and areas and ancillary facilities. These may range from passive biological treatment to technologically intense forms of treatment including, but not limited to, chemical treatment/filtration facilities. Areas required to provide surge basins to hold water awaiting treatment are also allowed.

3. Boat ramps and docks and camping facilities.

4. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.

5. State and Federal Indian Reservations, including the Miccosukee leased area.

6. Structures designed to promote the storage of water underground, which may include aquifer storage and recovery systems, pumps designed to promote groundwater recharge, and seepage management features, which may include curtain wall or other types of technology.

7. Structures such as dikes, berms, levees, canals, ditches, locks, gates, pumping stations, fire towers, monitoring and telecommunications facilities used for flood control, drainage, water quality preservation/enhancement, environmental protection and restoration, wetlands mitigation, mosquito control, fire control and the storage and conservation of water, notwithstanding ancillary impacts to the immediate area where construction and operational impacts will occur.

8. Surface impoundments that store water at depths not to exceed 12 feet.

9. Utilities, transportation and communications facilities, specifically excluding hazardous liquid pipelines and electrical power plants, which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with applicable water management and wildlife protection policies of local, state and federal agencies.

ELECTRICAL GENERATION FACILITIES USE

Electrical Generation Facilities Uses are designated on the Future Broward County Land Use Plan Map (Series) to ensure the availability of land for electrical power plants and associated ancillary uses are adequate to meet the current and future needs of Broward County's population.

The permitted uses in areas designated electrical generation facilities are as follows, as deemed appropriate by the local jurisdiction:

1. Electrical power plants as defined in Section 2: Definitions.

2. Other uses determined to be ancillary to the primary uses.

3. Recreation and open space uses may also be permitted as long as the location of the uses does not preclude or adversely affect the future use of the surrounding areas for electrical generation facilities.

MINING USE

Mining uses are designated on the future Broward County Land Use Plan Map (Series) to identify mining uses in order to ensure that mining operations are compatible with existing surrounding and planned land uses.

The permitted uses in areas designated mining are as follows, as deemed appropriate by the local jurisdiction:

1. Communication facilities and easements.

2. Community facilities, such as, educational, hospitals, governmental, religious, civic, cultural, judicial, and correctional facilities.

3. Utilities, excluding electrical power plants.

4. Mining, including crushing, batching, mixing and forming of mined materials.

5. Transportation facilities and easements.

RECREATION AND OPEN SPACE USE

The primary intent of the recreation and open space category is to accommodate recreation and open space uses identified within county-wide and local comprehensive plans to serve public recreation needs. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage and retain as much natural vegetation and landscape as possible.

Areas designated as recreation and open space on the Future Broward County Land Use Plan Map (Series) include existing public and private park sites over five (5) acres, existing cemetery sites, and golf courses intended to remain as permanent open space.

The permitted uses in areas designated recreation and open space are as follows, as deemed appropriate by the local jurisdiction:

1. Active recreational uses, including, but not limited to: tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches and bikeways.

2. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.

3. Boat ramps and docks.

4. Camping grounds and facilities.

5. Cemeteries.

6. Civic and cultural buildings may be permitted if they are ancillary to the primary recreation use of the site.

7. Community facilities and utility uses, up to five (5) acres, provided that the:

    a. Community facility and/or utility uses are publicly owned and intended to serve a public purpose to promote health, safety and welfare;

    b. The local government can demonstrate that it will continue to meet the minimum open space requirement of 3 acres per 1,000 existing and projected permanent residents;

    c. The proposed community facility or utility use is limited to no more than 5 acres and the municipality must demonstrate that sufficient and functional open space serving the area residents will be retained.

8. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.

9. Golf courses which are intended to remain as permanent open space.

10. Outdoor cultural, educational and civic facilities, including, but not limited to: animal exhibits, habitats, bandshells and outdoor classrooms.

RESIDENTIAL USE

The areas designated for residential use on the Future Broward County Land Use Map (Series) are intended primarily for dwellings, but other land uses related to a residential environment, including neighborhood shopping centers, neighborhood parks and schools may also be appropriate therein.

The permitted uses in areas designated residential are as follows, as deemed appropriate by the local jurisdiction:

1. Dwelling units, subject to the density limits for a parcel as designated on the Future Broward County Land Use Plan Map (Series) or certified local land use plan map and as explained in the following subsection entitled “Residential Density.”

    Accessory dwelling units are permitted in single-family residential areas per and subject to Florida Statutes Chapter 163.31771.

2. Agriculture.

3. Communication facilities.

4. Community facilities designed to serve the residential area such as schools, day care centers, churches, clinics, nursing homes, rehabilitation centers, governmental administration, police and fire protection facilities, libraries and civic centers.

5. Home occupations and other uses accessory to a dwelling unit.

6. Hotels, motels and similar lodging. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation.

7. Parks, golf courses and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to the primary outdoor recreational use of the site.

8. Public utilities, including water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities and solid waste disposal and transfer stations, excluding landfills and electrical power plants.

9. Offices and/or neighborhood retail sales of merchandise or services, subject to the following:

    a. No more than a total of 5% of the area designated for residential use on the Future Broward County Land Use Plan Map (Series) within a municipality may be used for offices and/or neighborhood retail sales of merchandise or services.

    b. No such contiguous area may exceed 10 acres;

    c. Must be separated by at least 500 feet.

    d. Regardless of the constraints above, space within residential buildings in areas designated for Medium-High (25) Residential or higher density may be used for offices and/or retail sales of merchandise or services, as long as no more than 50% of the floor area is used for said purposes.

    e. Regardless of the constraints above, space within residential buildings in areas designated for Medium (16) Residential density may be used for offices, as long as no more than 50% of the floor area is used for offices.

10. Recreational vehicle park sites in the Low-Medium (10), Medium (16), Medium-High (25) and High (50) Residential density ranges. The maximum number of recreational vehicle park sites permitted is:

a. Equal to the maximum number of dwelling units designated for that parcel on the land use plan map if the local land development regulations allow permanent location of recreational vehicles on the sites; or

b. Double the maximum number of dwelling units designated for that parcel on the land use plan map if the local land development regulations prohibit permanent location of recreational vehicles on the sites.

11. Special Residential Facilities; subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; meeting density provisions by Category type stated below; and the limitations as expressed by the certified land use plan map; and if applicable, the provisions regarding the use and allocation of redevelopment units, flexibility units or bonus sleeping rooms as contained in the "Administrative Rules Document: Broward County Land Use Plan."

    Density Provisions:

    a. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.

    b. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.

    c. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

Residential Density

a. Density Standards

    Residential areas are shown on the Future Broward County Land Use Map (Series) according to eight ranges of density:

    - The Estate (1) Residential category permits up to one (1) dwelling unit per gross acre.
    - The Low (2) Residential category permits up to two (2) dwelling units per gross acre.
    - The Low (3) Residential category permits up to three (3) dwelling units per gross acre.
    - The Low (5) Residential category permits up to five (5) dwelling units per gross acre.
    - The Low-Medium (10) Residential category permits up to ten (10) dwelling units per gross acre.
    - The Medium (16) Residential category permits up to sixteen (16) dwelling units per gross acre.

- The Medium-High (25) Residential category permits up to twenty-five (25) dwelling units per gross acre.

- The High (50) Residential category permits up to fifty (50) dwelling units per gross acre.

Other land use categories and land uses are subject to density standards as follows:

- Residential development within the Agricultural land use category is subject to the density standards and provisions contained within the Agricultural Permitted Uses subsection of the Plan Implementation Requirements section of this plan.

- Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Plan Implementation Requirements section of this plan.

- Recreational vehicle sites are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Plan Implementation Requirements section of this plan.

- Hotels, motels and similar lodging are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Plan Implementation Requirements section of this plan.

- Accessory dwelling units permitted in single-family residential areas per and subject to Florida Statutes Chapter 163.31771 shall not be included in density calculations. Local governments shall report to the Planning Council the number of accessory dwelling units granted building permits on an annual basis.

b. Density Calculation

All references to density within the Broward County Land Use Plan mean gross density. Gross density means the number of dwelling units existing or proposed within an area, divided by the gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Broward County Land Use Plan. Any existing live-aboard vessels which conformed to the regulations in effect when such vessels were included within the definition of “dwelling unit,” that become nonconforming by the enactment of Text Amendment PCT 98-5 shall be removed or discontinued as a dwelling unit within five (5) years of the effective date of Text Amendment PCT 98-5. (Effective Date: September 7, 1998)

Calculations of acreage covered by different land use categories on the Future Broward County Land Use Plan Map (Series) will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed to follow those lines.

A lake or canal should be construed as having been assigned the same land use category as that assigned to adjacent unsubmerged land. The Intracoastal Waterway, North and South Lakes in Hollywood, Sylvan Lake, Lake Santa Barbara, New River, Middle River, and the rivers and canals of the primary drainage system as identified within this plan shall not, however, be construed as having credit toward residential density.

c. Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Broward County Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Broward County Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by local zoning and land development regulations.

d. Dashed-Line Areas

Selected Developments of Regional Impact, planned unit developments and partially completed large scale developments, are identified on the Future Broward County Land Use Plan Map (Series) by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred. Additional dashed-line areas may be designated on the Future Broward County Land Use Plan Map (Series) through amendments to the plan consistent with the provisions of this section.

e. Redevelopment in Coastal High Hazard Area

Local certified land use plans may permit the redevelopment of residentially designated areas, including existing hotel uses, located within the coastal high hazard area which were subject to past decreases in density resulting from the adoption of the 1977 or 1989 Broward County Land Use Plan. Such redevelopment shall be limited to the actual built density/intensity (number of dwelling units and building square footage) and meet all public safety codes in effect at the time of redevelopment including building code, flood elevation and hurricane evacuation standards. Building square footage may be increased by one percent for every two percent reduction in the number of dwelling units subject to local land development regulations addressing building bulk, shadow and form. Local certified land use plans shall also comply with the natural resource protection policies addressing the protection of beaches, rivers and marine resources enumerated within the Broward County Land Use Plan.

RURAL ESTATES

Areas are designated Rural Estates on the Future Broward County Land Use Plan Map (Series) to protect the semi-rural character and lifestyle of existing low density residential estate areas. Rural estate areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per acre. Limited community facility and utility uses are permitted for the purposes of serving the rural estate communities. Application of flexibility/redevelopment units and commercial flexibility is not permitted within areas designated Rural Estates.

The permitted uses in areas designated rural estates are as follows, as deemed appropriate by the local jurisdiction:

1. Dwelling units at a maximum of one unit per gross acre with no clustering permitted.

   Accessory dwelling units are permitted in single-family residential areas per and subject to Florida Statutes Chapter 163.31771.

2. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.

3. Cemeteries.

4. Community facilities designed to serve the residential area limited to schools, day care centers, churches, clinics, governmental administration, police and fire protection facilities, libraries and civic centers not to exceed five acres in size. Notwithstanding the aforesaid, public schools shall not be subject to the five (5) acre restriction.

5. Home occupations and other uses accessory to a dwelling unit.

6. Open space and recreation uses designed to serve the residential area.

7. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities, electrical substations and transmission lines and drainage facilities and structures.

RURAL RANCHES

Areas are designated Rural Ranches on the Future Broward County Land Use Plan Map (Series) to protect the semi-rural character and lifestyle of existing low density rural ranch areas. Rural ranch areas are characterized by residential estates, horse ranches and related agricultural uses. The maximum permitted density within this category is one unit per two and one-half gross acres or one unit per two net acres. Limited community facility and utility uses are permitted for the purposes of serving the rural ranch communities. Application of flexibility/redevelopment units and commercial flexibility is not permitted within areas designated Rural Ranches.

The permitted uses in areas designated rural ranches are as follows, as deemed appropriate by the local jurisdiction:

1. A maximum of one unit per two and one-half gross acres or one unit per two net acres with no clustering permitted.

   Accessory dwelling units are permitted in single-family residential areas per and subject to Florida Statutes Chapter 163.31771.

2. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.

3. Cemeteries.

4. Community facilities designed to serve the residential area limited to schools, daycare centers, churches, clinics, governmental administration, police and fire protection facilities, libraries and civic centers not to exceed five acres in size. Notwithstanding the aforesaid, public schools shall not be subject to the five (5) acre restriction.

5. Home occupations and other uses accessory to a dwelling unit.

6. Open space and recreation uses designed to serve the residential area.

7. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities, electrical substations and electric lines and drainage facilities and structures.

TRANSPORTATION USE

Existing airports, Port Everglades, and existing and proposed expressways are designated transportation on the Future Broward County Land Use Plan Map (Series).

Those uses permitted in areas designated transportation are as follows:

Port Everglades Transportation Area

Shipping, warehousing and, with the exception of residential uses, all other uses which may be permitted by the Broward County Board of County Commissioners which are consistent with tourism, international trade, and maritime commerce.

Air Transportation Areas

Airports and related facilities designed primarily to serve the needs of airport users and airport employees, airport and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing, other compatible uses, and those land uses, except permanent residences, permitted in the recreation and open space, commercial recreation and agricultural land use categories.

Expressways

Uses of an impermanent nature such as agriculture, nurseries, grazing, non-required parking, open storage and parks are permitted in proposed expressways. Such provisions are intended to provide owners of property within proposed expressways with limited uses that do not interfere with the long term public goal of acquiring rights-of-way for expressway purposes. No principal building may be permitted, nor may any land use which impedes the future construction of an expressway be allowed.

Proposed expressways shall have an underlying residential land use designation unless bordered on both sides by non-residential land use designations. The underlying density credited to the expressway shall be equal to the density of the adjacent residential land use designation. In cases where the proposed expressway is bordered by residential land use designations of different densities, the adjacent density shall apply up to the mid-point of the right-of-way. Residential units may not be constructed within the proposed expressway. However, the densities accruing to the proposed expressway may be transferred to adjacent parcels if the owner dedicates the right-of-way to a governmental agency for expressway uses.

If a formal determination has been made by the Broward County Board of County Commissioners that the proposed expressway will not be constructed, the land uses permitted within the expressway corridor shall be those permitted by the adjacent land use designation as determined by the appropriate local government through the Planning Council (re)certification process.

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COMMUNICATION FACILITIES

Communication facilities such as television and radio stations and relay structures and telephone facilities are not specifically designated on the Future Broward County Land Use Plan Map (Series) as a separate category. Such facilities may be permitted in areas designated under the following categories:

1. Activity Center
2. Agricultural
3. Commerce
4. Community
5. Mining
6. Residential
7. Rural Estates
8. Rural Ranches

SPECIAL RESIDENTIAL FACILITIES

The Broward County Land Use Plan defines categories of Special Residential Facilities, in accordance with Broward County Ordinance 85-92, for the purpose of determining permitted locations and density standards.

Special Residential Facilities development such as group homes and foster care facilities are defined by category type below and are subject, when applicable, to the Special Residential Facilities provisions and allocation of redevelopment, flexibility, or bonus sleeping rooms as contained in the "Administrative Rules Document: Broward County Land Use Plan." In order to facilitate implementation of this section, each local government may permit a maximum of one hundred (100) "bonus" sleeping rooms, consistent with Broward County Ordinance 85-92, that are permanently dedicated to Special Residential use without allocating density.

Special residential facilities are not specifically designated on the Future Broward County Land Use Plan Map (Series) as a separate land use category.

Special residential facilities are permitted within limitations as stated in the Permitted Uses section of this plan in the following land use categories:

1. Agricultural
2. Commerce
3. Community
4. Residential

Broward County does not encourage local governments to locate special residential facilities in commercial, office park or community facilities areas. Special residential facilities should be integrated into residential neighborhoods. However, due to the need to locate special residential facilities, the Broward County Land Use Plan recognizes that, in some instances, local governments may have need to allocate special residential facilities in these areas.

Definitions of Special Residential Facilities Categories:
SPECIAL RESIDENTIAL FACILITY, CATEGORY (1) - means a housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) development on a parcel.

SPECIAL RESIDENTIAL FACILITY, CATEGORY (2) - means a housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (2) development on a parcel.

SPECIAL RESIDENTIAL FACILITY, CATEGORY (3) – means (a) Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others; or (b) Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals; or (c) Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others; or (d) Any not-for-profit housing facility for unrelated elderly individuals; or (e) Any housing facility which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

SECTION 2: IMPLEMENTATION REQUIREMENTS AND PROCEDURES

PARKS AND OPEN SPACE

The Parks and Open Space requirements of the BrowardNext - Broward County Land Use Plan are maintained in order to preserve open space and natural lands, to provide for public parks and the recreational needs of Broward County's residents and visitors and to establish consistent standards for park facilities throughout Broward County.

Local governments within Broward County are required to provide for a minimum of three (3) acres of Community Parks and Open Space for every 1,000 existing and projected permanent residents within their jurisdiction. In addition, the Broward County Board of County Commissioners provides Regional Parks and Open Space to protect and enhance the County's diverse natural ecosystems, parks system and world-class recreational facilities.

The acreage that may be used to meet the Parks and Open Space requirements is as follows:

1. COMMUNITY PARKS AND OPEN SPACE

a. All park and open space acreage, including public plazas and green spaces, that is owned by the local government, and utilized for open space or recreation use, and accessible to the public on a regular or continuous basis for the purpose in which it is intended.

b. Recreational acreage that is part of the educational facilities of the Broward County School Board and is either leased by the local government for public recreational purposes or made available to the public by other agreement with the School Board. Since the School Board may choose to terminate the lease or other agreement and/or sell the property, the local land use plan must include provisions for the replacement of the lost recreational land needed to meet its future Community Parks and Open Space requirements within three (3) years.

c. The total area of beaches that are owned by public entities as measured from the mean high-water line and publicly accessible beaches as measured from the private property line seaward to the mean high-water line.

d. The total area of waterways or water bodies that provide sufficient safe public access from the landward side along the shoreline within the subject municipality. A waterway or water body with safe public access from a bordering municipality may be counted as a Community Open Space for the municipality in which it is located as long as it is readily accessible for use by residents of the host municipality and the public for the recreational or environmental purpose intended.

e. Up to 50% of the total acreage of publicly owned golf courses that are zoned for recreational use and semi-public golf courses that are either zoned and deed restricted for open space use or zoned and restricted by other development order, such as site plan or subdivision approval, for open space use. However, golf course acreage may satisfy no more than 25% of the total Community Park and Open Space requirement.

f. Other private recreational acreage or open areas over 0.25 acres that are zoned and/or deed restricted for open space use including a mixture of active and passive recreational facilities. Up to 100% of the total acreage may be counted provided the area does not exceed 3 acres/1,000 residents sharing the facilities.

g. Regional Parks and Open Space located within municipal jurisdictions limited to no more than 25% of the total Community Park and Open Space requirement. If the purchase of park land was/is a joint venture of Broward County and a local government, the local government is entitled to its proportionate share (based on financial contribution) of the acreage to apply towards the Community Parks requirements.

h. Former landfill sites shall not be counted towards the Community Parks and Open Space requirement unless they are properly reclaimed and environmentally sound and are available for open space and/or recreational use.

i. Acreage designated on the future land use plan map or deed-restricted as "conservation" may be counted toward the municipal Community Parks and Open Space requirement if the "conservation" acreage is owned by or is within the jurisdictional responsibility of the municipality. Such "conservation" acreage may, due to a need to protect sensitive natural features and/or habitat, restrict regular or continuous public access but must be made available to the public when appropriate, as to avoid negatively impacting the natural features and/or habitat in conjunction with an authorized educational or recreational program.

Any person who has questions regarding the validity of the status of any Community Park or Open Space site listed on a municipal inventory may contact the Broward County Planning Council which shall then serve to coordinate with the municipality in a timely manner to address the question raised.

2. REGIONAL PARKS AND OPEN SPACE

All regional parks and open space owned by Broward County or the State of Florida and zoned and/or utilized for open space or recreation use, and which is accessible to the public on a regular or continuous basis for the purpose in which it is intended.

IMPLEMENTATION REGULATIONS AND PROCEDURES

1. DEVELOPMENT REVIEW REQUIREMENTS

A local government may grant an application for a development permit consistent with the Broward County Land Use Plan or a certified local land use plan when it has determined that the following requirements are met:

a. Transportation, parks and open space, drainage and flood protection, potable water, solid waste, sanitary sewer public facilities and services and public schools will be available to meet established level of service standards, consistent with Chapter 163.3180, Florida Statutes, and the concurrency management policies of the Broward County Land Use Plan.

b. Local streets and roads will provide safe, adequate access within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.

c. Fire protection service will be adequate to protect people and property in the proposed development.

d. Police protection service will be adequate to protect people and property in the proposed development.

e. School sites and school buildings will be adequate to serve the proposed development.

f. A development does not include a structure, or alteration thereof, that is subject to the notice requirements of Title 14, Code of Federal Regulations, Part 77, Subpart B, unless the Federal Aviation Administration (FAA) issues, or has issued a written acknowledgment that said structure or alteration meets the FAA Part 77 criteria.

g. No development permit shall be issued for the development, construction, establishment, enlargement, substantial alteration, or repair of a structure that would exceed the maximum height for the Airspace Imaginary Surface in which it is located, or is proposed to be located, unless Obstruction Approval has been issued by the Broward County Aviation Department, pursuant to Section 5-182 of the Broward County Code of Ordinances, and Chapter 333, Florida Statutes.

2. BROWARD COUNTY LAND USE PLAN AMENDMENT PROCEDURES

a. The Broward County Land Use Plan may be amended by the Broward County Commission in the manner provided by the Broward County Charter and Florida Community Planning Act.

b. The Broward County Planning Council shall adopt, within its *Administrative Rules Document: BrowardNext*, rules and regulations as may be necessary to provide for the consideration of proposals for the amendments to the Broward County Land Use Plan and the submittal of recommendations and proposals to the Broward County Commission.

3. PROCEDURES FOR CERTIFICATION OF LOCAL LAND USE PLANS

a. Each local government within Broward County shall prepare, in conformance with the requirements of the Broward County Land Use Plan and the Florida Community Planning Act, a local land use plan for submittal to the Broward County Planning Council. The local land use plan shall be certified by the Broward County Planning Council prior to becoming effective.

b. Pursuant to the Broward County Charter, and consistent with the Broward County Land Use Plan:

(1) The Broward County Planning Council shall adopt, within its *Administrative Rules Document: BrowardNext*, rules and regulations as may be necessary to provide for the certification, decertification and recertification of local land use plans.

(2) The Broward County Planning Council shall adopt, within its *Administrative Rules Document: BrowardNext*, rules and regulations after approval by the Broward County Commission as may be necessary to provide for:

(a) The certification of transfer of development rights;

(b) The receipt of data pertaining to development permits granted by local governments and land development regulations adopted by local governments; and

(c) Other matters pertinent to the policies and implementation requirements of the Broward County Land Use Plan.

c. Every local land use plan, and amendment thereto, submitted for review and certification by the Broward County Planning Council shall include the following:

(1) A land use plan map, drawn to scale, with legend reflecting future land uses and residential densities;

(2) Policies consistent with and furthering those contained within the Broward County Land Use Plan;

(3) Implementation provisions which establish a land use and density classification system, including a detailed listing of permitted land uses and densities allowed within each local land use classification.

(a) A land use permitted within a land use category by the Broward County Land Use Plan may be prohibited or limited by a local land use plan.

(b) A local land use plan may propose other permitted land uses and land use categories not specifically identified within the Broward County Land Use Plan, if consistent with the policies and requirements of the Broward County Land Use Plan;

(4) (a) A listing of Community Parks and Open Space acreage counted by the local government to fulfill the parks requirements and consistent with the Parks and Open Space subsection of this Plan;

(b) The local land use plan map shall reflect, conceptually or at specific locations, existing and proposed park and recreational facility sites of sufficient size and quantity to provide Community Parks and Open Space acreage consistent with the requirements of this Plan; and

(5) Other implementation provisions consistent with the policies and requirements of the Broward County Land Use Plan which will implement the local land use plan.

d. The Broward County Planning Council shall certify each local land use plan, and amendment thereto, which is in substantial conformity with the Broward County Land Use Plan. A local land use plan shall be certified by the Broward County Planning Council when it finds that:

(1) The maximum number of dwelling units permitted in the municipality by the local land use plan does not exceed the maximum number of dwelling units permitted by the Broward County Land Use Plan and that residential densities are distributed in a manner consistent with the policies of the Broward County Land Use Plan. The local government shall demonstrate to the Broward County Planning Council that the distribution of land uses by the local land use plan does not result in an increase in the number of permitted dwelling units as compared to the number of dwelling units permitted by the Broward County Land Use Plan;

(2) The arrangement of land uses on the local land use plan map bears a reasonable relationship to the arrangement of land uses on the Broward County Land Use Plan Map and permitted uses fall within the parameters for permitted uses established by the Broward County Land Use Plan;

(3) The goals, objectives and policies of the local land use plan are consistent with and further those of the Broward County Land Use Plan; and

(4) The implementation provisions meet or exceed the requirements of the Broward County Land Use Plan.

e. Each local government is encouraged to develop innovative methods to regulate the development of land through its local land use plan and other land development regulations which may be proposed within its local land use plan. During the certification process, the Broward County Planning Council shall review and may approve such innovative methods which are consistent with the policies of the Broward County Land Use Plan and are in substantial conformity with the Broward County Land Use Plan.

f. Each local government shall comply with Section 8.05 of the Broward County Charter and shall prepare a local land use plan which will be in substantial conformity with the Broward County Land Use Plan. If the Broward County Planning Council determines that a local land use plan includes proposed land uses which are not in substantial conformity with the Broward County Land Use Plan, then it shall not certify the local land use plan unless the Broward County Commission:

(1) Determines, within sixty (60) days after receipt of a written request by a local government, that the proposed land uses which are not in substantial conformity with the Broward County Land Use Plan must be permitted in order for the local government to comply with Section 8.05 of the Broward County Charter; or

(2) Finds that a final judicial decision has been rendered which requires a local government to permit the proposed land uses which are not in substantial conformity with the Broward County Land Use Plan. The Broward County Commission shall make its finding at the request of any party to the litigation after the Broward County Commission has given at least thirty (30) days' notice by certified mail to all other parties to the litigation; or

(3) Adopts an amendment to the Broward County Land Use Plan which brings the local land use plan proposed land uses into substantial conformity with the Broward County Land Use Plan.

4. LOCAL LAND DEVELOPMENT REGULATIONS AND PROCEDURES

a. The Broward County Land Use Plan shall be implemented by adoption and enforcement of appropriate local regulations on the development of lands and waters within the jurisdiction of the local government.

b. Public or private development may not be permitted except in compliance with the Broward County Land Use Plan or certified local land use plan.

c. A local government which does not have a land use plan certified by the Broward County Planning Council:

(1) May grant an application for a development permit, provided:

(a) The proposed development would be consistent with the Broward County Land Use Plan; and

(b) The proposed development would be in compliance with local land development regulations; and

(c) The development permit is granted in compliance with the Development Review Requirements subsection of this Plan or with local land development regulations which meet or exceed the requirements of said subsection.

(2) May adopt land development regulations and a land development code, or amendments thereto, which are consistent with the Broward County Land Use Plan.

(3) Shall transmit to the Broward County Planning Council for review, no less than forty-five (45) days prior to adoption, a copy of all proposed land development regulations, land development code, or amendments thereto, and notice of all proposed changes of zoning districts.

d. A local government which does have a land use plan certified by the Broward County Planning Council that is effective:

(1) May grant an application for a development permit provided:

(a) The proposed development would be consistent with the applicable certified land use plan; and

(b) The proposed development would be in compliance with local land development regulations; and

(c) The development permit is granted in compliance with the Development Review Requirements subsection of this Plan or with local land development regulations which meet or exceed the requirements of said subsection.

(2) May adopt land development regulations, a land development code or amendments thereto, and amend zoning districts consistent with its certified land use plan.

5. MONITORING AND ENFORCEMENT PROCEDURES FOR THE BROWARD COUNTY LAND USE PLAN

a. Local governments shall prepare and transmit to the Broward County Planning Council the information listed below within the time periods specified. This information is for the purposes of monitoring compliance with the Broward County Land Use Plan and for maintaining current, countywide records of land development activities on which to base future planning. Information shall be transmitted in a format to be prescribed by the Broward County Planning Council.

(1) A yearly summary regarding allocation of acreage proposed for commercial or residential uses within lands designated Residential, Activity Center, or Commerce utilizing the "flexibility" provisions of the Broward County Land Use Plan, if certified within the local land use plan.

b. Upon determination by the Broward County Commission that a local government has granted development permits or permitted uses which are inconsistent with the requirements of the Broward County Land Use Plan, or fails to act in substantial compliance with the Broward County Land Use Plan, the Broward County Commission shall take such actions as may be necessary and proper to enforce the requirements of the Broward County Land Use Plan.

6. PROCEDURES FOR FORMAL INTERPRETATIONS OF THE BROWARD COUNTY LAND USE PLAN

The Broward County Planning Council shall assist local governments with matters of interpretation of the Broward County Land Use Plan. Whenever a question of interpretation has not been resolved on an informal basis, the governing body of a local government may request in writing that the Broward County Planning Council issue a letter of interpretation on the matter; the Council may direct the Council staff to issue a revised interpretation or confirm the interpretation of staff. Upon receipt of a letter of interpretation from the Broward County Planning Council, the governing body of a local government may within thirty (30) days of receipt, request in writing that the Broward County Commission review such letter on any subject outside the scope of the Broward County Planning Council's adopted rules and regulations regarding certification of local land use plans and Broward County Land Use Plan amendment processing and recommendation procedures, or matters as contained within the Plan regarding Section 8.05 of the Broward County Charter.

The Broward County Commission, within forty-five (45) days after receipt of the request, shall review and either approve or approve with modifications, the Broward County Planning Council's letter of interpretation, which shall then be binding on the Broward County Commission, the Broward County Planning Council, the local government, and any property owner given written notice and an opportunity to be heard on the matter. The failure of the County Commission to take any action on the appeal within the forty-five (45) day period shall be deemed a confirmation of the Planning Council interpretation. A written request to the Broward County Planning Council or the Broward County Commission pursuant to this section must contain the following information:

(a) A statement of the question(s);

(b) A statement of the facts necessary to answer the question(s); and

(c) A statement of the position of the local government on the matter together with legal authority or other support for said position.

7. LEGAL ACTIONS INVOLVING THE BROWARD COUNTY LAND USE PLAN

a. (1) In any legal action challenging the Broward County Land Use Plan or any legal action challenging any decision of any governmental agency made pursuant to provisions of the Broward County Land Use Plan, Broward County shall be served with a copy of the Complaint and shall defend the Planning Council.

(2) In any legal action challenging any certified land use plan or any legal action challenging any decision of any governmental agency made pursuant to provisions of any certified land use plan, Broward County shall be served with a copy of the Complaint and shall defend the Planning Council.

b. In any legal action challenging or affecting land development regulations, the local government shall notice Broward County and provide copies of any papers served in connection therewith.

8. CRITERIA AND PROCEDURES FOR ENVIRONMENTALLY SENSITIVE LANDS AND LOCAL AREAS OF PARTICULAR CONCERN

Broward County will conduct a review of all Natural Resources as defined in the text and depicted on the Natural Resource Map Series of the Broward County Land Use Plan. The review will determine whether such lands are environmentally sensitive and shall provide the basis for the regulation of those lands found to be environmentally sensitive as is required by Section 163.3202, Florida Statutes.

The Broward County Commission shall conduct a review of the following maps and, utilizing the criteria enumerated herein or utilizing additional alternative criteria reviewed and approved by the County Commission, make a determination as to whether the designation and regulation of additional Environmentally Sensitive Lands is appropriate:

a. Existing and Planned Potable Water Wells and Zones of Influence

b. Wetlands

c. Flood Plains, Flood Prone Areas and Coastal Storm Area

d. Mineral Resources

e. Beaches and Shores, including, Rivers, Bays, Harbors, Primary Drainage Canals, Lakes, Estuarine Systems and Dredge Spoil Disposal Sites

f. Soils

g. Local Areas of Particular Concern

Local Areas of Particular Concern (LAPCs) may be designated in six (6) categories according to the types of resources present. Unless otherwise indicated, LAPCs must have one (1) or more of the characteristics for the respective category.

1. Marine Resource Category
   Coastal areas of unique, scarce, fragile, or vulnerable natural habitat, physical features and scenic importance; coastal areas of high natural productivity or essential habitat for fish, wildlife, and the various trophic levels in the food web critical to their well-being; coastal areas of substantial recreational value and/or potential; or areas needed to protect, maintain, or replenish coastal flood plains, coral and other reefs, beaches, offshore sand deposits and mangrove stands.

2. Natural Landforms and Features Category
   A geological, hydrological, or physiographical feature confined to a small area of Broward County and considered quite rare locally or regionally; a representative natural ecosystem and/or its units existing in a few isolated locations, but extirpated from most of the County.

3. Native Vegetative Communities Category
   (a) A Local Area of Particular Concern (Native Vegetative Communities Category) is an area which shows a predominance of native vegetation associated with one (1) or more of the following ecological communities: Beach and Dune Community; Coastal Strand Forest Community; Mangrove Community (Saltwater Swamp); Scrub Community; Pine Flatwoods Community; High Hammock Community; Low Hammock Community; Cypress Wetland Community (Freshwater Swamp); or Everglades Community (Freshwater Marsh).

   (b) In addition, a Local Area of Particular Concern (Native Vegetative Communities Category) must satisfy at least three (3) of the following criteria:

      i. Uniqueness - The site contains a significant sample of rare or endangered species or the site is among a small number of sites in Broward County representing a particular ecological community.

      ii. Diversity - A significant sample of two (2) or more ecological communities are contained within the site.

      iii. Low Level of Exotic Invasion - The degree and nature of exotic invasion on the site is such that it can be easily managed or mitigated.

      iv. Potential for Protection - Ownership patterns, development status and other factors make the resources of a site likely to be successfully protected.

      v. Geography - The site has proximity to other resources which would heighten its value as a LAPC (e.g., other ESLs, public parks, waterfront).

4. Wildlife Category
   Existing wildlife refuges, reserves, and sanctuaries; known habitats of rare, threatened, or endangered species or species of special concern; major wildlife intensive use areas such as well-developed hammock communities, highly productive coastal tidelands, and mangroves; or areas used for scientific study and research on wildlife.

5. Economic Resource Category
   Existing ports, marinas, piers, energy resources, and artificial reefs or areas noted for specific study and research concerning economic development.

6. Cultural Resource Category
   Sites designated on the National Register of Historic Places or on the Florida Master Site File; sites related to the general development of the local area, region, or State; buildings which are significant examples of the architectural design of their period; sites associated with the life/lives of important person(s) or social, political, cultural, or economic movements or with historical events; or archaeological or paleontological sites which have yielded useful information on the area's past.

9. CRITERIA FOR DESIGNATING ADAPTATION ACTION AREAS OF REGIONAL SIGNIFICANCE

As consistent with the Broward County Land Use Plan, Adaptation Action Areas (AAAs) may be designated by a local government in order to identify areas vulnerable to sea level rise, enhance the funding potential of infrastructure adaptation projects, and implement policies for adaptation.

To be eligible for an AAA of Regional Significance designation, the applicant must clearly detail how vulnerabilities identified in the proposed AAA will be exacerbated by climate change or sea level rise within a 50-year planning horizon. In addition, the proposed AAA must meet at least one (1) of the following criteria:

a. Areas which experience tidal or coastal flooding;

b. Areas which have a hydrologic connection to coastal waters;

c. Locations which are within areas designated as evacuation zones for storm surge;

d. Areas vulnerable to flash floods and severe storm water runoff or coastal erosion; or

e. Areas vulnerable to other predicted impacts of climate change and sea level rise where management strategies, infrastructure investments and planning decisions can help to mitigate the magnitude or severity of future climate impacts.

Local governments may apply for County designation of an AAA of Regional Significance within the Broward County Land Use Plan if the identified problem(s) conform(s) with one (1) or more of the criteria identified above, or additional demonstration of climate vulnerability is provided. In addition, proposed adaptation strategies for the designated area should demonstrate investments and benefits of regional significance. The Unified Sea Level Rise Projection for Southeast Florida and the Broward County Priority Planning Area Map may serve as reference materials in review of the request. Notice submitted to the Planning Council should include:

a. The geographical area under consideration;

b. Documentation of the issue(s) or vulnerability of the area;

c. A description of strategies, policies and/or infrastructure improvements proposed; and

d. Explanation of how these solutions will reduce risk and increase the area's resilience to climate impacts.

County staff will review and issue a joint recommendation pertaining to the requested AAA of Regional Significance designation. A fee will not be charged for review of the proposed AAA designations. The Broward County Commission or the Broward County Planning Council may also initiate an application for AAA designation. If the Broward County Commission or the Broward County Planning Council will be the applicant for an AAA designation, the County or Planning Council staff, as applicable, shall notify in writing, any municipality in which the proposed AAA is located. Such written notification shall be sent at least thirty-five (35) days before the first County Commission or Planning Council meeting to consider the AAA designation and will solicit comment from the municipality. Municipal comments received will be included as part of the AAA report reviewed by the County Commission and Planning Council. Applications may also be submitted for de-designation by the original applicant or property owner, the Broward County Planning Council or the Broward County Commission, based on adaptation investments, reduction of vulnerability, changes in community priorities, cost-benefit considerations, changes in land use, or other environmental, economic or social considerations which support de-designation.

Areas designated by the County as AAAs of Regional Significance will be added to the Broward County Priority Planning Areas for Sea Level Rise Map as part of the Broward County Land Use Plan.

Ref No. on SLR Map	AAA Name	Applicant	Qualifying Criteria Met	Strategies Proposed	Expected Benefits
1	Port Everglades Sand Bypass Project Area	Broward County	c) Storm Surge d) Coastal Erosion e) Sea Level Rise	-Sand bypass at Port Everglades -Beach renourishment -Shoreline management	-Protection of critical infrastructure -Protection of public and private property -Preservation of habitat for threatened and endangered species -Reduced shoaling in the navigation channel -Maintenance of recreational opportunities at John U. Lloyd Beach State Park -increased potential of Federal permitting and funding support

BROWARDNEXT

SECTION 3:

RECOMMENDED PRACTICES

SECTION 3: RECOMMENDED PRACTICES

RESIDENTIAL

POLICY 3.1.1 Special residential facilities should be located within existing and designated residential areas wherever 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 3.1.2 Encourage the retention of agricultural lands and uses through the utilization of financial incentives and creative land development regulations.

POLICY 3.1.3 Discourage strongly land use plan amendments to more intensive uses within designated rural estate and rural ranch areas.

COMMERCE/ECONOMIC DEVELOPMENT

POLICY 3.2.1 Broward County should endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of its economy.

POLICY 3.2.2 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 3.2.3 Broward County and its local governments should address the integration of tourism in their cultural, historical, archeological and park and recreation plans.

POLICY 3.2.4 Local governments should consider effects on the marine industry when making land use policy and decisions, and consider developing incentives for the retention of the same.

POLICY 3.2.5 Local governments should consider the identification and elimination of "food deserts" when making land use policy and decisions.

ENVIRONMENTAL

POLICY 3.3.1 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.

POLICY 3.3.2 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 3.3.3 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 government agency for recreation or environmental purposes and greater than 0.5 acres, in which case the entire water body can be counted.

POLICY 3.3.4 Natural watercourses and their tributaries should be protected from alteration and preserved in their natural state.

POLICY 3.3.5 Encourage the restoration of Broward County's vegetative communities and hydrologic connections including those hydrologic connections to the Everglades and Big Cypress Swamp.

POLICY 3.3.6 Promote the acquisition, retention and management of unique natural areas in order to preserve their environmental, recreational and other public benefits.

POLICY 3.3.7 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.

POLICY 3.3.8 The use of former landfill sites for public recreational purposes should be encouraged but not permitted until properly reclaimed and environmentally sound.

POLICY 3.3.9 Discourage activities in the vicinity of Local Areas of Particular Concern which would have a detrimental impact upon such areas.

POLICY 3.3.10 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 3.3.11 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 3.3.12 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 3.3.13 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.

PUBLIC FACILITIES AND SERVICES

POLICY 3.4.1 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 3.4.2 Sites for landfills, incinerators, recycling plants, or other major public facilities should be made available, and properly zoned in anticipation of future needs.

POLICY 3.4.3 The disposal of solid wastes by sanitary landfill should be environmentally sound and state of the art.

POLICY 3.4.4 Local governments should ensure that adequate land is available for police, fire and emergency medical service facilities to serve their current and future residents.

POLICY 3.4.5 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 3.4.6 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 3.4.7 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.

TRANSPORTATION

POLICY 3.5.1 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 3.5.2 Large developments which generate high traffic volumes should be located with direct access to mass transit.

POLICY 3.5.3 Transportation facilities should be planned and located in a manner which minimizes the potential for adverse impacts on adjacent land uses.

POLICY 3.5.4 The "Safe Routes" programs and applications, to make schools and parks more accessible for children, including those with disabilities, should be considered and implemented by Broward County's local governments.

SMART GROWTH/COMPLETE STREETS

POLICY 3.6.1 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 3.6.2 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 3.6.3 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 3.6.4 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 3.6.5 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 3.6.6 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 3.6.7 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 3.6.8 Local land use elements and development codes should include design guidelines to promote use of light only where needed thereby limiting excess light and reducing glare and to create a safe and pedestrian scaled lit environment, utilizing Night Friendly Lighting or Dark Sky principles outlined in the Model Lighting Ordinance by International Dark-Sky Association and the Illuminating Engineering Society of North America, or other local resources, for the purpose of creating appropriate outdoor lighting standards that reduce energy use, increase public safety, and protect human health and wildlife.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

POLICY 3.7.1 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 3.7.2 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 3.7.3 Historic resources within redevelopment areas should be protected and restored.