

BROWARDNEXT

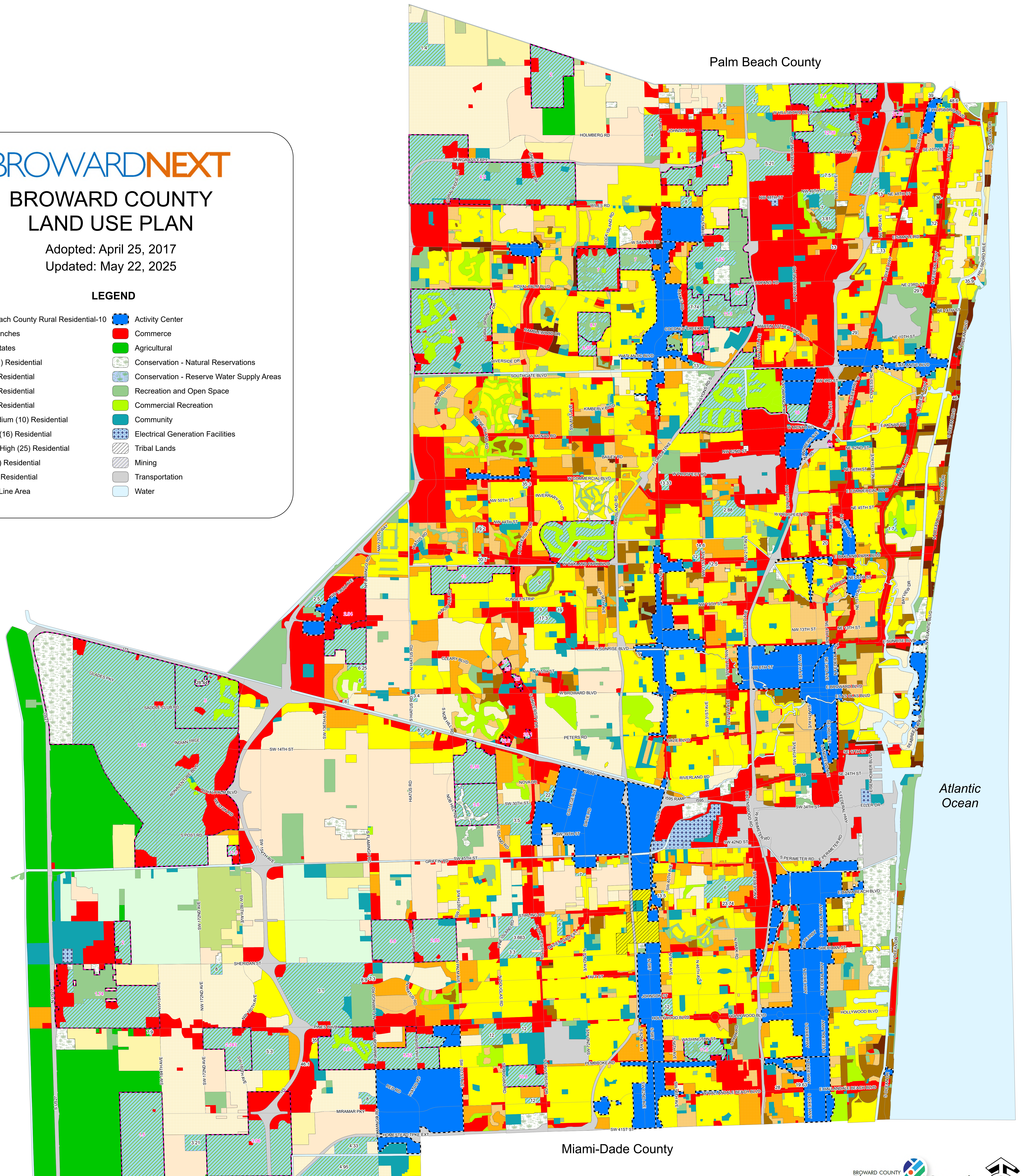
BROWARD COUNTY LAND USE PLAN

Adopted: April 25, 2017

Updated: May 22, 2025

LEGEND

- | | |
|--|---|
| Palm Beach County Rural Residential-10 | Activity Center |
| Rural Ranches | Commerce |
| Rural Estates | Agricultural |
| Estate (1) Residential | Conservation - Natural Reservations |
| Low (2) Residential | Conservation - Reserve Water Supply Areas |
| Low (3) Residential | Recreation and Open Space |
| Low (5) Residential | Commercial Recreation |
| Low-Medium (10) Residential | Community |
| Medium (16) Residential | Electrical Generation Facilities |
| Medium-High (25) Residential | Tribal Lands |
| High (50) Residential | Mining |
| Irregular Residential | Transportation |
| Dashed-Line Area | Water |



Municipal land use plans must be consistent with the Broward County Land Use Plan. The Broward County Planning Council reviews each municipal land use plan pursuant to the Broward County Charter and certifies those municipal land use plans which have been found to be in "substantial conformity" with the Broward County Land Use Plan. When certified by the Council, the municipal land use plan becomes the effective land use plan for the municipal jurisdiction. The land use designations on the Broward County Land Use Plan serve as the basis for municipal jurisdiction. The municipal land use plans may be more restrictive than the Broward County Land Use Plan and may depict uses and categories other than those shown on the Broward County Land Use Plan for specific parcels. Areas designated on the Broward County Land Use Plan Map or particular uses are approximate. The exact boundaries for zoning will be determined by the municipality within the reasonable limits of the designation on the map. For further information regarding identification of the effective land use plan for a specific area or for interpretation of the land use designation for a specific parcel, please contact the Broward County Planning Council at 954.357.6695.

BROWARD COUNTY
Planning Council

1 inch = 4,500 feet



BCLUP Permitted Dwelling Unit Estimate

Residential Land Use Categories	Density	Acres	Potential Dwelling Units
Rural Ranches	0.4	5,332.0	2,132
Rural Estates	1.0	1,366.0	1,366
Estate 1 Residential	1.0	16,043.6	16,043
Low 2 Residential	2.0	4,208.5	8,416
Low 3 Residential	3.0	20,575.6	61,726
Low 5 Residential	5.0	52,040.5	260,202
Palm Beach County Rural Residential 10	0.1	93.2	9
Low-Medium 10 Residential	10.0	13,068.3	130,683
Medium 16 Residential	16.0	10,901.1	174,417
Medium-High 25 Residential	25.0	4,891.4	122,284
High 50 Residential	50.0	1,369.0	68,449
<i>Subtotal</i>		129,889.2	845,727

Irregular Residential Land Use Categories	Density	Acres	Potential Dwelling Units
Irregular 1.4 Residential	1.4	416.3	582
Irregular 1.7 Residential	1.7	21.7	36
Irregular 2.5 Residential	2.5	77.9	194
Irregular 2.88 Residential	2.88	140.7	405
Irregular 3.1 Residential	3.1	1,418.3	4,396
Irregular 3.21 Residential	3.21	120.1	385
Irregular 3.3 Residential	3.3	9.3	30
Irregular 3.4 Residential	3.4	13.0	44
Irregular 3.5 Residential	3.5	354.9	1,242
Irregular 3.663 Residential	3.663	486.2	1,780
Irregular 3.81 Residential	3.81	109.1	415
Irregular 4 Residential	4.0	230.1	920
Irregular 4.33 Residential	4.33	189.6	820
Irregular 4.95 Residential	4.95	488.0	2,415
Irregular 5.21 Residential	5.21	348.8	1,817
Irregular 5.3 Residential	5.3	490.2	2,598
Irregular 5.5 Residential	5.5	24.2	133
Irregular 6 Residential	6.0	268.3	1,609
Irregular 6.25 Residential	6.25	47.1	294
Irregular 7 Residential	7.0	294.1	2,059
Irregular 7.3 Residential	7.3	12.2	88
Irregular 7.5 Residential	7.5	15.8	118
Irregular 7.74 Residential	7.74	146.0	1,129
Irregular 7.9 Residential	7.9	7.5	59
Irregular 8 Residential	8.0	318.8	2,550
Irregular 8.5 Residential	8.5	45.4	386
Irregular 8.9 Residential	8.9	6.9	61
Irregular 9 Residential	9.0	245.2	2,207
Irregular 12 Residential	12.0	342.0	4,103
Irregular 12.5 Residential	12.5	15.1	188
Irregular 13 Residential	13.0	53.0	689
Irregular 13.33 Residential	13.33	39.6	527
Irregular 13.5 Residential	13.5	6.3	84
Irregular 14.6 Residential	14.6	10.2	148
Irregular 17.3 Residential	17.3	79.5	1,376
Irregular 19 Residential	19.0	15.7	298

Irregular Residential Land Use Categories	Density	Acres	Potential Dwelling Units
Irregular 19.2 Residential	19.2	15.5	297
Irregular 19.63 Residential	19.63	2.8	54
Irregular 20 Residential	20.0	4.4	87
Irregular 20.1 Residential	20.1	22.5	451
Irregular 22 Residential	22.0	52.0	1,143
Irregular 23.74 Residential	23.74	8.3	197
Irregular 28 Residential	28.0	7.1	199
Irregular 28.44 Residential	28.44	24.9	709
Irregular 29 Residential	29.0	8.6	250
Irregular 29.5 Residential	29.5	12.1	357
Irregular 35 Residential	35.0	7.8	274
Irregular 35.3 Residential	35.3	14.2	499
Irregular 35.9 Residential	35.9	3.4	123
Irregular 36 Residential	36.0	6.5	232
Irregular 37 Residential	37.0	3.2	117
Irregular 38 Residential	38.0	9.4	355
Irregular 39 Residential	39.0	8.4	326
Irregular 46 Residential	46.0	7.2	331
Irregular 46.1 Residential	46.1	7.6	348
Irregular 48.6 Residential	48.6	5.7	276
<i>Subtotal</i>		7,138.8	42,810

Dashed-Line Areas	Density	Acres	Potential Dwelling Units
Dashed-Line Area Permitting 1.5 DUA	1.5	1,263.2	1,894
Dashed-Line Area Permitting 1.74 DUA	1.74	1,905.1	3,314
Dashed-Line Area Permitting 1.83 DUA	1.83	9,441.2	17,277
Dashed-Line Area Permitting 2 DUA	2.0	967.3	1,934
Dashed-Line Area Permitting 2.243 DUA	2.243	560.2	1,256
Dashed-Line Area Permitting 2.85 DUA	2.85	647.6	1,845
Dashed-Line Area Permitting 2.94 DUA	2.94	842.3	2,476
Dashed-Line Area Permitting 3.06 DUA	3.06	1,881.7	5,758
Dashed-Line Area Permitting 3.6 DUA	3.6	618.3	2,225
Dashed-Line Area Permitting 3.8 DUA	3.8	614.9	2,336
Dashed-Line Area Permitting 4.2 DUA	4.2	5,372.0	22,562
Dashed-Line Area Permitting 4.5 DUA	4.5	757.7	3,409
Dashed-Line Area Permitting 4.52 DUA	4.52	1,334.6	6,032
Dashed-Line Area Permitting 5 DUA	5.0	1,219.2	6,095
Dashed-Line Area Permitting 5.04 DUA	5.04	102.3	515
Dashed-Line Area Permitting 5.52 DUA	5.52	563.7	3,111
Dashed-Line Area Permitting 5.77 DUA	5.77	139.2	803
Dashed-Line Area Permitting 6.38 DUA	6.38	493.9	3,150
Dashed-Line Area Permitting 7 DUA	7.0	2,569.8	17,988
Dashed-Line Area Permitting 7.4 DUA	7.4	556.3	4,116
Dashed-Line Area Permitting 8.38 DUA	8.38	104.4	875
Dashed-Line Area Permitting 8.7 DUA	8.7	282.7	2,459
Dashed-Line Area Permitting 9 DUA	9.0	1,035.3	9,318
Dashed-Line Area Permitting 9.67 DUA	9.67	808.4	7,817
Dashed-Line Area Permitting 10.8 DUA	10.8	280.0	3,023
Dashed-Line Area Permitting 11.3 DUA	11.3	461.5	5,214
Dashed-Line Area Permitting 11.5 DUA	11.5	260.1	2,991
Dashed-Line Area Permitting 11.8 DUA	11.8	65.2	769
Dashed-Line Area Permitting 12.58 DUA	12.58	676.4	8,509

Dashed-Line Areas	Density	Acres	Potential Dwelling Units
Dashed-Line Area Permitting 12.6 DUA	12.6	26.5	334
Dashed-Line Area Permitting 13 DUA	13.0	470.2	6,112
Dashed-Line Area Permitting 16 DUA	16.0	128.6	2,056
Dashed-Line Area Permitting 20 DUA	20.0	35.0	699
Dashed-Line Area Permitting 20.1 DUA	20.1	14.3	287
Dashed-Line Area Permitting 21 DUA	21.0	28.7	602
Dashed-Line Area Permitting 21.82 DUA	21.82	16.5	361
Dashed-Line Area Permitting 25 DUA	25.0	10.8	268
Dashed-Line Area Permitting 50 DUA	50.0	6.8	340
<i>Subtotal</i>		36,562.0	160,130

Activity Centers	Acres	Potential Dwelling Units
Coconut Creek MainStreet AC	500.0	6,450
Coral Springs Downtown LAC	138.1	2,400
Dania Beach AC	1,344.0	11,818
Davie AC I	2,244.0	11,903
Davie AC II	903.7	6,428
Deerfield Beach Pioneer Grove AC	119.7	2,150
Deerfield Beach Station AC	8.8	654
Fort Lauderdale Central Beach AC	220.0	5,500
Fort Lauderdale Downtown AC	710.0	13,100
Fort Lauderdale Northwest AC	1,093.0	10,900
Fort Lauderdale South AC	270.1	253
Fort Lauderdale Uptown Urban Village AC	361.7	4,239
Hallandale Beach AC	637.6	4,241
Hallandale Beach Gulfstream Park AC	65.5	1,500
Hollywood AC (Sheridan Station)	40.4	1,050
Hollywood Diplomat AC	19.0	350
Hollywood Downtown AC	1,486.0	15,100
Hollywood Oakwood AC	112.5	3,800
Hollywood State Road 7/US 441 AC	980.3	5,309
Lauderdale Lakes Downtown AC	140.0	3,000
Lauderhill State Road 7/US 441 AC	483.7	6,262
Margate AC	1,184.3	3,565
Miramar AC I	2,205.0	11,060
Miramar AC II	439.7	3,406
Miramar Innovation and Technology AC	832.0	450
Oakland Park AC	234.3	2,720
Pembroke Pines AC	164.6	2,215
Plantation State Road 7/US 441 AC	345.8	1,960
Pompano Beach Downtown AC	272.8	3,368
Pompano Beach East AC	279.4	3,718
Pompano Beach Hidden Harbour AC	9.6	343
Pompano Beach John Knox Village AC	69.7	1,224
Pompano Beach Arvida/Pompano Park North AC	169.0	-
Pompano Beach Pompano Park South AC	230.0	4,100
Sunrise Metropica AC	92.2	2,800
Sunrise Westerra AC	100.4	1,750
Tamarac AC	133.6	1,875
West Park State Road 7/US 441 AC	323.7	2,323
Wilton Manors AC	114.2	519
Wilton Manors West AC	117.8	1,429

Subtotal

19,196.2

165,232

Regular Land Use Categories	845,727
Irregular Residential Land Use Categories	42,810
Dashed-Line Areas	160,130
Activity Centers	165,232
Permitted Dwelling Unit Estimate	1,213,899

As of July 2025

Notes: 39,499 additional dwelling units permitted since the adoption of the BrowardNext BCLUP in 2017. Estimate does not include local allocations of Flexibility or Redevelopment Units or use of incentive Policies such as 2.16.3 or 2.16.4.

Broward County Land Use Categories and Residential Allowances

Land Use	Residential Allowed (Yes/No)	Permitted Uses and Policies
Activity Center Use	Yes	Residential use as a primary component. Policy 2.16.4
Agriculture Use	Yes	Residential uses limited to one unit per 2.5 gross acres.
Residential Use	Yes	Subject to density limits on land use plan.
Rural Estates	Yes	Low-density residential, typically one dwelling unit per 1.0 gross acre.
Rural Ranches	Yes	Very low-density residential, typically one dwelling unit per 2.5 gross acres.
Commerce Use	Yes (Limited)	Residential uses up to 10 acres permitted via local government allocation of “flexibility units” and/or “redevelopment units.” Policies 2.16.3 and 2.16.4
Community Use	Yes (Limited)	Policy 2.16.5 (Publicly-owned lands; update proposed for expansion)
Commercial Recreation Use	No	Residential use is prohibited.
Conservation Use	No	Residential use is prohibited.
Electrical Generation Facilities Use	No	Residential use is prohibited.
Mining Use (proposed for elimination)	No	Residential use is prohibited.
Recreation and Open Space Use	No	Residential use is prohibited.
Transportation Use	No	Residential use is prohibited.