

ATTACHMENT D

BROWARD COUNTY LAND USE PLAN Proposed Text Amendment PCT 26-7

BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

~~SECTION 2: PERMITTED USES~~

...

ACTIVITY CENTER USE

...

For an area to qualify as an Activity Center, the ~~following~~ criteria ~~must be met~~ as adopted in Section 2, Activity Center Policies 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.~~

•

In addition, Pprior 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:

...

Coral Springs Downtown Activity Center

Acres: 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 mid-rise or 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

Acres: 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.~~

...

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 mid-rise or 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

...

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±

(1,200 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:

~~³The 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.

...

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 mid-rise or 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 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

Mid-rise or 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)

...

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 Land Uses:* 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 mid-rise or 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.~~

...

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. Mid-rise or high-rise± units may be substituted for the above units, if approved by the City Commission.

...

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 mid-rise or high-rise± dwelling units, 853 garden apartments and 370 townhouses.

...

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

Mid-rise or 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 mid-rise or 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.

...

~~† 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

...

9. ~~Community residential one-family dwellings and community residential homes subject to the definition and density limitations in this Plan Special Residential Facility Category (1) and (2), subject to the requirements of this land use category for the location of one (1) dwelling unit.~~

...

COMMERCE USE

...

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.”

...

13. ~~Community residential one-family dwellings, community residential homes and assisted living facilities subject to the definition and density limitations in this Plan 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.~~

...

COMMUNITY USE

...

6. Community residential one-family dwellings, community residential homes and assisted living facilities subject to the definition and density limitations in this Plan 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.

...

CONSERVATION USE

...

Natural Reservations that are designated for Conservation use on the Future Broward County Land Use Plan Map (Series) include but is not limited to:

- 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)

...

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

...

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.

...

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.

RESIDENTIAL USE

...

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.~~

...

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 (16) Residential ~~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.~~

e. Regardless of the constraints above, parcels up to 10 acres designated for Medium-High (25) Residential or higher density may include the horizontal integration of offices and/or retail sales of merchandise or services, as long as no more than 50% of the parcel area is used for said purposes.

...

11. Community residential one-family dwellings, community residential homes and assisted living facilities subject to the definition and density limitations in this Plan 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

...

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)~~

...

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. In the modern era, dashed-line areas may be appropriate for redevelopment areas that are less than 50 acres to facilitate redevelopment opportunities that may be best suited for a limited mix of uses that have access to transit and offers multi-modal opportunities on a less intense scale than is encouraged in Activity Centers. 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 applicable 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, and~~ 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

...

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.~~

...

8. Community residential one-family dwellings subject to the definition and density limitations in this Plan.

RURAL RANCHES

...

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.~~

...

8. Community residential one-family dwellings subject to the definition and density limitations in this Plan.

TRANSPORTATION USE

...

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. Emerging mobility options and transportation technologies may further join land use and transportation practices such as Advanced Air Mobility systems and small- and large uncrewed aerial systems. Whereas air operations were traditionally confined to aviation facilities such as airports, planning and permitting processes for separate takeoff and landing or delivering facilities for localized low altitude aircraft may need to be developed.

As we look toward the future, planning for the arrival of these new technologies and associated infrastructure requires that all aspects, both positive and negative, of such advances are investigated prior to incorporation into County and municipal land use plan updates.

Expressways

...

~~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 but 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.~~

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~~
5. Recreation and Open Space
6. Residential
7. Rural Estates
8. Rural Ranches
9. Transportation

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.~~

Note: All changes are indicated in ~~strike-through~~/underline format. The document reflects the April 23, 2026, Planning Council recommendation.