ARTICLE 5

SPECIAL RESIDENTIAL FACILITIES

Provisions for Special Residential Facilities, such as group homes and foster care facilities, are included within Section IV.B. of the Broward County Land Use Plan consistent with Broward County Ordinance No. 85-92. Definitions, permitted locations and density standards are found in Section IV.B of the Broward County Land Use Plan.

Article 5 provides special rules for density allocation consistent with Broward County Ordinance 85-92.

5.1 Local governments may utilize the Special Residential Facilities provisions of the Broward County Land Use Plan regardless of whether such provisions are incorporated within the certified local land use plan.

5.2 Each local government may permit a maximum of one hundred (100) bonus sleeping rooms within the local governmental boundary permanently dedicated to a special residential facility(s) use, without an additional allocation of density, subject to meeting the requirements of Sections 5.3 and 5.6 of the Administrative Rules Document.

5.3 If a local government has not incorporated the Special Residential Facilities provisions of the Broward County Land Use Plan within its certified local land use plan, written approval of the Planning Council Executive Director is required, prior to approval by a local government, for special residential facilities projects involving the following:

(A) Projects requiring the allocation of flexibility units or reserve units;

(B) Projects involving allocation of all or a portion of the one hundred (100) bonus sleeping rooms for which the local government does not have to assign density, per Section 5.2 above.

5.4 If a local government does not have excess flexibility units or reserve units within a flexibility zone, reserve or flexibility units may be transferred from another flexibility zone, within the local government's land use plan provided the Planning Council's Executive Director approves such a transfer.

5.5 Upon allocation of flexibility units or reserve units to a parcel of land, the local government shall submit revised flexibility unit or reserve unit charts in the format certified by the Planning Council which reflect the current total.

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5.6 Upon allocation of bonus special residential facilities sleeping rooms to a parcel of land per Section 5.2 above, the local government shall notify the Planning Council in writing and submit a chart which reflects the remaining total in a format approved by the Planning Council Executive Director.

5.7 In no instance shall a density exceeding 100 special residential facility sleeping rooms per gross acre be permitted.