

BrowardNEXT Topic	Item	Web Link	Source	Year
Intergovernmental Coordination	Population QuickFacts	<a href="http://www.census.gov/quickfacts/table/PST120214/12011">http://www.census.gov/quickfacts/table/PST120214/12011</a>	US Census Bureau	2010
Intergovernmental Coordination	Traffic Analysis Zones and Municipal Forecasts Update	<a href="http://www.broward.org/PlanningAndRedevelopment/DemographicsAndEconomics/Documents/2014TAZMunicipalForecasts.pdf">www.broward.org/PlanningAndRedevelopment/DemographicsAndEconomics/Documents/2014TAZMunicipalForecasts.pdf</a>	Broward County PRDMD	2014
Intergovernmental Coordination	Seven50 Regional Prosperity Plan	<a href="http://seven50report.org/plan-overview/seven50-report">http://seven50report.org/plan-overview/seven50-report</a>	South Florida Regional Council	2014
Targeted Redevelopment	Economic Development and Smart Growth	<a href="http://www.smartgrowthamerica.org/2006/08/01/economic-development-and-smart-growth/">http://www.smartgrowthamerica.org/2006/08/01/economic-development-and-smart-growth/</a>	International Economic Development Council	2006
Multi-Modal Transportation	Port Everglades 2014 Master/Vision Plan	<a href="https://res-1.cloudinary.com/simpleview/image/upload/v1/clients/porteverglades/porteverglades_masterplan_execsummary_draft2_ecb601f3-79ee-462d-b2bc22f2d8c8f6f3.pdf">https://res-1.cloudinary.com/simpleview/image/upload/v1/clients/porteverglades/porteverglades_masterplan_execsummary_draft2_ecb601f3-79ee-462d-b2bc22f2d8c8f6f3.pdf</a>	Port Everglades	2014
Multi-Modal Transportation	FLL Master Plan Update Executive Summary (2010)	<a href="http://www.broward.org/Airport/Community/Documents/Execsummary.pdf">http://www.broward.org/Airport/Community/Documents/Execsummary.pdf</a>	FLL	2010
Multi-Modal Transportation	Broward MPO 2040 Long Range Transportation Plan (LRTP)	<a href="http://www.browardmpo.org/images/LRTP-FinalReport-05272016.pdf">www.browardmpo.org/images/LRTP-FinalReport-05272016.pdf</a>	Broward MPO	2009
Attainable Housing	Robert Von Study		Meridian Appraisal Group	2015
Attainable Housing	Affordable Housing Needs Assessment	<a href="https://www.broward.org/BrowardHousingCouncil/ResearchDemographics/Documents/2014_BrowardNeedsStudy.pdf">https://www.broward.org/BrowardHousingCouncil/ResearchDemographics/Documents/2014_BrowardNeedsStudy.pdf</a>	FIU Metropolitan Center	2014
Climate Change Resilience & Natural Resource Protection	Climate Change Action Plan	<a href="http://www.broward.org/NaturalResources/ClimateChange/Documents/FinalCCActionPlan_forBCCAppdxB.pdf">http://www.broward.org/NaturalResources/ClimateChange/Documents/FinalCCActionPlan_forBCCAppdxB.pdf</a>	Broward County	2010
Climate Change Resilience & Natural Resource Protection	Renewable Energy Action Plan	<a href="http://www.broward.org/NaturalResources/ClimateChange/Documents/cctf_14_11/11-20-14BrowardCountyRenewableEnergyActionPlan.pdf">http://www.broward.org/NaturalResources/ClimateChange/Documents/cctf_14_11/11-20-14BrowardCountyRenewableEnergyActionPlan.pdf</a>	Broward County	2014
Climate Change Resilience & Natural Resource Protection	Community Energy Strategic Plan	<a href="https://www.broward.org/NaturalResources/ClimateChange/Documents/CommunityEnergyStrategicPlanPresentation.pdf">https://www.broward.org/NaturalResources/ClimateChange/Documents/CommunityEnergyStrategicPlanPresentation.pdf</a>	Broward County	2014
Climate Change Resilience & Natural Resource Protection	EV Charging Infrastructure Strategy	<a href="http://www.broward.org/PlanningAndRedevelopment/Documents/EVChargingInfrastructureStrategyFinal.pdf">http://www.broward.org/PlanningAndRedevelopment/Documents/EVChargingInfrastructureStrategyFinal.pdf</a>	Broward County	2014

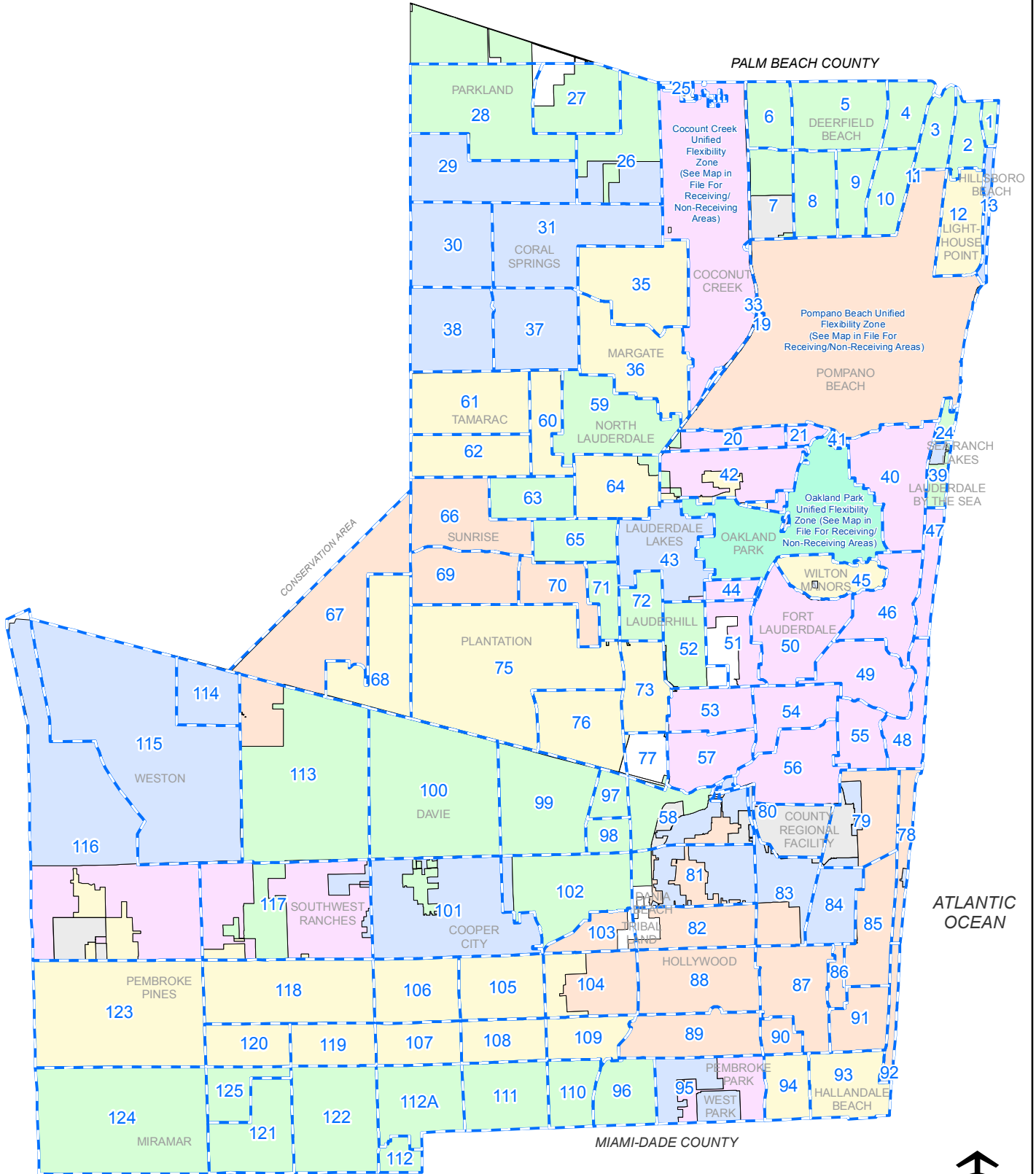
Natural Resource Protection	Where Food Planning and Health Intersect	<a href="https://kimberleyhodgson.files.wordpress.com/2011/01/planning_aug-sept2009_intersectplanninghealth_hodgson.pdf">https://kimberleyhodgson.files.wordpress.com/2011/01/planning_aug-sept2009_intersectplanninghealth_hodgson.pdf</a>	APA	2009
Disaster Planning and Post-Disaster Redevelopment	Enhanced Local Mitigation Strategy (ELMS)	<a href="http://www.broward.org/Emergency/Business/Documents/Broward%20County%20Enhanced%20LMS%20FINAL%20November%202012%20FINAL.pdf">http://www.broward.org/Emergency/Business/Documents/Broward%20County%20Enhanced%20LMS%20FINAL%20November%202012%20FINAL.pdf</a>	Broward County	2012
Disaster Planning and Post-Disaster Redevelopment	South Florida Regional Hurricane Evacuation Traffic Study Technical Support Document	<a href="http://www.sfrpc.com/RHEM2006Web/RHEMTecSupportFinal.pdf">http://www.sfrpc.com/RHEM2006Web/RHEMTecSupportFinal.pdf</a>	South Florida Regional Council	2006
Disaster Planning and Post-Disaster Redevelopment	Emergency Management Accreditation Program		Broward County EPGMD	2015
Disaster Planning and Post-Disaster Redevelopment	Broward County Comprehensive Emergency Management Plan		Broward County EPGMD	2015
General	Chapter 163.3177, Required and Optional Elements of a Comprehensive Plan	<a href="http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&amp;Search_String=&amp;URL=0100-0199/0163/Sections/0163.3177.html">http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&amp;Search_String=&amp;URL=0100-0199/0163/Sections/0163.3177.html</a>	Florida Statutes	2016

**Flexibility Unit Analysis**

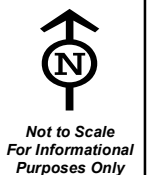
<b>Municipality</b>	<b>Total City DU</b>	<b>Total County DU</b>	<b>Remaining Flex Units</b>	<b>Remaining Reserve Units</b>	<b>Remaining AFU Units</b>	<b>Remaining Bonus Sleeping Rooms</b>	<b>Remaining 5% Res to Comm Ac.</b>
Coconut Creek	36,646	37,288	539	324	125	31	191.0
Cooper City	15,416	15,781	294	227	70	0	223.0
Coral Springs	81,843	75,153	775	1,350	235	-	303.0
Dania Beach	15,135	16,360	628	72	54	-	80.2
Davie	57,722	58,994	858	268	264	79	591.0
Deerfield Beach	52,459	53,130	542	512	16	90	261.4
Fort Lauderdale	112,984	138,818	17,659	1,811	2,548	100	541.5
Hallandale Beach	15,175	19,654	502	344	259	-	53.0
Hillsboro Beach	2,793	4,072	1,152	63	133	-	-
Hollywood	80,116	84,446	2,794	1,342	500	100	412.7
Lauderdale-by-the-Sea	10,029	11,799	1,493	206	199	-	24.5
Lauderdale Lakes	20,820	22,069	698	123	161	-	78.0
Lauderhill	38,497	38,900	363	684	115	100	181.0
Lazy Lake							
Lighthouse Point	7,368	7,387	17	112	16	-	65.4
Margate	30,733	31,336	582	297	0	-	218.0
Miramar	54,259	53,819	0	480	91	60	495.0
North Lauderdale	19,510	19,711	181	30	22	-	104.6
Oakland Park	22,623	23,619	560	183	141	100	127.0
Parkland	14,682	16,028	1,002	232	163	-	324.7
Pembroke Park	5,661	5,873	131	31	0	0	17.0
Pembroke Pines	74,295	74,295	0	259	143	4	702.0
Plantation	50,734	55,583	1,282	356	394	-	485.0
Pompano Beach	71,917	72,085	442	806	14	-	278.3
Sea Ranch Lakes	210	248	35	5	3	100	4.0
Southwest Ranches	3,634	4,145	460	76	58	-	10.4
Sunrise	52,962	53,144	498	251	0	0	273.0
Tamarac	46,634	48,084	862	705	310	-	131.0
Unincorporated Area	-	10,667	79	179	0	-	87.0
West Park	6,211	6,211	0	75	0	-	41.0
Weston	28,459	27,685	0	130	55	17	563.0
Wilton Manors	6,423	7,303	32	32	51	100	33.9
<b>Total</b>	<b>1,035,950</b>	<b>1,093,687</b>	<b>34,460</b>	<b>11,565</b>	<b>6,140</b>	<b>850</b>	<b>6709.5</b>

Notes: The information contained in this table is based on recertified tables for each municipality. The actual remaining units will be verified with municipalities based on annual reports of allocations. Planning Council staff will coordinate with municipalities to finalize the totals by August 2017.

# EXISTING BROWARD COUNTY FLEXIBILITY ZONES



DATE OF LAST REVISION: December 10, 2013



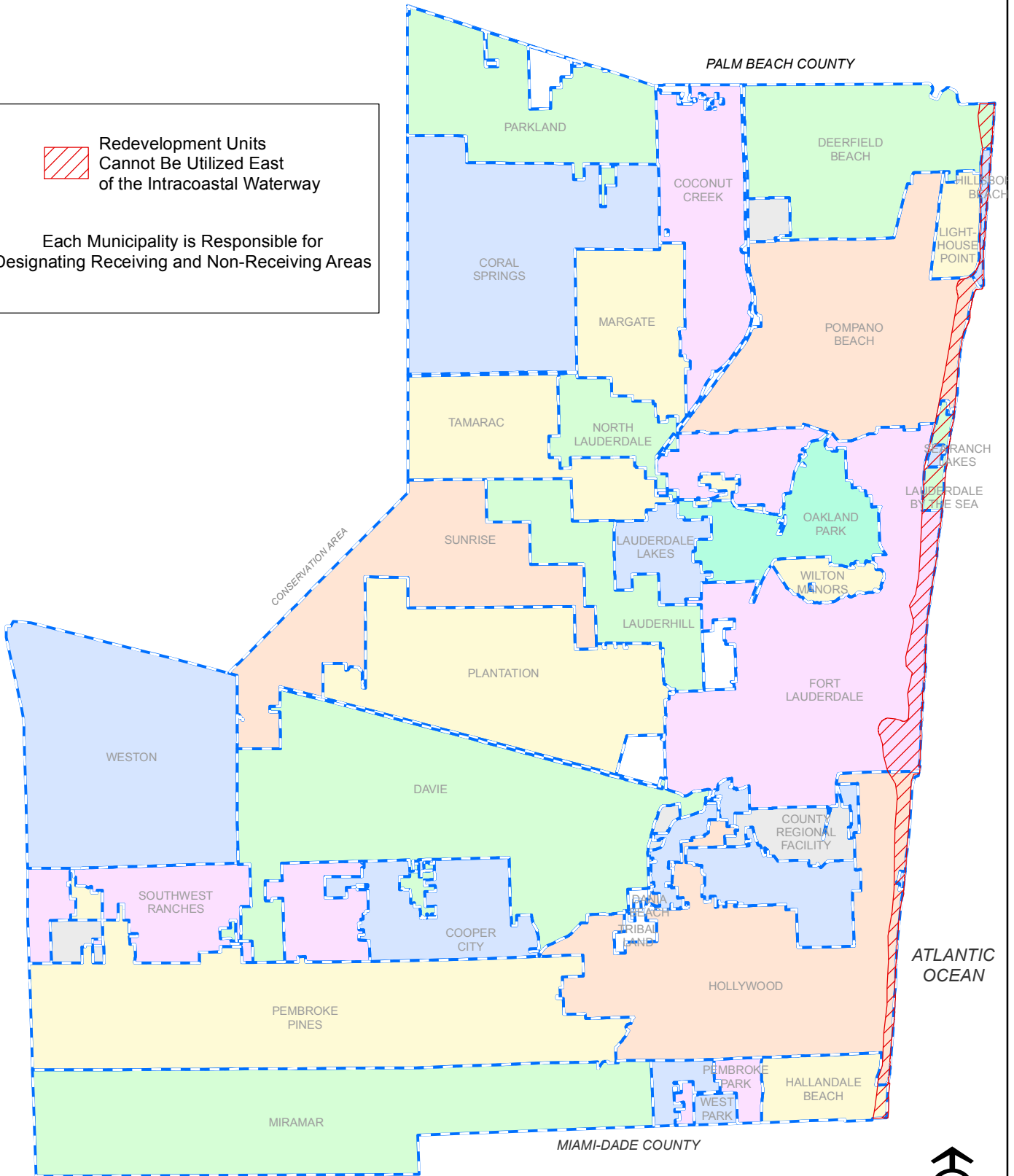
#BROWARDNEXT

# BROWARD COUNTY FLEXIBILITY ZONES



Redevelopment Units  
Cannot Be Utilized East  
of the Intracoastal Waterway

Each Municipality is Responsible for  
Designating Receiving and Non-Receiving Areas



DATE: March, 2017



Not to Scale  
For Informational  
Purposes Only

## BCLUP Residential Unit Analysis

<b>Residential Land Use Categories</b>	<b>Density</b>	<b>Acres</b>	<b>Potential Dwelling Units</b>
Rural Ranches	0.4	5,330	2,132
Rural Estates	1	1,364	1,364
Estate-1 Residential	1	16,148	16,148
Low-2 Residential	2	4,209	8,418
Low-3 Residential	3	20,476	61,428
Low-5 Residential	5	52,278	261,390
Palm Beach Cty - Rural Res. 10	0.1	133	13
Low-Medium-10 Residential	10	13,143	131,430
Medium-16 Residential	16	11,063	177,008
Medium-High-25 Residential	25	4,854	121,350
High-50 Residential	50	1,381	69,050
<i>Subtotal</i>		<b>130,379</b>	<b>849,731</b>

<b>Irregular Residential Land Use Categories</b>	<b>Density</b>	<b>Acres</b>	<b>Potential Dwelling Units</b>
Irregular 1.4	1.4	413	578
Irregular 1.7	1.7	22	37
Irregular 2.5	2.5	79	197
Irregular 3.1	3.1	1,427	4,423
Irregular 3.3	3.3	9	29
Irregular 3.5	3.5	345	1,207
Irregular 3.663	3.663	469	1,717
Irregular 4	4	217	868
Irregular 4.33	4.33	167	723
Irregular 4.95	4.95	484	2,395
Irregular 5.21	5.21	348	1,813
Irregular 5.3	5.3	464	2,459
Irregular 5.5	5.5	22	121
Irregular 6	6	264	1,584
Irregular 6.25	6.25	38	237
Irregular 7	7	273	1,911
Irregular 7.3	7.3	12	87
Irregular 7.5	7.5	10	75
Irregular 7.74	7.74	140	1,083
Irregular 8	8	291	2,328
Irregular 8.5	8.5	40	340
Irregular 8.9	8.9	6	53
Irregular 9	9	118	1,062
Irregular 12	12	377	4,524
Irregular 12.5	12.5	13	162
Irregular 13	13	43	559
Irregular 13.33	13.33	38	506
Irregular 13.5	13.5	6	81
Irregular 13.6	13.6	7	95
Irregular 14.6	14.6	9	131

<b>Irregular Residential Land Use Categories</b>	<b>Density</b>	<b>Acres</b>	<b>Potential Dwelling Units</b>
Irregular 17.3	17.3	66	1,141
Irregular 19	19	15	285
Irregular 19.63	19.63	2	39
Irregular 20	20	4	80
Irregular 22	22	50	1,100
Irregular 28	28	7	196
Irregular 29	29	8	232
Irregular 35	35	7	245
Irregular 36	36	5	180
Irregular 37	37	1	37
Irregular 38	38	9	342
Irregular 46	46	6	276
<i>Subtotal</i>		<b>6,331</b>	<b>35,538</b>

<b>Residential within Dashed-Line-Areas</b>	<b>Density</b>	<b>Acres</b>	<b>Potential Dwelling Units</b>
Irregular 1.5 within a Dashed-Line Area	1.5	1,263	1,894
Irregular 1.7 within a Dashed-Line Area	1.7	1,916	3,257
Irregular 1.83 within a Dashed-Line Area	1.83	9,467	17,324
Irregular 2 within a Dashed-Line Area	2	961	1,922
Irregular 2.16 within a Dashed-Line Area	2.16	550	1,188
Irregular 2.85 within a Dashed-Line Area	2.85	612	1,744
Irregular 2.94 within a Dashed-Line Area	2.94	841	2,472
Irregular 3.06 within a Dashed-Line Area	3.06	1,838	5,624
Irregular 3.6 within a Dashed-Line Area	3.6	616	2,217
Irregular 3.8 within a Dashed-Line Area	3.8	575	2,185
Irregular 4.2 within a Dashed-Line Area	4.2	5,240	22,008
Irregular 4.5 within a Dashed-Line Area	4.5	749	3,370
Irregular 4.52 within a Dashed-Line Area	4.52	1,310	5,921
Irregular 5 within a Dashed-Line Area	5	1,217	6,085
Irregular 5.04 within a Dashed-Line Area	5.04	103	519
Irregular 5.52 within a Dashed-Line Area	5.52	560	3,091
Irregular 5.77 within a Dashed-Line Area	5.77	133	767
Irregular 6.38 within a Dashed-Line Area	6.38	488	3,113
Irregular 7 within a Dashed-Line Area	7	2,533	17,731
Irregular 7.4 within a Dashed-Line Area	7.4	536	3,966
Irregular 7.6 within a Dashed-Line Area	7.6	101	767
Irregular 8.7 within a Dashed-Line Area	8.7	272	2,366
Irregular 9 within a Dashed-Line Area	9	992	8,928
Irregular 9.67 within a Dashed-Line Area	9.67	809	7,823
Irregular 10.8 within a Dashed-Line Area	10.8	264	2,851
Irregular 11.3 within a Dashed-Line Area	11.3	1,100	12,430
Irregular 11.5 within a Dashed-Line Area	11.5	258	2,967
Irregular 11.8 within a Dashed-Line Area	11.8	67	790
Irregular 13 within a Dashed-Line Area	13	458	5,954
Irregular 16 within a Dashed-Line Area	16	130	2,080
Irregular 20.1 within a Dashed-Line Area	20.1	14	281
<i>Subtotal</i>		<b>35,973</b>	<b>153,635</b>

<b>Residential In Mixed-Use Categories</b>	<b>Acres</b>	<b>Potential Dwelling Units</b>
Coral Springs Downtown LAC	138	2,400
Hallandale Beach Gulfstream LAC	65	1,500
Lauderdale Lakes Downtown LAC	140	3,000
Oakland Park LAC	148	1,800
Pembroke Pines City Center LAC	146	1,841
Plantation State Road 7 Area LAC	345	1,960
Pompano Beach John Knox Village LAC	69	1,224
Sunrise Westerra LAC	100	1,750
Tamarac LAC	133	1,875
Coconut Creek Mainstreet RAC	500	6,450
Dania Beach RAC	1,344	7,818
Davie RAC	2,244	11,903
Fort Lauderdale Central Beach RAC	220	5,500
Fort Lauderdale Downtown RAC	710	13,100
Fort Lauderdale Northwest Progresso RAC	1,093	10,900
Fort Lauderdale South RAC	270	253
Hallandale Beach RAC	637	4,241
Hollywood Downtown RAC	1,486	15,100
Miramar RAC	2,205	8,710
Pompano Beach Pompano Park North Arvida RAC	169	-
Pompano Beach Pompano Park South	230	1,300
Davie TOC	903	6,438
Pompano Beach Downtown TOC	272	1,368
Hollywood State Road 7 TOC	980	5,309
Lauderhill State Road 7 TOC	483	6,262
Margate TOC	1,184	3,565
Miramar TOC	439	3,406
West Park State Road 7 TOC	88	1,500
Wilton Manors TOC	114	519
Deerfield Beach Station TOC	8	654
Hollywood Sheridan Station TOD	40	1,050
Sunrise Metropica TOD	92	2,800
<i>Subtotal</i>	<b>16,995</b>	<b>135,496</b>

<b>Residential in Regular Land Use Categories</b>	<b>849,731</b>
<b>Residential in Irregular Land Use Categories</b>	<b>35,538</b>
<b>Residential in Dashed-Line-Areas</b>	<b>153,635</b>
<b>Residential in Mixed-Use Categories</b>	<b>135,496</b>
<b>Total</b>	<b>1,174,400</b>

**As of March 2017**