



The associated BrowardNEXT2.0 Comprehensive Plan was adopted on March 28, 2019 (Ordinance No. 2019-11) by the Board of County Commissioners.

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## List of Acronyms

<b>BMSD</b>	Broward Municipal Services District
<b>EPGMD</b>	Environmental Protection and Growth Management Department
<b>FS</b>	Florida Statutes
<b>1989 FUALUE</b>	1989 Future Unincorporated Area Land Use Element
<b>MPO</b>	Metropolitan Planning Organization
<b>NAVD 88</b>	North American Vertical Datum of 1988
<b>PDMD</b>	Planning and Development Management Division
<b>SFWMD</b>	South Florida Water Management District
<b>TAZ</b>	Traffic Analysis Zone
<b>TCMA</b>	Transportation Concurrency Management Area
<b>USACOE</b>	United States Army Corps of Engineers
<b>WCA</b>	Water Conservation Area(s)

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# List of Definitions

**Agricultural Uses** - 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, and silviculture areas.

**Airport Facility** - Any area of land or water improved, maintained or operated by a government agency for the landing and takeoff of aircraft, or privately-owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

**Airport Obstruction** - Any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft during arrival or departure at an airport or which otherwise increases the risk of danger to aircraft operations.

**Areas Subject to Coastal Flooding** - The areas delineated by the hurricane evacuation study applicable to Broward County as requiring evacuation. These areas include the area requiring evacuation in the event of a 100-year storm or Category 3 storm event (see Evacuation Zone).

**Arterial Road** - A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed.

**Borrow Pit Lake** - A lake, which is dug to drain adjacent land for development, with the material extracted during the digging of the lake being used as fill on the adjacent land.

**Broward County Municipal Services District (BMSD)** - Unincorporated areas where the Broward County Board of County Commissioners (Board) serves as the local governing body and is responsible for providing services and infrastructure, including potable water, parks, sewer, drainage (such as canals, lakes, stormwater management), roadways, streetlights, and transit. The following areas are included in the BMSD (2018):

1. Neighborhoods—Broadview Park, Central County (Roosevelt Gardens, Washington Park, Franklin Park, and Boulevard Gardens) and North County/Hillsboro Pines and Hillsboro Ranches.
2. Regional facilities—Fort Lauderdale-Hollywood International Airport and landfill areas.
3. Residential enclaves—including unincorporated parcels near the cities of Parkland and Sunrise.
4. Other enclaves adjacent to the Seminole Tribal lands near Hollywood and Davie
5. Right of Way—Florida’s Turnpike interchanges at Cypress Creek Road and Sample Road, as well as the Pompano Service Complex, among others.

**Climate Change** - Alteration of long-term weather patterns that can be identified (e.g. using statistical tests) by shifts in the mean and/or the variability of these properties and that persists for an extended

period, typically decades or longer. Climate change may be due to natural internal processes or external forces, or to persistent anthropogenic changes in the composition of the atmosphere or in land use. Article 1 of the United Nations Framework Convention on Climate Change (UNFCCC) defines 'climate change' as "a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods" (International Panel on Climate Change (IPCC)).

**Clustering** - A land use planning technique in which a portion of a site is allowed to be developed at a greater density than would otherwise be allowed, in favor of leaving the rest of the site as open space

**Coastal Area** - Broward County and all its coastal municipalities.

**Coastal High Hazard Areas** - The evacuation zone for a Category 1 hurricane established in the regional hurricane evacuation study applicable to Broward County.

**Collector Road** - A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed.

**Commercial Uses** - Activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

**Compatibility** - A condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition.

**Concurrency** - The provision of the necessary public facilities and services to maintain the adopted level of service standards when the impacts of development occur. In the BMSD, concurrency applies to the following public facilities: potable water, sanitary sewer, solid waste, drainage, roads, mass transit, local and regional parks, and public schools.

**Concurrency Management System** - The procedures and processes used by a local government to assure development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

**Concurrency Determination** - A decision made by local government as to whether a development proposal meets concurrency requirements.

**Conservation Uses** - Activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valued fish and shellfish, or protection of vegetative communities or wildlife habitats.

**Crown Elevation** - The peak of a road, often in the middle, which diverts stormwater down gentle slopes and off the surface of the road.

**Density** - An objective measure of the number of people or residential units allowed per unit of land. Examples include persons per square mile and dwelling units per acre.

**Development** - The carrying out of any building 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 are development: 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 in the number of dwelling units in a structure or on land or a material increase 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, FS; commencement of drilling, except to obtain soils samples, mining, or excavation on a parcel of land; demolition of a structure; clearing of land as an adjunct to construction; and deposit of refuse, solid or liquid, or fill on a parcel of land.

**Development Controls** - The standards in the comprehensive plan which control the development or use of land, which are in addition to the densities, intensities, and uses assigned to land by the BMSD Map Series.

**Distribution** - The spatial array of land uses throughout an area.

**Drainage Detention Structure** - The collection and temporary storage of stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.

**Dredge** - To deepen a waterway using a special apparatus, often carried on a barge, through the removal of bottom material by digging or using suction.

**Dredge Spoil** - The material, often composed of rocks, vegetation and muck, removed from the bottom of a waterway to ensure its suitability for navigational and flood control purposes.

**Educational Uses** - Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including areas of buildings, campus open space, dormitories, recreational facilities or parking.

**Evacuation Zone** - An area that will be required to move under an evacuation order for an impending storm.

**Everglades Buffer Strip** - The area of land between U.S. 27 and the Water Conservation Areas extending from S.R. 84 to Miami -Dade County which has been designated for acquisition by the South Florida Water Management District for water management purposes.

**Facility Adequacy or Availability** - The ability of a facility to operate at a level of service standard which satisfies the concurrency management system. A facility adequacy determination is conducted in Broward County at the time of plat approval.

**Flood Plains** - Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as Zone A or Zone V on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**Floodprone Areas** - Areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as Zone A on Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

**Floor Area Ratio (FAR)** - The total gross floor area of all buildings and structures on a lot, divided by the total lot area.

**Functional Relationship** - A complementary and interactive relationship among land uses or development, including at a minimum a substantial and positive exchange of human interaction, goods, resources, institutions, services, jobs or workers between land uses or developments.

**Goal** - The long-term end toward which programs or activities are ultimately directed.

**Green Certification Programs** - Programs that apply criteria and standards to the design and construction of buildings that conserve and protect the environment, increase profitability through energy efficiency and create healthier places to live, work, and play.

**Greenhouse Gas Emissions (GHGs)** - Any gaseous compound, such as carbon dioxide or methane, often resulting from the burning of fossil fuels, that absorbs infrared radiation and traps heat in the atmosphere.

**Gross Acreage** - 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 Comprehensive Plan. Acreage calculations on the BMSD Future Land Use Map Series will necessarily be approximate, due to the scale of the map. Where edges of future 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 rivers and canals of the primary drainage system as identified within this plan shall not, however, be construed as having credit towards residential density.

**Gross Density** - The number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area or parcel.



**High Recharge Area or Prime Recharge Area** - An area, designated by the South Florida Water Management District (SFWMD) governing body, which is distinguished by its natural capability to recharge groundwater in large quantities.

**Historic Resources** - All areas, districts, or sites containing properties listed on the Florida Master Site Plan File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archeologically significant.

**Industrial Uses** - The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

**Infill** - The development of vacant parcels in otherwise built up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place.

**Infrastructure** - Engineered man-made structures which serve the common needs of the population, such as roads, sewers, water treatment plants, canals, and public schools.

**Intensity** - An objective measurement of the extent to which land may be developed or used, including the consumption or use of space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of and demand on facilities and services. Often measured as the maximum floor area ratio (FAR) allowed on a parcel of land or as percentage of lot coverage.

**Interagency Hazard Mitigation Report** - The recommendations of a team of federal, state, regional, or local officials which address measures to reduce the potential for future flood losses and which is prepared in response to a Presidential Disaster Declaration.

**Levee, Conservation Levee, Everglades Levee** - The engineered earthen barrier maintained by the SFWMD as a flood control mechanism that separates the urbanized area of Broward County from the Water Conservation Area and the Everglades, including levees 33, 35A, 36, L-37 and L-35.

**Level of Service (LOS)** - An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based upon and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

**Level of Service Standard** - The design capacity of a facility. Also, the standard established by the local government of how a service will be provided to the public.

**Mass Transit** - 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.

**Minerals** - All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy metals, and any rare earths, which are contained in the soils or waters of the state.

**NatureScape Broward** - Is a strategy of landscaping that encourages the use of native plants to create Florida friendly green spaces that conserve water, protect water quality, and create wildlife habitat. Native species are uniquely adapted to south Florida and require little watering and are naturally resistant.

**Nonpoint Source Pollution** - A form of water, soil, or air pollution which is diffused in its origin and frequently widespread in its occurrence. These contaminants are typically dissolved in stormwater run-off, adhered to soil particles, or suspended in air.

**Objective** - A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

**Open Spaces** - Undeveloped lands suitable for passive recreation or conservation uses.

**Pattern** - The form of the physical dispersal of development or land use.

**Policy** - The way in which programs and activities are conducted to achieve an identified goal.

**Redevelopment** - See urban redevelopment.

**Resilience** - The capacity to recover quickly or adjust easily to change, which can be caused by events such as a disaster or major storm, or by health, economic, climate change, or political adjustments.

**Slough** - The valleys spanning the Atlantic Coastal Ridge in an east-west direction which, historically, provided natural mechanisms by which water drained from the Everglades.

**Smart Growth** - Planning principles and issues that address the quality of life will be maintained for this and future generations of Broward County inhabitants.

**Suitability** - The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

**United States Green Building Council Leadership in Energy and Environmental Design (LEED)** - Organization whose mission is to “transform the way buildings and communities are designed, built, and operated, enabling an environmental and socially responsible, healthy, and prosperous environment that improves the quality of life.”

**Urban Redevelopment** - The demolition and reconstruction or substantial renovation of existing buildings or infrastructure within existing urban service areas.

**Urban Sprawl** - Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: the premature or poorly planned conversion of rural land to other uses; the creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or the creation of areas of

urban development or uses which fails to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low density, or single use development.

**Water Conservation Area** - Water Conservation Area means the 796 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35.

**Wellfield Cone or Zone of Influence** - An area around one or more major water wells, the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on potential impacts to potable water resources due to groundwater travel or drawdown depth.

## Support Document

# Broward Municipal Services District

## Introduction

The Broward Municipal Services District (BMSD) Land Use and Community Planning Element (BMSD Element) guides the physical growth and development of the community over a short-term of five years and a long-term time frame of 10 years. After the initial five years, the document and associated maps are evaluated and revisions made to respond to changing conditions, directives from the Broward County Board of County Commissioners (Board), and as required by Florida Statutes. Minor revisions may be processed periodically to ensure the information in the document is current. The Broward County Comprehensive Plan, including the BMSD Element, is a policy document, intended to provide for orderly growth and development, while at the same time flexible enough to respond to social, environmental, economic, climate related, and other changes which may occur.

### A. General

Consistent with Florida Statute (FS) 163.3177, the purpose of the BMSD Element is the management of future land uses as reflected in the goals, objectives and policies of the local government comprehensive plan elements. The BMSD Element Support Document provides the data and analysis used as the basis for the goal, objectives, and policies included in the element.

Part I of the Support Document identifies the service areas and planning horizons, defines key terms, and provides background on the BMSD. Part II addresses the land use patterns, the data requirements and includes inventories of natural resources, conditions of existing uses, characteristics of planning sectors, and population projections. Part III includes an analysis of the availability of facilities and services to serve existing uses, the character and magnitude of existing vacant or undeveloped land in order to determine the suitability of use, the amount of land needed to accommodate the population, the need for redevelopment, the proposed development and redevelopment of flood prone areas, the need for additional dredge spoil disposal sites, and the BMSD Element Map Series. Part IV addresses implementation of the BMSD Element. Part V are the appendices.

## B. Service Area

The planning service area and the regulatory service area are limited to the unincorporated areas.

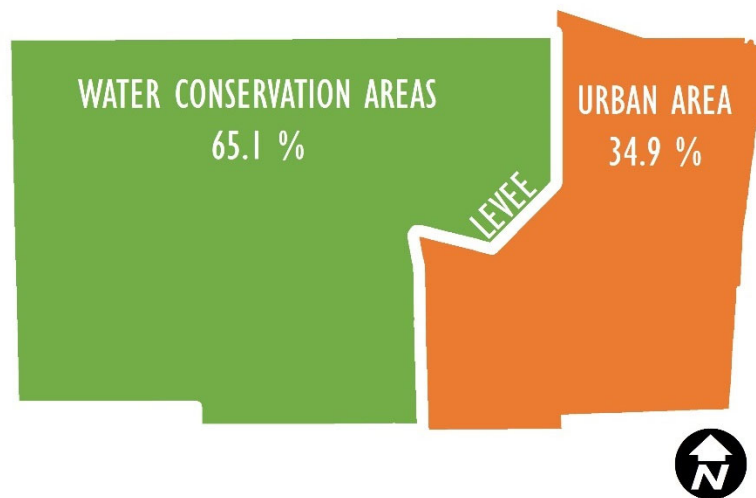
## C. Planning Horizons

The short-term planning horizon is five years; the long-term horizon is 10 years.

# Data Requirements

## A. Existing Conditions

Broward County contains 1,224.7 square miles of land which is bounded on the north by Palm Beach County, on the south by Miami-Dade County, on the east by the Atlantic Ocean, and on the west by Hendry and Collier Counties. Only 427.8 square miles are developable and the other 796.9 square miles are the Water Conservation Areas, a portion of the Florida Everglades. Broward County is divided into 31 incorporated municipalities and the Broward Municipal Services District (BMSD).



**Figure 1:** Map – Broward County Urban & Water Conservation Areas

The BMSD comprises unincorporated areas where the Board serves as the local governing body and is responsible for providing services and infrastructure, including potable water, parks, sewer, drainage (such as canals, lakes, stormwater management), roadways, streetlights, and transit.

The following areas are included in the BMSD (2018):

1. Neighborhoods—Broadview Park, Central County (Roosevelt Gardens, Washington Park, Franklin Park, and Boulevard Gardens) and North County/Hillsboro Pines and Hillsboro Ranches.
2. Regional facilities—Fort Lauderdale-Hollywood International Airport and landfill areas.
3. Residential enclaves—including unincorporated parcels near the cities of Parkland and Sunrise.
4. Other enclaves adjacent to the Seminole Tribal lands near Hollywood and Davie
5. Right of Way—Florida’s Turnpike interchanges at Cypress Creek Road and Sample Road, as well as the Pompano Service Complex, among others.

Broward County also includes Native American reservation lands, belonging to the Seminole and Miccosukee tribes, where the regulation of development activities is the sovereign authority of the tribal government.

The developable area of Broward County is the land located east of the Water Conservation Area levees. The location and the rate of urban growth within this eastern developable area has historically depended upon draining and filling land; constructing major roadways, including the Florida Turnpike, I-95, I-75, I-595 and the Sawgrass Expressway (SR 869); and a steady rate of residential in-migration.

Excluding the Water Conservation Area, the land area that constitutes the BMSD is approximately 11.41 square miles, of which, 5.61 square miles are occupied by County Regional Facilities, and the remaining 5.80 square miles are occupied by other urban development. Figure 2 is the BMSD Generalized Boundary Map. This dispersed configuration is the result of ongoing incorporation and annexation activity.



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Figure 2: Map – Broward Municipal Services District Generalized Boundary



From 2000 to 2008 the BMSD decreased from 20,837.1 acres to 7,159.62 acres. In 2009, the BMSD increased to 8,561.76 acres, as a result of a boundary change with Palm Beach County. This additional land, better known as the “wedge”, is located in the Northwest part of Broward County.

**Table BMSD-1:** BMSD Area Size, Broward County: 2000-2016

Year	Developable BMSD Area (acres)	Total BMSD Area (acres)
2000	16,192	20,837
2005	4,805	8,975
2010	4,290	8,451
2015	3,167	7,328
2016	3,159	7,320

*Source: Planning and Development Management Division/GIS 2010, 2017.*

Continual development and annexations within the BMSD is reflected by the decrease of vacant and agricultural land between 2000 and 2016.

**Table BMSD-2:** BMSD Vacant & Agricultural Land: 2000-2018

Year	Vacant BMSD Area (acres)	Agricultural Area (acres)
2000	799	1,497
2010*	843	675
2018	157	0

*\*Figures include 1,949 acres of unincorporated land transferred from Palm Beach County to Broward in 2009, known as the ‘Wedge.’*

*Source: Broward County Planning and Development Management Division; GIS, updated in 2018.*

As of 2018, the BMSD has 157 acres of vacant, undeveloped land, which includes vacant residential, commercial, industrial and institutional. At this time, there is no land designated as Agricultural on the BMSD Future Land Use Map. However, existing agricultural uses comprise approximately 697 acres. Over 678 of those acres (97%) are located within or adjacent to the “wedge”. Decreases in almost every other major land use category have occurred as a result of annexations.

Currently, the developable areas of the BMSD includes three neighborhoods, Broward County’s Fort Lauderdale-Hollywood International Airport, and a few small scattered enclaves. Any new development will likely result as redevelopment in the neighborhoods, including Central County, Broadview Park, and to a lesser extent in the Hillsboro Pines/Hillsboro Ranches neighborhoods in North County.

The Water Conservation Areas (WCA), which include the Miccosukee and Big Cypress Seminole reservations, total approximately 797 square miles. They are located west of Levees L-33, L-35, L-35A, L-36, and L-37 and include WCA-2B and portions of WCA-2A, WCA-3A, and WCA-3B. The WCAs are

part of the Central and Southern Florida Flood Control Project, designed to provide flood control and water supply to South Florida. The South Florida Water Management District (SFWMD) owns portions of the WCAs or maintains rights to monitor and regulate surface water flow and flood elevations for flood control, water quality, water storage and aquifer recharge purposes. The WCAs closely resemble the historic Everglades and are not suitable for urban development. However, the WCAs offer an abundance of outdoor recreational opportunities, including fishing, hunting, canoeing, and bird watching. The Florida Fish and Wildlife Conservation Commission, under an agreement with the SFWMD, manages WCAs 2 and 3 as the Everglades and Francis S. Taylor Wildlife Management Area. The Big Cypress Seminole and Miccosukee reservations, located between WCA-3A and the western boundary of Broward County, generally contain undeveloped wetlands and tree islands.

Urban growth cannot exceed the limits of the Water Conservation Area levees without approval from the SFWMD. Urban development will continue to proceed between the levees and the Atlantic Ocean, subject to meeting the adopted level of service standards for facilities and services and preserving the integrity of the water management and drainage areas. Other physical and environmental factors have been considered in determining the density and intensity of urban growth, including water supply, soil suitability, the character of natural and historic resources, topography and the threat of flooding. This analysis is based upon the data presented within the Broward County Land Use Plan's Natural Resources Map Series, as well other best available data sources. The intensity and rate of urban growth is also dependent upon the provision of level of service standards adopted within the elements of the Comprehensive Plan. The primary intent of the BMSD Element is to designate future land use categories in a manner which promotes healthy communities that contain a mix of uses that serve the needs of the community, while protecting conservation lands.

Section 163.3177, FS, requires that the future land use element designate the future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing future land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed; be based upon surveys, studies, and data regarding the area; and include a future land use map displaying natural resources and the proposed distribution, location, and extent of the various categories of land uses. It also requires the inclusion of population projections.

## B. Natural Resources

The Broward County Land Use Plan Natural Resource Map Series and the Broward County Comprehensive Plan Map Series provide the spatial extent of Broward County's natural and historic resources. Some maps present Countywide data; others are specific to the Broward Municipal Service District. Historically, development limitations due to poorly draining soil types, low elevations, and

flooding potential have somewhat limited urban growth in the developable area of Broward County. These limits may be overcome through the application of standard land management practices, including drainage, fill, and some wetland mitigation; however, constraints exist due to the presence of wetlands and wellfield zones of influence.

### 1. Potable Water Wells and Wellhead Protection Areas

The Wellfield Protection Zones and Contaminated Sites Map (Map C-2) of the Conservation Element illustrates the general locations of public wellfields and the extent of their zones of influence in Broward County. Within the urban area of the BMSD, these wellfield protection zones affect Broadview Park and the Hillsboro Pines and Ranches neighborhoods.

The Water Management Element and Chapter 27, Article XIII, "Wellfield Protection", of the Broward County Code of Ordinances safeguard public health by providing criteria for the regulation of storage, handling, use or production of hazardous or toxic substances within the zones of influence or wellfield protection areas of water supply wells. Map C-2 shows the Wellfield Protection Areas are divided into three concentric zones, each of which provides a certain level of protection based upon travel time contours.

### 2. Rivers, Bays, Lakes, Floodplains, and Harbors

The Broward County Waterbodies Map WM-6 displays the major surface water features, including canals, rivers, bays, lakes, floodplains, and harbors. A network of drainage canals and remnant rivers flow into the Intracoastal Waterway, which are maintained by the SFWMD. The New River and the Middle River are former natural rivers which have been channelized to provide upland drainage protection. There are no natural lakes within the BMSD; however, lakes exist as the result of excavation. The Broward County Land Use Plan Natural Resource Map Series, Flood Plains and Flood Prone Areas Map, indicates that most of the County is located within a flood prone area. The BMSD neighborhoods are mostly outside of flood-prone areas, except for small portions near drainage lakes and canals.

The Broward County Environmental Protection and Growth Management Department (EPGMD), through its Countywide review and permit authority, requires floor area elevations to meet 3-day, 100-year storm design criteria. The lowest floor of livable space must meet a minimum height requirement of 8.49 feet on the North American Vertical Datum of 1988 (NAVD 88). The EPGMD's review also requires local and County roadway crown elevations to meet 1-day, 10-year storm event design criteria.

### 3. Wetlands

The Water Conservation Areas (WCAs) are a wetland of global importance. There are four WCAs, 2-A, 2-B, 3-A, and 3-B, which are managed jointly by the South Florida Water Management District (SFWMD) and the Florida Fish and Wildlife Conservation Commission (FWC) in Broward County.

The WCAs are located in the non-developable portion of the county and constitute a significant part of the Florida Everglades. The main functions of the WCAs are to provide flood protection, water supply, natural systems management, providing fish and wildlife habitat and outdoor recreational opportunities, and water quality management.

Broward County Code of Ordinances, Chapter 27, Article XI, Aquatic and Wetland Resource Protection includes provision for wetland protection. More information about the County's wetland protection programs is found in the Conservation Element.

#### 4. Soils

Natural soil patterns have been substantially modified to allow urban development. The Broward County Land Use Plan Natural Resource Map Series, Soils, indicates the following soil types are located in the BMSD:

- The Central County Community contains Urban-Immokalee-Basinger and Urban Land-Dade-Duette.
- The North County neighborhoods of Hillsboro Pines and Ranches primarily contain Hallandale-Margate-Boca soils, which sustain low flatwoods, sloughs and marshes, and are associated with historic cypress and sawgrass wetland vegetative communities.
- Broadview Park has a combination of Urban-Immokalee-Basinger, Urban Land-Dade Duette, and Hallandale-Boca-Margate soil types. The areas closest to Butterfly Lake and the North New River Canal are the most poorly drained, while soils further north have better drainage qualities.

#### 5. Minerals

The Broward County Land Use Plan Natural Resource Map Series, Minerals, indicates there are primarily three mineral resources within Broward County: sand, limestone, and peat. There are no active mining areas in the BMSD.

### C. Existing Use Conditions

#### 1. Existing Uses

Table BMSD-3 shows the approximate acreage and percent of existing land uses by general land use category. The BMSD is classified into the developable area, which is the land east of the Water Conservation Area levees and the non-developable area, which is the land west of the Water Conservation Area levees.

**Table BMSD-3: Existing Land Use**

Use	Acres	% Developable Area*
Vacant	349	5
Single-Family	625	9
Multi-family	96	1
Commercial	108	2
Industrial	88	1
Agriculture	665	10
Community facility	3,011	44
Utility	1,833	27
Subtotal:	6,775	100%
Conservation	510,000	0
Total:	516,775	N/A

\* Developable area includes land east of the Water Conservation Areas. Land in the Water Conservation Areas is considered non-developable.

Source: Broward County Planning and Development Management Division; GIS, 2018.

#### a. Vacant

The area is nearly fully developed. Vacant land includes previously developed sites that have been torn down and urban infill lots. Vacant land constitutes about five percent (5%) of the total developable area.

#### b. Residential

Approximately ten percent (10%) of existing land uses are residential. The largest concentrations of residential uses are found in the Central County and Broadview Park neighborhoods. Nearly 87 percent of the land area devoted to residential land uses is occupied single-family residential.

#### c. Commercial

Commercial uses are characterized by businesses which are predominantly used for activities related to the sale and distribution of products or the performance of services. There are approximately 108 acres of commercial uses that occupy 1.6 percent of the land area. The existing commercial uses mainly serve the nearby neighborhoods in which they are located.

#### d. Industrial

Industrial uses include businesses involved in manufacturing products from raw or semi-finished materials; transporting and warehousing finished products, raw materials, or semi-processed materials; extracting raw materials; and disposing of industrial by-products. Industrial uses occur close to regional transportation networks, particularly highways which provide quick and efficient access to other modes of transport, such as rail, water, and air. Nearly acres 88 or one (1) percent of all existing uses are industrial.

#### e. Agricultural

Agricultural uses primarily include activities relating to the cultivation of crops and livestock. Agricultural uses are mostly located in the northern part of BMSD and account for approximately 665 acres or nearly 10% of existing land uses. Historically, agricultural areas have been converted to urban uses and few agricultural uses remain countywide.

#### f. Community Facility

Community facility uses include parks, community centers, schools, houses of religious worship, convalescent homes, and other similar uses. Approximately 3,010 acres or 44% of existing land uses are devoted to community uses.

#### g. Conservation

Conservation uses are found in those areas primarily used for activities relating to the conservation or protection of natural resources or environmental quality. They include floodplain management, fisheries management, and protection of vegetative communities and wildlife habitat. Areas east of the Water Conservation area levees are classified as urban or generally suitable for development, while the area west of the levees is conservation or not suitable for development.

### 2. Historic Resources

The Historical Districts and Properties Map identifies the locations of the County's historic district boundaries and properties. Due to annexation activities and an error in the 1989 FUALUE, the number of historical sites in the Unincorporated Area has decreased from three to zero.

### 3. Designated Areas of Critical State Concern

No areas within Broward County are designated an "Area of Critical State Concern" pursuant to Section 380.05, FS. However, the westernmost portion, located within the Miccosukee Tribe of Indians Reservation, abuts the Big Cypress National Preserve, which is a designated Area of Critical State Concern.

## D. Population Methodology: Estimates and Projections

Florida Statute 163.3177(1)1 provides the comprehensive plan must be based upon permanent and seasonal population estimates and projections. These estimates and projections must be based upon those provided by the University of Florida, Bureau of Economic and Business Research or another professionally accepted source. The estimates and projections used in the Broward County Comprehensive Plan are generated by the Broward County Population Forecast and Allocation Model (PFAM). The PFAM projects population using the cohort-survival model which consists of two major parts, natural increase and net migration. Appendix BMSD-B provides population forecasts for the BMSD.

# Analysis Requirements

Florida Statute 163.3177(6) 8, requires the future land use element be based upon an analysis of the availability of facilities and services to serve existing land uses and the ability of existing vacant or undeveloped land to meet the needs of the population.

## A. Availability of Facilities and Services

The availability of facilities and services needed to accommodate existing land uses and population is addressed within the Transportation, Recreation and Open Space, and Sanitary Sewer, Potable Water, Solid Waste, Drainage and Natural Groundwater Aquifer Recharge, and Public School Facilities Elements. This section summarizes the information contained in these elements.

### 1. Traffic Circulation

The Transportation Element identifies the level of service standards for roadway segments which are arterials or collectors, except municipal collectors. Level of service standards for roads are based upon a qualitative assessment of the road user's perception of the quality of flow, ranked "A" through "F", with "A" being the most favorable and "F" being the least favorable. The level of service standard "D" for the County road network is generally being maintained.

The Broward County Transportation Concurrency Management System divides the County into ten (10) Concurrency Districts (See Transportation Element Map T-10). The Northwest and Southwest Districts are subject to roadway concurrency. The remaining eight (8) districts are Transportation Concurrency Management Areas (TCMAs), as defined in Section 163.3180(7), FS, Transportation Concurrency Assessments are based on projects within the five-year Capital Program adopted by the County Commission. The revenues from Transportation Concurrency Assessments must be used to fund transportation enhancements in the District.

### 2. Sanitary Sewer

The Water Management Element identifies five utilities that provide wastewater treatment for the BMSD. The sanitary sewer system operated by Broward County has sufficient capacity to meet the anticipated needs of the projected population within their respective service areas.

### 3. Solid Waste

The majority of solid waste from the BMSD is processed at the South Wheelabrator Plant (South Plant) located south of I-595 and west of the South Fork of the New River, which has an electricity generating capacity of approximately 68.5 megawatts. An ash monofill is located adjacent to the South Plant provides for efficient disposal of ash residue produced by plant operations.

A small percentage of solid waste is non-processable and cannot be processed at the resource recovery facility. There are two sanitary landfills in Broward which serves the BMSD for the disposal of non-processable waste. The Monarch Hill Landfill, located at 3000 NW 48th Street in Unincorporated Broward County, is privately owned and operated by a subsidiary of Waste Management, Inc. The second sanitary landfill is the Broward County Landfill (BCL) located north of Sheridan Street and east of U.S. 27 Highway. It is a 588-acre facility that also serves as a non-processable waste disposal option for the BMSD.

Solid waste facilities which are disposal options that serve the BMSD have sufficient capacities to continue to meet the needs of anticipated projected population increases in the BMSD.

#### 4. Drainage

The Water Management Element identifies the drainage facilities in Broward County and their adopted level of service standards. Broward County maintains a three-tiered approach to drainage consisting of primary, secondary, and tertiary systems. The primary drainage system is operated by the South Florida Water Management District (SFWMD) and serves the lower east coast. Primary drainage features include the Water Conservation Area levees, channelized streams, and manmade canals. All connections to the primary canals must be permitted by the SFWMD. Secondary drainage is provided through dependent drainage districts managed by Broward County and other local governments. Independent drainage districts which operate under special authority and are delegated taxing powers also provide secondary drainage. Secondary drainage systems serve a smaller geographical area and are connected to the primary system. Tertiary drainage systems are designed to remove stormwater from individual developments and may connect with a secondary canal or directly to a primary canal. The primary drainage system is designed to provide a level of service to ensure protection from the three-day, 100-year storm event. It is anticipated the drainage infrastructure will be adequate to meet the needs of the projected population.

#### 5. Potable Water

The Water Management Element identifies twenty-eight utilities providing potable water service in Broward County. The primary supply of water is contained in the unconfined Surficial Aquifer and, more specifically, a highly prolific zone in the Surficial named the Biscayne aquifer. The Biscayne aquifer is designated by the Environmental Protection Agency (EPA) as a sole source aquifer, meaning it is an underground water source that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. Areas served by sole source aquifers have no alternative drinking water source(s) that could physically, legally, and economically supply all those who depend upon the aquifer for drinking water.

Broward County Water and Wastewater Services (WWS) operates two water treatment plants, served by two retail and two regional wellfields producing water from the Biscayne aquifer. WWS'



regional wellfields also serve raw water to Deerfield Beach, Dania Beach, Hallandale Beach, and Hollywood utilities.

## 6. Natural Groundwater Aquifer Recharge

The Water Management Element identifies groundwater recharge areas. Recharge of the surficial aquifer groundwater in Broward County primarily occurs by seepage from the western Water Conservation Areas, regional canals and permeation of rainfall through soil. Recharge of the aquifer groundwater at a sufficient level is particularly important in Broward County because it is designated as a sole source aquifer. Inadequate recharge of the groundwater can result in aquifer contamination from saltwater intrusion. Map C-4 of the Conservation Element delineates the extent of saltwater intrusion.

## B. Land Use Suitability of Vacant or Undeveloped Land

This section analyzes the extent of vacant or undeveloped land and the suitability for the development of vacant or undeveloped land in terms of soils, topography, natural resources, and historic resources.

### 1. Extent

Approximately one percent (1%) of the land considered to be part of the BMSD is developable. The remainder is part of the historic Everglades found in the Water Conservation Areas. Of that one percent (1%), only five percent (5%) is vacant. It is expected that growth will be accommodated through urban infill and redevelopment.

### 2. Soils

The developable area is primarily characterized by urban land soil associations, which are generally favorable for development. Land management practices, including draining and filling, are standard development procedures.

Land preparation processes, including on-site retention ponds, mitigate periodic flooding. The reconditioning of unsuitable soils prior to development has resulted in some negative environmental impacts, including the loss of wetlands and groundwater recharge areas. Current practices require that a development order shall not be issued for the development or redevelopment of land containing soils with severe limitations for urban uses or septic tanks without first obtaining a permit from the appropriate regulatory agency. These regulatory agencies may include the US Army Corps of Engineers, the Florida Department of Environmental Protection, the Florida Department of Health (septic tank permits), the South Florida Water Management District, and the Broward County Environmental and Growth Management Department.

### 3. Topography

Conservation Element Map C-11 depicts the topography of Broward County. The topography was calculated from a very dense Light Detection and Ranging (LiDAR) point array. An average was

calculated due to the size of the data. Each pixel or cell represents a 10x10 foot area of LiDAR points, roughly the average of about 120 LiDAR points. This map replaces previous contour line maps by providing an elevation map that converts data extracted from LiDAR into a digital elevation model or a surface elevation model ("bare earth"). Based on the data and map, with a few exceptions, Broward County consists of low-lying areas with little noticeable variation in topography. Land has been prepared for development through an extensive system of drainage infrastructure, including canals and non-natural ponds and lakes. Some of the higher elevation areas have been lowered through excavation while lower elevations have been raised with fill to elevate development, particularly in floodplains.

#### 4. Natural Resources

Existing natural resources are sparse and scattered.

##### a. Coastal Resources

The BMSD does not include coastal areas.

##### b. Wetlands

The Environmental and Growth Management Department regulates development in wetlands through the determination of a particular wetland's ecological importance in accordance with the Broward County Code of Ordinances, Chapter 27, Article XI, Aquatic and Wetland Resource Protection. Wetlands are assigned a numerical value in accordance with the Wetland Benefit Index. Development often requires small scale mitigation but is rarely precluded.

##### c. Minerals

Mineral resources located on vacant land are largely peat and to a lesser extent sand and limestone. There are no active mines within Broward County. Mining operations are subject to the requirements of Chapter 39, Article XIV, "Excavation Regulations", of the Broward County Code of Ordinances. New mining operations are subject to additional permitting requirements that include performance bonds, zoning limitations, operations, and clean up and rehabilitation of the property.

##### d. Potable Water Wells & Wellfields

Several wells that are part of the wellfield servicing Water Treatment Plant 3-A are threatened by saltwater intrusion. The existing wells and wellfields are anticipated to be adequate to meet short term water consumption needs. As vacant land is developed, the need for additional wellfields may arise.

Chapter 27, Article XIII, "Wellfield Protection", Broward County Code of Ordinances places certain restrictions on the use, handling, storage and production of hazardous or toxic substances within the zones of influence of public water supply wells.

## 5. Historic Resources

In 2016, the United States Department of the Interior and the Florida Department of State's Division of Historical Resources designated Broward County's Historic Preservation Program as a Certified Local Government. The Broward County Code of Ordinances, Article IX, "Land Development Code" mandates certain procedures and archeological surveys be performed when development is proposed upon a site which may contain valuable archeological resources. Under certain circumstances, development of a site may be restricted through mitigation or preservation requirements.

### C. Land Use Needs Analysis

Appendix BMSD-D presents a tabular summary of the density, intensity and maximum development potential of the various future land use designations shown on the Future Land Use Map Series. Appendix BMSD-D, Tables A and B show there is a projected surplus of Commercial, Industrial, Recreation, and Residential land use needed to accommodate the projected 2035 population. Since the area is nearly fully developed, it is expected that additional growth will be supported by redevelopment and urban infill.

Appendix BMSD-E displays annexations between 2004 and 2018. It is expected that the unincorporated areas will continue to contract through the ongoing annexation process. However, it is expected that facilities and areas of regional importance, such as the Fort Lauderdale-Hollywood International Airport, landfill areas, and the Water Conservation Areas will remain unincorporated. Due to the fragmented character and ongoing geographic contraction of the BMSD, analysis of specific land use designations, densities and intensities needed to serve the projected is not productive.

### D. Need for Redevelopment

Portions of the BMSD need redevelopment. These areas are generally found along commercial corridors that are characterized by small lots, fragmented ownership, and high vacancy or turnover rates. This section describes several plans/programs Broward County utilizes to aid the redevelopment process.

#### 1. Central County Community Redevelopment Area (CRA) Plan

The Central County Community Redevelopment Area (CRA) includes the BMSD neighborhoods of Boulevard Gardens, Franklin Park, Roosevelt Gardens, and Washington Park. Economic programs are available that offer incentives for private investment and reinvestment. However, there are few qualified applicants. Substantial resources are devoted to code enforcement; however, achieving compliance remains problematic.

## 2. Renewal of Blighted Areas

Broward County is renewing blighted areas through the Neighborhood Preservation and Enhancement Program, the Community Development Block Grant program, the federal Department of Housing and Urban Development HOME program. The Housing Finance and Community Redevelopment Division provides funding for single family and multi-family dwelling rehabilitation for qualifying owners of residential buildings. The Broward County Housing Authority has designated two community development target areas among its list of priority neighborhoods for federal Section 8 Rental Assistance, including part of the Unincorporated Area. All housing programs discussed in the Housing Element are available to community development target areas. The Comprehensive Neighborhood Improvement Program implemented by the Water and Wastewater Services targets the Central County Community Redevelopment Area with infrastructure improvements including water, sewer, drainage, and sidewalks.

## 3. Elimination or Reduction of Uses Inconsistent with the Community's Character and Proposed Future Land Uses

The elimination or reduction of uses inconsistent with the community's character is primarily effectuated through two methods: the prevention of future incompatible uses and the removal of existing incompatible uses. The prevention of incompatibilities is accomplished during the development review process, including the review of zoning and future land use map amendments. Characteristics of surrounding land use and future land uses are examined and carefully evaluated to ensure the emergence of a harmonious land use pattern. Existing incompatibilities are often difficult to remove because property owners have legally vested rights to continue the use until it dissipates under its own volition. Standards have been adopted for the removal of nonconforming uses in the Broward County Code of Ordinances, Chapter 39, "Zoning".

## E. Development and Redevelopment in Flood Prone Areas

The Broward County Land Use Plan's Natural Resource Map Series, Flood Plains and Flood Prone Areas identify the flood prone areas of Broward County. Practically the entire county falls within the 100-year flood zone boundaries. The high-risk flood prone areas are primarily located outside BMSD along the New River, drainage canals managed by the South Florida Water Management District, the Intracoastal Waterway, and the Atlantic Ocean.

Broward County administers several programs designed to safeguard the public within identified flood-prone areas. The Broward County Code of Ordinances establishes minimum floor elevations. Any new structure located within a flood prone area must meet minimum standards prior to approval of a development order. Broward County participates in the National Flood Insurance Program. Any owner of property located within a flood prone area identified within the Broward County Federal

Flood Insurance Rate Maps is eligible to apply for flood insurance through an insurance company that participates in the National Flood Insurance Program.

A post-disaster redevelopment plan does not currently exist; the Emergency Management Division will coordinate preparation of the plan, as mandated by the Natural Disaster Component of the Coastal Management Element. The South Florida Building Code (Broward County Edition) also sets minimum standards for structures to withstand stress loading due to flooding, wind, and other natural hazards associated with hurricanes.

## F. Need for Dredge Spoil Disposal Sites

Port Everglades maintains a 25-acre on-site dredge spoil disposal site. The Port Everglades Department also will be consulting with the Department of Environmental Protection and Growth Management, the Florida Inland Navigation District, and the U.S. Army Corps. of Engineers to designate additional dredge spoil disposal sites.

## G. Broward Municipal Services District (BMSD) Map Series

The BMSD Map Series is the official future conditions map for the BMSD. The official BMSD Map Series is maintained by the Broward County Planning and Development Management Division. Accuracy and quality is ensured by maintaining a geographic information system (GIS) based map.

## H. Public Schools

The Public School Facilities Element and the School Board of Broward County, Florida's District Educational Facilities Plan provide information about public schools. Chapter 163.3177(6)(a)7, FS requires local government comprehensive plans to identify those future land use map designations where public schools are allowed.

### 1. Future Land Use Designations where Public Schools are Allowed

BMSD Element Policy 1.1.13 identifies those future land use designations where public schools are an allowable use. Broward County coordinates with the school board to ensure the various future land use designations include sufficient land proximate to residential development to meet the projected needs for schools.

### 2. Sufficiency of Appropriately Designated Lands to Meet Projected Public School Needs

Of the 8,429.1 total acres within the unincorporated area, 4,181.5 acres, or 49 percent have a future land use designation that permits public schools. Situations in which future land use designations do not allow schools are generally not an impediment to the expansion of existing schools or the location of new schools.

### 3. Collocating Public School with Parks, Libraries and Community Centers

The Public School Facilities Element addresses school facility siting, collocation, and design.

# Implementation

The Environmental Protection and Growth Management Department's Planning and Development Management Division is responsible for land use planning within the BMSD, pursuant to Ch. 8, Part X, Section 8.30 of the Broward County Administrative Code.

Chapter 5, Article IX, "Land Development Code", Broward County Code of Ordinances includes a Development Review Process (DRP) to review new development for the adequate provision of services and facilities and compliance with future land use designations and zoning districts.

Chapter 39, Broward County Code of Ordinances is the zoning code.

The BMSD Future Land Use Map Series identifies future land use designations or categories. All properties within the BMSD are assigned a future land use designation on the BMSD Future Land Use Map Series. Each designation is required to be consistent with the future land use designation shown on the Broward Next 2017 Future Broward County Land Use Plan Map.

# Appendix

## Appendix BMSD-A: Acreage of Existing Uses – 2018

BCPA Use Code	BCPA Use Description	Acres	Percent (%)
0	Vacant Residential	68.94	1.02
1	Single family	624.77	9.22
2	Mobile homes	0.36	0.01
3	Multi-family - 10 units or more	13.87	0.2
4	Condominium	0.34	0.01
7	Miscellaneous residential (migrant camp, boarding homes, etc.)	0.12	0
8	Multi-family - less than 10 units	79.67	1.18
9	Residential common elements/areas	1.38	0.02
10	Vacant commercial	6.66	0.1
11	Stores, 1-story	18.86	0.28
12	Mixed use- store and office or store and residential or residential combination	9.2	0.14
17	Office buildings, non-professional services buildings, one-story	1.6	0.02
18	Office buildings, non-professional services buildings, multi-story	3.46	0.05
19	Professional services building	0.17	0
20	Airports (private or commercial), bus terminals, marine terminals, piers, marinas	14.66	0.22
21	Restaurants, cafeterias	0.49	0.01
22	Drive-in restaurants	2.55	0.04
26	Services stations	6.09	0.09
27	Auto sales, repair and storage, auto-services shops, body and fender shops, commercial garages, farm and machinery sales and services, auto rental, marine equipment, mobile home sales, motorcycles, construction vehicle sales	20.38	0.3
28	Parking lots (commercial or patron), mobile home parks	28.32	0.42
33	Nightclubs, cocktail lounges, bars, yacht clubs, social clubs, tennis clubs, clubhouses	1.41	0.02
39	Hotels, motels	0.91	0.01
40	Vacant Industrial	18.73	0.28
41	Light manufacturing, small equipment manufacturing plants, small machine shops, instrument manufacturing, printing plants	19.99	0.3
48	Warehousing, distribution terminals, trucking terminals, van & storage warehousing	59.64	0.88
49	Open storage, new & used bldg supplies, junk yards, auto wrecking, fuel storage, equipment & materials storage	8.16	0.12
52	Cropland soil capability class II	637.57	9.41
63	Grazing land soil capability class IV	11.85	0.17
69	Ornamentals, miscellaneous agriculture	15.3	0.23
70	Vacant institutional	2.17	0.03
71	Churches	62.77	0.93
72	Private schools and colleges	3.09	0.05

BCPA Use Code	BCPA Use Description	Acres	Percent (%)
74	Homes for the aged	0.67	0.01
76	Mortuaries, cemeteries, crematoriums	35.56	0.53
77	Clubs, lodges, union halls	44.85	0.66
78	Sanitariums, convalescent & rest homes	1.52	0.02
80	Vacant governmental	252.41	3.73
82	Forests, parks, recreational areas	67.65	1
83	Public county schools - includes all property of board of public instruction	19.73	0.29
86	Counties (other than public schools, colleges, hospitals) including non-municipal	2,223.31	32.82
87	State other than military, forests, parks, recreational areas, colleges, hospitals	106.41	1.57
88	Federal other than military, forests, parks, recreational areas, hospitals, colleges	432.43	6.38
89	Municipal other than parks, recreational areas, colleges, hospitals	13.2	0.19
91	Utility, gas & electricity, telephone & telegraph, locally assessed railroads, water & sewer service, pipelines, canals, radio/television communication	123.58	1.82
94	Right-of-way, streets, roads, irrigation channel, ditch, etc.	1,029.68	15.2
95	Rivers & lake, submerged lands	177.12	2.61
96	Sewage disposal, solid waste, borrow pits, drainage reservoirs, waste lands, marsh, sand dunes, swamps	483.22	7.13
98	Centrally assessed	19.12	0.28
Total:		6,773.93	100

Source: Broward County Property Appraiser, April 11, 2018.



## Appendix BMSD-B: Population Forecasts by Traffic Analysis Zone: 2015-2040

BMSD Neighborhood	Traffic Analysis Zone (TAZ) Allocation					
	2015*	2020	2025	2030	2035	2040
Boulevard Gardens	1,870	1,928	2,133	2,242	2,317	2,376
Broadview Park	7,593	7,828	8,662	9,105	9,409	9,648
Franklin Park	958	988	1,093	1,149	1,187	1,217
Hillsboro Pines	401	413	457	481	497	510
Hillsboro Ranches	53	55	60	64	66	67
Roosevelt Gardens	2,760	2,846	3,149	3,309	3,420	3,507
Washington Park	1,310	1,351	1,494	1,571	1,623	1,665
Other Unincorporated Areas, Including Tribal Lands	2,546	2,625	2,904	3,053	3,155	3,235
<b>Total All Unincorporated:</b>	<b>17,491</b>	<b>18,033</b>	<b>19,954</b>	<b>20,973</b>	<b>21,674</b>	<b>22,225</b>

\*2015 populations reflect ACS 5-Year Estimates, 2011-2015.

Source: Planning and Development Management Division, Population Forecast Allocation Model (PFAM) 2017; BEBR Broward County Forecasts 2015, 2020-2045; American Community Survey 5-Year Estimates, 2011-2015, Table B01003; and US Census 2000, 2010.

**Methodology:** The figures provided are the result of the Broward County Population Forecast and Allocation Model (PFAM) 2017 model run. The model allocates Countywide forecasts from the University of Florida Bureau of Business Research (BEBR) in 5-year increments for 2020-2045 to Traffic Analysis Zones (TAZs). These are also combined to define total population for municipalities and the Broward Municipal Service District (BMSD) (unincorporated areas). The model inputs include the BEBR forecasts, as well as household size and distribution from the 2000 and 2010 US Census, It also uses vacancy and seasonal rates from the American Community Survey 5-Year Estimates, 2011-2015. For more information, please visit the [Broward County Demographics website](#) and see the [PFAM model](#) site and report.

## Appendix BMSD-C: Intensity/Density, Acres, & Maximum Development Potential by Future Land Use Designation – 2018

Future Land Use Designation	Intensity/Density	Acres	Maximum Development
Estate Residential	1 du/1.0 gross acre	112.08	112 du
Low (2) Residential	Up to 2 du/acre	298.04	596 du
Low (3) Residential	Up to 3 du/acre	54.40	162 du
Low (5) Residential	Up to 5 du/acre	865.59	4,327 du
Low-Medium (10) Residential	Up to 10 du/acre	235.51	23,551 du
Medium (16) Residential	Up to 16 du/acre	66.29	1,060du
Medium-High (25) Residential	Up to 25 du/acre	0.28	7.0 du
Residential in Dashed-Line Area	Varies	600.54	N/A
Palm Beach County – Rural Residential 10*	1 du/10 gross acre	869.02	N/A
Commercial**	N/A	137.13	N/A
Employment Center- High	N/A	7.28	N/A
Industrial**	N/A	818.42	N/A
Community Facilities	N/A	155.59	N/A
Recreation & Open Space	N/A	104.01	N/A
Commercial Recreation	N/A	46.44	N/A
Conservation	N/A	1.58	N/A
Utility	N/A	672.31	N/A
Transportation	N/A	2,518.13	N/A
Electric Generation Facility	N/A	120.33	N/A
Water	N/A	264.78	N/A
Right of Way	N/A	502.56	N/A
<b>Total:</b>		<b>8,450.31</b>	<b>29,815 du</b>

\* Palm Beach County Future Land Use Designation.

\*\* The Zoning Code limits intensity by height and lot coverage.

Source: Broward County Planning Council, 2010.

**Appendix BMSD-D:** Generalized Future Unincorporated Area Land Use Adequacy – 2040

**Table A: Commercial, Industrial, & Recreation**

Land Use Designation	Acres per 1,000 Population	2040 Population	Acres Needed	Acres Provided	Project Surplus or (Deficiency)
Commercial	3.93	22,225	68.96	97.2	28.24
Industrial	35.92	22,225	630.25	818.4	188.15
Recreation	3.00	22,225	52.64	104.8	52.16

Source: Broward County Planning and Development Management Division.

**Table B: Residential**

Designation	2040 Projected Dwelling Units	Maximum Number of Dwelling Units Allowed by Future Land Use	Projected Surplus or (Deficiency)
Residential	8,517	6,021	-2,496

Source: Broward County Planning and Development Management Division.

## Appendix BMSD-E: Broward County Annexations: 2004-2018

Year	City	Number of Properties	Acreage
<b>2004</b>	Coconut Creek	5	22.02
	Cooper City	6	762.99
	Deerfield Beach	4	855.76
	Weston	1	265.86
	Southwest Ranches	1	3.83
	Lauderdale Lakes	1	1.37
	Lauderdale by the Sea	2	2.60
	North Lauderdale	1	29.25
	Pompano Beach	4	1,500.20
	<i>Annual Subtotal:</i>	25	3,443.88
<b>2005</b>	Fort Lauderdale	2	476.08
	Oakland Park	3	804.02
	Coral Springs	1	57.80
	Lauderhill	3	579.31
	West Park	2	1,418.54
	<i>Annual Subtotal:</i>	11	3,335.75
<b>2006</b>	Coconut Creek	8	22.03
	Fort Lauderdale	1	3.70
	Lauderhill	4	391.60
	Davie	3	870.22
	Parkland	8	365.68
	Cooper City	8	164.77
	Pembroke Pines	1	30.05
	Southwest Ranches	1	31.42
	<i>Annual Subtotal:</i>	34	1,879.47
<b>2007</b>	Tamarac	1	3.92
	<i>Annual Subtotal:</i>	1	3.92
<b>2008</b>	Plantation	1	1.64
	County	1	0.21
	Lauderhill	1	3.83
	Tamarac	3	7.98
	<i>Annual Subtotal:</i>	6	21.50
<b>2009</b>	Coconut Creek	1	1.94
	West Park	1	21.14
	Southwest Ranches	1	0.43

Year	City	Number of Properties	Acreage
	County	1	1,355.00
	Parkland	1	665.63
	<i>Annual Subtotal:</i>	5	2,044.14
<b>2010</b>	Coconut Creek	6	6.44
	Fort Lauderdale	4	21.55
	Lauderhill	2	1.21
	Tamarac	1	74.85
	<i>Annual Subtotal:</i>	13	104.05
<b>2012</b>	Dania Beach	NA	0.00
	Sunrise	2	0.51
	Parkland	1	512.00
	<i>Annual Subtotal:</i>	3	512.51
<b>2014</b>	Parkland	1	44.85
	<i>Annual Subtotal:</i>	1	44.85
<b>2015</b>	Parkland	1	426.27
	Parkland	1	64.40
	Cooper City	1	9.43
	Pembroke Pines	1	66.00
	<i>Annual Subtotal:</i>	3	566.10
<b>2016</b>	Coconut Creek	1	5.00
	Parkland	1	3.20
	<i>Annual Subtotal:</i>	2	8.20
<b>2018</b>	Dania Beach	1	0.18
	<i>Annual Subtotal:</i>	1	0.18
	<b>Cumulative Total:</b>	<b>105</b>	<b>11,964.55</b>

Source: Broward County Planning and Development Management Division.

Annexation is impacted by laws and acts of the Florida Legislature, as well as activities of the Broward Legislative Delegation (Broward County's five Senate and 14 House members), Broward County Board of County Commissioners, community leaders, and the general public. It is recognized by the Board and the Broward Legislative Delegation that the unincorporated areas present a service delivery challenge. The Board generally does not object to the annexation of all lands not occupied by regional facilities or located within the Water Conservation Areas, particularly if located in enclaves. Until such time, Broward County is committed to providing municipal-level services to its neighborhoods.

### Broward Legislative Delegation Actions

In 1996, the Broward Legislative Delegation, in cooperation with the Broward County Board of County Commissioners, created the Ad Hoc Committee on Annexation Policy. The Ad Hoc Committee recommended that all remaining unincorporated areas, with the exception of regional County facilities, be annexed into municipalities by 2010. It was recommended that regional County facilities be annexed, if the County and annexing municipality agree to the annexation. Any remaining unincorporated area, with the exception of regional county facilities, would be subject to annexation by the State Legislature.

In 2001, the Broward Legislative Delegation, moved up the target annexation date to October 1, 2005. However, areas that are not regional county facilities remain, including residential communities, such as Broadview Park, Central County, Hillsboro-Pines, Parkland, and Sunrise areas, as well as tribal enclaves, such as the Seminole Area.

### Annexation Laws & Procedures

Laws that pertain to the annexation of land into municipalities, the incorporation of municipalities, the merger of municipalities, and the dissolution of municipalities are found in Florida Statutes, Title XII-Municipalities, Chapter 165-Formation of Local Governments. This is known as the "Formation of Municipalities Act." The purposes of the statute are to:

- allow orderly patterns of urban growth and land use,
- assure adequate quality and quantity of local public services,
- ensure financial integrity of municipalities,
- eliminate or reduce avoidable and undesirable differentials in fiscal capacity among neighboring local governmental jurisdictions,
- promote equity in the financing of municipal services.

Chapter 171, Part I contains the "Municipal Annexation or Contraction Act." The Act provides processes by which any municipality may annex contiguous and compact unincorporated territory or contract its boundaries. Annexations and contractions may occur through a voluntary process or by referendum. Special provisions are included for the annexation of enclaves. The Act also establishes criteria to determine whether annexations or contractions may occur. The Act identifies four criteria as for municipal annexation and contraction as follows:

- Ensure sound urban development and accommodation to growth.
- Establish uniform legislative standards throughout the state for the adjustment of municipal boundaries.
- Ensure the efficient provision of urban services to areas that become urban in character.
- Ensure that areas are not annexed unless municipal services can be provided to those areas.

### Annexation by Referendum

An annexation by referendum, requires the annexing municipality to adopt an ordinance of annexation that shall not become effective until ten (10) days after the voters of the area to be annexed approve a referendum supporting the annexation. The annexing municipality may require a referendum of support by the voters of the annexing municipality, in addition to the voters of the area to be annexed. In situations where more than 70 percent of the owners of land subject to annexation are not registered voters, such land shall not be annexed unless the owners of more than 50 percent of the land in such area consent to the annexation.

### Annexation by Petition

An annexation by petition or voluntary annexation may occur when real property owners in an unincorporated area petition a municipality to annex such property.

### Annexation of Enclaves

Enclaves up to 110 acres in size that are not comprised of undeveloped or unimproved property and are subject to existing or proposed service provisions may be annexed into a municipality in one of two ways:

- Interlocal agreement between the annexing municipality and the county having jurisdiction.
- Municipal ordinance, when a referendum is approved by at least 60 percent of the registered voters, residing within the enclave, when the enclave has fewer than 25 registered voters.

### Annexation Effective Date

The 1996 Florida Legislature adopted a special act (Ch. 96-542, Laws of Florida (LOF), as amended by Ch. 99-447, LOF), which requires that any annexation of unincorporated property within Broward County proposed to be accomplished pursuant to general law first must be considered at a public hearing conducted by the Broward County Legislative Delegation, pursuant to its adopted rules. The annexation is not effective until the 15<sup>th</sup> day of September following adjournment sine die of the next regular legislative session following the completion of all necessary procedures for annexation. Annexations may also occur by special act of the Legislature.

## Appendix BMSD-F

### BMSD Flexibility and Redevelopment Units (Updated April 2020)

The criteria under which a local government may allocate flexibility and redevelopment units is contained within the “Administrative Rules Document: Broward County Land Use Plan”. The BMSD is divided into four flex zones: North County (Hillsboro Pines and Hillsboro Ranches), Central County, Broadview Park, and Tribal Lands (an enclave of unincorporated tribal lands on the edge of the City of Hollywood and Town of Davie). In accordance with the Broward County Land Use Plan’s Administrative Rules Document, the Planning and Development Management Division must submit an annual report to the Broward County Planning Council, regarding the use of flexibility and redevelopment units, by January 31<sup>st</sup> of each year. This section is updated annually, following acceptance of the annual report by the Broward County Planning Council. It includes the strikeouts and underlines as accepted by the Broward County Planning Council.

#### Flexibility Units and Tables

Flexibility Units (“Flex Units”) are defined as the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan (BCLUP) and the number of dwelling units permitted within the local government’s certified future land use plan map. Additionally, Flex Units include the remaining permitted dwelling units, fixed at the adoption date of the 2017 BCLUP 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.

**Table BMSD-4 Flex 1:** Flex Acres Units by Flex Zone – December 31, 2019

Flex Zone	Residential Acres	5% Residential to Commercial Acres	Total Flexibility Units	Industrial Acres	20% Industrial to Commercial Flex Acres
North County	<del>547.77</del> <u>537.77</u>	27.64	10	0	0
Broadview Park	648.31	32.42	93	0	0
Central County	535.63	26.78	154	614.73	122.95
Tribal Lands	7.52	0.37	1	0	0
<b>Total</b>	<del>1,739.23</del> <u>1,729.23</u>	87.21	258	614.73	122.95

*Source: Broward County Planning and Development Management Division, Annual Report to the Broward County Planning Council: Utilization of Residential and Non-Residential Flexibility Rules: January 1, 2019 – December 31, 2019.*



**Table BMSD-5 Flex 2:** Residential Acres by Flex Zone – December 31, 2019

Flex Zone	Estate (1)	Low (2)	Low (3)	Low (5)	LM (10)	M (16)	H (50)	Irregular	Subtotal	Palm Beach Rural Residential	Total Acres
North County	<del>506.07</del> <u>496.07</u>	0	40.3	0.92	0.75	0	0	0	<del>547.77</del> <u>537.77</u>	315.97	<del>863.74</del> <u>853.74</u>
Broadview Park	0	0	0	313.23	152.42	182.66	0	0	648.31	0	648.31
Central County	0.2	0	18.75	305.87	165.03	45.98	0.24	0	536.07	0	536.07
Tribal Lands	0	0	0	7.52	0	0	0	0	7.52	0	7.52
<b>Total</b>	<b>506.27</b>	<b>0</b>	<b>58.78</b>	<b>627.54</b>	<b>318.09</b>	<b>228.21</b>	<b>0.24</b>	<b>0</b>	<b>1739.67</b>	<b>315.97</b>	<b>2,055.10</b>

Source: Broward County Planning and Development Management Division, Annual Report to the Broward County Planning Council: Utilization of Residential and Non-Residential Flexibility Rules: January 1, 2019 – December 31, 2019.

**Table BMSD-6 Flex 3:** Non-Residential Acres by Flex Zone – December 31, 2019

Flex Zone	C	OP	I	CF	R&O	CR	U	EGF	T	ROW	ECH	Water	Total Non-Residential Acres
North County	2.41	0	0	0	1.08	0	0	0	0	0	0	43.35	46.84
Broadview Park	17.39	0	0	1.34	0.3	0.33	0.5	0	34.9	0	0	25.75	80.53
Central County	49.9	0.41	615.17	513.43	12.64	0	92.01	26.59	761	72.25	0	36.52	2,179.8
Tribal Lands	0	0	0	26.44	0	0	0	0	11.1	0	0	4.53	42.07
<b>Total</b>	<b>69.7</b>	<b>0.41</b>	<b>615.17</b>	<b>541.21</b>	<b>14.02</b>	<b>0.33</b>	<b>92.51</b>	<b>26.59</b>	<b>806.72</b>	<b>72.25</b>	<b>0</b>	<b>110.15</b>	<b>2,349.24</b>

Source: Broward County Planning and Development Management Division, Annual Report to the Broward County Planning Council: Utilization of Residential and Non-Residential Flexibility Rules: January 1, 2019 – December 31, 2019.

**Table BMSD-7 Flex 4:** Residential Units Allowed by Future Land Use Designation – December 31, 2019

Flex Zone	Estate (1)	Low (2)	Low (3)	Low (5)	LM (10)	M (16)	MH (25)	H (50)	Irregular	Palm Beach Rural Residential	Total Acres Units
North County	<del>511</del> <u>501</u>	0	120	5	8	0	0	0	0	0	<del>644</del> <u>634</u>
Broadview Park	0	0	0	1,566	1,524	2,923	0	0	0	0	6,013
Central County	0	0	0	37	0	0	0	0	0	0	37
Tribal Lands	0	0	57	1,530	1,651	730	6	0	0	0	3,974
<b>Total</b>	<b><del>511</del></b> <b><u>501</u></b>	<b>0</b>	<b>177</b>	<b>3,138</b>	<b>3,183</b>	<b>3,653</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b><del>10,668</del></b> <b><u>10,658</u></b>

Source: Broward County Planning and Development Management Division, Annual Report to the Broward County Planning Council: Utilization of Residential and Non-Residential Flexibility Rules: January 1, 2019 – December 31, 2019.

## Redevelopment Units and Tables

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 BCLUP. A local government is not automatically entitled to redevelopment units; a pool of redevelopment units must be established in accordance with the provisions and criteria of Policy 2.35.1. A pool of redevelopment units has not been established for the BMSD.

## Bonus Sleeping Rooms

The Broward County Planning Council's *Administrative Rules Document: BrowardNEXT* allows local governments to allocate a maximum of 100 bonus sleeping rooms for special residential facility use.

**Table BMSD-8 Flex 5:** Bonus Sleeping Rooms – December 31, 2019

<b>Beginning Total</b>	<b>100</b>
<b>Flex Zone</b>	<b>Total Allocated</b>
<b>North County</b>	0
<b>Broadview Park</b>	0
<b>Central County</b>	0
<b>Tribal Lands</b>	0
<b>Total Remaining</b>	100

*Source: Broward County Planning and Development Management Division, Annual Report to the Broward County Planning Council: Utilization of Residential and Non-Residential Flexibility Rules: January 1, 2019 – December 31, 2019.*

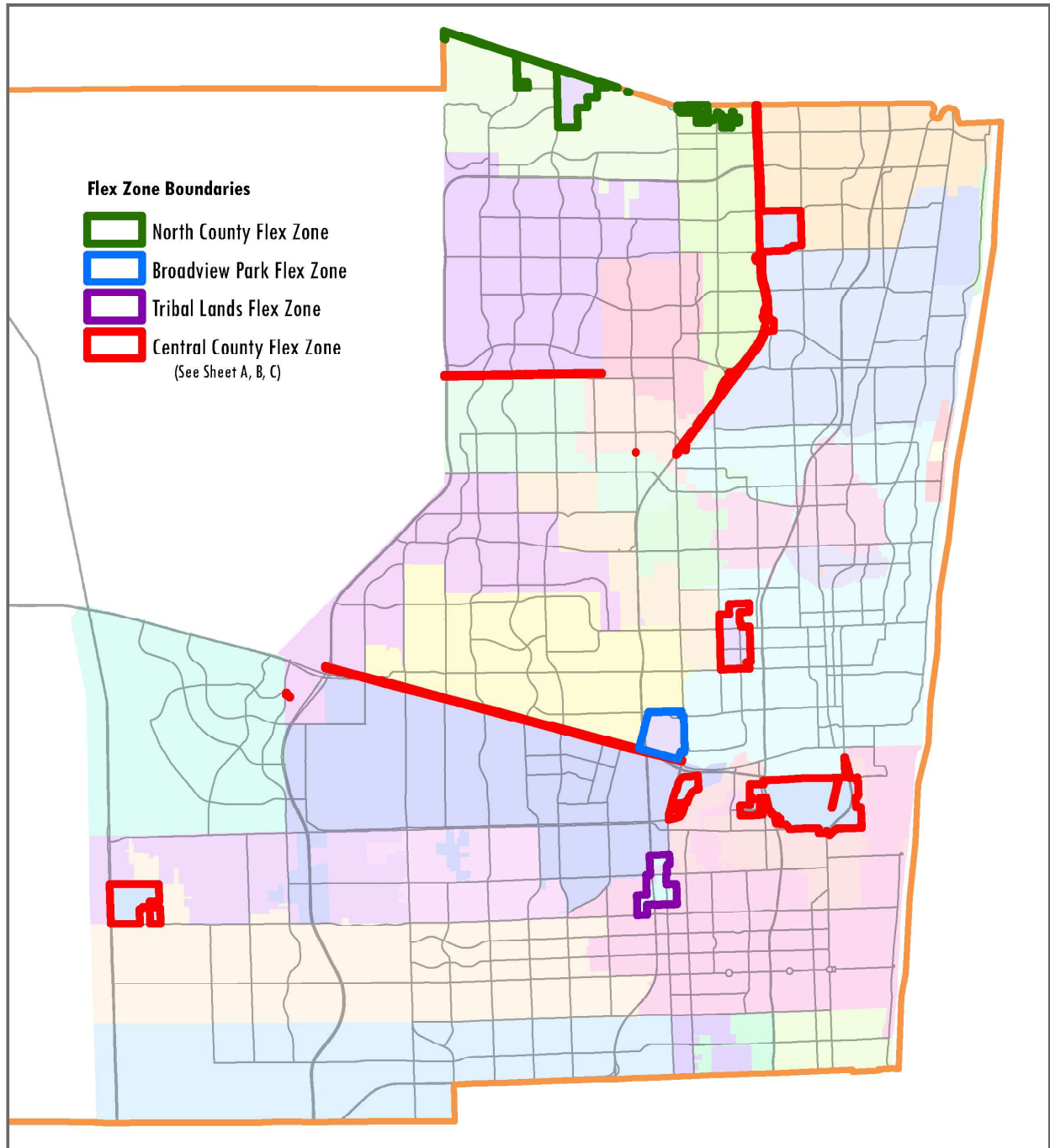
## Flex Zone Boundaries Map Series

The Flex Zone Boundaries Map Series includes the following maps:

Map BMSD-1 Flex 1: Flex Zone Boundaries – Countywide Overview



FLEX ZONE BOUNDARIES - COUNTYWIDE OVERVIEW



DATA SOURCE: BROWARD COUNTY PLANNING COUNCIL, GIS  
Prepared by:  
Planning and Development Management Division  
Environmental Protection and Growth Management Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.



0 5 Miles

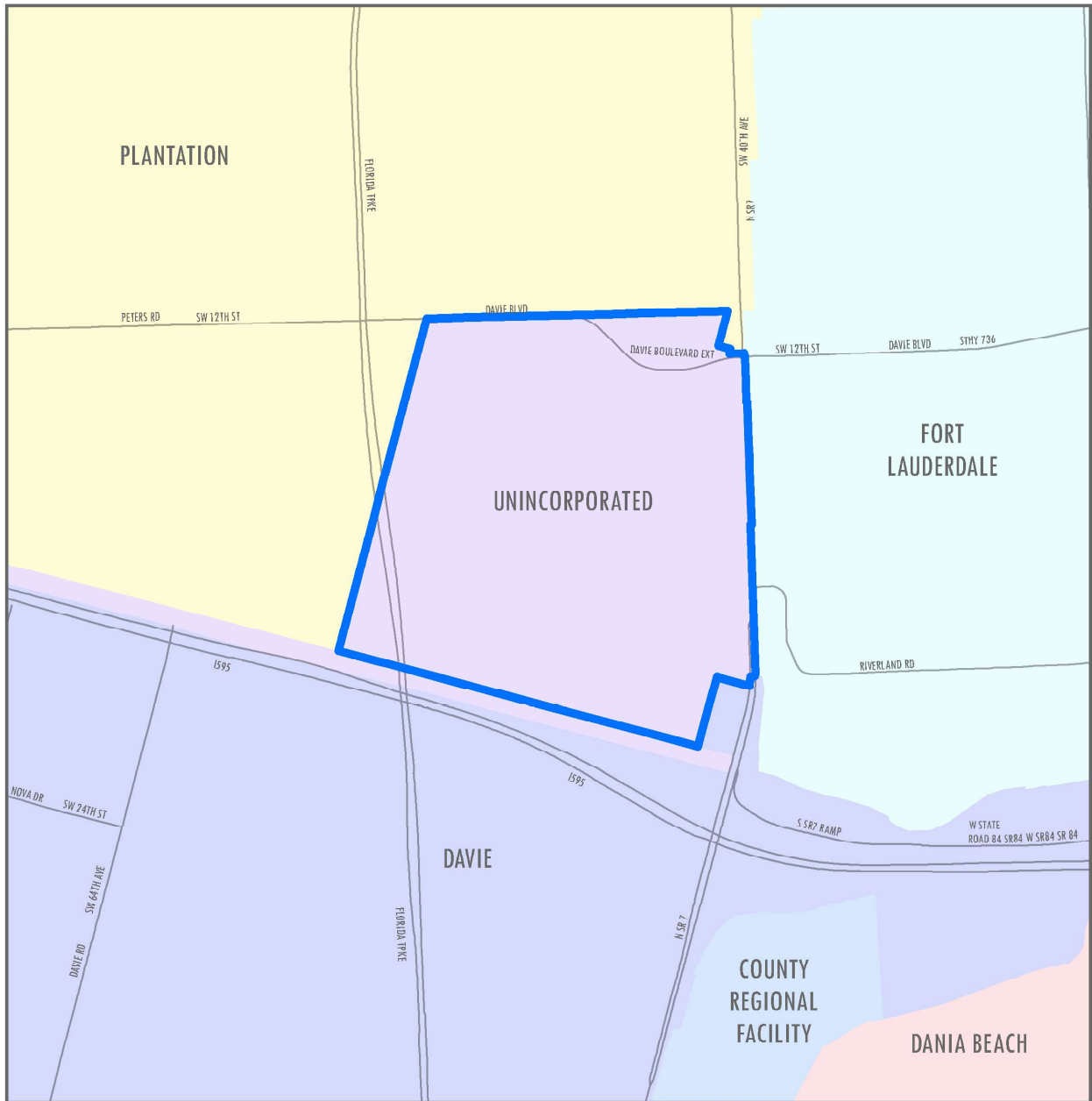
#14314 aldietz 12/17/2019



Map BMSD-3 Flex 3: Flex Zone Boundaries – Broadview Park



FLEX ZONE BOUNDARIES - BROADVIEW PARK



**Flex Zone Boundaries**

 Broadview Park Flex Zone

DATA SOURCE: BROWARD COUNTY PLANNING COUNCIL, GIS

Prepared by:  
 Planning and Development Management Division  
 Environmental Protection and Growth Management Department  
 This map is for conceptual purposes only and should not be used for legal boundary determinations.

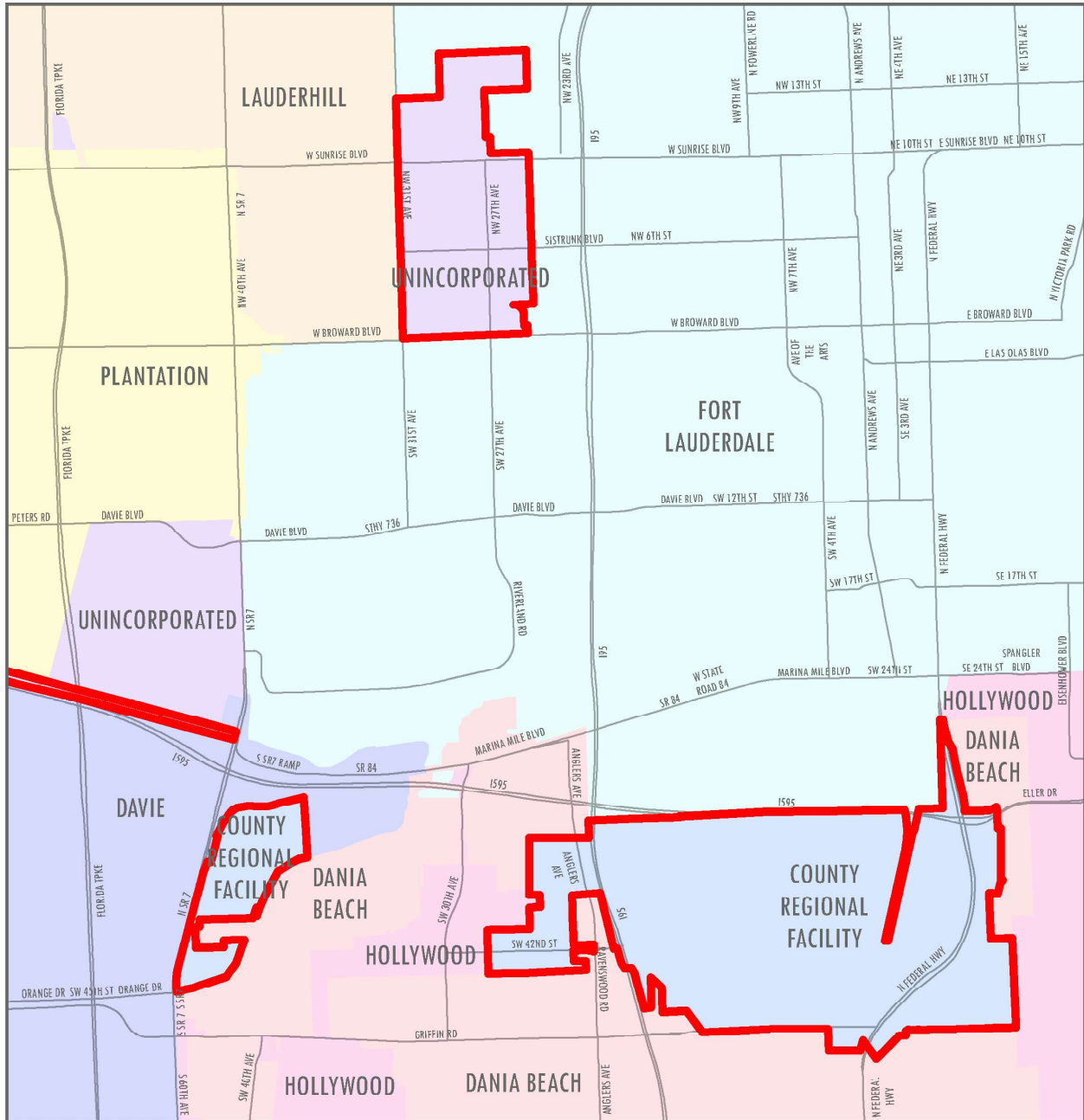


##14319 aldreiz 12/17/2019

Map BMSD 4 Flex 4: Flex Zone Boundaries – Central County, Sheet A – East



FLEX ZONE BOUNDARIES - CENTRAL COUNTY  
SHEET A - EAST



**Flex Zone Boundaries**

 Central County Flex Zone

DATA SOURCE: BROWARD COUNTY PLANNING COUNCIL, GIS

Prepared by:  
Planning and Development Management Division  
Environmental Protection and Growth Management Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.

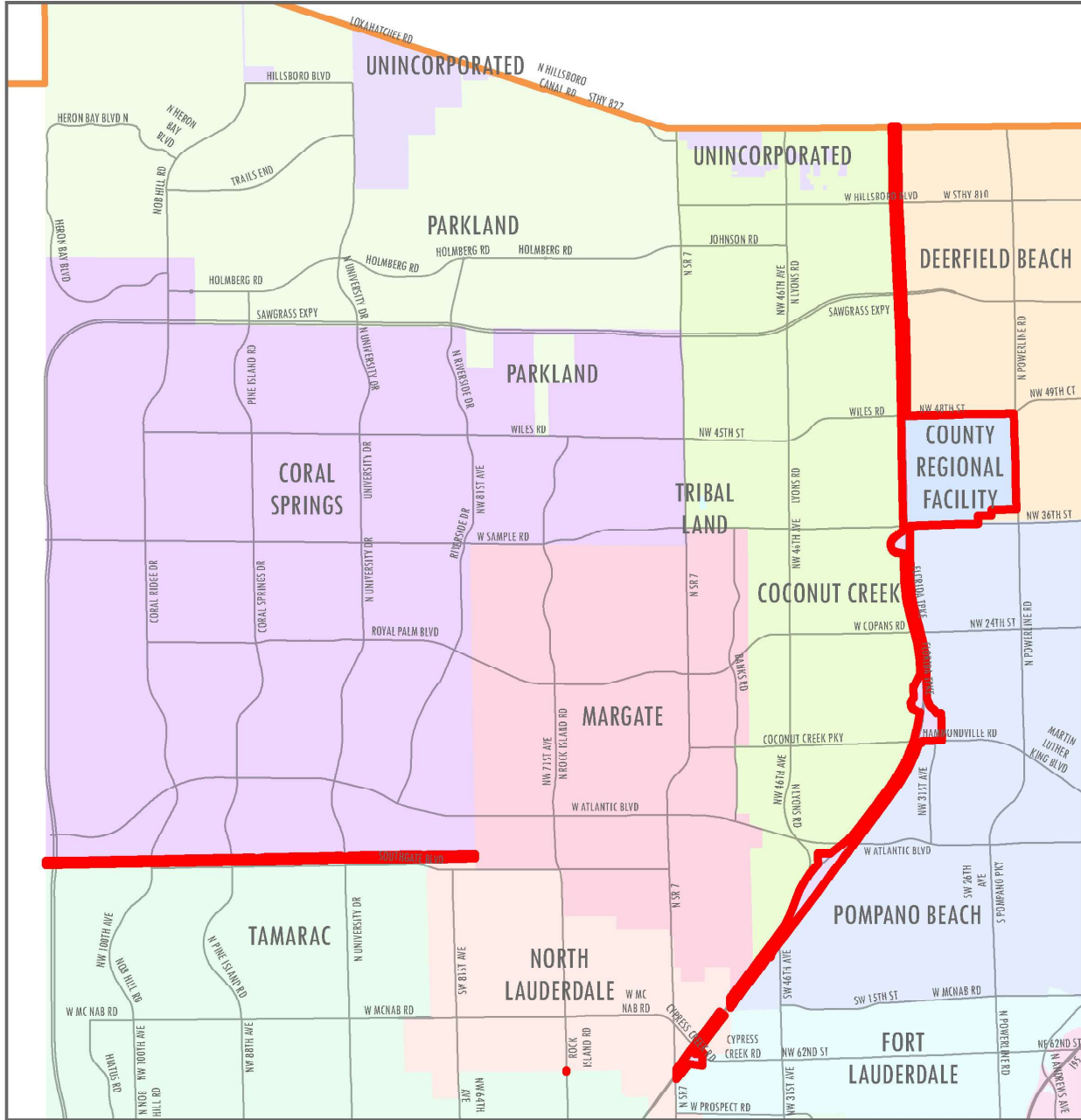


#14317\_aldietz 12/17/2019

Map BMSD-5 Flex 4: Flex Zone Boundaries – Central County, Sheet B – North



FLEX ZONE BOUNDARIES - CENTRAL COUNTY  
SHEET B - NORTH



**Flex Zone Boundaries**

 Central County Flex Zone

DATA SOURCE: BROWARD COUNTY PLANNING COUNCIL, GIS

Prepared by:  
Planning and Development Management Division  
Environmental Protection and Growth Management Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.

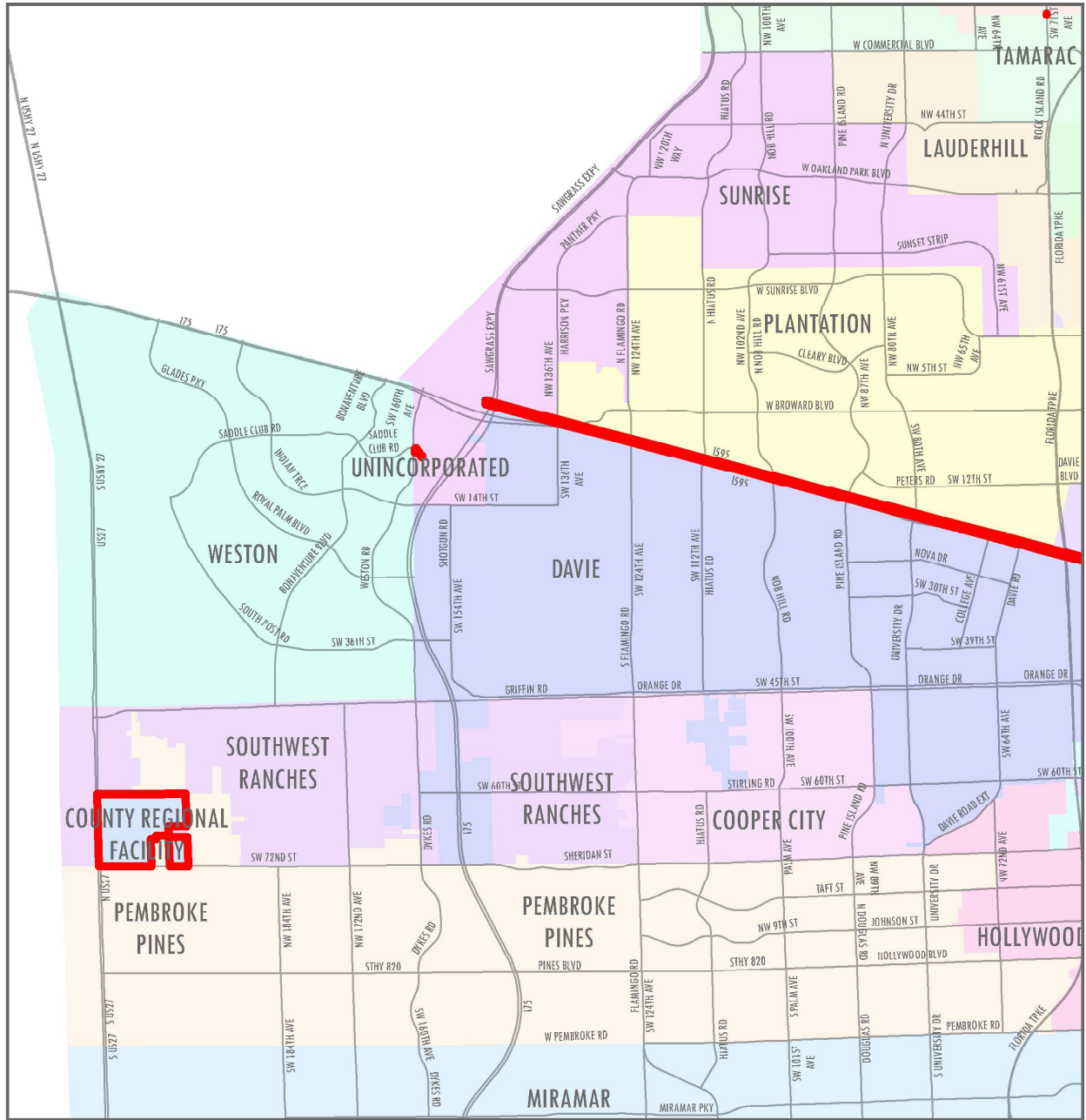


#14315\_aldietz 12/17/2019

Map BMSD-6 Flex 4: Flex Zone Boundaries – Central County, Sheet C – West



FLEX ZONE BOUNDARIES - CENTRAL COUNTY  
SHEET C - WEST



**Flex Zone Boundaries**

 Central County Flex Zone

DATA SOURCE: BROWARD COUNTY PLANNING COUNCIL, GIS

Prepared by:  
Planning and Development Management Division  
Environmental Protection and Growth Management Department  
This map is for conceptual purposes only and should not be used for legal boundary determinations.



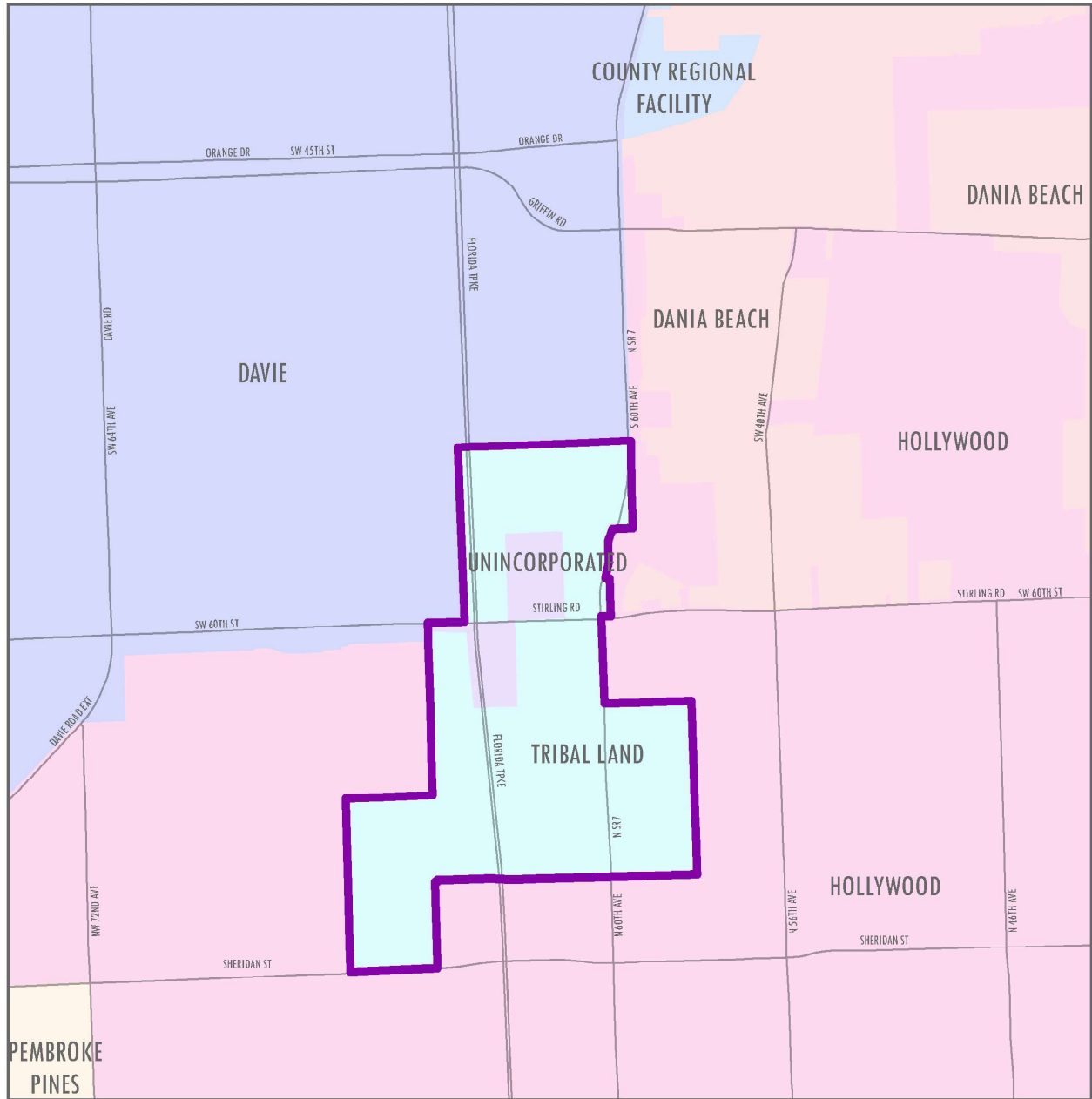
#14316 aldietz 12/17/2019




Map BMSD-7 Flex 5: Flex Zone Boundaries – Tribal Lands

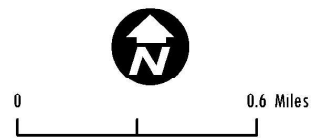


FLEX ZONE BOUNDARIES - TRIBAL LANDS



**Flex Zone Boundaries**  
 Tribal Lands Flex Zone

DATA SOURCE: BROWARD COUNTY PLANNING COUNCIL, GIS  
 Prepared by:  
 Planning and Development Management Division  
 Environmental Protection and Growth Management Department  
 This map is for conceptual purposes only and should not be used for legal boundary determinations.



#14320 aldietz 12/17/2019

## Appendix BMSD-G: BrowardNEXT2.0 Outreach Efforts

# BROWARDNEXT2.0

BROWARD COUNTY COMPREHENSIVE PLAN OUTREACH			
Email	Date Sent	Announcement / Message	Community E-Distribution List
CCCAB	March 29, 2018	Review and Comment on the Draft Plan	CCCAB Members
Broadview Park Civic Assoc.	March 29, 2018	Review and Comment on the Draft Plan	Broadview Park Civic Assoc.
<b>E-blast</b>			
BMSD Happenings	May 26, 2017	Schedule of Workshops	All
BMSD Happenings	May 26, 2017	Schedule of Workshops	Broadview & Central
BMSD Happenings	June 6, 2017	Central County, July 1 & North, June 22 Workshops	Central
BMSD Happenings	June 9, 2017	Central County, July 1 & North, June 22 Workshops	All
BMSD Happenings	June 16, 2017	Central County, July 1 & North, June 22 Workshops	All
BMSD Happenings	June 20, 2017	Central County, July 1 & North, June 22 Workshops	Central & North
BMSD Happenings	June 26, 2017	Central County Workshop- July 1, 2017	Central
BMSD Happenings	November 14, 2017	Schedule of Workshops	All
BMSD Happenings	November 19, 2017	Schedule of Workshops	All
BMSD Happenings	December 1, 2017	Schedule of Workshops	All
BMSD Happenings	December 15, 2017	Central County Workshop	All
BMSD Happenings	February 17, 2018	Notice of Public Workshop – March 14	All
BMSD Happenings	February 25, 2018	Notice of Public Workshop – March 14	All
BMSD News	March 9, 2018	Regional Workshop – March 15	All
BMSD News	March 14, 2018	Regional Workshop – March 15	All
BMSD News	March 17, 2018	Review and Comment on the Draft Plan	All
<b>Website/Facebook</b>			
Event Pages and posts	May-Dec 2017	Each Community Workshop created as individual event and posted on timeline	All
<b>BMSD Twitter</b>			
Tweets	May-Dec 2017	Each Community Workshop announced repeatedly	All

<b>BROWARD COUNTY COMPREHENSIVE PLAN OUTREACH</b>			
<b>BMSD Door-to-Door</b>			
Door-to-Door Residential	May 15 – June 15, 2017 and Nov 20 – Dec 9, 2017	Canvas Community with workshop notices: Broadview Park, 6/03 &12/2 and Central, 7/01 & 12/16/2017	Broadview & Central
Door-to-Door Business	May 15 – June 15, 2017 and Nov 28–29, 2017	OESBD Canvas Businesses with workshop notices: Broadview Park, 6/03 &12/2 and Central, 7/01 & 12/16/2017	Broadview & Central
<b>Broadview Park Meetings</b>			
Announcement by Dickie Consulting	April 4, 2017	Broadview Park Civic Association – regular meeting	Broadview
Request for additional feedback	June 5, 2018	Broadview Park Civic Association – regular meeting	Broadview
<b>CCCAB Meetings</b>			
Announcement	May 17, 2017	Central County Workshop- July 1, 2017	Central
Presentation	August 16, 2017	Central County Workshop Summary	Central
Announcement	November 15, 2017	Central County Workshop-Dec 16, 2017	Central
Request for additional feedback	May 16, 2018	CCCAB – regular meeting	Central
<b>1-on-1 Meeting with CCCAB Members</b>			
Ms. Taylor	April 23, 2018	Conference call	Central/Roosevelt
Mr. Curry	April 23, 2018	GCE, Jo’s office	Central/Franklin Park
Rev. Scipio	April 23, 2018	Boulevard Gardens Community Center	Central/Boulevard Gardens
Ms. Brihm	April 23, 2018	Her office	Central/Washington Park
Ms. Porter	May 1, 2018	Delevoe Park	Central/Washington Park
<b>1-on-1 With Broadview President</b>			
Ms. Fitzgerald	May 1, 2018	Sunview Park	Broadview Park

*Source: Broward County Planning and Development Management Division.*

## Presentations and Public Workshops:

### 2014 & 2015

- 11/24/2014 – Central County Community Advisory Board
- 11/06/2015 – Central County Community Advisory Board
- 1/06/2015 – Broadview Park Civic Association Board

### 2017

- 6/03 – Broadview Park Community Workshop
- 6/22 – North County Community Workshop
- 7/01 – Central County Community Workshop
- 8/16 – Central County Community Advisory Board
- 12/2 – Broadview Park Community Workshop
- 12/7 – North County Community Workshop

- 12/16– Central County Community Workshop

## 2018

- 2/23 – Housing Council
- 3/01 – Schools Staff Working Group
- 3/08 – Historic Preservation Board
- 3/09 – Water Advisory Board/Technical Advisory Committee
- 3/14 – Bicycle and Pedestrian Advisory Committee
- 3/15 – Comprehensive Plan Regional Workshop
- 3/28 – Metropolitan Planning Organization (MPO) Technical Advisory Committee
- 3/28 – MPO Citizens Advisory Committee
- 4/11 – Broward County Complete Streets Team
- 4/12 – MPO Board
- 4/26 – Planning Council
- 5/3 – Marine Advisory Committee
- 5/17 – Climate Change Task Force
- 6/7 – Marine Advisory Committee, follow up

## Other Outreach:

- 2/05 – Tweeted to BrowardNEXT- 630 followers
- 2/08 – Emailed Save the Date of Regional Workshop to BrowardNEXT- 1500+ list from PDMD
- 2/22 – Added to the browardnext.org website
- 2/22 – Emailed Regional Workshop to the Metropolitan Planning Organization list
- 2/26 – Tweeted to BrowardNEXT- 630 followers
- 2/27 – Press Release from the Office of Public Communications to the media
- 2/27 – Published in the Sun eNews online newsletter
- 2/27 – Published in the Community newsletter
- 2/28 – Emailed to the Broward Housing Council list (1033 contacts)
- 3/01 – Elements were added to Ecivic for public review, over 248 comments received
- 3/02 – Emailed to Sustainability Stewards list
- 3/05 – Broward.org carousel image and information
- 3/06 – Emailed to All County Advisory Board to forward to their members (Orlando Garcia)
- 3/06 – Emailed to Bicycling and Pedestrian Advisory Committee list (55 contacts)
- 3/07 – Tweeted to BrowardNEXT- 630 followers
- 3/07 – Emailed from the EPGMD to Directors
- 3/07 – Emailed to BrowardNEXT -1500+ list from PDMD
- 3/08 – Emailed to the Metropolitan Planning Organization list
- March – Emailed Regional Workshop announcement to the Climate Change Task Force
- March – Emailed regional workshop announcement the South Florida Regional Planning Council
- March – Publication in the ECounty Line online newsletter
- March – Publication in the Bridges online newsletter