



Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

**DATE:** April 3, 2024  
**TO:** Barbara Blake Boy, Executive Director  
Broward County Planning Council



**FROM:** Josie P Sesodia, AICP, Director  
Urban Planning Division

Josie P.  
Sesodia

Digitally signed by Josie  
P. Sesodia  
Date: 2024.04.03  
12:03:25 -04'00'

**SUBJECT: Amendment to Policy 2.16.4 of the Broward County Land Use Plan (BCLUP),  
pertaining to Affordable Housing Bonus Density along rail corridors.**

Please find attached proposed language amending Policy 2.16.4 of the BCLUP. This amendment request was initiated by Broward County Board of County Commissioners. The proposed amendment applies density bonuses permitted within Policy 2.16.4 to Commerce designated land uses that are within a half mile of a publicly or privately operated passenger rail station. Attached are maps of existing commuter rail stations within the County.

The requested amendment is consistent with the County's stated Goal of "ensuring residents have an affordable place to live by offering sustainable, compatible, innovative, accessible, affordable housing options for all income levels, including integrated, permanent supportive housing and zoning that helps residents build equity."

Please contact me if you have any questions.

Attachments: Board Action Agenda  
Proposed Amendment

- c. Lenny Vialpando, Director, Resilient Environment Department  
Ralph Stone, Director, Housing Finance Division  
Maite Azcoitia, Deputy Attorney, Office of the County Attorney  
Darby P. Delsalle, AICP, Assistant Director, Urban Planning Division

## PROPOSED POLICY

POLICY 2.16.4 Within parcels located west of and including US 1\* ~~and that are~~ designated “Commerce” on the Broward County Land Use Plan and are either, (1) fronting with direct access to a roadway classified as a State road, County arterial, per the Broward Highway Functional Classification map, or other road or portion thereof, as approved by the Board of County Commissioners (“Board”), herein after referred to as a “Qualified Road,” or (2) are located no more than one-half (1/2) mile from a passenger rail station, defined as a station for the transportation of passengers by rail on board trains, locomotives, rail cars, or rail equipment pursuant to a passenger rail service provided by a governmental or non-governmental entity (“Qualified Rail Station”); or are within a parcel designated “Activity Center,” multi-family residential use is permitted in addition to that permitted otherwise in those designations by this Plan, subject to the following:

...

(9) In addition to the provisions of this Policy, parcels designated “Commerce” and meeting the location, frontage, and access requirements of this Policy or within an Activity Center, where the residential development will be located within ¼ mile of a State road, County arterial, or other road or portion thereof, as approved by Board of County Commissioners (“Board”), or within one-half (1/2) mile from a Qualified Rail Station, the Board shall consider the following in the review of funding applications submitted by local governments for future public infrastructure and economic development projects:

...

**Broward County Commission Regular Meeting 2/6/2024**

**Director's Name:** Steve Geller

**Department:** County Commission

**Information**






**Requested Action**

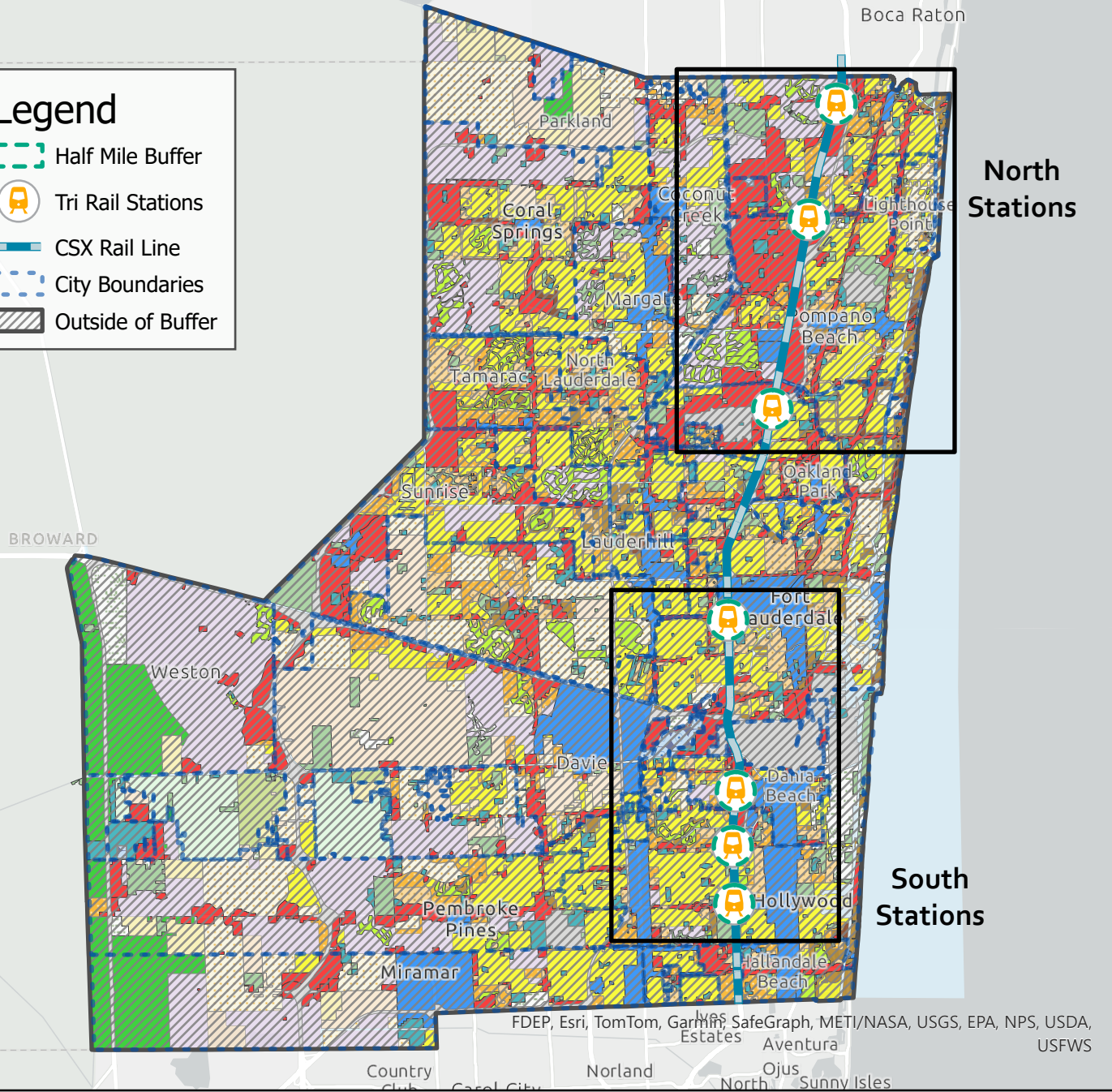
**GELLER AMENDMENT – COMMISSIONER GELLER**

***ACTION: (T-1:19 PM) Commissioner Geller requested that the County Attorney's Office draft an amendment to the Geller Amendment which would include adding density within rail corridors. (Refer to minutes for full discussion.)***



























# Tri Rail Stations and Future Land Use

## Legend

-  Half Mile Buffer
-  Tri Rail Stations
-  CSX Rail Line
-  City Boundaries
-  Outside of Buffer



## Future Land Use

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

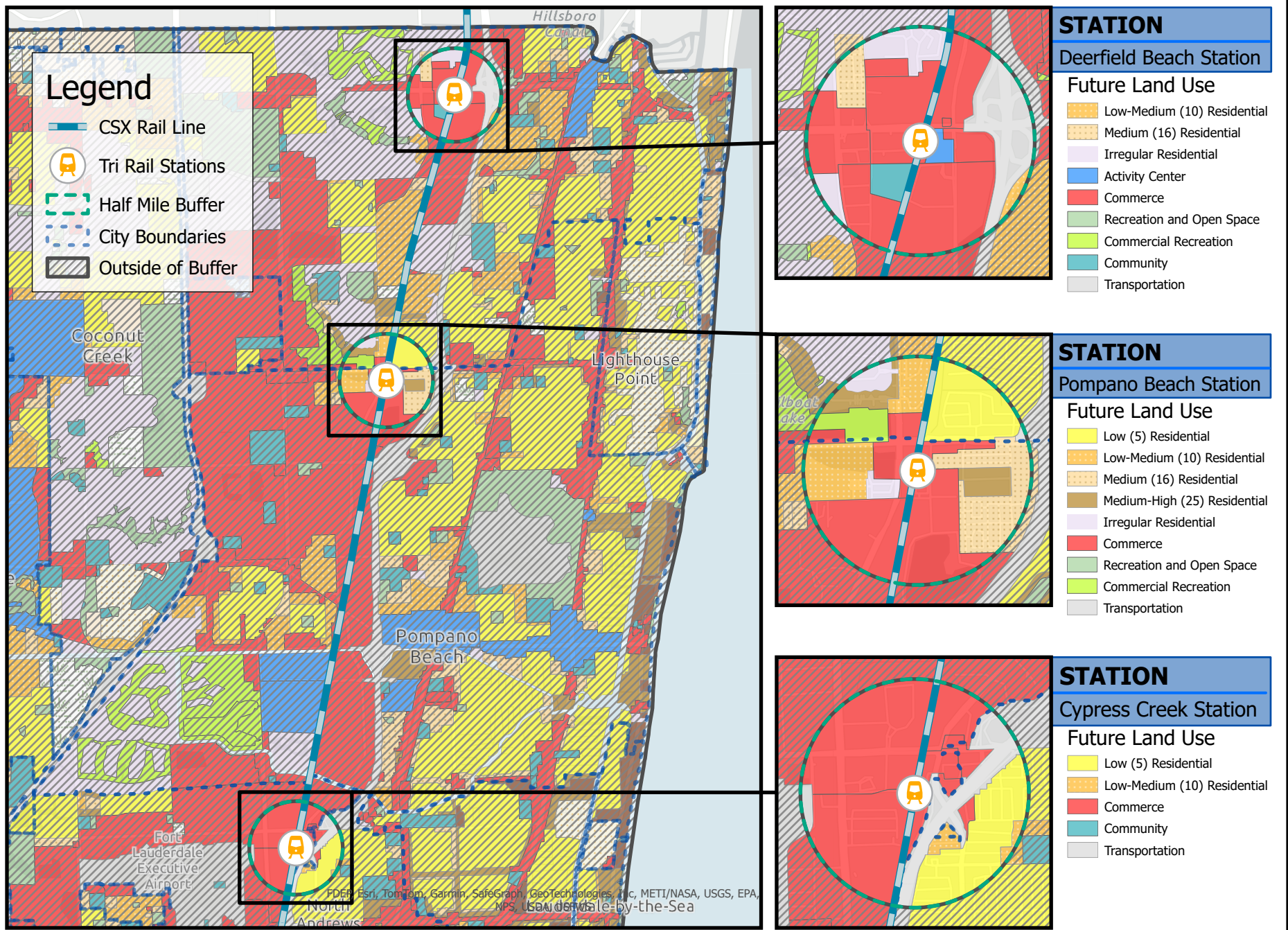
Future Land Use within a half mile buffer of Tri Rail stations along the CSX Line, North Broward.  
 Disclaimer: Not to be used for legal purposes. For representation purposes only.



Prepared By: abard  
 GIS Section  
 Urban Planning Division  
 Resilient Environment Department



# Tri Rail Stations and Future Land Use

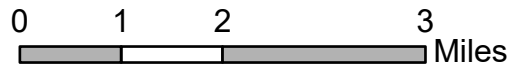


Future Land Use within a half mile buffer of Tri Rail stations along the CSX Line, North Broward.

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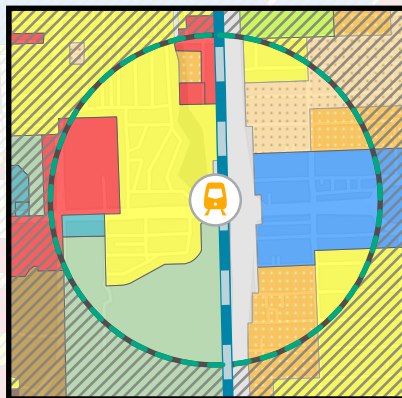
# Tri Rail Stations and Future Land Use

## Legend

- CSX Rail Line
- Tri Rail Stations
- Half Mile Buffer
- City Boundaries
- Outside of Buffer

## STATION

Hollywood Station



### Future Land Use

- Low (5) Residential
- Low-Medium (10) Residential
- Medium (16) Residential
- Medium-High (25) Residential
- High (50) Residential
- Activity Center
- Commerce
- Recreation and Open Space
- Commercial Recreation
- Community
- Transportation
- Water

## STATION

Ft. Lauderdale Station

### Future Land Use

- Low (5) Residential
- Low-Medium (10) Residential
- Medium (16) Residential
- Medium-High (25) Residential
- Activity Center
- Commerce
- Conservation - Natural Reservations
- Recreation and Open Space
- Community
- Transportation
- Water

## STATION

Ft. Lauderdale Airport Station

### Future Land Use

- Low (5) Residential
- Low-Medium (10) Residential
- Medium (16) Residential
- Irregular Residential
- Activity Center
- Commerce
- Community
- Transportation
- Water

## STATION

Sheridan Street Station

### Future Land Use

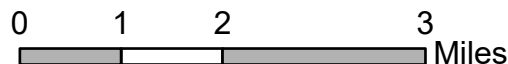
- Low (5) Residential
- Low-Medium (10) Residential
- Medium (16) Residential
- Medium-High (25) Residential
- Activity Center
- Commerce
- Recreation and Open Space
- Community
- Transportation
- Water

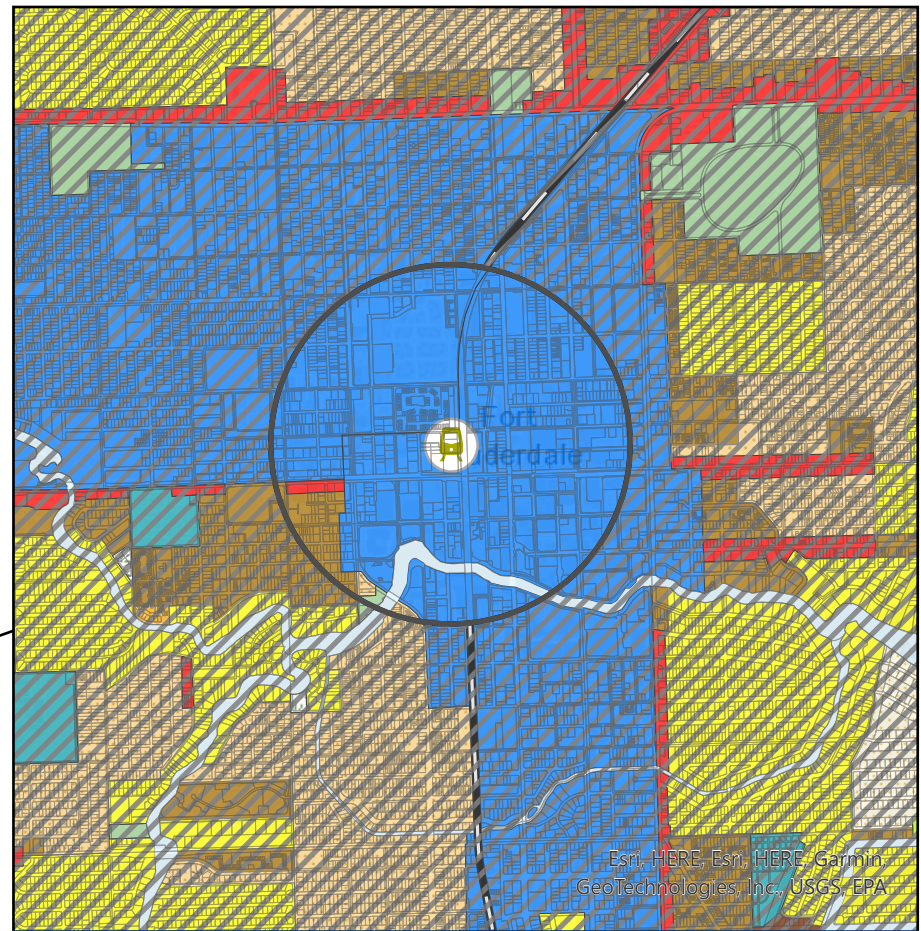
Future Land Use within a half mile buffer of Tri Rail stations along the CSX Line, South Broward.

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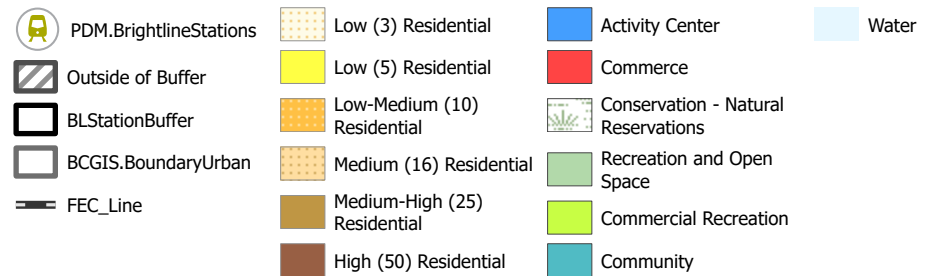


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## Brightline Fort Lauderdale Station : Future Land Use

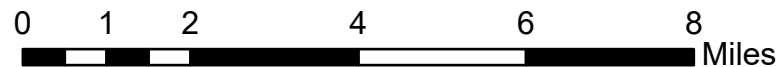


Future Land Use within a half mile buffer of Brightline Fort Lauderdale Station along the CSX Line, Broward.

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Prepared By: anjoseph  
Planning Section  
Urban Planning Division  
Resilient Environment Department



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