

## FUTURE UNINCORPORATED AREA LAND USE ELEMENT

**GOAL 2.0.** Broward County shall provide for a distribution of land use by type, density, and intensity to meet the needs of the current and future resident and seasonal population in a manner that; protects, improves, conserves and sustains the natural and manmade environment; that discourages urban sprawl; is energy efficient; that promotes the reduction of greenhouse gases; that ensures the timely, cost-effective provision of public facilities and services while retaining the unique variety of lifestyles and quality of life; and that facilitates the annexation or incorporation of Unincorporated Areas.

**Objective 2.1.** Maintain a concurrency management system to ensure the issuance of a development order or permit is conditioned upon the availability of facilities and services, which meet the adopted level of service standards as identified in the Comprehensive Plan elements, concurrent with the impacts of new development.

**Policy 2.1.1.** The Development and Environmental Regulation Division (DERD) shall continue to maintain and implement the Broward County Land Development Code, to assure the availability of facilities and services needed to accommodate proposed development.

**Policy 2.1.2.** The County shall apply the concurrency management system to county-wide developments requiring plat approval by the Board of County Commissioners and to unincorporated area developments requiring site plan and building permit approval.

1. Prior to approval by the Broward County Board of County Commissioners, a proposed plat (municipal or unincorporated) shall be found to meet:
  - (a) the traffic concurrency requirements as set forth in Objective 3.2 and associated objectives and policies of the Transportation Element; and
  - (b) the regional park concurrency requirements as set forth in Objective 9.4 and associated policies of the Recreation and Open Space Element; and
  - (c) the solid waste concurrency requirements as set forth in Objective 6.2 and associated policies of the Solid Waste Element; and
  - (d) the mass transit concurrency requirement as set forth in Objective 3.4 and associated objectives and policies of the Transportation Element.
  - (e) the public school concurrency requirements as set forth in Objective 16.2 and associated policies of the Public School Facilities Element.

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2. Prior to approval by the Broward County Board of County Commissioners, a proposed unincorporated area plat shall be found to meet:
  - (a) the local park concurrency requirements as set forth in Objective 9.3 and associated policies of the Recreation and Open Space Element.
  - (b) the public school concurrency requirements as set forth in Objective 16.2 and associated policies of the Public School Facilities Element.
  
3. Prior to issuance of a development order, an application for a building permit in the Unincorporated Area shall be found to meet:
  - (a) the wastewater concurrency requirements as set forth in Objective 5.2 and associated policies of the Sanitary Sewer Element;
  - (b) the potable water concurrency requirements of Objective 4.2 and associated policies of the Potable Water Element;
  - (c) the drainage concurrency requirements of Objective 7.2 and associated policies of the Drainage and Natural Groundwater Aquifer Recharge Element; and
  - (d) the traffic, regional park, solid waste, mass transit, public schools and local park concurrency requirements as stated in 1 and 2 above, unless previously satisfied during the plat or site plan review and approval process.

**Policy 2.1.3.** The DERD shall, with the assistance of the County Attorney's Office, recommend additional standards, procedures, and requirements as necessary to regulate and control the platting of land within Broward County.

**Policy 2.1.4.** The DERD shall, with the assistance of the County Attorney's Office, periodically review the land development regulations governing the issuance of development permits which are consistent with the Development Review Requirements subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan.

**Policy 2.1.5.** Within Standard Concurrency Districts, Broward County shall apply road concurrency standards to all roads functionally classified as collector roadways or above, consistent with Transportation Element Policy 3.4.2.2.

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**Policy 2.1.6.** Promote the availability of consistent information on existing and planned facilities and services provided by different local, regional, state, and federal authorities in the region.

**Policy 2.1.7.** The Planning and Redevelopment Division (PRD) shall promote the implementation of an integrated geographic information system (GIS) which makes available standardized land use and public facilities information for local and regional planning.

**Objective 2.2.** Insure that future land uses adequately reflect soil conditions, topography, and the availability of facilities and services.

**Policy 2.2.1.** Broward County shall, when developing population projections to be utilized in determining the adequacy of public services and facilities, take into consideration Broward County's tourist population and seasonal demands.

**Policy 2.2.2.** The Planning and Redevelopment Division (PRD) shall continue to consider the suitability of soils and the physical and natural features of the land in reviewing land use plan amendments.

**Policy 2.2.3.** The PRD shall periodically evaluate criteria for reviewing and making recommendations regarding the adoption of amendments to the Future Unincorporated Area Land Use Element Map Series.

**Policy 2.2.4** Broward County shall continue to enforce, maintain and revise the zoning code, as necessary, as a means to regulate the use of land.

**Policy 2.2.5.** Broward County shall continue to utilize the development review process of the Land Development Code to implement its standards and criteria for construction and operation of water management works to provide for drainage and stormwater management and to control seasonal and/or periodic flooding in the Unincorporated Area.

**Policy 2.2.6.** Broward County shall continue to implement the floodplain management provisions of the Broward County Code of Ordinances, which establish flood hazard standards for the Unincorporated Area.

**Policy 2.2.7.** Broward County shall continue to maintain a comprehensive water resources management plan which addresses drainage and stormwater management in the Unincorporated Area not included within an independent special or water control district.

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**Objective 2.3.** Redevelop and revitalize blighted areas in the Central County Unincorporated Area.

**Policy 2.3.1.** The Housing Finance and Community Development Division shall continue to renew and redevelop blighted areas in the Central County Unincorporated Area through the management of federal and state funds for capital projects; housing rehabilitation; and program and economic development.

**Policy 2.3.2.** Broward County should further redevelopment activities with those of adjacent municipalities.

**Policy 2.3.3.** The PRD should, continue to develop and implement neighborhood enhancement plans consistent with the Broward County Comprehensive Plan.

**Policy 2.3.4.** Broward County, through its Transit Division, will work to ensure that Unincorporated Area are served with Broward County Transit routes.

**Objective 2.4.** Promote the reduction or eventual elimination of existing land uses found to be inconsistent with the Future Unincorporated Area Land Use Element Map Series and community character.

**Policy 2.4.1.** Broward County shall continue to implement the zoning code as it relates to nonconforming uses and structures.

**Policy 2.4.2.** The PRD shall continue to recommend against proposed land use plan amendments for the purpose of recognizing nonconforming uses which are incompatible with the surrounding land uses.

**Policy 2.4.3.** The PRD shall continue to recommend against proposed land use plan amendments which are incompatible with adjacent land use designations.

**Objective 2.5.** Conserve and protect natural resources, and historic resources.

**Policy 2.5.1.** Broward County shall protect groundwater quality by continuing to implement the wellfield protection provisions of the Broward County Code of Ordinances.

**Policy 2.5.2.** The Broward County Public Health Department of the Florida Department of Health shall continue to protect the groundwater supply from potential sources of contamination in accordance with the water and septic tank provisions of the Broward County Code of Ordinances.

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**Policy 2.5.3.** Broward County shall reduce potential groundwater pollution sources by continuing to implement the wastewater collection and transmission provisions of the Broward County Code of Ordinances.

**Policy 2.5.4.** Broward County shall continue to monitor resource extraction and reclamation operations in Broward County for compliance with Florida Statutes.

**Policy 2.5.5.** Broward County shall minimize adverse impacts on the groundwater supply by continuing to implement code requirements for environmental resource licenses.

**Policy 2.5.6.** The DERD shall, in order to conserve native vegetative cover, continue to implement code requirements relating to the clearance of lands designated as Natural Resource Areas.

**Policy 2.5.7.** The DERD shall, in order to conserve native vegetative cover, continue to implement code requirements, as such relates to natural resource areas contained within site plans in the Unincorporated Area.

**Policy 2.5.8.** The DERD should continue to recommend the designation of land as a Local Area of Particular Concern (LAPC) in the categories of Cultural Resources, Marine Resources, Native Vegetation, Natural Landforms, and Wildlife Areas.

**Policy 2.5.9.** The DERD shall continue to utilize the development review process to consider the impact of proposed land use plan amendments on environmentally sensitive lands such as Urban Wilderness Areas.

**Policy 2.5.10.** The PRD shall request the Broward County Historical Commission to analyze the impacts of proposed land use plan amendments on historic resources in the Unincorporated Area and the PRD shall reflect any findings by the Historical Commission in its recommendation.

**Policy 2.5.11.** The PRD shall recommend that historic resources, identified during the land use plan amendment process, satisfying the criteria of the cultural resource category as defined in the Conservation Element of the Support Documents of the Comprehensive Plan be designated as a Local Area of Particular Concern.

**Policy 2.5.12.** The DERD shall continue to implement code requirements concerning any land designated as an archaeological site in the Broward County Land Use Plan Map Series, the Florida Master Site File or the National Register of Historic Places.

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**Policy 2.5.13.** The DERD shall utilize the findings contained within the Final Survey Report and related maps of archaeological sites in western Broward County as a resource when recommending the addition of archaeological sites to the Broward County Land Use Plan Map Series.

**Policy 2.5.14.** The PRD shall request the Broward County Historical Commission to identify historically significant structures and archaeological sites in the Unincorporated Area which may be eligible for inclusion on the Florida Master Site File, National Register of Historic Places.

**Policy 2.5.15.** Broward County shall incorporate the concepts described within the *Broward County Sustainable Communities: State, Regional, and Local Initiatives* report, the recommendations of the Governor's Commission for a Sustainable South Florida to maximize conservation, prevent pollution, limit waste, and promote efficiency when reviewing development proposals which impact natural and historic resources.

**Policy 2.5.16.** Broward County shall consider developing an overlay district for the preservation of the Water Conservation Areas.

**Policy 2.5.17.** Broward County shall continue to make land use decisions which are consistent with the Federal Water Resources Development Act of 2000 and the Florida Everglades Forever Act with regard to maintaining and/or improving the water quality, quantity, distribution and timing of flows in the water conservation areas.

**Objective 2.6.** Coordinate land use planning activities and coastal area population densities with the Broward County Hurricane Evacuation Plan.

**Objective 2.7.** The PRD shall coordinate future land uses by encouraging the reduction or elimination of uses that are inconsistent with interagency hazard mitigation reports.

**Policy 2.7.1.** The PRD shall work with municipalities to coordinate the preparation of post-disaster redevelopment and mitigation plans for the coastal area.

**Objective 2.8.** Coordinate land use planning activities with resource planning and management plans, prepared pursuant to Chapter 380, "Land and Water Management," Florida Statutes, for lands in and adjacent to Broward County.

**Policy 2.8.1.** Land use plan designations shall be maintained on the Future Unincorporated Area Land Use Element Map Series and land development regulations which are consistent with the basic management philosophy of the Big

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Cypress National Preserve General Management Plan prepared by the National Park Service, United States Department of the Interior.

**Objective 2.9.** Broward County will to the maximum extent feasible, promote “Smart Growth” and energy efficient development and land use patterns which also account for existing and future electrical power generation and transmission systems in an effort to discourage urban sprawl and reduce greenhouse gasses.

**Policy 2.9.1.** Broward County’s development within the Unincorporated Area shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and man-made resources.

**Policy 2.9.2.** Broward County will encourage and implement to the maximum extent feasible for those (re)development projects within the Unincorporated Area the use of compact building design principles which preserve more open space, contain mixed use, support multi-modal transportation options, make public transportation viable, reduce infrastructure costs and take advantage of recycled building materials.

**Policy 2.9.3.** Broward County will encourage and implement to the maximum extent feasible for those (re)development projects within the Unincorporated Area energy conservation and the reduction of greenhouse gasses by encouraging land developers and builders to implement the Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) which generally include the following:

1. Community/Neighborhood -use of compact building design; energy efficient street lighting; energy efficient automobiles/transit.
2. Lot Choice - priority use of small properties in urban areas; use of "brownfield" lands that can be cleaned; use of lands close to sewer and power lines mass transit or green space.
3. Site Choice - re-create or preserve wildlife habitat or shelter, replant or donate vegetation, use cleared material for mulch or landscaping or stabilizing Soil, or save or reuse topsoil.
4. Water Efficiency/Conservation - use of very efficient clothes washers; Low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns.
5. Energy Efficiency/Conservation - use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air-conditioners; use of ceiling fans; energy efficient appliances and indoor

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lighting; efficient well-pumping; use of alternate electrical grids. and/or use of wind/solar/natural gas energy.

6. Materials - use of building materials with recycled content; eco.-friendly insulation; lumber from sustainable sources; or locally produced materials.

7. Health - use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat whole house filtration.

**Policy 2.9.4.** Broward County will encourage and implement to the maximum extent feasible for those (re)development projects within the Unincorporated Areas the use of the “NatureScape Broward” program to create and maintain attractive, low maintenance, low impact landscapes which protect the County’s natural resources.

**Policy 2.9.5.** Broward County shall encourage and implement to the maximum extent feasible for those (re)development projects within the Unincorporated Area energy efficient urban design which is consistent with the Broward County Urban Design Element.

**Policy 2.9.6.** Consistent with Potable Water Element Policy 4.2.6, Drainage and Natural Groundwater Aquifer Recharge Element Policy 7.2.8., Sanitary Sewer Element Policy 5.2.6., and Solid Waste Element Policy 6.2.4., the impact of infrastructure improvements on adjacent natural resources shall be considered when making land use decisions.

**Policy 2.9.7.** Broward County shall continue to provide for convenient on-site traffic flow and consider needed vehicle parking as required by the site plan requirements of the Land Development Code.

**Objective 2.10.** The PRD shall, at a minimum, include future land use designations on the Future Unincorporated Area Land Use Element Map Series (FUALUEMS), consistent with Florida Statutes and the Broward County Land Use Plan.

**Policy 2.10.1.** All properties within Broward County’s unincorporated areas shall be given a future land use designation consistent with Florida Statutes and the Broward County Land Use Plan.

**Policy 2.10.2.** Certain lands may also be given an overlay designation, as appropriate, to conserve, maintain, or enhance unique or significant features or characteristics.

**Policy 2.10.3.** The FUALUEMS shall provide for the following designations:

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1. Estate Residential
2. Low (2) Residential
3. Low (3) Residential
4. Low (5) Residential
5. Low Medium (10) Residential
6. Medium (16) Residential
7. Medium High (25) Residential
8. High (50) Residential
9. Irregular Residential
10. Commercial
11. Office Park
12. Commercial Recreation
13. Industrial
14. Recreation and Open Space
15. Employment Center
16. Conservation, which includes Reserve Water Supply Areas and Natural Reservations.
17. Agricultural
18. Community Facilities
19. Transportation
20. Utilities
21. Mining
22. Electrical Generation Facility
23. Transit Oriented Corridor
24. Transit Oriented Development
25. Mixed Use Residential

The permitted uses and ranges of densities and intensities associated with each designation are identified in the Broward County Land Use Plan, which may be amended from time to time, except for the Electrical Generation Facility Land Use Category. The FUALUE shall further guide uses in the Electrical Generation Facility Land Use Category based on the following three intensity standards:

1. Only electrical generation facilities utilizing resource recovery methods as defined in the Solid Waste Element Support Documents shall be permitted, and;
2. Each facility shall be limited to processing a maximum of 3,500 tons of waste per day, and;
3. Each facility shall be limited to generating a maximum of 200 megawatts of electrical power.

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**Policy 2.10.4.** The Broward County Comprehensive Plan Map Series shall also include the following maps which shall be maintained by the agency indicated:

1. Historic Resources - EPGMD
2. Transportation Concurrency District Map - EPGMD
3. Wellfield Protection Areas - EPGMD
4. Beaches and Shores, Including Estuarine Systems - Broward County Planning Council
5. Rivers, Bays, Lakes & Harbors - EPGMD
6. Floodplains - Broward County Planning Council
7. Wetlands - EPGMD
8. Minerals and Soils - Broward County Planning Council
9. Coastal High Hazard Areas - Emergency Management Agency

**Policy 2.10.5.** Broward County shall continue to maintain and recommend revisions, as necessary, to the zoning code, which establish differing intensities of commercial development and distinguish between neighborhood, community and regional commercial development.

**Policy 2.10.6.** Broward County shall continue to maintain buffering provisions in the zoning code which are necessary to protect residential areas from adjacent non-residential developments.

**Policy 2.10.7.** The PRD shall, when preparing recommendations for proposed industrial land use plan amendments, consider access to major transportation facilities, including highways, airports, and seaports.

**Policy 2.10.8.** Land designated for industrial use on the FUALUEMS shall not be utilized for non-industrial purposes except where in conformance with the provisions of the Broward County Land Use Plan.

**Policy 2.10.9.** Broward County shall continue to maintain amendment provisions in the zoning code which address the potential adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion.

**Policy 2.10.10.** The PRD shall recommend that Urban Wilderness Areas and other appropriate publicly owned lands in the Unincorporated Area be designated as natural reservations on the Future Unincorporated Area Land Use Map Series under the Conservation land use category.

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**Policy 2.10.11.** Clustering of dwelling units within the agriculture land use category may be permitted provided in accordance with the provisions set forth in the Broward County Land Use Plan.

**Policy 2.10.12.** The underlying residential land use designation for proposed expressway alignments shall be recognized where said expressway alignment is adjacent to a residential land use designation.

**Policy 2.10.13.** The PRD shall, when preparing recommendations for proposed land use plan amendments in areas surrounding existing and proposed airports/heliports, promote compatible land uses consistent with the Broward County Comprehensive Plan.

**Policy 2.10.14.** Development orders shall not be issued within areas surrounding existing or committed airports/heliports for structures that are incompatible with airport/heliport uses in accordance with the development review requirements of the Broward County Land Use Plan.

**Policy 2.10.15.** The PRD shall take into consideration the recommendations of Fort Lauderdale-Hollywood International Airport Part 150 Study Technical Report when preparing land use recommendations affecting the Fort Lauderdale-Hollywood International Airport.

**Policy 2.10.16.** The Broward County Aviation Department shall review development activities in areas adjacent to airports/ heliports to protect Federal Aviation Administration approved and locally adopted aircraft air corridors from obstruction.

**Policy 2.10.17.** The Broward County Aviation Department shall continue to comply with the noise zone provisions of the Broward County Code of Ordinances.

**Policy 2.10.18.** In accordance with the provisions of the Broward County Charter, the PRD shall prepare and maintain a land use plan, also known as the Future Unincorporated Area Land Use Element and amendments thereto, which shall be the effective local land use plan for the Unincorporated Area upon adoption by the Board of County Commissioners and (re)certification by the Broward County Planning Council.

**Policy 2.10.19.** The PRD shall submit the Future Unincorporated Area Land Use Element and Map Series and amendments thereto to the Broward County Planning Council for (re)certification upon final adoption by the Board of County Commissioners.

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**Policy 2.10.20.** The Administrative Rules Document: The Broward County Land Use Plan shall continue to be incorporated into the Future Unincorporated Area Land Use Element.

**Policy 2.10.21.** The PRD shall recommend the designation of land use categories on the FUALUEMS in accordance with the availability of public facilities and services needed to support development concurrent with the impacts of development and consistent with the adopted level of service standards in the Broward County Comprehensive Plan elements including: Transportation, Mass Transit, Sanitary Sewer, Solid Waste, Potable Water, Drainage and Natural Groundwater Aquifer Recharge, and Recreation and Open Space.

**Policy 2.10.22.** The PRD shall review applications for plats, rezonings, and site plans for compliance with the future land use designations on the FUALUEMS.

**Policy 2.10.23.** The PRD shall establish and maintain standards for densities or intensities of use for each future land use category established on the FUALUEMS.

**Policy 2.10.24.** Public schools, which are considered to be community facilities, are permitted in the following FUALUEMS designations:

1. All urban residential and mixed-use designations (E-1, LR-2, LR-3, LR-5, LMR-10, MR-16, MHR-25, HR-50, TOD, TOC and MU-R;
2. Commercial;
3. Office Park;
4. Industrial;
5. Employment Center;
6. Agricultural;
7. Community Facilities;
8. Mining.

**Policy 2.10.25.** The Broward County Board of County Commissioners shall coordinate with the School Board of Broward County, Florida, to collocate new public schools with public facilities such as parks, libraries, and community centers, to the extent financially feasible and practical. The following criteria shall be considered for collocating public schools and public facilities:

1. Availability of vacant land of suitable size and dimensions for the collocated public uses;
2. Compatibility of the collocated public uses with the adjacent land uses (e.g., noise, odors, glare, debris, dust, traffic, high voltage power transmission lines,

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etc.) and the compatibility of the collocated public uses future land use designation with the future land use designation of adjacent areas;

3. Concurrency (i.e., roadways, public transit, potable water, sanitary sewer, drainage, aquifer recharge, and public schools) and utility (e.g., electricity, gas, etc.) availability;
4. Environmental limitations (e.g., wetlands, uplands, soil conditions, contaminated sites, potential brownfield sites, soil conditions, etc.);
5. Access approaches, including roadways, public transit, bikeways and pedestrianways;
6. Proximity to urban residential areas, including a range of housing types (e.g., types for very-low income, low income and affordable housing; and
7. Demographic base for purposes of encouraging diversity.

**Objective 2.11.** Broward County shall, to the extent feasible, assist residents and municipalities in determining the appropriate annexation/incorporation choice by 2010.

**Policy 2.11.1.** The PRD shall coordinate the provision of base data to unincorporated area residents and municipalities to assist them with the analysis of annexation and incorporation options.

**Policy 2.11.2.** No municipal annexations shall occur in the water conservation areas.

**Objective 2.12.** Provide innovative land development regulations which encourage planned unit and mixed-use developments, support Crime Prevention Through Environmental Design (CPTED) principles and regulate the use of signage.

**Policy 2.12.1.** The PRD shall maintain and recommend amendments, as necessary, to land use categories which permit developments with a combination of land uses.

**Policy 2.12.2.** Broward County shall maintain and recommend revisions, as necessary, to the planned development provisions of the zoning code.

**Policy 2.12.3.** The PRD shall use the design guidelines set forth in the Broward County Community Design Guidebook development along mixed use transportation corridors, emphasizing development in areas served by existing or planned transit infrastructure.

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**Policy 2.12.4.** Broward County through its land development regulations shall promote and encourage higher density, mixed use and transit/housing oriented redevelopment (THOR) in the unincorporated area as deemed appropriate.

**Policy 2.12.5.** The County shall utilize standards addressing CPTED principles, such as lighting, street design, natural surveillance, natural access control and other concepts, where appropriate, in its development review process.

**Policy 2.12..6.** Broward County shall continue to update and implement regulations pertaining to the use of signs in the Unincorporated Area.

**Objective 2.13.** Ensure the availability of dredge spoil disposal sites for Port Everglades.

**Policy 2.13.1.** The Port Everglades Department (PED) shall maintain a minimum 20-acre on-shore dredge spoil disposal site for Port Everglades in accordance with the review criteria specified within the Deepwater Port Component of the Broward County Comprehensive Plan.

**Policy 2.13.2.** The PED shall establish an off-shore dredge spoil disposal site in cooperation with the Army Corps. of Engineers and the U.S. Environmental Protection Agency.

**Policy 2.13.3.** The EPGMD, Florida Inland Navigation District (FIND) and the U.S. Army Corps. of Engineers shall consult to designate sufficient dredge spoil disposal sites which meet reasonable cost and transportation requirements and are consistent with the environmental and natural resource protection policies of the Broward County Comprehensive Plan, the dredge disposal policies and siting criteria of the Deepwater Port Component, and the FIND's Long Range Dredged Material Management Site Evaluation Criteria for dredged material maintenance outside the Port Jurisdictional Area.

**Policy 2.13.4.** Existing dredge soil disposal sites shall be identified on the Natural Resource Map Series of the Future Broward County Land Use Plan Map Series.

**Objective 2.14.** Utilize the flexibility rules established by the Broward County Land Use Plan in order to facilitate the arrangement of residential densities and commercial acreage to allow the County to respond to changing conditions in the Unincorporated Area.

**Policy 2.14.1.** The County's utilization of the Broward County Land Use Plan "Flexibility Rules," shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts upon public school facilities have been adequately considered. Allocations of

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“flexibility” for “affordable housing” or “special residential facilities” or “urban infill” and urban redevelopment as defined within the Broward County Land Use Plan shall be exempt from this policy.

**Objective 2.15.** Coordinate future unincorporated area land uses with the availability of public school facilities.

**Policy 2.15.1.** Consistent with Objective 17.1 of the Public School Facilities Element, Broward County, the School Board of Broward County and the municipalities shall ensure that the locations of existing and proposed school sites are compatible with and proximate to the existing and planned land uses they serve.

**Policy 2.15.2.** Broward County, the School Board, and the municipalities will coordinate through the procedures established in the Interlocal Agreement for Public School Facilities Planning (ILA) and Broward County and municipal land use planning process to ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the County and municipal comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.

**Policy 2.15.3.** Broward County, the School Board and the municipalities shall coordinate to prepare projections of future development and public school enrollment growth and to ensure such projections are consistent with the Broward County and municipal future land use maps and the School Board’s Long Range Public School Facilities Map consistent with the procedures and requirements identified in the ILA.

### Post Adoption Revisions

1. This Element was amended in Cycle 98-2 through Ordinance Number 1998-39, adopted on November 10, 1998.
2. This Element was amended in Cycle 99-Exempt-T1 through Ordinance Number 1999-56, adopted on October 26, 1999.
3. This Element was amended in Cycle 2001-1 through Ordinance Numbers 2001-26, 28, 29 adopted on June 26, 2001.
4. This Element was amended in Cycle 2002-2 through Ordinance Number 2002-47 adopted on November 12, 2002.

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5. This Element was amended in Cycle 2004-2 through Ordinance Number 2004-51 on December 14, 2004. (Transit Concurrency – Policies 2.1.5 and 2.10.4). Recertified by the Broward County Planning Council on April, 2005.
  
6. This Element was amended in Cycle 2006-2 through Ordinance Number 2006-58 on December 12, 2006.
  
7. This Element was amended in Cycle 2008-1 through Ordinance Number 2008-35 on June 24, 2008
  
8. This Element was amended in Cycle 2009-1 through Ordinance Number 2009-60 on September 22, 2009.

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