

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

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FUTURE UNINCORPORATED AREA LAND USE ELEMENT

I. INTRODUCTION

A. General. Consistent with Florida Administrative Code (FAC) section 9J-5.006, the purpose of the Future Unincorporated Area Land Use Element (FUALUE) is the designation of future land use patterns as reflected in the goals, objectives and policies of the local government comprehensive plan elements. The FUALUE Support Documents provide the data and analysis used as the basis for the goal, objectives, and policies included in the FUALUE.

Part I of the Support Document identifies the service areas and planning horizons, defines key terms, and provides background on Broward County's unincorporated areas. Part II addresses the data requirements and includes inventories of natural resources, conditions of existing land uses, characteristics of planning sectors, and population projections. Part III includes an analysis of the availability of facilities and services to serve existing land 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 Future Unincorporated Area Land Use Element Map Series. Part IV addresses implementation of the Future Unincorporated Area Land Use Element (FUALUE). Part V is the appendix, which includes tables which are too lengthy for the text.

B. Service area. The planning service area is Broward County; the regulatory service area is limited to the Unincorporated Areas.

C. Planning horizons. The short-term planning horizon is 2002; the long-term horizon is 2015.

D. 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 clear zone - A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

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

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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.

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.

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.

Composition - The make up of various land uses by type, extent, intensity, density, or otherwise, which are included in a development or land use category.

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 Broward County's Unincorporated Area, concurrency applies to the following public facilities: potable water, sanitary sewer, solid waste, drainage, roads, mass transit, local and regional parks, and public schools.

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

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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, 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, Florida Statutes; 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 Future Unincorporated Area Land Use Element Map Series (FUALUEMS).

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.

Estuary - A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by fresh water and which has a connection with oceanic waters, including bays, embayments, lagoons, sounds and tidal streams. Among the many important functions of estuarine environments are the provision of habitat for aquatic life

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and wildlife, nesting grounds for waterfowl, breeding waters for fin fish and shellfish, and protection from coastal floods.

Extent - The amount of development, including the area or size in acres.

Everglades Buffer Strip- The area of land between U.S. 27 and the Water Conservation Areas extending from S.R. 84 to 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. For instance, a development proposal creates an anticipated demand for potable water of 5 million gallons per day (MGD) and the potable water supply facility servicing the area in which the development is proposed has a capacity of 50 MGD and operates at a capacity of 25 MGD. In this case, potable water facilities would be adequate since the additional demand would not supersede the capacity of the facility.

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 - Applies 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 - The Earth's surface absorbs the Sun's energy and radiates this energy as heat. Greenhouse gases in the atmosphere absorb this radiated heat and in turn emit in all directions, warming the atmosphere and causing global warming. One

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major green house gas is carbon dioxide. Combustion of all fuels containing carbon (gasoline, natural gas, coal, diesel, wood, and propane) yield carbon dioxide which in turn absorbs and emits heat in the atmosphere causing global warning.

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. Calculations of acreage on the Future Unincorporated Area Land Use Element 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.

High recharge area or prime recharge area - An area, designated by the South Florida Water Management District 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.

Infrastructure - Man-made structures which serve the common needs of the population, such as roads, sewers, water treatment plants, and canals.

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.

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.

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Level of service - 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.

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 - 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 diffuse 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.

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.

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

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United States Green Building Council Leadership in Energy and Environmental Design (LEED) – Rating system for green building design requiring a minimum of twenty-six points for a minimum LEED certification. Points are received for meeting different design criteria and standards. Categories considered are: sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation and design process.

Urban 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 and the average residential density is at least five dwelling units per acre, the average nonresidential density is at least a floor area ratio of 1.0, and vacant, developable land does not constitute more than 10 percent of the area.

Urban redevelopment -The demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill or 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 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35.

E. Background. Broward County contains 1,200 square miles of land which is bounded on the north by Palm Beach County, on the south by Dade County, on the east by the Atlantic Ocean, and on the west by Hendry and Collier Counties. Only 410 square miles are developable and the other 790 square miles are the remaining Florida Everglades, which constitute the Water Conservation Areas. Broward County is also divided into 29 incorporated municipalities and numerous Unincorporated Areas. There also are Native American reservation lands within Broward County, belonging to the Seminole and Miccosukee tribes, where the regulation of development activities is the sovereign authority of the tribal government. The primary focus of the future land use element of this comprehensive plan is the Unincorporated Area.

The future land use component of a comprehensive plan guides the physical growth and development of the community over a specified period of time. For Unincorporated Broward

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County, the Future Unincorporated Area Land Use Element (FUALUE), is intended to direct community development over an initial time period of five years and a long term time frame of 18 years. After the initial five years, as well as every five years following, the document and associated maps will be evaluated and a major revision completed to respond to changing conditions, as required by Florida Statutes. Minor revisions will be made on an annual basis to ensure the information in the document is current. The long term time frame of 18 years has been set to correspond with the planning periods of the Strategic Regional Policy Plan for South Florida and the Metropolitan Transportation Organization's Trafficways Plan. The FUALUE and the entire comprehensive plan 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 and other changes which may occur.

Certain characteristics of Unincorporated Broward County present unique challenges in terms of forecasting future growth and development. The actual land area which constitutes the Unincorporated Area is approximately 850 square miles, of which, only approximately 60 square miles is developable. The developable portion is fragmented and cast across the county in a haphazard manner. Map 2-4, Broward County Municipalities, displays the pattern. This segmented configuration occurred as rapid growth spurred a flurry of incorporation and annexation activity which still continues today, albeit to a lesser degree. Conventional land use planning is customarily conducted for a contiguous expanse of land with a stable size, as opposed to scattered parcels which are being consumed into the territory of other municipalities. One must bear in mind that some of the concepts and approaches of traditional land use planning are not readily applied in Unincorporated Broward County.

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: the lowering of the water table as a result of the construction of drainage canals; access resulting from the construction of major roadways, including the Florida Turnpike, I-95, I-75 and I-595; and a steady rate of residential in-migration.

A new Existing Land Use Map, Map 2-2 updates Map 3-1. A comparison of these two maps, together with existing land use acreage data from 1987 and 1995, displayed in Appendix 2-B illustrate the changes which have occurred since the Future Unincorporated Area Land Use Element was adopted in 1989. The overall size of the Unincorporated Area has decreased from 52,958.9 to 51,176 acres. This has resulted from ongoing municipal annexation actions. The size of the Unincorporated Area has decreased by approximately 20 square miles as a consequence of the recent incorporation of the City of Weston.

Continual growth and development within the Unincorporated Area is reflected by the decrease of vacant and agricultural land. Between 1987 and 1995, vacant land has decreased by 7,451.6 acres from 22,103.6 to 14,652 acres, while agricultural uses have decreased from 3,675.3 to 2,270 acres. In contrast, residential uses have increased from 18,607.2 to 22,636 acres. The predominant increase occurred in single-family detached uses within the western suburbs of the

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Unincorporated Area. Commercial and industrial uses remained relatively stable, with commercial uses increasing from 1,066.9 to 1,187 acres and industrial uses increasing from 1,097 to 1,297 acres. In order to accommodate the increased population reflected in the increase of residential uses, educational and other community facility uses have increased from 1,860.0 to 2,261 acres and utilities have increased from 614 to 1,450 acres.

The unincorporated Water Conservation Areas (WCAs), which include the Miccosukee and Big Cypress Seminole reservations, totaling approximately 790 square miles, are located west of Levees L-33, L-35, L-35A, L-36, and L-37. This includes 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 do offer an abundance of outdoor recreational opportunities, including fishing, hunting, canoeing, and bird watching. The Florida Game and Freshwater Fish 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 areas. Other physical and environmental factors have been considered in determining the density and intensity of urban growth, including 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 Natural Resources Map Series of Volume 1, the Broward County Land Use Plan, 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. It is the primary intent to designate future land use categories in a manner which promotes the concentration of urban uses, to produce a compact development pattern, thereby discouraging urban sprawl.

II. DATA REQUIREMENTS

Rule 9J-5.006(1), FAC., requires the future land use element be based upon the best available data and that the data include an inventory and map of generalized land uses and natural resources. It also requires the inclusion of population projections. Part II of the FUALUE Support Documents addresses the above-described rule requirements.

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A. Natural resources. The Broward County Land Use Plan Natural Resource Map Series and the Broward County Comprehensive Plan Map Series provide the spatial data for Broward County natural and historic resources, including the Unincorporated Area. These maps present county-wide data. Historically, development limitations due to poorly draining soil types, low elevations, and flooding potential have not limited urban growth in the developable area of Broward County. The removal of these limits has been allowed through the application of standard land management practices, including drainage and fill. Presently, the location, distribution, density, and intensity of future land uses as identified by the Future Unincorporated Area Land Use Element Map Series are constrained by the presence of wetlands and the locations of zones of influence of public water supply wells within the bounds of the developable area.

1. **Potable water wells and wellhead protection areas.** The Existing and Planned Public Potable Water Wells and Wellhead Protection Areas Map illustrates the general locations of public wellfields and the extent of their zones of influence for Broward County. Table 2-1 shows primary wellfields by planning sector in the Unincorporated Area.

**Table 2-1
Primary Wellfields by Planning Sector**

Northwest Sector	Northeast Sector	East Central Sector	West Central Sector	Southwest Sector	Southeast Sector
North Regional	Broward County 2-A	Broward County 1-A	---	South Regional	---

Chapter 27, Article XIII, “Wellfield Protection”, of the Broward County Code of Ordinances safeguards 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 wellhead protection areas of water supply wells. Wellhead Protection Areas are divided into three concentric zones, each of which provides a certain level of protection based upon travel time contours. Travel time contours represent the amount of time it takes for water to migrate into the a well from a specific geographic location. Areas within Zone 1 are delineated to correspond to the 10-day travel time contour and there are no regulated hazardous materials permitted. The boundaries of Zone 2 represent the 30-day travel time contours. A Hazardous Material Wellfield license must be obtained for the storage, handling, use, or production of hazardous or toxic substances in Zone 2. License conditions include a quarterly materials inventory, containment mechanisms, emergency plans, monitoring wells, and spills reporting. Zone 3 corresponds to the 210-day travel time contour or the one-foot drawdown contour if it is greater than 210-days. The storage, handling, use, or production of hazardous or toxic

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substances within Zone 3 is subject to obtaining a Hazardous Materials license in accordance with Chapter 27, Article XII of the Broward County Code of Ordinances. Nearly 200 facilities are inspected and licensed to provide protection of the drinking water supply in Broward County.

2. **Beaches and shores, including estuarine systems.** The Beaches and Shores, including Estuarine Systems; Rivers; Bays; Lakes and Harbors Map depicts the locations of major surface water-related natural resources which influence the Unincorporated Area. The primary coastal feature are the natural beaches which span the entire north to south length of the County; however, only approximately two to three miles of the Unincorporated Area is located along the coast. There are no estuaries within the Unincorporated Area.

3. **Rivers, bays, lakes, floodplains, and harbors.** The Broward County Waterbodies Map 2-5 displays the major surface water features, including 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 Unincorporated Area. Lakes have been formed as a result of excavation activities. There are a series of lakes within the Unincorporated Northeast sector, which include Crystal Lake along Sample Road and Quiet Waters Park. 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 floodprone area. The areas generally not prone to flooding include: a remnant of the Atlantic Coastal Ridge located within an area between U.S. 1 Highway and I-95, between the Hillsboro Canal and Atlantic Boulevard; the vicinity of the Fort Lauderdale Executive Airport and the Fort Lauderdale/Hollywood International Airport; and an elevation prominence located north of Riverland Road between the Florida Turnpike and NW 27 Avenue.

The Broward County Department of Natural Resource Protection (DNRP), through its county-wide review and permit authority, requires floor area elevations to meet 3-day, 100-year design storm criteria. The DNRP's review also requires crown elevations to meet 1-day, 10-year storm event design criteria for local roads in the Unincorporated Area and County roads on the Functional Classification Map.

4. **Wetlands.** The Water Conservation Areas (WCAs), 790 square miles in size and located west of the developable area of the County, are a major wetland of great importance. There are four WCAs, 2-A, 2-B, 3-A, and 3-B, which are managed by the South Florida Water Management District (SFWMD) 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, and water quality management.

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Several initiatives are underway to reduce seepage under the WCA levees and to ensure there is an ample supply of water for urban purposes. Among these are two land acquisition initiatives being spearheaded by the South Florida Water Management District (SFWMD) to form the Everglades Buffer Strip and the East Coast Buffer. The Everglades Buffer Strip is a 4,000 acre strip of land located south of S.R. 84, north of Dade County, east of the Water Conservation Area levees, and west of U.S. 27 Highway. The northern portion of the Everglades Buffer Strip, which includes approximately 1,600 acres of land which extends between S.R. 84 and the C-11 canal, is almost completely acquired. The East Coast Buffer is a regional land acquisition initiative covering portions of Dade, Broward, and Palm Beach Counties. In Broward County, the East Coast Buffer Plan is to acquire land east of the Everglades Buffer Strip to create a series of diked marshes which would provide a greater level of natural systems management than the Everglades Buffer Strip. The formulation of Water Preserve Areas (WPAs) is a concept is being studied by the Army Corps. of Engineers and the SFWMD as part of the Central and South Florida Project Re-study. The main idea behind the WPAs is to expand the East Coast Buffer.

The area located west of U.S. 27 Highway between SR 84 and Sheridan Street within the Southwest sector is predominately characterized by freshwater sawgrass wetlands. A grouping of freshwater wetlands may be found within the Northwest sector, which consist of primarily cypress vegetative communities. A concentration of forested freshwater wetlands is located south of SR 84 and west of I-95 along the South Fork of the New River. The remaining saltwater mangrove wetlands are generally located between U.S. 1 and U.S. A1A Highways, south of SR 84 and north of Hollywood Boulevard within the Southeast sector. The Broward County Wetlands Map identifies the locations of the remaining fresh and salt water wetlands within Broward County.

The DNRP has administered a program to protect and preserve wetlands since 1993 in accordance with the Broward County Code of Ordinances, Chapter 27, Article XI, Aquatic and Wetland Resource Protection. Its purpose is to maintain the functions and values provided by aquatic and wetland resources so there will be no overall net loss and to strive for a net resource gain over present conditions. Adverse impacts must be regulated by avoidance as the first priority, minimization as a second priority, or mitigation as a third priority. Wetland resource alteration includes the dredging, filling, draining, or flooding of jurisdictional wetland areas. A license must be issued by DNRP prior to the alteration of wetlands. Decisions to issue licenses are made by evaluating the quality and condition of the wetland and deriving a numerical ranking of the wetlands importance. This ranking, which is between .25 and 1.0, is called the Wetland Benefit Index (WBI). The numerical ranking is based upon ten factors which include fish and wildlife values, hydrophyte dominance, intactness of wetland community, connectedness of surface water hydrology, connectedness of the location in the landscape, hydroperiod, soils, and habitat diversity.

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5. **Soils.** The Broward County Land Use Plan Natural Resource Map Series, Soils, indicates there are ten soil associations within the eastern developable area of Broward County which are grouped into four general categories that are associated with natural vegetative communities. The soils of the coastal ridges consist of Urban Land-St. Lucie association located along the Florida East Coast Railroad right-of-way north of Sample Road and urban land-beaches association located east of U.S. A1A Highway. Both soil types have been generally modified for urban use. The soils of the low ridges, knolls and flatwoods include Dade-Urban Land, Duette-Urban Land-Pomello, Immokalee-Urban Land-Pompano, and Immokalee-Urban Land associations. These soils, which formerly supported sand pine vegetative communities, have been substantially modified for urban use and are generally located between U.S. 1 and U.S. 441 Highways. The soils of the low flatwoods, sloughs and marshes, which include Hallandale-Margate and Lauderdale-Dania associations, are poorly draining soils located generally west of U.S. 441 Highway and are respectively associated with historic cypress and sawgrass wetland vegetative communities. The soils of the coastal lowland and tidal swamps include Udonthents-Urban Land-Pennsuco and Arents-Urban Land associations which respectively consist of mixed limestone fragments or sand that was used to fill in former coastal swamps which supported mangrove vegetative communities. These soils are generally located between U.S. 1 and U.S. A1A Highways.

6. **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. Sand and limestone are actively mined and are used as clean landfill and in the production of concrete building products. Active mining areas in the Unincorporated Area are located within: the Northeast sector, one block west of Powerline Road, north of Sample Road (10 acres); the Northeast sector at 3900 Powerline Road, which is a portion of Crystal Lake; and the Southeast sector at 3000 W. SR 84 (235 acres).

B. Existing land use conditions. Appendix 2-A shows the approximate acreage and the general range of density or intensity of use for the gross land area in each existing land use category for Broward County's Unincorporated Areas. Appendix 2-B compares existing land use by category between 1987 and 1995. An overall trend which has emerged is the conversion of vacant and agricultural land to low and low-medium residential uses, predominantly in the Southwest sector, with a concurrent rise in community facilities and utilities. Map 2-2 shows the geographic distribution of existing land uses. Map 2-2 has been created using data collected by the SFWMD. The existing land use categories discussed in this section do not mirror the categories displayed on the map and the acreage figures for each category are estimates.

1. **Residential.** Existing residential uses include the activities which take place in those areas primarily used for housing. Residential uses are classified into seven sub-categories in Appendix 2-A but Map 2-2 displays these seven sub-categories as a single use. The Single-Family Detached Suburban existing land use category, having a density

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of more than one unit per acre, is the most substantial residential category, incorporating approximately 12,724 acres and close to 25 percent of all existing land uses. This category primarily includes low-density, suburban type development and is found throughout the majority of the Unincorporated neighborhoods. Low density residential development in the Estate Single-Family category, characterized by one unit or less per acre also is considerable, consuming 7,251 acres and roughly 14 percent of all existing land uses. These residential areas are generally semi-rural in character and are primarily located in the Southwest sector. Several of these neighborhoods include Sunshine Ranches, Rolling Oaks, Royal Palm Ranches, Sunshine Acres/Rio Ranches and Country Estates. Multi-Family (Moderate) residential uses contain up to 25 dwelling units per acre, accounting for 2,266 acres. Among the neighborhoods which contain moderate residential densities are Crystal Lake, Lake George, Leisureville, and Loch Lomond. High density residential uses which contain more than 25 dwelling units per acre, account for only 278 acres and are primarily located in the coastal neighborhoods of Palm Club, Bel-Aire, and Terra Mar. Although multiple family residential uses do not consume an abundance of land, they do provide nearly 30 percent of all housing in the Unincorporated Area. (See Housing Element)

2. **Commercial.** Existing commercial uses are characterized by those areas which are predominantly used for activities related to the sale, rental, and distribution of products, or performance of services. There are approximately 1,167 acres of commercial retail uses within the unincorporated areas of Broward County, an increase of 100 acres since 1987. Commercial retail uses are typically defined by their primary trade area and include neighborhood commercial, community commercial, regional commercial, and super regional commercial. For purposes of Map 2-2, however, commercial retail uses are mapped as one category. Table 2-2 displays general guidelines for different types of commercial uses.

**TABLE 2-2
GUIDELINES FOR COMMERCIAL USES**

TYPE OF COMMERCIAL USE	MINIMUM POPULATION TO SUPPORT USE	RADIUS	DRIVING TIME
Neighborhood	2,500 - 40,000	1.5 miles	5 - 10 minutes
Community	40,000 - 150,000	3 - 5 miles	10 - 20 minutes
Regional	150,000 - 300,000	8 miles	20 minutes
Super Regional	300,000 or more	12 miles	30 minutes

SOURCE: Shopping Center Development Handbook, Community Builders Handbook Series (2nd Edition), Urban Land Institute, Washington, D.C. (1985).

Neighborhood commercial uses are generally located on county collector streets, thereby avoiding having local streets serve as the principal access to the center. Neighborhood commercial uses are typically intended to serve the residential area within about a 1.5

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mile radius of the use. Although 1.5 miles is too far to walk and carry groceries, given the existing low-density pattern of development, this pattern is expected to continue into the short-term planning horizon.

Community, regional, and super regional commercial uses are generally located on roads functionally classified as either collector or arterial roadways. Regional and super regional commercial uses are typically located within one-half mile to one mile from an interchange.

3. **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. Approximately 1,297 acres of industrial uses exist within the unincorporated areas of Broward County. There has been an increase of 200 acres since 1987.

4. **Agricultural.** Existing agricultural uses occur in areas which are predominantly used for activities relating to the cultivation of crops and livestock. They primarily include animal husbandry, horse ranching, and ornamental horticulture. Agricultural uses have decreased in the Unincorporated Area between 1987 and 1995, from 3,675 acres to 2,270 acres. This is a significant decline totaling 1,405 acres. One dairy farm operation still remains in the Southwest sector. Existing agricultural land is primarily found in the western Unincorporated Areas. The findings of a study of the agricultural industry by the Broward County Planning Council in October of 1996, indicated the economic viability of agriculture in Broward County has significantly declined over the past 45 years. It also uncovered a divergence between existing agricultural land and land designated agricultural on the FUALUEMS. Land which is currently in agricultural production is not necessarily designated agricultural on the FUALUEMS.

5. **Recreation.** Existing recreational uses are those areas used for indoor and outdoor recreational leisure activities. Recreation uses are classified in Appendix 2-A as being either private or public. Private recreation uses are those uses not available to the general public, such as private golf and tennis courses or clubs. Public recreation uses include local and regional parks located within Broward County's Unincorporated Areas. The Unincorporated Area has experienced a 118 acre increase in private recreation uses. In 1987, there are 1,132 acres of private recreational uses and in 1995 there are 1,250 acres. Public recreational uses remained static and currently total 933 acres, experiencing a one acre loss since 1987.

6. **Conservation.** Existing conservation uses are found in those areas primarily used for activities relating to the conservation or protection of natural resources or

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environmental quality. They include floodplain management, fisheries management, and protection of vegetative communities and wildlife habitat. Conservation uses are listed in Appendix 2-A as being either urban or rural. The line delineating the urban from the rural area is the levees bounding the water conservation areas. Areas east of the levees are classified as urban or generally suitable for development while the area west of the levees is rural or not suitable for development.

Acreage devoted to urban conservation uses in the developable area is unchanged since 1987, remaining at 191 acres. It is anticipated the existing acreage will increase as the SFWMD implements the East Coast Buffer Plan to acquire acreage adjacent to the WCAs to maintain and enhance ecological functions, including groundwater recharge, water flow, and flood control.

The rural conservation uses include those portions of the water conservation areas within Broward County. The rural conservation use land area has not been altered since 1987, totaling approximately 790 square miles. For additional information on the four water conservation areas located within Broward County, please see the Drainage and Natural Groundwater Aquifer Recharge Element.

7. **Community Facilities.** The community facilities existing land use category includes educational facilities and public buildings and grounds. Acreage used for community facilities has undergone significant growth since 1987. A total of 400 acres of community facilities have been added, amounting to 2,261 acres. Community facility uses include schools, governmental buildings, shelters, and other public buildings. The increase of community facilities reflects the escalation of residential uses to meet the demands of an expanding population.

8. **Vacant or undeveloped land.** Existing vacant land includes those areas which do not contain improvements. There are 14,652 acres of vacant land available in 1995. This represents approximately 29 percent of the developable land in Unincorporated Broward. The amount of vacant land has declined substantially from the 22,104 acres existing in 1987. A large portion of this land is located in the southwestern area.

9. **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 one. The only historic resource site which is listed in the National Register of Historic Places (NRHP) within the Unincorporated Area of Broward County is site number 3, the Sample Estate located on North Dixie Highway in Pompano Beach (NHRP listing 3/1/84). The Hillsboro Lighthouse, designated by the 1989 FUALUE as a historically significant site located within the coastal Unincorporated Area, is actually located in the Town of Hillsboro. The

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North New River Canal site, which is the first lock in South Florida, is now part of incorporated Davie.

10. **Dredge spoil disposal.** No dredge spoil disposal areas exist in Broward County's Unincorporated Areas; however, there is a twenty-five acre site within the Port Everglades Jurisdictional Area. It is located southeast of SE 36th Street and SE 18th Avenue in Hollywood.

11. **Generalized land uses of adjacent municipalities.** Generalized existing uses of land adjacent to the boundaries of the Unincorporated Area are depicted on the Existing Broward County Land Use Plan Map Series.

12. **Designated areas of critical state concern.** In 1989, no areas within Broward County had been designated an "Area of Critical State Concern" pursuant to Section 380.05, Florida Statutes. However, the westernmost portion of the Unincorporated Area bordering Collier County abuts the Big Cypress National Preserve which is a designated Area of Critical State Concern. The abutting portion of Broward County is within the jurisdiction of the Miccosukee State Indian Reservation. **Objective 2.8** addresses the coordination of land use planning activities with the management plan for the Big Cypress National Preserve.

C. Sectors. The developable portion of the Unincorporated Area has been divided into six geographic sectors for planning purposes. They are identified within Map 2-3 as Northwest; Northeast; East Central; West Central; Southeast; and Southwest. Appendix I displays the names of the residential neighborhoods by sector, as well as their approximate size.

1. **Northwest sector.** The Northwest sector is characterized by agricultural, low-density residential and vacant land uses. The agricultural and vacant uses primarily occur north of the Sawgrass Expressway and west of S.R. 7. Fern Forest Park is a regional county park, as well as a designated Urban Wilderness Area, located west of the Florida Turnpike and south of Atlantic Boulevard. The five residential neighborhoods scattered throughout the Northwest sector are Ramblewood, Broadview Estates, Hillsboro Pines, Godfrey Road, and Hillsboro Ranches.

2. **Northeast sector.** The Northeast sector contains two different primary land use characteristics. The area between the Florida Turnpike and the Chesapeake Seaboard railroad right-of-way is predominated by industrial, excavation and sanitary landfill activities, with the medium density, multi-family, residential community of Crystal Lake located along Military Trail. The land use east of the railroad right-of-way consists of residential uses with commercial and industrial uses located along the major roadways, including Sample Road, Dixie Highway, and U.S. 1 Highway. The only coastal communities in the Unincorporated Area are located in the Northeast sector, north of Commercial Boulevard and on either side of U.S. A1A Highway. They include the low

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density residential neighborhoods of Terra Mar, Palm Club, and Bel-Aire; and the high density communities of Sea Ranch Club and an unnamed neighborhood. The area east of I-95 has been designated for urban infill and the area east of the Florida Turnpike is included in the South Florida Regional Planning Council's (SFRPC) Eastward Ho! project study area.

3. **East Central sectors.** The East Central sector contains primarily low-density residential uses, with commercial uses located along the major roadways. The neighborhoods of St. George, Franklin Park, Broward Estates, Washington Park, West-Ken Lark, Rock Island, Golden Heights, Roosevelt Gardens, and Boulevard Gardens have been designated as part of the Central County Community Development Area. These neighborhoods are scheduled to receive capital improvements including streets, sidewalks, parks, and drainage, as well as the development of affordable housing. Melrose Park is unique because it's an older planned community with a concentric street lay-out. The several neighborhoods north of S.R. 84, east of the Florida Turnpike, west of I-95, and south of Davie Boulevard are characterized by single-family, low-density, established residences, many of which are located on waterfront properties. They include Lauderdale Isles, Broadview Park, Riverland Woods, Riverland Village, Chula Vista and River Landings. Secret Woods Park also is located north of S.R. 84 along the North New River Canal, as well as a string of marinas. The area east of the Florida Turnpike has been designated for urban infill and is included in the Eastward Ho! project study area.

4. **West Central sector.** The West Central sector contains primarily mixed residential uses, with commercial uses located along the major roadways. The West Central sector consists of the Pompano Park neighborhood, as well as part of the Broadview Park neighborhood.

5. **Southeast sector.** The Southeast sector contains a mix of residential uses, with commercial uses located primarily along Griffin Road, Stirling Road and S.R. 84. Industrial uses are located within an area south of S.R. 84 and west of Ravenswood Road. An electric power plant facility is located south of S.R. 84 and east of U.S. 441 Highway and another plant is located in Port Everglades. The Fort Lauderdale/Hollywood International Airport is located east of I-95 and west of U.S. 1 Highway between I-595 and Griffin Road. A major expansion of the airport is underway and has involved the purchase of land west of the clear zone to expand parking facilities. Land is currently being acquired to the east of the airport to proceed with expansion activities. The area east of the Florida Turnpike has been designated for urban infill and is included in the Eastward Ho! project study area. A Seminole Indian Reservation is located north of Sheridan Street, south of Stirling Road, and is divided by the Florida Turnpike and S.R. 7.

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There are two primary residential areas located in the Southeast sector. The first one is located north of Stirling Road, south of SW 42 Street, east of the Florida Turnpike and west of U.S. 1 Highway. The area consists of the low and medium density residential neighborhoods of Davis Isles, Edgewater/Avon Park, Lake George, Chambers Estates, Shady Ridge Estates, Ravenswood Estates, Arapaho Farms, and Harger Hill Estates of Fort Lauderdale. A second residential Unincorporated Area within the Southeast sector is generally located between S.R. 7 and I-95, south of Pembroke Road. This area contains primarily single-family and attached residential uses, with commercial uses located along S.R. 7, Pembroke Road, and Hallandale Beach Boulevard. It includes the neighborhoods of Utopia, Miami Gardens, Carver Ranches, and Lake Forest which are designated as the South County Community Development Target Areas. The Capital Improvements Element identifies the infrastructure and neighborhood improvements scheduled for the South County Community Development Target Area over the next five years. Industrial uses also are located along SW 40th Avenue.

6. **Southwest sector.** The Unincorporated Southwest sector is characterized by vacant land, agricultural, and low-density residential land uses, including Pine Island Ridge, a developed mixed residential planned community. The recently incorporated planned community of the City of Weston, for which the Comprehensive and Neighborhood Planning Division is anticipated to retain planning responsibilities until September 1997, is located in the Southwest sector. The neighborhoods approximately located north of Sheridan Street, south of Griffin Road, east of U.S. 27, and west of University Drive are predominated by low-density, single family land uses. Among these neighborhoods are Rolling Oaks, Green Meadows, Country Estates, and Sunshine Ranches.

This sector still contains the largest concentration of vacant land, 11,835 acres, which is considerably less than the 19,505.5 in 1989. The Broward Women's Correction Facility is located on Sheridan Street, east of U.S. 27 Highway, and the Broward County Contingency Landfill Facility is located between Stirling Road and Sheridan Street, east of U.S. 27 Highway. The last operating dairy facility within the Unincorporated Area is located between Stirling Road and Taft Street, along University Drive. The Everglades Buffer Strip also is located north of Sheridan Street, south of S.R. 84, west of U.S. 27 Highway, and east of the Water Conservation Area levees.

D. Population methodology, estimates and projections. Rule 9J-5.005(2)(e), FAC, provides the comprehensive plan must be based upon resident and seasonal population estimates and projections. These estimates and projections must be based upon those provided by:

1. the University of Florida, Bureau of Economic and Business Research; or
2. the Executive Office of the Governor; or
3. the local government.

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Further, if the local government chooses to prepare its own estimates and projections, the estimates, the projections, and a description of the methodologies utilized to generate the projections and estimates must be submitted to the Florida Department of Community Affairs (DCA) with its plan when the plan is due for compliance review, unless it has submitted them for advance review. The DCA then evaluates the application of the methodology used by the local government in preparing its own population estimates and projections and determines whether the methodology is professionally acceptable. The DCA is required to provide its findings to the local government within 60 days.

The 1989 Broward County Comprehensive Plan was based upon the Broward County Population Forecasting Model (BCPFM). The BCPFM projects population using the cohort-survival technique and then assigns that projected population to census tracts based on seven factors. The BCPFM also addresses population projections for the seasonal population. By letter dated May 2, 1988, the DCA found that the Broward County Population Forecasting Model complies with the population projection methodology requirements of Chapter 9J-5, FAC. The estimates and projections used in the 1997 Broward County Comprehensive Plan also are based upon the BCPFM.

Appendix 2-E provides forecasts of Total Population, which includes Resident Population and Seasonal Population for the Unincorporated Area, as well as a breakdown of these forecasts by Census tract. Appendix 2-F is a chart which shows population change from 1900 through 2015.

III. ANALYSIS REQUIREMENTS

Rule 9J-5.006(2), FAC., requires the future land use element be based upon an analysis which addresses the availability of facilities and services to serve existing land 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 proposed development or redevelopment based upon recommendations contained in any existing or future hazard mitigation reports.

A. Availability of facilities and services. The availability of facilities and services needed to accommodate existing land uses and population has been addressed within the Transportation, Recreation and Open Space, and Sanitary Sewer, Potable Water, Solid Waste, Drainage and Natural Groundwater Aquifer Recharge Elements. This section summarizes the information contained in these elements which analyzed the adequacy of existing levels of service capacities for such public facilities as roads, parks, sanitary sewer, potable water, solid waste, drainage and natural groundwater aquifer recharge. **Objectives 2.1** and **2.2** address the availability of facilities and services.

1. **Traffic Circulation.** Approval of new development is conditioned upon meeting transportation concurrency requirements. Transportation concurrency means the impacts

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of new development must not compromise the level of service standard for roads; if a development proposal is projected to have a detrimental effect on the designated level of service standard for a particular road, improvements must be made to the road network to mitigate those impacts. 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. However, seven County road segments are operating at level of service "F". The only deficient north-south County roadway includes a portion of Rock Island Road. The deficient east-west County roadways include portions of Copans Road, Coconut Creek Parkway, SE 15th Street, SE 62nd Street, and NE 62nd Street. The deficient north-south State roadways include portions of SR 7, I-95, U.S. 1 and University Drive. The deficient east-west State roadways include portions of Hollywood Boulevard, Sheridan Street, Hillsboro Boulevard, Sample Road, Atlantic Boulevard, Commercial Boulevard, Oakland Park Boulevard, Sunrise Boulevard, Broward Boulevard, Griffin Road, and Pembroke Road. Appendix 2-G and Appendix 2-H show the specific portions of deficient county and state roads, respectively.

The Transportation Concurrency Exception Area (TCEA) Map, Map 3-21 of the Transportation Element displays areas which are exempt from transportation concurrency requirements in order to allow desirable urban infill development. These areas are generally located east of the Florida Turnpike to the south of Commercial Boulevard and east of Interstate 95 north of Commercial Boulevard. The Eastward Ho! initiative, being coordinated by the South Florida Regional Planning Council, includes the TCEAs within its boundaries.

A large portion of the county is in a compact deferral area, in spite of many county roads operating at the minimum level of service standard or better. Proposals for new development located within a compact deferral area must include plans for road improvements or provisions to pay impact fees to the county to cover the costs of road improvements. This situation has been caused by the high number of vested trips included in the traffic prediction models used to assess transportation adequacy. Many parcels of land acquired vested trips prior to transportation concurrency at a rate equal to the maximum development potential of the property. Most of the parcels will not develop to the maximum potential, resulting in a high percentage of vested trips essentially being ghost trips.

The majority of roadways operating at a deficient level, as well as those which contribute to the formation of compact deferral areas are state roads. Upgrades to these roads, required to remove a particular area's compact deferral status, fall under the jurisdiction of the Florida Department of Transportation.

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2. **Sanitary sewer.** The Sanitary Sewer Element identifies five utilities which supply wastewater service to the Unincorporated Area. Four of the facilities are owned by the municipalities of Cooper City, Fort Lauderdale, Hollywood, and Sunrise. The other facility is the North Regional Waste Water Treatment Plant operated by the Broward County Office of Environmental Services.

Sanitary sewer systems operated by the Office of Environmental Services have sufficient capacities to meet the anticipated needs of the projected population within their respective service areas.

3. **Solid waste.** The Solid Waste Element identifies two sanitary landfill facilities which serve the Unincorporated Area. The Central Disposal Sanitary Landfill (CDSL) is privately owned and operated by a subsidiary of Waste Management, Inc., located at 3000 NW 48th Street in Unincorporated Broward County. The County has executed a central disposal landfill agreement with Waste Management, Inc. to designate their CDSL facility as a County-provided disposal site available for use by the Unincorporated Area and those contract communities which have executed an interlocal agreement with the County. The facility serves the portion of the Unincorporated Area north of Oakland Park Boulevard. The second sanitary landfill is the Broward Interim/Contingency Sanitary Landfill (BICSL) located north of Sheridan Street and east of U.S. 27 Highway. It is a 588 acre facility which serves the Unincorporated Area south of Oakland Park Boulevard.

There are two resource and recovery facilities which serve the Unincorporated Area. The North Broward Resource Recovery Plant (NBRRP), located next to the CDSL, has an electricity generating capacity of approximately 68.5 megawatts. The NBRRP serves the Unincorporated Area north of Oakland Park Boulevard. The South Broward Resource Recovery Plant (SBRRP) is located south of I-595 and west of the South Fork of the New River. The electrical generating capacity of the facility is approximately 68.5 megawatts and it serves the Unincorporated Area south of Oakland Park Boulevard. The NBRRP and the SBRRP are each located adjacent to an ash landfill for efficient disposal of ash residue produced by plant operations.

Solid waste facilities which service the Unincorporated Area have sufficient capacities to meet the anticipated needs of the projected population within their respective service areas.

4. **Drainage.** The Drainage and Natural Groundwater Aquifer Recharge Element identifies the drainage facilities in Broward County and their adopted level of service standards. The areas east of the Atlantic coastal ridge were part of the original extent of the Everglades and consisted of wetlands, tree islands, marsh, sloughs, and short hydroperiod wetlands. Initially, efforts were focused on draining the land of water to make it suitable for agriculture and settlement. Subsequent efforts to drain the land were

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effected by the U.S. Army Corps. of Engineers throughout South Florida, newly created Drainage Districts, and other forms of government which sought to develop the land. This resulted in the current Broward County three tiered approach to drainage consisting of primary, secondary, and tertiary systems which have permanently reduced groundwater levels to prevent flooding. The current drainage systems are highly dependent on maintaining these lowered groundwater levels. 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 man made 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 independent drainage districts which operate under special authority and are delegated taxing powers. These 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 Potable Water Element identifies twenty-eight public and private utilities making withdrawals from the Biscayne Aquifer, which has been given an Environmental Protection Agency designation as a sole source aquifer for water supply in Broward County. Eight of these utilities supply potable water to the Unincorporated Area of Broward County. There are two private utilities which include Ferncrest and Royal Utilities, Inc., and six public utilities owned by Broward County, and the municipalities of Hollywood, Pompano Beach, Sunrise, Tamarac and Fort Lauderdale. The Broward County Office of Environmental Services operates three water treatment plants, 1-A, 2-A, and 3-A. Water treatment plants 2-A and 3-A are supplied with water from the Regional Raw Water Supply System, which includes the North Regional Wellfield System and the South Regional Wellfield System, respectively.

Potable water systems which service the Unincorporated Area, have sufficient capacities to meet the anticipated needs of the projected population within their respective service areas.

6. **Natural groundwater aquifer recharge.** The Drainage and Natural Groundwater Aquifer Recharge Element identifies the significant groundwater recharge areas. The recharge of groundwater in Broward County primarily occurs from the Water Conservation Areas. Seepage from canals and permeation through soil are other significant mechanisms by which the recharge of aquifers occurs. The recharge of groundwater at a sufficient level is of particular importance in coastal areas, such as Broward County, which depend upon the surficial aquifer system as a sole source potable water supply. In coastal areas, inadequate recharge of groundwater can result in aquifer

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contamination from salt water intrusion. Map 13-4 of the Conservation Element delineates the extent of salt water intrusion. Aquifer recharge has been severely limited by past and continued drainage practices which have resulted in lower groundwater tables and thus, less storage available in the surficial aquifer. Another effect of reduced groundwater tables is the increased hydraulic head between the Water Conservation Areas and the coast, which results in greater seepage from the Water Conservation Area (the prime storage area) to the coast (i.e., loss of water). This additional hydraulic pressure moving water east, combined with the canals facilitating the release of water east to prevent flooding, has artificially accelerated the rate of salt water intrusion. In addition, pumpage from water supply wells further decreases water levels allowing the intrusion of salt water into the aquifer in localized areas. The construction of additional canals, especially those which run north-south, have helped slow the further ingress of salt water.

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. **Objective 2.2** provides for soil conditions, topography, and the availability of facilities and services be adequately reflected through the designation of future land uses.

1. **Extent.** Approximately 22,104 acres of vacant or undeveloped land which constituted nearly 42 percent of the total Unincorporated Area east of the Water Conservation Areas existed in 1989. In 1995, there are approximately 14,652 acres of vacant or undeveloped land, which constitute nearly 26 percent of the total Unincorporated Area east of the Water Conservation Area. The most significant concentration of vacant land is located within the Southwest Sector of Broward County with 11,835 acres.

2. **Soils.** The developable area east of the Florida Turnpike is primarily characterized by urban land soil associations, which are generally favorable for development. The Northeast sector is characterized by Immokalee-Pompano, Paola-St. Lucie and Duette-Pomello soils. The portion of the unincorporated coastal area located in the Northeast sector contains the Palm Beach-Beaches and Arents urban soils associations, which stretch the entire length of the county within a couple miles of the shoreline. The unincorporated area of the East Central sector primarily includes the Immokalee-Pompano, Duette-Pomello, and Immokalee urban land soils associations. The area approximately bounded on the north by Riverland Road, the south by I-595, the east by I-95, and the west by the Florida Turnpike contains the Hallandale-Margate and Lauderhill-Dania soils associations which are less suited for development than the urban associations. Soils in the Southeast sector include the Hallandale-Immokalee, Lauderhill-Dania and Dade soils associations in the neighborhoods north of Griffin Road and the Dade soil association south of Pembroke Road.

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The western portion of the county in the Northwest, Central West, and Southwest sectors mostly include the Lauderhill-Dania and Hallandale-Margate soils associations. These soils are described by the Soil Survey of Broward County, Eastern Part (USDA, 1984) as having severe limitations for urban uses and septic tanks because they contain a shallow organic muck layer not exceeding 60 inches, with underlying limestone bedrock. Soils with severe limitations must be reconditioned through the application of standard management practices which replace the existing organic soils with clean fill.

Vacant land east of U.S. 27 within the unincorporated southwest sector, is presently identified by the South Florida Water Management District as rangeland and improved pasture land (SFWMD GIS Existing Land Use Map, 1985). The USDA Soil Survey (1984) identifies Lauderhill-Dania soil association as the primary soil type within the southwest sector. The USDA Soil Survey states that Lauderdale-Dania soils are well suited for vegetables and improved pasture and severely limited for urban uses. This area also has an elevation of less than ten feet and is subject to periodic flooding. Any urban use would require extensive soil, elevation and flood control reconditioning prior to development order approval. The adequacy of soils to support future land uses is addressed in **Objective 2.2**.

The soil replacement process can concurrently mitigate periodic flooding by raising the natural elevation above the historic high watertable while providing on-site drainage retention with resultant borrow pit lakes. Past standard practice has required the reconditioning of unsuitable soils prior to development, the effects of which have resulted in some negative environmental impact, including the loss of wetlands and groundwater recharge areas, which, in turn allows saltwater intrusion. The construction of on-site drainage retention lakes may increase the amount of nonpoint source pollution from runoff which may affect the quality of the ground water. Borrow pit lakes serve as on-site drainage retention structures, collecting stormwater run-off, often containing the contaminants which are among the most prolific forms of nonpoint source pollution. The release of stormwater from the borrow pit lake into the aquifer is frequently direct. Without the purifying benefits of percolation through the soil, there is greater probability stormwater runoff will negatively affect groundwater quality. Continued replacement of historic muck soils with clean fill and the associated on-site drainage retention lakes will be studied and monitored by Broward County for negative cumulative impacts upon the environmental and hydrologic systems within the County. No development order shall be issued for the development or redevelopment of Unincorporated land containing soils with severe limitations for urban uses or septic tanks without first obtaining a permit from the appropriate regulatory agency, which may include the US Army Corps of Engineers, the Florida Department of Environmental Protection (DEP), the Florida Department of Health (septic tank permits), the South Florida Water Management District, and the Broward County Department of Natural Resource Protection.

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3. **Topography.** Map 2-6 depicts the topography of Broward County at two foot contour line intervals. Generally, the lay of the land is level, ranging from sea level to 18 feet above sea level. The area in southwestern Broward is among the lowest, wettest regions in the county; development in this area requires drainage to lower groundwater levels and significant quantities of fill in order to ensure flood protection. The Broward County Department of Natural Resource Protection (DNRP) maintains current hydrologic, water table, topographic, flood elevation and federal flood zone information. The adequacy of topography to support future land uses is addressed in **Objective 2.2**.

4. **Natural resources.** Areas of vacant land having limitations for development as a consequence of the existing natural resources are sparse and scattered. **Objective 2.5** addresses the conservation and protection of natural resources.

a. **Coastal resources.** The coastal portion of the Unincorporated Area is diminutive and already developed; hence, any limitations stemming from coastal resources such as beaches, estuaries, shorelines, bays, and harbors are not an issue.

b. **Wetlands.** Wetlands are pervasive throughout the county, although a significant portion of wetlands which are not already afforded some protection, are degraded to the point they are no longer capable of functioning properly. The DNRP regulates development in wetlands through the determination of a particular wetland's ecological importance by using a point system to assess a numerical value in accordance with Broward County Code of Ordinances, Chapter 27, Article XI, Aquatic and Wetland Resource Protection. The wetlands which have been assigned a numerical value in accordance with the Wetland Benefit Index predominantly rate on the lower end of the scale. Development often requires small scale mitigation measures, but is rarely precluded.

c. **Minerals.** Mineral resources located on vacant land are largely peat and to a lesser extent sand and limestone. Peat and sand are not actively mined, although there are three limestone mining operations. Mining operations are subject to the requirements of Chapter 39, Article XIV, "Excavation Regulations", of the Broward County Code of Ordinances. The continuance of mineral mining operations which pre-date the existence of the code is provided for by the permitting of such operations upon the submission of a plat delineating the planned geographical extent of the mining operation. All new mining operations are subject to additional permitting requirements which include performance bonds, zoning limitations, conduct of operations, and clean up and rehabilitation of the property. New mining operations must also submit a site reclamation plan accompanied by an assurance bond to ensure the site is left in a developable condition upon discontinuance of the mining operation.

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d. **Potable water wells & wellfields.** Existing potable water wellfields are, for the most part, confined to the urbanized area. Several wells which are part of the wellfield servicing Water Treatment Plant 3-A are threatened by salt water intrusion. This treatment plant is scheduled for closure in 1997 and will be replaced by the City of Hollywood Water Treatment Plant. 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. The Office of Environmental Services is preparing a new Water and Wastewater Master Plan which is expected to be available by the end of 1997. The new plan will replace the *Study of Water Supply and the Selection of Future Wellfield Sites in Broward County, Florida, 1986*.

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. A more detailed discussion of the wellfield protection measures is provided in Section II, (A)(1).

5. **Historic resources.** There are only two historic sites which are located in the Unincorporated Area. However, there are numerous sites of potential archeological significance peppered across the vacant lands in the Unincorporated Area. 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. **Objective 2.5** addresses the conservation and protection of historic resources.

C. Land use needs analysis. Part 1 of this section summarizes the future land use categories and their densities and intensities. Part 2 of this section discusses the methodology used to determine the extent and spatial distribution of future land uses. Part 3 of this section provides an assessment of the adequacy of future land uses.

1. **Land use categories; densities and intensities.** Appendix 2-C presents the summary of future land use density, intensity and distribution for the Unincorporated Area of Broward County in tabular form, as identified within the Future Unincorporated Area Land Use Element Map Series. Educational uses, public buildings and grounds, and other public facilities are shown within the Community Facility category as identified within Appendix 2-C.

2. **Methodology.** Until a GIS existing land use map is available, a simple analysis methodology has been derived to test the adequacy of future land uses identified within Appendix 2-C to meet the anticipated needs of the projected population within the Unincorporated Area. Table 1 of Appendix 2-D identifies the amount of acres per 1,000

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people that were being served by the Commercial, Industrial, and Recreation existing generalized land use designation. This factor was applied to the projected population (combined resident and seasonal) for the year 2015 and then compared to the proposed distribution of future land uses for the year 2015. It should be noted the commercial and industrial land use designations serve the needs of the population residing both within and outside the Unincorporated Area. This is reflected by the future commercial and industrial acreage within Appendix 2-C. Appendix 2-C shows the maximum number of dwelling units provided for by each future residential land use category. Table 2 of Appendix 2-D identifies the number of dwelling units needed to meet the needs of the projected population for the year 2015. The adequacy of the residential future land use categories has been tested by calculating the maximum number of dwelling units which are collectively provided for by the future land use categories and comparing the figure to the projected dwelling units for 2015.

A new future land use map has been created using a Geographic Information System (GIS). Although, the GIS future land use map is intended to replicate, with some exceptions, the same future land use boundaries as the former version, the future land use acreage will vary between the two maps since the calculations of future land use in the former version were estimated in a more unrefined fashion. There were also some mistakes and other changes in the former version which have been reflected in the GIS version. The GIS FUALUEMS is currently the best available data.

The GIS-based existing land use map is produced with data from the SFWMD collected between 1986 and 1988. This data presents certain limitations for its use in assessing existing land uses for the purposes of this FUALUE because the data is approximately ten years old, the minimum mapping unit is five acres, and the existing land use categories do not mirror the categories required by Rule 9J-5 F.A.C. or those traditionally used by the Comprehensive and Neighborhood Planning Division. The GIS-based existing land use map is useful for general purposes, such as providing an overview of the development pattern in the county; however, as with the former mylar version of the future land use map, the techniques employed to calculate existing land use acreage are rough estimations, which may substantially depart from actuality.

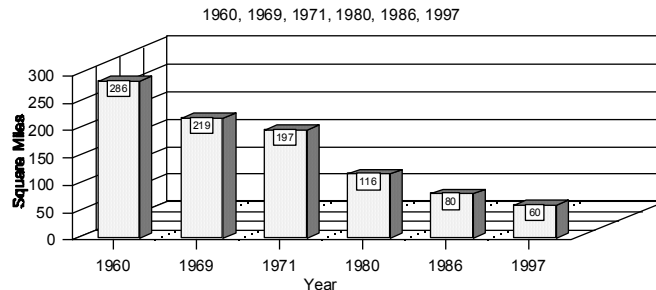
The Comprehensive and Neighborhood Planning Division recognizes the pitfalls of assessing the adequacy of future land uses by utilizing a snapshot in time of the current development pattern and projecting it over the planning horizon. Due to the divergent attributes of the best available sources of data, the fragmentation of the unincorporated area, and the state directive for municipal annexation or incorporation of the remaining unincorporated area by 2010, it would not be fruitful to re-evaluate the adequacy of future land uses.

3. **Estimated gross acreage needed by category.** As is evidenced by Appendix 2-D, the future land uses identified in Appendix 2-C are expected to meet the anticipated needs of the projected population for the future land use categories of Residential,

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Commercial, Industrial and Recreational. Figure 2-1 demonstrates that the Unincorporated Area continues to be regularly reduced as a result of annexations by municipalities and newly incorporated municipalities. It is anticipated that as annexations occur, the current future land uses will be incorporated by the annexing municipality with minimal changes. Due to the fragmented character and decreasing geographic size of the Unincorporated Area, the analysis of specific land use designations, densities and intensities needed to serve the projected Unincorporated Area population is most adequately addressed within the context of the entire County. Volume 1, the Broward County Land Use Plan, with which the Future Unincorporated Area Land Use Element must comply, addresses the adequacy of future land uses for the entire county.

Figure 2-1
Estimate of Geographic Size



Note: Figures are estimated
Source: Comprehensive & Neighborhood Planning Division

D. Need for redevelopment. Two community development target areas have been identified by the Broward County Board of County Commissioners in accordance with Chapter 163, Part II, Florida Statutes. These include the South and Central County community development target areas. The South County target area, located on the Dade-Broward County border to the south, Pembroke Road to the north, SR 7 to the west and S.W. 38th Avenue and S.W. 40th Avenue to the east, encompasses several distinct neighborhoods, Carver Ranches, Miami Gardens, and Utopia, as well as the portion of Lake Forest west of S.W. 40th Avenue. The Central County target area is located west of Fort Lauderdale and is bounded by N.W. 26th Street on the north, Broward Boulevard on the south, N.W. 21st Avenue and N.W. 24th Avenue on the east, and U.S. 441 Highway on the west. **Objective 2.3** addresses redevelopment in the South and Central County community development target areas.

The two community development target areas are characterized by underemployment and a lack of at-place employment. Commercial development in the target areas is characterized by freestanding service or retail businesses which minimizes local employment opportunities.

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Development of job generating activities is a priority in both target areas. Table 2-3 displays the unemployment rate, poverty rate, and median household incomes for South County, Central County, and Broward County in 1989.

Table 2-3
1989 Unemployment Rate, Poverty Rate, & Median Household Income
for
South & Central County Community Development Target Areas & Broward County

Statistic	South County	Central County	Broward County
Unemployment Rate	10%	13%	5%
Poverty Rate	27%	31%	10%
Median Household Income	\$23,833	\$20,859	\$30,571

Source: Comprehensive & Neighborhood Planning Division

In 1989, there are 2,545 housing units in the South County target area and 6,033 in the Central County target area. In 1996, the number of housing units remained at 2,545 for South County, while the number of housing units in Central County dropped to 5,069, a decrease of 64 units. The decline in the number of housing units in Central County is attributable to the removal of Golden Heights Homes from the target area upon finding the conditions within the neighborhood did not warrant its inclusion as part of a community development target area. The Golden Heights neighborhood is bounded by NW 16th Street, NW 28th Avenue, NW 16th Court, and NW 24th Terrace. In 1989, thirteen percent of the housing units in the South County target area and sixteen percent of the housing units in the Central County target area were substandard. Today, the percentages of substandard units remain well-above the County average. This physical blight deters private investment for housing development and redevelopment. Economic programs need to be developed which provide incentives for private investment and reinvestment within the target areas. Strict enforcement of the Broward County Code is necessary in order to ensure that all existing structures within the target areas meet or exceed adopted minimum building code requirements. Strict enforcement of zoning and nuisance codes will also ensure that activities and land uses within the target areas will be compatible with the neighborhood character.

Broward County has designated approximately 109 square miles within eastern Broward County as an "Urban Infill Area" which is exempt from the traffic concurrency requirements of the Broward County Transportation Element. The Broward County Land Use Plan and Chapter 163 F.S. define Urban Infill as 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, the average residential density is at least five dwelling units per acre, the average nonresidential density is at least a floor ratio of 1.0 and vacant developable land does not constitute more than

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10 percent of the area." In addition, Rule 9J-5 F.A.C. provides that "For areas where residential use is the predominate type of use comprising greater than 60 percent of the developed land, the average residential density shall be at least 5 dwelling units per gross residentially developed acre of land."

The area within Broward County that would meet the criteria for designation as a residential urban infill area is bound on the north by Palm Beach County, on the east by the Atlantic Ocean and on the south by Dade County. The western boundary follows the Florida Turnpike south of Commercial Boulevard and I-95 north of Commercial Boulevard. The area surrounding the Fort Lauderdale/Hollywood International Airport and Port Everglades is excluded because it is mostly nonresidential and does not meet the criteria. The Fort Lauderdale Downtown Revitalization/Urban Redevelopment Area is excluded also since it is excepted already from traffic concurrency requirements. Overall, 61 percent of the land use within the proposed urban infill area is residential, nearly 7 percent of the land is vacant and the average residential density is 7.1 dwelling units per acre.

The Governor's Commission for a Sustainable South Florida has developed the Eastward Ho! initiative to revitalize the deteriorating urban cores of Dade, Broward, and Palm Beach Counties. The general boundaries of the Eastward Ho! initiative include the area between and adjacent to the Florida East Coast (FEC) and Chesapeake Seaboard (CSX) railroads. In Broward County, the western boundary follows the Florida Turnpike and the eastern boundary is represented by State Route 1. A study of the area was completed by the South Florida Regional Planning Council, in conjunction with the Treasure Coast Regional Planning Council in July 1996. The recommendations contained within the report are devised to augment foregoing urban infill and redevelopment activities.

1. **Renewal of blighted areas.** Broward County has been effectuating the renewal of blighted areas through the Neighborhood Preservation and Enhancement Program, the Eastward Ho! Initiative, the Community Development Block Grant program, federal Department of Housing and Urban Development(HUD)HOME program funded home ownership assistance, and urban infill strategies including Transportation Concurrency Exception Areas and incentives specified in the Broward County Code of Ordinances, Chapter 5, Article IX, "Land Development Code" to promote the development of affordable housing by providing permit fee waivers and abbreviated permit processes. The Community Development Division provides funding for single family and multi-family dwelling rehabilitation for qualifying owners of residential buildings in community development target areas. The Broward County Housing Authority has designated the two community development target areas among its list of priority neighborhoods for HUD Section 8 Rental Assistance. All housing programs discussed in the Housing Element are available to community development target areas, which include infill housing programs. The Comprehensive Neighborhood Improvement Program implemented by the Office of Environmental Services is targeting the Central and South County community development target areas with infrastructure improvements including

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water, sewer, drainage, and sidewalks. Small capital improvement projects, including signs, trees, and street lights, are implemented by the Comprehensive and Neighborhood Planning Division's Neighborhood Improvement Program. A specific project in the Central County community development target area includes the Franklin Park Project which includes housing and infrastructure improvements. The Central County community development target area is in the Florida State designated Enterprise Zone which includes Ft. Lauderdale's northwest neighborhoods and provides economic incentives for businesses.

2. **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 being primarily effectuated through two methods, the prevention of future incompatible uses and the removal of pre-existing incompatible uses. The prevention of inconsistencies is accomplished as a development proposal goes through the development review process and by amendments to the FUALUEMS, initiated by both the county and interested parties. Characteristics of surrounding land uses and future land uses are examined and carefully evaluated to ensure the emergence of a harmonious land use pattern. Incompatibilities which already exist are often more difficult to remove because property owners have legally vested rights to continue the use until such time as 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" **Objective 2.4** promotes the elimination of uses inconsistent with the community's character and future land uses.

E. Development and redevelopment in flood prone areas. The Natural Resource Map Series, Flood Plains and Flood Prone Areas identifies 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 located along the New River, drainage canals managed by the South Florida Water Management District, the Intracoastal Waterway and the Atlantic Ocean. These areas are subject to inundation during extreme tropical storm events. The most flood-prone area is the Southwest Sector, where flood heights may exceed 3 feet above the natural elevation during a 100-year storm event.

Broward County administers several programs designed to safeguard the public within identified flood prone areas. The Broward County Code establishes minimum floor elevations and incorporates the Florida Coastal Construction Control Line (CCCL) construction standards. The communities of Terra Mar, Palm Club, Bel Aire, and a small, unnamed portion of the Unincorporated Area are located within the coastal high hazard area. These areas are mostly developed with residential densities ranging from one dwelling unit per acre to 50 dwelling units per acre. Existing land use conditions are consistent with future land use designations. **Objective 2.6** addresses the coordination of land use planning activities and coastal population densities with the Broward County Hurricane Evacuation Plan.

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Coordination of population density with land use planning strategies must be done during post-disaster redevelopment. The Broward County Zoning Code allows post-disaster redevelopment at a maximum of 25 dwelling units per acre when a structure has been damaged by more than 75 percent and is located within the bounds of the CCCL. Additionally, structures which repeatedly suffer from coastal storm damage must be moved westward of the CCCL. **Objective 2.7** encourages the elimination or reduction of future land uses inconsistent with interagency hazard mitigation reports. A county-wide post-disaster redevelopment plan does not currently exist; the Emergency Management Division will be preparing such a 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. Any new structure located within a flood prone area must therefore meet rigorous minimum standards prior to approval of a development order. Broward County also participates in the Federal Flood Insurance Program. Any owner of property located within a flood prone area identified within the Federal Flood Insurance Rate Maps for Broward County is eligible to apply for flood insurance which is underwritten by the Federal Insurance Administration.

The Broward County Emergency Management Division coordinates the provision of emergency evacuation and shelter services, operates the County emergency operations center during declared emergencies, provides public service and emergency announcements and disseminates public information. No new residential structures are issued a development order which would not adequately meet the level of service standard for hurricane evacuation as identified within the Broward County Hurricane Evacuation Plan. (See the Natural Disaster Component of the Coastal Management Element.)

F. Need for dredge spoil disposal sites. Dredge spoil responsibilities for the Unincorporated Area primarily pertain to Port Everglades. In order to ensure the availability of 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 Natural Resource Protection, the Florida Inland Navigation District, and the U.S. Army Corps. of Engineers to designate additional dredge spoil disposal sites.

G. Future Unincorporated Area Land Use Element Map Series. The Future Unincorporated Area Land Use Element Map Series (FUALUEMS) is the official future conditions map for Broward County's Unincorporated Areas. The official FUALUEMS is on file with, and is maintained by the Broward County Comprehensive and Neighborhood Planning Division (CNPD). Copies of the official FUALUEMS are available for inspection with the CNPD, the Broward County Planning Council, the South Florida Regional Planning Council, and the Florida Department of Community Affairs. Copies of the FUALUEMS are available for purchase from the Broward County Development Management Division.

There are four amendment cycles per year in which the FUALUEMS may be amended, with the exception of amendments related to Developments of Regional Impact, which may occur as

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necessary. Small scale amendments are considered in all four amendment cycles. These are amendments less than ten acres in size and with densities less than 10 dwelling units per acre. Two of the four amendment cycles regular amendments, including text and map amendments.

The CNPD has improved the accuracy and quality of the FUALUEMS by replacing the mylar sheets with a geographic information system (GIS) based map. The GIS FUALUEMS has replaced the mylar version as the best available data source for future land use information. The new GIS-based FUALUEMS depicts the future land use designations in color and allows modifications in scale, but does not show individual lot lines. The new map is more precise and exact, enhancing the CNPD's ability to undertake analysis of complex land use planning issues in a more sophisticated and progressive manner. Further, the GIS-based FUALUEMS is intended to be integrated with other GIS-based maps in order to make available standardized land use, infrastructure, and natural resources information for local and regional planning and for coordination of annexation and incorporation of the remaining unincorporated areas. Implementation of the FUALUEMS is described in the Part IV of this element.

H. Public schools. In 1995, the Florida Legislature enacted Chapter 95-341 (Committee Substitute for House Bill 1797). Section 10 of that chapter amended §163.3177(6)(a), Florida Statutes (F.S.), by requiring local governments: to identify those future land use map designations where public schools are an allowable use; to include sufficient lands in the future land use designations proximate to residential development to meet the projected needs for schools in coordination with public school boards; to adopt different requirements for schools of different size or type, if desired; to require that the local government comprehensive plan be amended by October 1st, 1996 to comply with this requirement; and to exempt amendments proposed by local governments for purposes of identifying future land use designations in which public schools shall be an allowable use from the limitation on the frequency of plan amendments contained in Section 163.3187, F.S.

In 1998, the Florida Legislature enacted Chapter 98-176 (Committee Substitute for Senate Bill Number 2474). Section 4 of that chapter amended §163.3177(6)(a), F.S., as follows: it extended the deadline from October 1st, 1996 to October 1st, 1999 for local governments to amend their comprehensive plan to identify those future land use map designations where public schools are an allowable use; it required that the future land use element include criteria which encourage the location of schools proximate to urban residential areas; it required that the local government seek to collocate public facilities (such as parks, libraries, and community centers) with schools; and it provided that the local government would be prohibited from amending their comprehensive plan unless the above requirements were met. This section addresses those future land use map designations where public schools are allowed, documents that sufficient lands are available to meet future needs, addresses criteria which encourage the location of schools proximate to urban residential areas, and criteria that require public facilities be collocated with schools to the extent possible.

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1. Future land use designations where public schools are allowed. Both the Broward County Land Use Plan (BCLUP) and the Future Unincorporated Area Land Use Element (FUALUE) consider public schools to be a community facility use. And both the BCLUP and the FUALUE have very liberal provisions regarding community facilities. Community facilities are allowed in all but four (4) of the 23 future land use designations: transportation, conservation, commercial recreation and recreation and open space. Community facilities are limited in the rural residential designations to a maximum five (5) acres. This limitation encourages the location of public schools proximate to urban residential areas. FUALUE Policy 2.10.28 identifies those future land use designations where public schools are an allowable use.

2. Sufficiency of appropriately designated lands to meet projected public school needs. Of the 47,345 total acres within the unincorporated area, 41,789 acres (88.26 percent) have a future land use designation that permits public schools (See Appendix 2-C). Given that nearly 90 percent of all lands within the unincorporated area have future land use designations that allow public schools, it is reasonable to assume that future land use designations are not an impediment to the location and development of new public school sites.

The County's future land use designations are not an impediment to the expansion of existing public school sites. As of April 1999, the School Board of Broward County, Florida had 19 educational facilities located within the unincorporated area. Map 2-7 shows all 19 educational facilities are designated Community Facilities on the Future Unincorporated Area Land Use Element Map Series and each site is adjacent on at least three sides to lands that have a future land use designation that allows public schools.

3. Collocating public school with parks, libraries and community centers. Policy 2.10.29 provides seven (7) site selection criteria that are to be used as a guideline by the County and School Board when considering the collocation of public facilities. These criteria are a consolidation of 14 site review criteria used by the School Board when locating public schools. The first criterion is the availability of vacant land of suitable size and dimensions for the collocated public uses. This criterion incorporates the School Board's criteria on availability of vacant land of suitable size and dimension and parks. When reviewing sites, the School Board uses the site size and dimensions shown in Table 2-4 as a guideline.

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Table 2-4
Educational Facility Capacity, Site Size and Dimensions

Educational Facility	Student Capacity	Site size (Acres)	Dimensions (Feet)
Elementary	1,060	12	760 (front) x 700 (depth)
Middle	1,800	20	1,200 (front) x 730 (depth)
High	2,750	45	1,300 (front) x 1,500 (depth)

Source: Site Review Criteria, The School Board of Broward County, Florida (1999).

Table 2-5 displays the general guidelines used by Broward County when locating community centers, neighborhood libraries, or local parks, which may range from the tot lot to a 40 acre park.

Table 2-5
Size Requirements for Certain Recreation Facilities

Facility	Site size (Acres)
Community center	1 - 3
Neighborhood library	0.3 - 3
Local park	0.1 - 40.0

Source: Broward County Community Services Department (1999).

The first criterion in Policy 2.10.29 acknowledges that public schools can be constructed on smaller parcels if they are located near libraries or parks with playgrounds and athletic fields that they can utilize. Similarly, the need for a community center may be eliminated if the school can be used for that purpose.

The second criterion is compatibility with surrounding areas. The School Board uses several compatibility criteria including compatibility with adjacent area, avoidance of interference from noise or odors, avoidance of airport flight path approach and railroad and highway rights-of-way, and avoidance of FPL power lines. This criterion is broader than the School Board's because it explicitly considers future land use compatibility.

The third criterion is the availability of concurrency and utilities. This criterion incorporates the School Board's criteria on drainage, roads, and availability of utilities.

The fourth criterion deals with environmental considerations and it consolidate the School Board's criteria on environmental considerations and soil conditions.

The fifth criterion considers access issues and it is a consolidation of the School Board's criteria on vehicular access and traffic control.

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The sixth criterion focuses on proximity to urban residential areas. This implements the statutory directive and incorporates the School Board's criterion on affordable housing. It is broader than the School Board's criterion because consideration of housing for low income and very low income is required.

The seventh and final criterion addresses the demographic distribution of the population. This is somewhat similar to the School Board's criterion on affordable housing. This criterion acknowledges it may not be appropriate to collocate a library, park or community center with a public school if it does not serve a similar population base.

It should be noted that the Board of County Commissioners and the School Board already have established some precedent for the collocation of public facilities. Consistent with Recreation and Open Space Element Policy 9.3.3., the County can continue to use lease agreements with the School Board to correct existing local park deficiencies.

IV. IMPLEMENTATION

A. Authority. The Broward County Department of Strategic Planning and Growth Management is responsible for land use planning within the Unincorporated Area, pursuant to Article XIII of the Broward County Administrative Code. The Comprehensive and Neighborhood Planning Division of the Department of Strategic Planning and Growth Management is specifically charged in Section 110.03 of the Administrative Code with the responsibility to "prepare and maintain the Broward County Unincorporated Area Comprehensive Plan and process all amendments relating thereto".

Authorization to conduct land use planning for the Unincorporated Area is also given to the County by Section 6.10 of the Broward County Charter. The Charter, effective January 1, 1975, requires the adoption of a comprehensive land use plan for all Unincorporated Areas and submission to the Broward County Planning Council for approval or rejection.

Land use planning activities within the Unincorporated Area are required to be consistent with the Broward County Land Use Plan. This document, mandated by Section 6.05 of the Broward County Charter, establishes maximum allowable densities, intensities and distribution of land uses for all of Broward County. If the County fails to submit an Unincorporated Area land use plan which is certified by the Broward County Planning Council to be in substantial conformity with the Broward County Land Use Plan, then the Broward County Land Use Plan will be the effective plan as it relates to the Unincorporated Area. The local planning agency responsible for the preparation and amendment of the Broward County Land Use Plan is the Broward County Planning Council.

B. Programs. The Broward County Board of County Commissioners has adopted Chapter 5, Article IX, "Land Development Code", Broward County Code of Ordinances, which requires specified public agencies belonging to the Development Review Process (DRP) to review new

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development for adequate provision of services and facilities. The original development review process has been streamlined to trim the amount of time taken to review and process applications, while ensuring that essential services and facilities are available for proposed development. The current process routes applications for development permits through the appropriate review agencies, allowing each agency to comment upon matters for which it has oversight responsibilities.

C. Sources. Chapter 5, Article IX, “Land Development Code”, Section 5-181 of the Broward County Code of Ordinances provides for the DRP. The Development Management Division coordinates the review of development proposals with other agencies which have responsibilities in the DRP prior to the issuance of a development order.

D. Development controls. Development controls are the standards in the comprehensive plan which control the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the Future Unincorporated Area Land Use Element Map Series.

1. **Open space requirements.** Chapter 39 of the Broward County Code of Ordinances, also known as the Broward County Zoning Code, regulates the use of land, water and building, and height, bulk, population density and open space in the Unincorporated Area of Broward County.

The Development Management Division utilizes the development review process of the Land Development Code to ensure the provision of pervious areas and greenspace by requiring developers to meet open space requirements of Chapter 5, Article IX, Section 5-192(a)(11), “Pervious Areas and Greenspace”, Broward County Code of Ordinances. The Board of County Commissioners created this section to establish percentage limits on the total area which may be covered by structures and impervious surface appropriate to various land use categories for site plans in the Unincorporated Area. Industrial sites must provide at least 25% of pervious area, commercial uses must provide at least 30%, and residential uses must provide at least 40% of pervious area. If a particular site contains one of nine ecological communities identified in Appendix A of the Conservation Element, at least 50% of the pervious area must belong to the existing ecological community. In addition, flexibility provisions exist for sites with special conditions regarding location or physical characteristics, or special conditions imposed by design of existing facilities or surrounding land uses.

2. **Clustering requirements.** Clustering is 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, essentially, the grouping together of structures and infrastructure on a portion of a site. For instance, a 10 acre lot allowed to be developed at a density of one dwelling unit per acre using traditional planning mechanisms, could be allowed to place all 10 dwelling units on one acre, in

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favor of leaving the rest as open space or recreational areas under clustering. The overall density of the site remains the same. Clustering is intended to be attractive to a developer because costs of installing infrastructure and preparing land for development are reduced. The local municipality benefits from reduced costs of infrastructure maintenance and the community benefits from increased open space and possibly the reduction of urban sprawl. All the urban residential future land use designations allow clustering. Both the rural residential future land use designations (i.e., rural ranches and rural estates) prohibit clustering because these designations were specifically created to protect the existing low density, semi-rural land use patterns. Clustering also is permitted in the Agricultural future land use designation.

3. Phasing of urban land use types, densities, intensities, extent, locations and distribution over time. Phasing may be defined as development undertaken in a logical time and geographic sequence.

The provision of public facilities and infrastructure directs the pattern and pace of urban development. Local governments can utilize location, timing, and financial controls over the facilities they provide to ensure that adequate public facilities are programmed to precede proposed developments. In the past, Broward County has pursued a development pattern in which urbanization was expected to emanate from the eastern, urban coastal area towards the western, rural inland area. Eventually, westward expansion would be curtailed by the Water Conservation Area levees. As expected, this type of development pattern is rapidly materializing and for practical purposes has already emerged. The agricultural designation of lands in western Broward is intended to assist with the prevention of piecemeal development by precluding leapfrogging. Careful scrutiny of land use plan amendment proposals is expected to ensure a functional mix of land uses is realized.

4. Land use locational criteria. Land use locational criteria provides standards for making land use decisions. Locational criteria may include such factors as relationship to the existing development pattern, proximity to natural resources, and availability of facilities and services to serve the site.

Volumes 2 and 4 of the 1997 Broward County Comprehensive Plan do not provide specific locational criteria related to the existing development pattern. **Objective 2.9** does provide for development to be directed into compact, efficient development patterns and contains policies supporting the Eastward Ho! initiative and providing for the consideration of the impacts of infrastructure improvements on adjacent natural resources when making land use decisions. The Transportation Element, which is scheduled for adoption in June 1998, may contain additional locational criteria.

5. Infrastructure extension controls, and infrastructure maximization and incentives. Infrastructure extension controls prescribe limits on the geographic extent to

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which infrastructure will be provided by a local government in order to effectively manage growth and prevent urban sprawl. Since most of the developable portion of the Unincorporated Area has already experienced urbanization to at least some degree, placing limits on the extension of infrastructure would not yield much success for controlling urban sprawl. The Broward County Code of Ordinances, Chapter 5, Article IX, “Land Development Code” offers incentives to encourage urban infill in designated areas which already receive a full complement of municipal infrastructure services. These include waiving transportation concurrency requirements, and offering reduced permit fees and abbreviated permit processing for affordable housing proposals.

6. **Impact fees.** The Broward County Code of Ordinances, Chapter 5, Article IX, “Land Development Code” requires all new development to be subject to the assessment of impact fees to ensure taxpayers do not have to bear the entire cost burden of growth. Impact fees may be assessed for parks, schools, roads and mass transit. The fee is paid by the developer through the provision of capital funds, donation of land or facilities, or through a combination of both. The exact method of payment is subject to approval by the Broward County Commission.

The impact fee for parks is based upon maintaining the level of service standard of three acres per one thousand people. Developers may dedicate the land required to suit the needs of the anticipated population or pay a fee per unit, which may range from \$160 to \$406 depending upon the quality and size of the unit. For school facilities, the impact fee is a standard fee per unit type which is derived from the probability of having school age children residing in each particular dwelling type. New development also must not compromise the adequacy of the regional road network. Adequacy is determined by comparing the impacts from the proposed development with the Metropolitan Planning Organization’s Trafficways Plan for 2015. If any plans to improve the road system will not accommodate the development’s anticipated traffic impacts, a fee will be assessed. The fee, assessed at the discretion of the Broward County Commission, is payable by requiring the developer to construct improvements or through a monetary exaction.

Additional impact fees for public transit may be charged for development within areas identified for downtown revitalization, urban infill, and urban redevelopment. These fees may be charged when the projects identified in the Broward County Transit Development Plan are not fully funded. Fees are assessed on a per unit basis and may range from a low of \$99.00 for a marina dock slip to a high of \$3,851.00 for an acre of industry.

7. **Transfer of development rights.** The transfer of development rights (TDR) is a development control that allows the right to develop or build in one area, known as the sending area, to be moved to another area, known as the receiving area. This planning technique is typically used to steer development away from an area which has environmental limitations or other constraints. Conservation Element Policy 13.10.2 provides for the development and implementation of programs for protecting and

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expanding existing wetland areas such as TDRs, conservation easements, restrictive covenants, and tax incentives by 2002.

8. **Purchase of development rights.** The purchase of development rights (PDR) is often used as a tool to protect agricultural land and preserve open space. The term refers to the acquisition of the development potential of a particular property, but not the actual purchase of the land. The seller retains ownership. This technique is especially effective for the preservation of agriculturally viable land because a farmer can reap some of the non-farm use economic value of the property, while continuing the agricultural operation. It also is a useful tool for leaping over some of the hurdles associated with the acquisition of land for parks and open space. In the case of linear parks and greenways the PDR is particularly worthwhile, since the assembly of long corridors of land, encompassing many property owners and often located in very desirable locations can be extremely difficult. Purchasing development rights is not actively pursued in Broward County by governmental or not-for-profit organizations. The extremely high value of developable land may be the prohibitive factor.

9. **Planned unit development requirements.** Article LXXXI, “Zoning”, Broward County Code of Ordinances provides for Planned Development Districts (PDDs). It is intended to encourage the implementation of innovative land planning and site design which create enhanced living and working environments while concurrently discouraging urban sprawl through the enforcement of concurrency management and levels of service standards specified through the Broward County Comprehensive Plan and the Broward County Land Development Code. The PDD offers density or intensity incentives in order to promote compact urban development and is used to protect, enhance and preserve lands designated Agriculture on the FUALUEMS. Planned Development Districts require conformance with the FUALUEMS, approval of a Master Development Plan for the site, and a re-zoning approval to PDD designation. The size of a PDD must be not less than five acres and no more than 1,280 acres. If the PDD is part of a Development of Regional Impact, there are no size requirements. **Objective 2.12** addresses the provision of innovative land use development techniques, such as PDDs.

10. **Traditional neighborhood developments (TNDs).** A traditional neighborhood development (TND) may be defined as an area which illustrates homogenous and complementary development design features, containing commercial uses and recreational facilities required to meet the needs of the neighborhood residents. The boundaries of such neighborhoods are typically physical features such as major roads, canals, and water bodies. A TND is often used when assessing the adequacy of public facilities and services. The rapid pace of development in Broward County has prevented TNDs.

11. **Land use functional relationship linkages and mixed land uses.** Functional relationship means a complementary and interactive relationship among land uses or

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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. Functional linkages are assumed to be inherent in well planned mixed use development. For the purposes of facilitating annexation and consistency with the Broward County Land Use Plan, the 1997 Comprehensive Plan does not provide for a separate mixed use FUALUEMS designation; however, the Broward County Land Use Plan allows mixed uses in the Commercial, Residential, and Employment Center future land use designations, subject to meeting certain criteria.

The site plan design requirements of the Land Development Code provide numerous mechanisms to render useful and practical connections which enhance the efficiency of the functional development pattern for which the county is striving. Many of the suburban developments across the country which collectively produce the dubious development phenomenon known as urban sprawl have two common traits - the lack of bikeways and sidewalks. The existence of bikeways and sidewalks throughout a community establishes connectivity of people and places, fostering neighborhood interaction. Residents are invited to abandon automobiles in favor of walking or biking for recreation or travel because doing so is simply safe, convenient, and pleasurable. The county is in the process of formulating a county-wide plan for the creation of bikeways. Until the plan has been completed, interim measures are in effect which call for the establishment of bikeways when warranted by conditions involving rider volume, type of linkage, and public safety. Provisions are included for the installation of sidewalks along roads. Waivers can be obtained for situations in which the construction of sidewalks is not feasible or logical.

12. **Jobs-to-housing balance.** The jobs-to-housing balance is a concept intended to assure that there is a rough proportionality between jobs that are created and housing to serve those workers. The jobs-to-housing balance concept recognizes the indirect relationship between non-residential and residential land use decisions. Non-residential land uses serve to provide employment opportunities for the population and the residential uses provide the housing to serve those employees. In order to sustain a livable environment, there should be some linkage between the type of job created and the type of housing constructed. Typically, it is assumed that the private sector will provide a balance between employment and housing.

Experience has shown, however, that the needed for lower-income housing has not kept pace with the growth in lower-income jobs. One result of this is that employees have to live outside the jurisdiction where they work because housing is not available. A jobs-to-balance requirement would help assure that housing availability is roughly proportional with jobs and decrease road congestion.

Broward County has not adopted a jobs-to-housing balance requirement in their Land Development Code.

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13. **Provision of new towns and annexations.** During 1996, the Florida legislature authorized the incorporation of the City of Weston, which was subsequently approved by referendum. The City of Weston is located north of Griffin Road, south of S.R. 84, east of the Water Conservation Area, and generally west of I-75.

The historical incorporation and annexation activities have fractionalized the Unincorporated Area, increasing the difficulty of providing cost effective public facilities and services. The Broward County Legislative Delegation's Ad Hoc Committee on Annexation has studied the issue and heard public testimony. The Broward County Legislative Delegation has accepted the Ad Hoc Committee's recommendations, including the incorporation or annexation of all unincorporated areas by the year 2010, with the exception of the Water Conservation Areas and regional county facilities. In keeping with the Broward County Legislative Delegation's intent to facilitate annexation, the 1996 Florida Legislature adopted House Bill 2633. This law is different from the general annexation law (Chapter 171, Florida Statutes) in two ways. First, for involuntary annexations, the requirement that the annexation must be approved by the electors of an annexing municipality has been deleted. Consequently, only the electors of the area to be annexed are afforded the opportunity to vote on the annexation referendum. Second, any annexation within Broward County must first be considered at a public hearing conducted by the Broward County Legislative Delegation pursuant to its rules; thereafter, the annexation will not become effective until the first day of October following adjournment sine die of the next regular legislative session. The Broward County Legislative Delegation is the final arbiter regarding any disputes which may arise between neighborhoods.

14. **Buffer requirements.** The Broward County Zoning Code, Article VIII, Section 39-84 establishes provisions for buffering residential from non-residential uses. The requirements include the establishment of vegetative buffers of varying depths depending upon the types of uses which are adjacent to each other, and whether they are immediately adjacent or separated by another feature such as a canal or road.

15. **Protection of environmentally sensitive areas.** The Broward County Land Use Plan Natural Resource Map Series, Environmentally Sensitive Lands (LAPCs) Map displays the LAPCs in Broward County. Approximately 41 LAPCs have been designated by the Broward County Commission. These areas have unique features or attributes which warrant protective measures. Often times, these sites consist of fragments of the remaining Everglades, providing vital habitat for flora and fauna which was once pervasive throughout the developable area. In order to be designated as an LAPC, a site must have exceptional value due to its outstanding marine, cultural, economic, wildlife, native vegetation, or natural landform characteristics. Development within an LAPC requires an environmental impact assessment, the results of which may precipitate mitigative measures.

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The Development Review Process of the Broward County Land Development Code provides for the protection of environmentally sensitive areas and archaeological resources in Section 5-182(j), "Consideration of Impact on Environmentally Sensitive Lands and Archaeological Resources." The Development Management Division Director must provide for the preparation of an Environmental Impact Report (EIR) if a development proposal includes land listed in the Urban Wilderness Inventory or as a Native Vegetative Community Local Area of Particular Concern. The report identifies the effects of the proposed development on unique natural qualities and resources of the area and identifies strategies to protect the resource or mitigate unavoidable adverse impacts. Impact categories assessed by the EIR include water resources, vegetation, soil, air, wildlife, aesthetics, open space, outdoor recreation, and land use. Resource protection strategies may include preservation or mitigation measures. Techniques which may be employed to mitigate adverse impacts include habitat enhancement, open space buffer zone establishment, and other mechanisms with the approval of the county commission.

Chapter 25 ½ of the Broward County Code of Ordinances provides for the perpetual preservation of environmentally sensitive areas through the acquisition of sites listed in the Urban Wilderness Inventory. Five of the thirteen Urban Wilderness Inventory sites have been acquired and designated as Urban Wilderness Areas in the Urban Wilderness Park System. The five Urban Wilderness Areas and the thirteen Urban Wilderness Inventory sites are listed in Appendix 13-F and 13-G of the Conservation Element, respectively.

Section 5-182(j) of the Broward County Land Development Code also requires an archaeological report to be prepared when development is proposed within a Cultural Resource Local Area of Particular Concern or any archaeological site listed in the Florida Site File. If the Site Assessment Survey reveals the presence of important historical or prehistorical information, a management plan must be formulated. The plan must provide for the protection and preservation of the site to the extent feasible and allow salvage excavation only when preservation inhibits reasonable development of the property.

Section 5-195(a)(14), "Natural Resource Areas" of the Broward County Land Development Code requires development which is proposed within a designated Natural Resource Area to significantly conserve the integrity of the area, as appropriate to the affected resource. Any activities which may negatively harm the natural resource area are subject to mitigation through a long term Resource Management Plan.

16. **Urban services area.** An urban services area (USA) may be defined as that area within the jurisdiction of a local government where the full complement of urban services (such as potable water, sanitary sewer, solid waste disposal, drainage, etc.) are available. The establishment of an USA serves many purposes. For the property owner or

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prospective purchaser, it provides certainty as to the area where urban facilities and services are currently available or will eventually be available. This information allows property owners and buyers to make decisions regarding residential location which most appropriately suit their needs. For the local government, the USA can be useful in terms of long range capital facilities planning.

The USA may be used as a mechanism for encouraging compact, urban development. Although there are no clearly defined USAs within Broward County, special district boundaries may be perceived as USAs. The land within the Rural Ranches future land use designation outside the special district service boundaries; therefore, it is being developed with rural services.

17. Urban growth boundaries and the designation of new lands for urban development. One mechanism for limiting the quantity of land available for development is through the delineation of an urban growth boundary. An urban growth boundary (UGB) may be defined as a geographic boundary which identifies the area where urban development is allowable and the area where urban development is not allowable. By defining geographic points beyond which urban development will not be permitted, the UGB can assist in controlling the leap-frog development patterns which are associated with urban sprawl.

The UGB may be co-terminus with, or larger than, the USA. The USA only identifies where the full complement of urban services is available, or programmed to be available. The UGB may include areas where urban development is allowed but the full complement of urban facilities and services is not available. An example of an area within the UGB but outside of the USA is an area where sanitary sewer is not available but where septic tanks are suitable.

Although Broward County has not officially established an UGB, a defacto UGB has existed since the 1960's when the US Army Corps of Engineers constructed levees surrounding the water conservation areas. The area west of these levees, which represents nearly two-thirds of Broward County's land area, are unavailable for urban development and are designated for Conservation on the FUALUEMS. These Water Conservation Areas (WCA), controlled by the South Florida Water Management District (SFWMD), limit the extension of urban development inland. Levees which have been constructed to maintain water levels in the remaining Everglades, provide a distinct separation of urban and conservation uses. Implementation of the SFWMD's plans to purchase land just east of the WCAs in order to assemble the East Coast Buffer and the Everglades Buffer Strip has already begun. As land is purchased by the SFWMD, the WCAs will be further protected from the encroachment of urban development. The acquisitions are part of a larger scheme to restore the flow of water to the historic Everglades in order to restore the original eco-system and capture some of its benefits lost to drainage.

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Due to the above described conditions, the FUALUE and FUALUEMS contain no provisions allowing the designation of new lands for urban development. Instead, future actions will focus on the annexation of unincorporated areas and redevelopment.

18. **Other planning strategies.** The Comprehensive and Neighborhood Planning Division will be collecting and analyzing information on “form” districts to determine whether that technique would be an appropriate planning strategy for Broward County.

19. **Access management standards.** The Broward County Land Development Code provides standards and requirements to facilitate the safe and efficient movement of vehicles between trafficways and proposed development. Standards and requirements have been set for street capacities, geometric design, intersections, traffic control equipment, residential frontage, non-vehicular access lines, turn lanes, sidewalks, ingress/egress easements, and conveyance to the public of right-of-ways. In situations where development is proposed adjacent to a non-trafficway collector road, a non-vehicular access line must be established.

E. FUALUEMS. The FUALUEMS consists future land use designations or categories. **Objective 2.10** addresses the provision of future land use designations.

1. **FUALUEMS designations.** All properties within Unincorporated Broward County are assigned a future land use designation on the FUALUEMS. This section identifies the twenty-three designations, the range of permitted densities and intensities, and the allowable uses. Appendix 2-C shows the acreage designated by the FUALUEMS for each future land use designation.

a. Residential Rural Ranches. Lands designated Rural Ranches are intended to protect the semi-rural character and life-style of existing low density residential ranch areas. Rural ranch areas are characterized by residential estates, horse ranches, and related agricultural uses. The maximum allowable density within this designation is one dwelling unit per two and one-half gross acres (1 du/2.5 ac) or one dwelling unit per two net acres. Application of flexibility or reserve units and commercial flexibility is not allowed within the Rural Ranches FUALUEMS designation. The Residential Rural Ranches land uses are particularly suitable for the southwestern portion of the county where the poorly drained soils and high water table produce conditions conducive to low density development.

b. Residential Rural Estate. Lands designated Rural Estate are intended to protect the semi-rural character and life-style of existing low density residential estate areas. Rural estate areas are characterized by residential estates, horse ranches, and related agricultural uses. The maximum allowable density within this designation is one dwelling unit per gross acre. Application of flexibility or

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reserve units and commercial flexibility is not allowed within the Rural Estate FUALUEMS designation. Clustering of units is also not allowed within this designation.

c. *Estate or Urban Estate.* Lands designated Urban Estate are intended to provide areas where the traditional single-family detached, as well as low density planned residential uses can be established, maintained, and protected from the unwarranted intrusion of other inappropriate uses. The maximum allowable density within this designation is one dwelling unit per gross acre.

d. *Low (2) Residential.* Lands designated Low (2) Residential are intended to provide areas where the traditional single-family detached and attached residences, as well as low density planned residential uses can be established, maintained, and protected from the unwarranted intrusion of other inappropriate uses. The maximum allowable density within this Designation is two dwelling units per gross acre (2 du/ac).

e. *Low (3) Residential.* Lands designated Low Density Residential 3 are intended to provide areas where the traditional single-family detached and attached residences, as well as low density planned residential uses can be established, maintained, and protected from the unwarranted intrusion of other inappropriate uses. The maximum allowable density within this Designation is three dwelling units per gross acre (3 du/ac).

f. *Low (5) Residential.* Lands designated Low Density Residential 5 are intended to facilitate the development of affordable, single family detached dwelling units. The maximum allowable density within this Designation is five dwelling units per gross acre (5 du/ac). In order to promote the creation of affordable homes, this Designation is emphasized, but not exclusive, to areas designated for urban infill. Developers are able to place single family detached homes on these sites, without substantial investments for infrastructure, which, in turn, lowers the costs of the homes.

g. *Low Medium (10) Residential.* Lands designated Low Medium Density Residential are intended to provide for moderately priced condominiums, town homes, and rental units. The maximum allowable density within this Designation is ten dwelling units per gross acre (10 du/ac).

h. *Medium (16) Residential.* Lands designated Medium Density Residential are intended to provide for moderately priced condominiums, town homes, and rental units. The maximum allowable density within this Designation is sixteen dwelling units per gross acre (16 du/ac).

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- i. *Medium High (25) Residential.* Lands designated Medium High Density Residential are intended to provide for affordable rental units for low and very low income groups, as well as luxury, high rise apartments. The maximum allowable density within this Designation is twenty-five dwelling units per gross acre (25 du/ac).
- j. *High (50) Residential.* Lands designated High Density Residential are intended to provide for affordable rental units for low and very low income groups, as well as luxury, high rise apartments. They are primarily located along mass transit corridors, and secondarily, along arterial roadways with mass transit service. High density areas provide the opportunity to pursue transit oriented development (TOD). Transit oriented development is a planning technique which furthers compact development through the incorporation of high density residential uses along congested corridors; thereby, improving the capability of the corridor to sustain multi-modal mass transit. A key component of TOD is the focus on providing a pedestrian oriented combination of uses. The maximum allowable density within this Designation is fifty dwelling units per gross acre (50 du/ac).
- k. *Commercial.* Lands designated commercial are intended to provide for business, office, retail, service and other commercial enterprises that support the resident and seasonal populations. Commercial designated lands should be located along collector and arterial roadways, to the maximum extent possible.
- l. *Office Park.* Lands designated Office Park are intended to encourage the location of planned office complexes and corporate headquarters. Areas designated Office Park should ensure a campus-like atmosphere with substantial buildings and ample open space. Employee services such as shopping and eating establishments should be allowed, but should be limited to areas within buildings primarily devoted to office use.
- m. *Commercial Recreation.* Lands designated Commercial Recreation are intended to reflect and accommodate major public and private commercial recreational facilities that meet a portion of the recreational needs of the resident and seasonal populations. Commercial Recreation areas are typically characterized by golf courses, outdoor and indoor recreation facilities as primary uses (e.g., marinas, stadiums, etc.) and as accessory or ancillary uses (e.g., marina as part of a hotel).
- n. *Industrial.* Lands designated Industrial are intended to reflect and accommodate the retention and expansion of economic base activities. Industrial lands are characterized by manufacturing, warehouse distribution, research and development, or other substantial employment based activities. At least eighty

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percent (80%) of the lands designated Industrial must be devoted to industrial uses. Industrial lands should be located, to the maximum extent possible, within proximity to major transportation facilities.

o. *Employment Center.* Lands designated Employment Center are intended to encourage non-residential development, compatible with residential and other less intensive land uses, and which would support the tourist-oriented segment of the economy as well as high technology and service-based activities.

p. *Recreation and Open Space.* Land designated Recreation and Open Space are intended to provide residents with at least three acres of parks and facilities per one thousand population. These areas are intended to be located in close proximity to the communities they are intended to serve. Recreational and Open Space lands may include facilities for sports activities, playgrounds, and picnicking or may remain undisturbed, in their natural state.

q. *Conservation.* Lands designated Conservation are intended to protect major reserve water supply areas and natural reservations.

r. *Agriculture.* Lands designated agriculture are intended to maintain and foster agriculture, ornamental horticulture, aquaculture, forestry, the equestrian industry, and related industries. A study of agriculture completed by the Broward County Planning Council in 1996 indicated a significant portion of the land having a future land use designation of agriculture has been identified by the SFWMD as part of the East Coast Buffer Plan. As this land is acquired by the SFWMD, plan amendments will be initiated to change the land's future land use designation to Conservation. Another significant finding in the study report is a discrepancy between land having a future land use classification of Agriculture and those lands actually in agricultural production. Consequently, an ample proportion of Agriculture future land uses are being utilized as areas to retard or delay urban development until such time as it becomes feasible. It is anticipated a future land use plan amendment will resolve the discrepancy between existing and future agricultural uses.

s. *Community Facilities.* Lands designated Community Facilities are intended to provide for a full range of regional and community uses such as educational, medical, religious, civic, cultural, judicial, and correctional facilities.

t. *Transportation.* Lands designated Transportation are intended to provide for the full range of transportation uses, such as transportation corridors, major transportation facilities such as expressways, interchanges, public and private airports and landing strips, ports, and railroad facilities.

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u. *Utilities.* Lands designated Utilities are intended to provide for the full range of utility uses such as water and wastewater treatment plants, solid waste transfer stations and facilities, and electrical transmission facilities, towers, substations, and power plants.

v. *Mining.* Lands designated for mining are intended to provide for the removal of minerals from their site solely for commercial purposes, which may include crushing, batching, mixing, and forming of mined materials. Mining operations should be compatible with existing surrounding and future land uses.

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V. APPENDICES

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**Appendix 2-A
Acreage & Range of Density and Intensity of Existing Land Use
Unincorporated Area-1995**

Category	Density (Units/Acre)	Acres	Percent
Estate Single-Family	1 or less	7251	14.2
Single-Family Detached Suburban	more than 1	12724	24.9
Multi-Family (Moderate)	up to 25	2266	4.4
Multi-Family (High)	more than 25	278	0.5
Mobile Homes	not required	1291	2.5
Recreational Vehicles	not required	91	0.2
Special Residential Facilities	not required	26	0.1
Commercial	NA	1167	2.3
Office Park / Major Employment Center	NA	60	0.1
Industrial Use	NA	1297	2.5
Agricultural Use	NA	2270	4.4
Private Recreation	NA	1250	2.4
Public Recreation	NA	933	1.8
Urban Conservation	NA	191	0.4
Utilities	NA	1450	2.8
Educational & Other Community Facilities	NA	2261	4.4
Vacant or Undeveloped Land	NA	14652	28.6
Historic Resources	NA	67	0.1
Active Rock Pit Areas	NA	118	0.2
Transportation	NA	833	1.7
Water	NA	700	1.4
Total	NA	51176	100.0

Note: The Water Conservation Areas make up the Rural Conservation existing land use category which totals 505,600 acres.

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Appendix 2-B
Difference Between 1987 & 1995 Existing Land Use by Category

Category	Density (Units/Acre)	1987 Acres	1995 Acres
Estate Single-Family	1 or less	6,751.2	7,251
Single-Family Detached Suburban	more than 1	8316.4	12,724
Multi-Family (Moderate)	up to 25	2,066.7	2,266
Multi-Family (High)	more than 25	78.0	278
Mobile Homes	not required	1,290.6	1,291
Recreational Vehicles	not required	90.6	91
Special Residential Facilities	not required	14.3	26
Commercial	NA	1,066.9	1,167
Office Park / Major Employment Center	NA	58.7	60
Industrial Use	NA	1,097.0	1,297
Agricultural Use	NA	3,675.3	2,270
Private Recreation	NA	1,131.6	1,250
Public Recreation	NA	933.6	933
Urban Conservation	NA	191.0	191
Utilities	NA	614.0	1,450
Educational & Other Community Facilities	NA	1,860.9	2,261
Vacant or Undeveloped Land	NA	22,103.6	14,652
Historic Resources	NA	67.3	*
Active Rock Pit Areas	NA	718.3	*
Transportation	NA	833.0	*
Total	NA	52,958.9	49,458.0

* Existing land use category not available.

Note: The Water Conservation Areas make up the Rural Conservation existing land use category which totals 505,600 acres.

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Appendix 2-C

Acreage, Range of Density, & Intensity of Future Land Uses According to the 1997 GIS-based FUALUEMS

Designation	Intensity/Density	GIS Acres	Maximum Development
Agriculture	1 du/2.5 gross acres 1 du/2.0 net acres	5,277.0	2,110 du
Rural Ranches	1 du/2.5 gross acres 1 du/2.0 net acres	4,713.0	1,884 du
Rural Estate	1 du/1.0 gross acre	1,250.0	1,250 du
Estate	1 du/1.0 gross acre	5,371.0	5,371 du
Low Res. 2	Up to 2 du/acre	10.0	20 du
Low Res. 3	Up to 3 du/acre	3,244.0	9,732 du
Low Res. 5	Up to 5 du/acre	7,135.0	35,675 du
Low Med. 10	Up to 10 du/acre	2,479.0	24,790 du
Med. 16	Up to 16 du/acre	352.0	5,632 du
Med. High 25	Up to 25 du/acre	133.0	3,325 du
High 50	Up to 50 du/acre	128.0	6,400 du
Irreg. Res.	See Map Series	NA	NA
Commercial	*	1,224.0	NA
Office Park	*	47.0	NA
Employment Ctr.	NA	109.0	NA
Industrial	*	2,054.0	NA
Comm. Fac.	NA	698.0	NA
Rec. & Open Space	NA	647.0	NA
Comm. Rec.	NA	749.0	NA
Conservation	NA	1,301.0	NA
Utility	NA	1,075.0	NA
Transportation	NA	2,859.0	NA
Water/Right of Way	NA	6,476.0	NA
Total	NA	47,345.0	96,189 du

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

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Appendix 2-D

Generalized Future Unincorporated Area Land Use Adequacy - 2015

Table A: Commercial, Industrial, & Recreation

Designation	Acres per 1,000 Population	2015 Population	Acres Needed	Acres Provided	Difference between acres needed & provided
Commercial	6.2	183,496	1138	1,224.0	+86.0
Industrial	6.9	183,496	1266	2,054.0	+788.0
Recreation	3.0	183,496	551	647.0	+96.0

Note: Figures for acres per 1,000 population include the City of Weston which incorporated in 1996.

Source: Broward County Comprehensive & Neighborhood Planning Division Future Unincorporated Area Land Use Element Evaluation & Appraisal Report 1995, Broward County Comprehensive & Neighborhood Planning Division Geographic Information System 1996, Broward County Planning Information Technology Division.

Table B: Residential

Designation	2015 Projected Dwelling Units	Units Provided	Difference between 2015 units needed & units provided
Residential	73,085	94,552	+21,467

Source: Broward County Comprehensive & Neighborhood Planning Division Geographic Information System 1996, Broward County Planning Information Technology Division.

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Appendix 2-E

Unincorporated Broward County Total Population Forecasts by Census Tract: 1995 - 2015

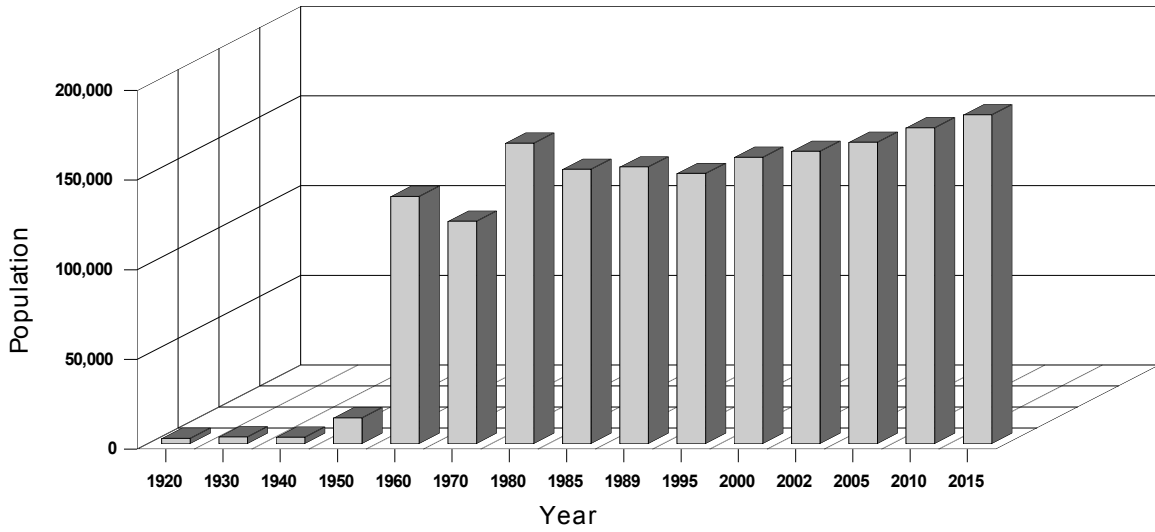
Census Tract	1995	2000	2002	2005	2010	2015
104.00	5,502	5,877	6,057	6,326	6,657	6,709
105.00	1,068	2,181	2,678	3,423	4,861	6,315
106.00	492	818	977	1,215	1,635	2,475
107.00	13,651	14,377	14,503	14,693	14,860	15,019
108.00	6,160	6,265	6,306	6,367	6,394	6,406
203.02	1,719	1,924	2,027	2,181	2,393	2,610
204.01	4,014	4,054	4,070	4,095	4,098	4,098
302.00	7,359	7,464	7,514	7,588	7,655	7,666
303.00	6,719	6,885	6,952	7,053	7,243	7,388
312.02	2,584	2,693	2,749	2,834	3,017	3,217
401.00	613	640	648	661	684	704
410.00	468	483	492	505	530	560
411.00	4,834	5,123	5,244	5,425	5,745	6,101
412.00	3,461	3,555	3,603	3,676	3,762	3,834
413.00	7,870	8,005	8,089	8,215	8,333	8,366
414.00	425	467	487	518	544	553
429.00	6,540	6,675	6,737	6,831	6,864	6,899
430.00	3,741	3,796	3,820	3,856	3,881	3,914
431.00	1,721	1,762	1,770	1,782	1,786	1,784
501.00	2,999	3,060	3,082	3,116	3,167	3,227
502.01	1,297	1,317	1,322	1,329	1,334	1,337
502.02	1,454	1,501	1,512	1,528	1,549	1,559
503.02	499	514	517	522	524	528
504.00	759	771	775	781	783	786
505.00	6,262	6,356	6,402	6,472	6,575	6,725
508.00	5,047	5,136	5,206	5,310	5,334	5,355

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Census Tract	1995	2000	2002	2005	2010	2015
601.01	898	906	908	910	912	914
611.00	6,145	6,289	6,334	6,401	6,461	6,480
701.00	3,440	4,689	4,858	5,111	5,738	5,831
702.01	1,234	1,326	1,336	1,352	1,379	1,403
702.02	8,175	8,223	8,229	8,237	8,233	8,242
703.01	812	818	819	820	817	816
703.03	6,987	8,536	9,249	10,318	12,139	13,889
704.00	1,458	1,898	1,898	1,899	1,906	1,904
705.00	532	643	739	883	1,394	1,394
803.00	1,262	1,340	1,361	1,392	1,433	1,476
804.01	4,560	4,727	4,779	4,858	4,985	5,127
804.02	1,880	1,969	2,009	2,069	2,196	2,339
905.00	1,500	1,537	1,558	1,590	1,665	1,758
906.00	681	720	742	774	844	929
907.00	158	201	245	311	521	769
1006.00	4,945	5,082	5,109	5,149	5,171	5,193
1007.00	4,662	4,858	4,940	5,063	5,152	5,202
1008.00	3,662	3,753	3,779	3,818	3,844	3,865
1103.00	521	597	711	883	1,294	1,830
SUM	150,770	159,811	163,142	168,140	176,292	183,496

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Appendix 2-F Unincorporated Area Population: 1920 - 2015



Population estimated for 1985 & 1995.
Population projected for 2000, 2002, 2005, 2010, & 2015.

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

**Appendix 2-G
County Roads Operating Below Level of Service “D”**

Roadway	Limits	Unincorporated Area	LOS
Rock Island Road	Atlantic-McNab		E
	Commercial-Oakland Pk		F
Copans Road	I-95 to Dixie Hwy	Yes	F
Coconut Ck Pkwy	SR 7 to Lyons		F
SE 15 St	Dixie Hwy to US 1		F
NW 62 St	NW 31 Ave to Powerline Rd		F
NE 62 St	NE 6 Ave to Dixie Hwy	Yes	F
NE 62 St	Dixie Hwy to Cypress Rd		F

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Roadway	Limits	Unincorporated Area	LOS
	Cypress Rd to US 1		F

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

**Appendix 2-H
State Roads Operating Below Level of Service “D”**

Roadway	Limits	Unincorporated Area	LOS
University Drive	SR 84 to Peters Rd		F
	Peters Rd to Broward		F
	Broward to Cleary		F
	Cleary to Sunrise		F
	Sunrise to Oakland Pk		F
	NW 44th to Commercial		F
	Commercial to Southgate		E
SR 7	Dade C/L to Hallandale	Yes	F

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Roadway	Limits	Unincorporated Area	LOS
	Hindle Bch to Griffin Rd		F
	SR 84 to Riverland Rd		F
US 1	Oakland Pk to Commercial		F
	Hollywood to Sheridan St		E
	Sterling to Griffin Rd		F
Hillsboro Blvd	Lyons Rd to FTPK		F
	FTPK to Powerline Rd	Yes	F
	Military to I-95		E
Sample Rd	Lyons Rd to FTPK		E

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Roadway	Limits	Unincorporated Area	LOS
	Powerline to Military Trail	Yes	F
	Military to I-95	Yes	F
	I-95 to Dixie Hwy	Yes	F
Atlantic Blvd	I-95 to Dixie Hwy		F
	Dixie Hwy to US 1		F
Commercial Blvd	Rock Isl to FTPK		F
Commercial	FTPK to SR 7		F
	SR 7 to Lyons Rd	Yes	F
	Lyons Rd to NW 21 Ave		F

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Roadway	Limits	Unincorporated Area	LOS
	NW 21 Ave to I-95		F
	I-95 to Dixie Hwy	Yes	F
	Dixie Hwy to US 1		F
Oakland Pk Blvd	University to FTPK		E
	FTPK to SR 7		F
	SR 7 to NW 31 Ave		F
	NW 31 Ave to I-95		F
	I-95 to Andrews		F
Sunrise Blvd	FTPK to SR 7		F

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Roadway	Limits	Unincorporated Area	LOS
	SR 7 to NW 31 Ave	Yes	F
	NW 31 Ave to I-95	Yes	F
	I-95 to Andrews Ave		F
	US 1 Sears to US 1 Gateway		E
	US 1 to Bayview		E
I-95	Dade Co. to Sheridan		E
	Sheridan to Griffin Rd		F
	Griffin to SR 84		F
	SR 84 to Davie Blvd		F

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Roadway	Limits	Unincorporated Area	LOS
	Davie Blvd to Broward Blvd		F
	Broward to Sunrise Blvd		F
	Sunrise to Oakland Pk	Yes	F
	Oakland Pk to Commercial	Yes	F
I-95	Commercial to Sample Rd	Yes	F
	Sample Rd to Palm Beach Co.	Yes	F
Broward Blvd	SR 7 to SW 31 Ave	Yes	F
	I-95 to SW 9 Ave		F
	9th Ave to US 1		E

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Roadway	Limits	Unincorporated Area	LOS
Griffin Rd	Pine Island to University		F
Sheridan St.	I-95 to Dixie Hwy		F
Hollywood Blvd	N 72 Ave to FTPK		F
	Park Rd to I-95		F
	I-95 to Dixie Hwy		F
Pembroke Rd	FTPK to SR 7		F

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

**Appendix 2-I
Unincorporated Area Neighborhoods by Planning Sector**

Sector	Neighborhood		Approximate Geographic Size (Acres)
Northwest	1	Hillsboro Pines	161.2
	2	Hillsboro Ranches	163.4
	3	Godfrey Road	148.1
	4	Ramblewood	63.3
	5	Broadview Estates	328.1
	6	Fern Forest Park	678.4
	7	Unnamed Portions*	---
Northeast	1	Crystal Lake	516.1
	2	The Lakes	48.8
	3	Woodsetter	124.3
	4	Highland Meadows	145.6
	5	Tedder	163.3
	6	Pompano Estates	612.2
	7	Banyan Gardens	5.7
	8	Pompano Beach Highlands	860.0
	9	Bonnie Loch	198.8
	10	Loch Lomond	128.3
	11	Kendall Green	381.7
	12	Leisureville	116.3
	13	Cresthaven	774.4
	14	Palm-Aire	156.1
	15	Village Park	93.1
	16	Twin Lakes	162.7
	17	North Andrews Gardens/Brentwood Estates	691.9

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Sector	Neighborhood		Approximate Geographic Size (Acres)
	18	Terra Mar	41.7
	19	Palm Club	38.3
	20	Bel-Aire	102.6
	21	Quiet Waters Park	678.4
	22	Landfill	668.8
	23	Unnamed Portions*	---
West Central	1	Pompano Park	72.5
East Central	4	Rock Island	393.9
	5	West-Ken Lark	314.2
	6	Golden Heights	31.9
	7	Roosevelt Gardens	213.6
	8	St. George	249.0
	9	Franklin Park	52.1
	10	Broward Estates	359.5
	11	Washington Park	278.7
	12	Boulevard Gardens	167.1
	13	Melrose Park	574.0
	14	Riverland Village	200.5
	15	Broadview Park	720.4
	16	Chula Vista	78.5
	17	Riverland Woods	6.5
	18	River Landings	6.1
	19	Lauderdale Isles	221.0
	20	Imperial Estates	50.0
Southwest Sector	1	Country Estates	1528.5
	2	198 Terrace	90.6

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Sector	Neighborhood		Approximate Geographic Size (Acres)
	3	Griffin 345 Plat	179.3
	4	Rolling Oaks	1472.9
	5	Deems Ranches	172.1
	6	Green Meadows	408.2
	7	Ivanhoe Estates	113.5
	8	Sunshine Ranches	2626.8
	9	Sunshine Acres/Rio Ranches	712.3
	10	Royal Palm Ranches	192.3
	11	Kings Manor	50.1
	12	Rexmere Village	208.7
	13	Pine Island Ridge	499.1
	14	Park City	178.8
	15	Waldrep Dairy	873.7
	16	Broward County Correctional Facility	27.5
	17	Broward County Interim Contingency Landfill	502.4
	18	Unnamed Portions*	---
Southeast sector	1	Edgewater/Avon Park	103.0
	2	Lake George	72.9
	3	Chambers Estates	238.1
	4	Davis Isles	36.0
	5	Shady Ridge Estates	13.7
	6	Harger Hills	30.4
	7	Ravenswoods Estates	91.9
	8	Estates of Fort Lauderdale	274.2
	9	Arapaho Farms	5.7
	10	Carver Ranches	457.7
	11	Utopia	225.8

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Sector	Neighborhood		Approximate Geographic Size (Acres)
	12	Miami Gardens	268.0
	13	Lake Forest	455.4
	14	Ash Landfill	15.2
	15	Seminole Indian Reservation	471.7
	16	Fort Lauderdale/Hollywood International Airport	1961.6
	17	Unnamed Portions*	---

*** Data for the unnamed portions has not been included since these area are scattered throughout various planning sectors.**

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Appendix 2-J
Residential Units Allowed by the Future Unincorporated Area Land Use Element Map Series
for
Flex Zones in Unincorporated Broward County

Flex Zone	Agri-culture	Rural Ranches	Rural Estate	Urban Estate	Low 2	Low 3	Low 5	Low Medium	Medium	Medium High	High	Irreg.	Total Res. Units	Reserve Units	Total Units
6	0	0	0	0	0	0	0	0	0	0	0	97	97	1	98
7	0	0	0	0	0	0	188	0	0	0	0	8	197	3	200
8	0	0	0	0	0	0	393	0	0	2182	0	731	3307	66	3373
9	0	0	0	0	0	0	722	2030	0	562	0	1128	4442	88	4530
10	0	0	0	0	0	0	3346	1373	384	325	340	392	6160	123	6283
11	0	0	0	0	0	0	4846	550	89	497	190	112	6285	125	6410
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	1182	657	0	0	1839	36	1875
20	0	0	0	0	0	0	459	73	0	0	0	0	532	10	542
24	0	0	0	0	0	0	702	0	0	0	2170	3024	5896	117	6013
25	0	0	0	201	0	107	0	15	0	0	0	0	324	6	330
26	0	0	0	147	0	109	0	0	0	0	0	0	256	5	261
27	0	0	0	469	0	682	0	0	0	0	0	0	1151	23	1174
28	0	0	0	0	0	5685	0	0	0	0	0	0	5685	113	5798
29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31	0	0	0	0	0	0	0	0	704	0	0	0	704	14	718
34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Flex Zone	Agri-culture	Rural Ranches	Rural Estate	Urban Estate	Low 2	Low 3	Low 5	Low Medium	Medium	Medium High	High	Irreg.	Total Res. Units	Reserve Units	Total Units
39	0	0	0	0	0	0	0	0	0	0	2365	0	2365	47	2412
41	0	0	0	0	0	0	2724	1198	0	205	0	0	4127	82	4209
42	0	0	0	0	0	0	259	0	172	0	0	347	779	15	794
43	0	0	0	0	0	0	186	0	0	0	0	0	186	3	189
44	0	0	0	0	0	0	1614	989	0	0	0	0	2603	52	2655
51	0	0	0	0	0	0	1284	1254	627	0	0	0	3165	0	3165
52	0	0	0	0	0	0	3654	376	0	242	0	0	4272	85	4357
53	0	0	0	0	0	0	2809	30	17	0	0	0	2857	57	2914
57	0	0	0	0	0	292	2536	60	0	0	0	0	2889	57	2946
58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
59	0	0	0	0	0	0	805	1168	0	0	0	0	1973	39	2012
64	0	0	0	0	0	0	294	0	0	392	0	0	686	13	699
76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
77	0	0	0	0	0	0	1616	577	846	0	0	0	3039	60	3099
79	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
81	0	0	0	33	0	199	1403	3627	1348	262	0	1342	8217	164	8381
84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
95	0	0	0	0	0	0	5370	706	409	0	0	4184	6485	129	6614
99	0	0	0	0	0	0	0	1819	0	0	0	41	6003	120	6123
101	0	0	0	1312	0	593	51	0	0	0	0	0	1998	39	2037

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Flex Zone	Agri-culture	Rural Ranches	Rural Estate	Urban Estate	Low 2	Low 3	Low 5	Low Medium	Medium	Medium High	High	Irreg.	Total Res. Units	Reserve Units	Total Units
103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104	0	0	0	0	0	0	1459	0	0	0	0	0	1459	29	1488
113	0	0	0	0	0	0	0	449	0	0	0	6388	449	8	457
114	0	0	0	0	0	0	0	0	0	0	0	0	6388	0	6388
116.2	906	314	0	0	0	0	0	0	0	0	0	0	1220	6	1226
117	0	2268	1560	78	250	307	0	0	0	0	0	0	4464	89	4553
Sub-total	906	2582	1560	2242	250	7977	36726	16294	5782	5327	5065	17796	102511	1824	104335
115	0	0	0	0	0	675	258	449	0	0	0	13396	14778	295	15073
116.1	1240	0	0	0	0	0	0	0	0	0	0	0	1240	0	1240
Weston	1240	0	0	0	0	675	258	449	0	0	0	13396	16019	295	16314

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Flexibility Acreage from the Future Unincorporated Area Land Use Element Map Series by Flex Zone

Flex Zone	Total Residential Acreage	5% Commercial Flex Acres	Total Industrial Acreage	20% Industrial Flex Acres
6	17.8	0.9	0.0	0.0
7	37.7	1.9	385.6	77.1
8	270.5	13.5	291.6	58.3
9	514.8	25.7	0.0	0.0
10	906.4	45.3	2.7	0.5
11	1062.9	53.1	256.3	51.3
16	0.0	0.0	6.0	1.2
18	100.2	5.0	0.0	0.0
20	99.2	5.0	0.0	0.0
24	251.0	12.6	0.0	0.0
25	239.1	12.0	0.0	0.0
26	184.0	9.2	0.0	0.0
27	696.9	34.8	0.0	0.0
28	1895.0	94.8	0.0	0.0
29	0.0	0.0	0.0	0.0
31	44.0	2.2	0.0	0.0
34	0.0	0.0	0.0	0.0
39	47.3	2.4	0.0	0.0
41	672.8	33.6	23.9	4.8

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Flex Zone	Total Residential Acreage	5% Commercial Flex Acres	Total Industrial Acreage	20% Industrial Flex Acres
42	106.1	5.3	44.3	8.9
43	37.3	1.9	0.0	0.0
44	421.8	21.1	41.9	8.4
51	421.4	0.0	62.3	0.0
52	778.1	38.9	0.0	0.0
53	566.0	28.3	0.0	0.0
57	610.9	30.5	0.0	0.0
58	0.0	0.0	447.5	89.5
59	277.9	13.9	0.0	0.0
64	74.5	3.7	0.0	0.0
76	0.0	0.0	0.0	0.0
77	433.9	21.7	0.0	0.0
79	0.0	0.0	0.0	0.0
80	0.0	0.0	0.0	0.0
81	1061.9	53.1	0.0	0.0
83	0.0	0.0	25.5	5.1
84	0.0	0.0	5.8	1.2
95	1170.2	58.5	63.6	12.7
99	831.1	41.6	0.0	0.0
101	1527.0	76.4	0.0	0.0
103	0.0	0.0	0.0	0.0
104	291.9	14.6	0.0	0.0

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Flex Zone	Total Residential Acreage	5% Commercial Flex Acres	Total Industrial Acreage	20% Industrial Flex Acres
113	44.9	2.2	0.0	0.0
114	1277.6	63.9	0.0	0.0
116.2	3140.0	157.0	146.0	29.2
117	4134.3	206.7	0.0	0.0
Sub-total	24246.4	1191.3	1803.0	348.1
115	7641.7	382.1	746.0	149.2
116.1	0.0	0.0	0.0	0.0
Weston	7641.7	382.1	746.0	149.2

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Appendix 2-K

Objectives and Policies of the various elements of the Broward County Comprehensive Plan which shall be incorporated into the FUALUE in order to address Objectives and Policies of the Broward County Land Use Plan as a condition of certification by the Broward County Planning Council on April 27,1989.

Unincorporated Area - 1990	
Broward County Land Use Plan Objective or Policy Addressed	Broward County Comprehensive Plan Objective or Policy Addressed
2.05.01	TE - Policies 1 & 4
3.02.00	ROSE - Policies 2 & 7
3.02.01	ROSE - Policy 2
3.02.03	ROSE - Policies 2 & 7
3.04.00	ROSE - Policy 14
3.04.01	ROSE - Objective 3, Policies 9,10, & 11
6.01.03	DANGAR - Objectives 7 & 8, Policies 11 - 14 CE - Objective 9, Policies 25 - 29
6.01.04	CE - Policy 13
6.01.05	CE - Policy 25 DANGAR - Objective 3, Policy 13
6.01.08	CE - Policies 6 - 9
6.02.02	CE - Policy 6
1.01.11	SWE - Objective 2
1.01.17	DANGAR - Policy 1
1.01.18	DANGAR - Policy 1
1.03.02	SSE - Objective 4 PWE - Objective 4
8.06.01	CIE - Objective 6, Policy 17
9.02.00	CE - Objective 9, Policies 25 - 29
9.03.00	CME - Objectives 1, 5, & 6, Policy 9
9.03.01	CME - Policy 10
9.03.02	CME - Objective 8, Policy 11
9.03.03	CE - Objective 7, Policy 19
9.03.04	CME - Policy 3 CE - Policy 20
9.03.05	CME - Objective 4, Policies 6 & 7
9.04.00	DANGAR - Policy 1
9.04.01	DANGAR - Policy 11

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Unincorporated Area - 1990	
9.04.02	DANGAR - Objective 2
9.04.03	CE - Policies 24 & 30
9.05.00	CE - Objective 4, Policy 23
9.06.00	CE - Objective 4
9.06.02	CE - Policy 30
9.07.00	DANGAR - Objective 1
9.07.01	DANGAR - Policy 1
9.07.03	DANGAR - Policy 1
9.09.00	DANGAR - Policy 1
9.09.01	DANGAR - Policy 1
9.09.02	DANGAR - Objective 2, Policy 1
9.10.02	DANGAR - Objective 1, Policies 1 & 11
11.01.00	CIE - Policy 5
11.01.01	Introduction - Table 1-2 on pp. 1-16 to 1-21
11.01.04	CIE - Objective 6
12.01.00	TE - Policies 4 & 5
12.01.01	TE - Policies 17 & 19
12.01.02	TE - Objective 3
12.01.04	TE - Objective 2
12.02.00	TE - Policies 4, 15, & 16
12.02.05	TE - Objective 5, Policy 15
13.01.05	ICE - Objective 1

Source: Broward County Office of Planning, Land Use & Zoning Section, September, 1990. (Revised August, 1992)

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Appendix 2-L

Objectives and Policies of the Broward County Land Use Plan to be Adopted by Reference into the FUALUE as a condition of certification by the Broward County Planning Council

- Policy 6.01.01** Promote restoration of the Everglades system including its hydrological and ecological functions, as well as any degraded or substantially disrupted surface waters.
- Policy 6.01.02** No new solid-fill transportation facilities or similar structures should be permitted within Broward County's identified Water Conservation Areas without provisions for maintaining the freshwater sheetflow.
- Policy 8.02.02** Development permits granted by local government entities within Broward County shall be consistent with the Development Review Requirements subsection of the Plan Implementation Requirements section of this plan.
- Policy 8.01.14** The disposal of solid wastes by sanitary landfill should be as environmentally sound as state of the art.
- Policy 8.03.03** Regional or community libraries, clinics, civic centers, cultural facilities, and other public facilities should be located in areas of concentrated activity, such as downtown areas and community or regional shopping centers, in order to allow multi-purpose trips, provide easy access by mass transit and economize on parking areas.
- Policy 8.03.05** Downtown redevelopment and inner-city revitalization should be facilitated through the Broward County Land Use Plan and the plans of local government entities.
- Policy 9.02.05** New septic tank systems shall only be permitted when the Florida Department of Health and Rehabilitative Services determines they are consistent with Broward County's Water and Septic Tank Ordinance and with the requirements of the Florida Statutes and the Florida Administrative Code.
- Policy 9.03.06** Marinas which service live aboard boats shall provide for sewage pumpage facilities and/or other improvements which promote environmental compatibility with marine resources consistent with Florida State Law.
- Policy 12.02.03** Rights-of-way sufficient to meet the requirements of the Broward County Trafficways Plan shall be conveyed to the public by deed or easement at the time of plat recordation.

FUTURE UNINCORPORATED AREA LAND USE ELEMENT

Appendix 2-M

Objectives and Policies of the Broward County Land Use Plan Requiring an Implementation Objective or Policy to be included in the Future Unincorporated Area Land Use Element as a condition of certification by the Broward County Planning Council.

Broward County Land Use Plan Objective or Policy	Future Unincorporated Area Land Use Element Objective or Policy
3.01.04	50
3.03.03	3
3.04.01	53
8.02.0	2
8.06.00	1
9.02.03	16
9.02.06	18

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Broward County Land Use Plan Objective or Policy	Future Unincorporated Area Land Use Element Objective or Policy
9.07.02	6
9.08.05	22b
13.01.06	69
15.03.01	62
15.03.02	63
15.03.03	64
15.03.05	65

Source: Broward County Planning Council. (Revised October 1, 1992 by the Broward County Office of Planning)

FUTURE UNINCORPORATED AREA LAND USE ELEMENT
