

ORDINANCE NO. 2001-033

AN ORDINANCE OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT TO THE FUTURE LAND USE ELEMENT OF THE CITY OF DANIA BEACH COMPREHENSIVE PLAN, PURSUANT TO THE PROVISIONS, OF THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dania Beach (the "City") proposed to amend (the "Amendment") the Future Land Use Element of the City of Dania Beach Comprehensive Plan (the "Plan") as provided for in the attached Exhibit "A" and

WHEREAS, on May 16, 2001, the City of Dania Beach Planning and Zoning Advisory Board in its capacity as the Local Planning Agency held a public hearing and recommended transmittal of the Amendment to the Department of Community Affairs ("DCA"); and

WHEREAS, on September 12, 2001, the City Commission of the City of Dania Beach held a public hearing on the Amendment, involving presentations by staff, opportunities for public comment, and discussion among the Council members; and

WHEREAS, on November 7, 2001, DCA waived its Objections, Recommendations and Comments ("ORC") Report on the Amendment; and

WHEREAS, on December 11, 2001, the City Commission of the City of Dania Beach held a public hearing on the adoption of the Amendment, involving presentations by staff, opportunities for public comment, and discussion among the Commission members; and

WHEREAS, the City Commission finds that the revised Amendment does not adversely impact the City's public facilities; and

WHEREAS, the City Commission finds that the revised Amendment is internally consistent with the Plan's existing goals, objectives and policies.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1: That the preceding Whereas clauses are ratified and incorporated as the legislative intent of this ordinance.

Section 2: The Amendment to the Future Land Use, Element of the Comprehensive Plan, is hereby adopted and approved for final transmittal to DCA, as provided for in Sections 163.3189(2) and 163.3184(7) and (15), Florida Statutes.

Section 3: This Ordinance shall become immediately effective upon its passage and adoption.

PASSED and ADOPTED on first and only reading on the 11th day
of December, 2001.

PAT FLURY, MAYOR

ATTEST:

CHARLENE JOHNSON
City Clerk

ROLL CALL:
COMMISSIONER BERTINO-YES
COMMISSIONER MIKES-YES
COMMISSIONER McELYEA-YES
VICE-MAYOR CHUNN-YES
MAYOR FLURY-YES

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

THOMAS ANSBORO, City Attorney



City of Dania Beach

Chapter 1

Future Land Use Element

9J-5.006

Adopted by the Dania Beach City Commission

December 11, 2001

Revised February 2009

FUTURE LAND USE ELEMENT

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I. INTRODUCTION

The purpose of the Future Land Use Element for the City of Dania Beach is to identify the future land uses which will enable the City to attain the standards outlined in its Goals, Objectives and Policies. The Land Use Element also serves to link the balance of the elements of the City Comprehensive Plan.

II. EXISTING LAND USE DATA REQUIREMENTS

The City of Dania Beach consists of approximately 6.25 square miles (4,500 acres) and extends approximately 4 miles east to west and 3 miles north to south. The City includes a portion of oceanfront in the east disconnected from the balance of the City. Dania Beach is one of 29 incorporated municipalities within Broward County. Dania Beach is situated south of Fort Lauderdale, north of Hollywood, and east of Unincorporated Broward County. There are several major arterial roadways which transect the City north/south and east/west. The most significant highway is 1-95 in the western portion of the City. The other major roadways within the City include U.S. #1, Dania Beach Boulevard, Griffin Road, Stirling Road, Sheridan Street, the eastern terminus of 1-595 touches the northeast tip of the City and the northwest tip of the City intersects with State Road #84 and 1-595.

Approximately 80% of the City is in a built condition which leaves about 20% of the City's land vacant and available for future growth and development. Table I identifies the existing land uses within the City as of 1997 and Table II provides the existing land uses in further detail by flexibility zone. The following existing land use key identifies each of the various uses on Tables I and II. The existing land use map depicts the location of the land uses.

Existing Land Use Key	
Code	Category
SF	Single Family detached (1-5 du/ac)
MF-1	Multi-Family (moderate) (6-25 du/ac)
MH	Mobile Homes (7 du/ac)
C	Commercial
I	Industrial Use
R-1	Private Recreation
R-2	Public Recreation
U	Utilities

Existing Land Use Key	
Code	Category
CF	Community Facilities
T	Transportation
V	Vacant or Undeveloped Land
AG	Agricultural (includes plant nurseries)

The following will further analyze the different characteristics of the existing land uses within the community:

A. Residential Development

Residential uses represent approximately 1,312 acres or 35% of the existing community. Of this amount there is an approximate 50/50 split of residential types between low-density, multi-family and single family.

B. Commercial Development

Commercial land use consists of approximately 462 acres or about 12% of the City. The commercial component consists primarily of retail sales but also includes some wholesale trade, offices, restaurants, service outlets, automobile service facilities and the like.

C. Industrial

The existing industrial acreage within the City represents about 584 acres or about 15% of the City. Most of the industrial activities occur in the western portions of the City along I-95 and State Road 84, and in eastern portions of the City along the Dania Cut-off canal and Port Everglades.

D. Recreation/Conservation

The City contains 422 acres of recreational facilities which represent 12% of the City. Also, private clubhouses are located within communities which provide a full range of recreational opportunities for those residents. Dania Jai-Alai is also located within the City which is a unique commercial recreation use.

E. Community Facilities

There are a substantial number of community facilities within the community consisting of almost 114 acres or 3% of the City. These include a variety of public school facilities including Collins and Dania Beach Elementary and Olsen Middle School.

F. Historical Resources

As noted and listed in the housing element there are several historical sites which have been identified by the City.

G. Vacant

Vacant land consists of almost 700 acres or as noted earlier, 20% of the City. The majority of the vacant land is occurring in three parts of the City. The I-95 corridor of the community consists primarily of industrially designated land. East of the airport, industrially oriented uses are permitted. The west, south, and southeastern parts of the City contain residentially designated lands. Portions of the east and southeast areas are impacted by the existence of mangroves (wetland communities) which require permitting through the U.S. Army Corps of Engineers, Florida Department of Environmental Protection and Broward County Department of Planning and Environmental Protection.

H. Population Projections

The City utilizes the population projections developed by the Broward County ~~Urban Office of Planning and Redevelopment Department~~ University of Florida-BEBR. The seasonal population projections were calculated by applying the percentage of seasonal units existing at the time of the census.

	<u>1995</u> <u>2006</u>	<u>1998</u> <u>2010</u>	<u>2000</u> <u>2015</u>	<u>2005</u> <u>2020</u>	<u>2010</u> <u>2025</u>	<u>2030</u>
Resident Population	15,653 28,928	16,152 32,280	17,093 37,046	17,964 41,042	19,439 43,151	44,573
Seasonal	1,548	1,598	1,690	1,777		1,923
Total	17,201 ⁽¹⁾ +	17,750 ⁽¹⁾	18,783 ⁽²⁾	19,741 ⁽²⁾		21,362 ⁽²⁾
⁽¹⁾ University of Florida-BEBR ⁽²⁾ Broward County Planning Department <u>Broward County Urban Planning and Redevelopment Department – Broward by the Numbers, 2007</u>						

III. ANALYSIS REQUIREMENTS - 9J - 5.006(2)

A. Available Facilities

The following will provide an analysis of the availability of facilities and services to serve the existing land uses which were outlined in the Data Requirements section and land for which development orders have been issued.

1. Traffic Circulation

As noted in the Traffic Circulation Element, the City of Dania Beach is transected by a variety of federal, state and county highways. This series of roadway systems handles the majority of total traffic demand within the City while only a small portion use collector and local streets. These collector and local streets are those streets administered and maintained by the City of Dania Beach.

There are no problems or deficiencies on the local roadway system at the present time. Accordingly, the existing land uses within the community including those with development permits are adequately served by a smooth and efficient traffic circulation system at the local level.

2. Sanitary Sewer

The City subscribed to the Broward County 201 program and is now only responsible for the development, expansion and maintenance of a collection system and transmission of wastewater to the Hollywood 201 Plant. The City's wastewater flow is consistent with its agreement with the City of Hollywood and its 201 system. Broward County serves the area west of Ravenswood Road. The City maintains an adequate level of service for the existing and committed development within the City.

3. Solid Waste

The City has franchised solid waste disposal with a private company. The City has entered into a contract with Reuter, Inc. to provide solid waste disposal. At the present time the City has an adequate collection and disposal system which

provides the proper level of service for the existing community and committed development within the community.

4. Drainage

The drainage system within the City of Dania Beach is composed of canals and lakes which discharge to the Dania Cut-off Canal and the C-10 Canal. These canals ultimately discharge into the Atlantic Ocean. The drainage system is managed by the South Florida Water Management District, the Broward County Water Resources Management Division, and the City Engineer. The drainage system has adequately protected the existing community.

5. Potable Water

At the present time the water treatment plant has a design capacity of 3.0 million gallons per day ("mgd") with present operating level 2.86 mgd (2007) reflecting an adequate level of service. There ~~are~~were three areas of the City where distribution deficiencies ~~have been~~were identified and corrected. The City requires existing~~any~~ deficiencies to be addressed at the time of development. The existing and committed developments are adequately served with potable water.

6. Natural Groundwater Aquifer Recharge

Broward County has embarked upon a wellfield Protection program that prohibits and/or regulates hazardous toxic substances within areas that may impact public utility water supply wellfields. The City of Dania Beach has connected to the County's regional raw water system which supplements the City wells for requirements above 2 mgd.

The City also requires water-conserving fixtures on new construction which will further protect the natural groundwater for the City of Dania Beach. The City also implements emergency plans when drought conditions warrant, which are in conformance with the South Florida Water Management District's plans and policies.

B. Vacant Analysis

This segment of the report analyzes the character and magnitude of the existing vacant or undeveloped land to determine suitability for use.

1. Vacant Inventory

Table III provides an inventory of the vacant land within the community as of January 1997 by land use. As noted previously in the Comprehensive Plan, the City contains approximately 700 acres of vacant land or about 20% of the City remains undeveloped and available for development. A vast majority of the vacant land is generally available for industrial/marine development. It may also be suitable for other commercial or light and clean industrial uses and comprises over 50% of the available land. The balance of the vacant land is represented by a mix of residential, commercial, community facility and utility categories.

As noted in Table III, flexibility zones 58, 79, 81, 83 and 84 contain virtually all the vacant land presently occurring within the City of Dania Beach. Flex zone 79 represents primarily the employment center base for the City of Dania Beach with many existing industrial and marine industry related facilities currently existing. Flex zone 83 represents primarily the western portion of Dania Beach and the majority of the vacant land in this area is industrial in nature. Interstate 95 splits this flexibility zone. Flexibility zone 84 in the southeastern portion of the City of Dania Beach contains primarily a mix of various levels of residential land generally ranging in planned densities from Estate Residential up to High Residential. Flexibility zone 58 contains a significant commercial/industrial base along S.R. 84 and west of the airport.

2. Physiography, Drainage and Minerals

Dania Beach is nearly level in topography. The soils are underlain by limestone which is porous allowing water to move through it laterally for long distances. The major drainage basins affecting Dania Beach are the C-10 Canal and the Dania Cut-off Canal. These canals are under the management and control of the South Florida Water

Management District. Physiography, topography and drainage provide no impediments to development within any of the flex zones.

3. Soils and Wetlands

Soils are an important factor which affects development potential of land. Within the City of Dania Beach there are a variety of soil types occurring; however, for the undeveloped portions of the City there are only two soil types that require some modification prior to construction. These soils are the perrine and pennsucco series. The perrine series consists of nearly level, poorly drained soils on coastal lowlands. The pennsucco series consists of nearly level, and very poorly drained soils on coastal lowlands and swamps.

Both of these soils typically contain wetland species that require permitting through the U.S. Army Corps of Engineers, Florida Department of Environmental Protection, and the Broward County Department of Planning and Environmental Protection prior to an issuance of any development permit. Many of these wetlands have been substantially impacted over time and are experiencing a great deal of stress.

The areas within the City which contain these soil types are portions of flexibility zones 79 and 84. The areas within flexibility zone 79 which contain a higher degree of wetland vegetation are north and east of Taylor Road. In flexibility .84 the areas containing a higher percentage of wetland vegetation are the areas east of S. E. 5th Avenue and S. Dania Beach Boulevard. Most of this property has been acquired by Broward County as the Dania Salt Marsh. Within these areas significant care must be taken to insure that any development proposal within these regions not only obtain the necessary wetland permitting, but is also sensitive to the need for mitigation off site and on site protective measures which would enhance the overall biological integrity of the site and area. This would enhance the ability of these areas to serve as wildlife habitat and thereby conserving natural resources occurring within the community.

The soils within flexibility zones 81 and 83 have been altered over time and are primarily in an urban profile. There is no wetland vegetation within this area accept what may be

occurring along the lake edges of the existing excavations within the flex zone.

As noted above, the primary concerns for the development of vacant lands as it relates to soils are the two (2) areas within flex zone 79 and 84 which contain existing wetland vegetation which must be conserved and enhanced by the City.

4. Wellfields

The Broward County Water Resources Management Division is responsible for the development of a comprehensive future well field study. There are no future sites in the City.

5. Lakes, Beaches and Shores

All the beachfront property within the City of Dania Beach is held in public ownership. There is a lease agreement for a restaurant/ shopping facility on a portion of the City ownership; however, this does not impact the existing beaches or shores. Further, there is no contemplated development within the beaches or shores area.

The estuarine system within the City is minimal and primarily related to some mangrove communities as previously pointed out in the soils and wetlands portion of this analysis. Many of these mangrove areas have been substantially impacted and are of mixed variety. There is however, a substantial healthy mangrove community within the City of Hollywood immediately east of Dania Beach. The vast majority of this area is in public ownership and is known as West Lake Park. It consists of approximately 2,000 acres. In addition, Broward County acquired the Dania Salt Marsh east of Southeast 5th Avenue between Dania Beach Boulevard and Sheridan Street.

All of the rivers, bays and lakes within the community are man-made. The rivers are primarily the drainage canal system and the lakes were excavated to meet fill requirements for development both in and outside the City of Dania Beach.

There are no harbors within the City of Dania Beach other than marine yacht basins which are situated along Dania Cut-off Canal.

6. Historical Resources

The historical resources have been identified in the Housing Element and on the existing Land Use Plan of the Comprehensive Plan. As the historic resources are existing structures, no vacant land development will impact these historic resources.

C. Land Requirements

This portion of the land use analysis relates to the amount of land needed to accommodate the projected population. Table III identifies by type the vacant land within the City. The following description of the land use categories and related density is provided.

1. Permitted Uses for the City of Dania Beach Land Use Plan

The Land Use Plan is attached as an atlas and is hereby incorporated by reference as if fully set forth herein. The Land Use Plan indicates a land use classification for each area in the municipality. Within each classification, there are a variety of uses that may be permitted. The community reserves the right to further restrict all uses through its zoning ordinances. The permitted uses outlined in this section enumerate the uses that may be allowed by the City's Zoning Ordinances.

a. Residential Use

The areas designated for residential use on the Future Land Use Map are intended primarily for dwellings, but other land uses related to a residential environment, including neighborhood shopping centers, neighborhood parks and schools may also be appropriate therein.

Uses permitted in areas designated residential are as follows:

- Dwelling units, subject to the density limits for a parcel as designated on the Future Land Use Plan Map and as explained in the following subsection entitled "Residential Density".

- Home occupations and other uses accessory to a dwelling unit.
- Hotels, motels and similar lodging on parcels of property designated Low Medium (10) or higher. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the land use plan map designation.
- Parks, golf courses and other outdoor recreational facilities, and recreational, civic, or other cultural buildings ancillary to primary outdoor recreational use of the site.
- Community facilities designed to serve the City's residential area such as schools, day care centers, churches, nursing homes, governmental administration, police and fire protection facilities, libraries and civic centers.
- Utilities, excluding the following uses: water and wastewater treatment plants, pumping stations, power plant substations and transmission facilities, solid waste disposal and transfer stations, and hazardous waste (medical and similar uses) processing, transfer, or disposal facilities.
- Communication facilities, if deemed appropriate by the local jurisdiction.
- Penal, correctional, and re-entry facilities are prohibited.
- Agriculture.
- Offices and/or retail sales of merchandise or services, subject to the following limitations and provisions:

No more than a total of five (5%) percent of the area designated for residential use on the Future Broward County Land Use Plan Map (Series) within a flexibility zone may be used for offices and/or neighborhood

retail sales of merchandise or services.

No added contiguous area used for offices and/or neighborhood retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals and rivers or easements.

- On parcels of land designated by the City Land Use Plan at a residential density of at least ten (10) dwelling units per gross area, recreational vehicle sites at a maximum density of the maximum number of dwelling units designated for the parcel by the City Land Use Plan if location of recreational vehicles on the parcel of land for more than six months in any twelve month period is permitted, or double such number of dwelling units if such location for more than six months in any twelve month period is prohibited; and
- Special Residential Facilities subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted Uses subsection; meeting density provisions by Category type stated below; and the limitations as expressed by the land use plan map; and if applicable, the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms.

Density Provisions:

- Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
- Special Residential Facility Category (2) development shall count as two (2) dwelling units each.
- Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.

1. Residential Density

a. Density Standards Residential areas are shown on the Future Land Use Map according to eight (8) ranges of density:

- The Estate (1) Residential category permits up to one (1) dwelling unit per gross acre (reserved).
- The Low (2) Residential category permits up to two (2) dwelling units per gross acre (reserved).
- The Low (3) Residential category permits up to three (3) dwelling units per gross acre.
- The Low (5) Residential category permits up to five (5) dwelling units per gross acre.
- The Low-Medium (10) Residential category permits up to ten (10) dwelling units per gross acre.
- The Medium (16) Residential category permits up to sixteen (16) dwelling units per gross acre.
- The Medium-High (25) Residential category permits up to twenty-five (25) dwelling units per gross acre.

Other land use categories and land uses are subject to density standards as follows:

- Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.
- Recreational vehicle sites are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.

- Hotels, motels and similar lodging are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection.

b. Density Calculation

All references to density within the Future Land Use Plan mean gross density. Gross density means the number of dwelling units constructed or proposed within an area, divided by the gross acreage of the area. Gross acreage means 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 Future Land Use Plan.

Any existing live-aboard vessels which conformed to the regulations in effect when such vessels were included within the definition of "dwelling unit" that become nonconforming by the enactment of Broward County Land Use Plan Text Amendment PCT 98-5 shall be removed or discontinued as a dwelling unit within five (5) years of the effective date of Broward County Land Use Plan Text Amendment 98-5. (Effective date: September 7, 1998).

Calculations of acreage covered by different land use categories on the Future Broward County land Use Plan Map (Series) will necessarily be approximate, due to the scale of the map. Where edges of 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 Intracoastal Waterway, and 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.

c. Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Dania Beach Land Use Plan as is the maximum number of dwelling units permitted within the parcel not exceeded. For example, the Dania Beach Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by local zoning and land development regulations.

d. Dashed-Line Areas

Some areas have been marked on the Future Land Use Plan Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied within the boundaries of the circumscribed area and may not be transferred.

e. Flexibility Units

"Flexibility units" means the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Future Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the City's certified future land use plan map.

Since the Dania Beach local land use plan map may be more restrictive than the Future Broward County Land Use Plan Map (Series) available flexibility units

may be utilized by the City to rearrange residential densities.

Rearrangement of residential densities utilizing flexibility units shall be administered within "flexibility zones."

The boundaries of and rules governing "flexibility zones" and rearrangement of residential densities therein will be subject to the provisions of Policy 1.02.01 and Policy 13.01.10 of the Broward County Land Use Plan and "Administrative Rules Document: Broward County Land Use Plan."

The maximum number of dwelling units permitted in a flexibility zone by the Dania Beach land use plan map shall not exceed the number of dwelling units permitted in the flexibility zone by the Future Broward County Land Use Plan Map (Series).

f. Reserve Units

"Reserve units" mean additional permitted dwelling units equal up to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series).

Allocation of reserve units will be administered within "flexibility zones" and not require amendment of the land use plan. The boundaries of and rules governing "flexibility zones" and allocation of reserve units therein will be subject to the provisions of Policy 1.02.02 and Policy 13.01.10 of the Broward County Land Use Plan and the "Administrative Rules Document: Broward County Land Use Plan."

The number of reserve units in a flexibility zone will be fixed at the adoption of the Future Broward County Land Use Plan Map (Series). The number of reserve units assigned to a parcel designated for residential use on the Dania Beach Land Use Plan Map may not exceed 100% of the maximum number of dwelling units indicated for the parcel by the local

land use plan map. However, the land use plan, the zoning, and the applicable land development regulations shall not permit any density higher than fifty (50) dwelling units per gross acre.

g. Commercial Use

The areas designated for commercial use on the Future Land Use Plan Map provide land area for business, office, retail, service and other commercial enterprises which support the resident and tourist populations of Dania Beach.

Uses permitted in areas designated commercial are as follows:

- Retail uses.
- Office and business uses.
- Wholesale, storage, light fabricating, and warehouse uses, if deemed appropriate by the local jurisdiction.
- Hotels, motels, and similar lodging. Hotels, motels, and similar lodging in the Coastal High Hazard Area are permitted at a density limitation of fifty (50) units per acre.
- Recreation and open space, cemeteries, and commercial recreation uses.
- Community facilities and utilities (excluding landfills), if deemed appropriate by the local jurisdiction.
- Penal, correctional, and re-entry facilities are prohibited.
- Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection subject to the allocation of two (2) reserve or flexibility units in accordance with the Special

Residential Facility provisions and policies for the application of these units.

- Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- Non-residential agricultural uses.
- Residential uses are permitted, without the need to amend the local land use plan map, provided that the local government entity applies flexibility or reserve units to the parcel and:
 - a. The residential floor area of mixed commercial/residential structures does not exceed 50% of the total floor area of the building; and/or
 - b. The first floor of mixed commercial/residential structures is totally confined to commercial uses and/or
 - c. For parcels five (5) acres in size or less, free standing multi-family residential uses are permitted; within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free standing multi-family residential uses are permitted on parcels ten (10) acres in size or less; and/or
 - d. For mixed commercial/residential developments greater than five (5) acres in size (or 10 acres within areas designated

on the County plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Chapter 163 Redevelopment Areas) free standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed five (5) acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment, or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/ residential development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; and/or

- e. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.

- Transportation and communications facilities utilities.

h. Downtown Development District (D.D.D.) Commercial Use

The areas designated for D.D.D. commercial on the land use plan provide for business, office, retail, and service activities appropriate for development and redevelopment of the Dania Beach Central Business District. Commercial uses shall be encouraged through flexible development incentives designed to encourage tax-intensive uses consistent with redevelopment of the Dania Beach Retail Core.

Uses permitted in areas designated D.D.D.

commercial are as follows:

- Retail uses.
- Designer Showroom Facilities.
- Office and business uses.
- Wholesale, storage, light fabricating and warehouse uses, if deemed appropriate by the local jurisdiction.
- Hotels, motels and similar lodging. Hotels, motels and similar lodging in the Coastal High Hazard Area are permitted at a density limitation of fifty (50) units per acre.
- Recreation, open space, and commercial recreation uses.
- Community facilities and utilities (excluding landfills), if deemed appropriate by the local jurisdiction.
- Penal, correctional, and re-entry facilities are prohibited.
- Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subsection subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units.
- Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facility provisions and policies for the application of these units; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or

baths.

- Residential uses are permitted, without the need to amend the local land use plan map, provided that the local government entity applies flexibility or reserve units to the parcel and:
 - a. The residential floor area does not exceed 50 % of the total floor area of the building; and/or
 - b. The first floor of mixed commercial/residential structures is totally confined to commercial use; and/or
 - c. For parcels five (5) acres in size or less, free standing multi-family residential uses are permitted; within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free standing multi-family residential uses are permitted on parcels ten (10) acres in size or less; and/or
 - d. For mixed commercial/residential developments greater than five (5) acres in size (or 10 acres within areas designated on the County plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) free standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed five (5) acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment, or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development be governed by specific zoning regulations

that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; and/or

e. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.

- Transportation and communications facilities utilities.

i. Office Park

Office Park areas are designated on the Future Land Use Plan Map, to encourage the location of planned office complexes and corporate headquarters in Dania Beach. Office Park areas 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.

Uses permitted in areas designated office park are as follows:

- Offices for uses such as administrative, professional, and business purposes.
- Banking and financial institutions. Educational scientific and industrial research facilities, research, laboratories, and medical or dental laboratories.
- Restaurants and personal services which are accessory to the primary office uses.
- Community facilities

- Special Residential Facility Category (2) development, as defined in the Special Residential Facilities Permitted Uses subsection; subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facilities provision.
- Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection; subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facilities provisions; each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- Utilities excluding landfills.
- Penal, correctional, and re-entry facilities are prohibited.
- Communication facilities.
- Non-residential agricultural uses.
- Recreation and open space uses.
- Hotels, motels or similar lodging. Hotels, motels and similar lodging in the Coastal High Hazard Area are permitted at a density limitation of fifty (50) units per acre.

j. Commercial Recreation Use

Commercial Recreation areas are designated on the Future Land Use Plan Map to accommodate major public and private commercial recreation facilities which offer recreational opportunities to the residents and tourists of Broward County. Although some of these facilities operate as an adjunct to or an integral part of other types of development, most of these facilities were conceived as profit-making

enterprises.

Those uses permitted in areas designated commercial recreation are as follows:

- Outdoor and indoor recreation facilities such as active recreation complexes, marinas, stadiums, jai-alai frontons, bowling alleys, golf courses, dog and horse racing facilities.
- Accessory facilities, including outdoor and indoor recreation facilities that are determined by the local government entity to be an integral part of and supportive to the primary recreation facility (excluding residential uses).
- Hotels, motels and similar lodging ancillary to the primary commercial recreation use.
- Other active and passive recreation uses.

k. Industrial Use

The purpose of reserving land for industrial uses is to provide opportunity for the retention and expansion of Dania Beach's economic base activities. Although other uses are permitted in areas designated industrial, at least eighty (80%) percent of such land area must be devoted to industrial use, such as manufacturing, warehouse distribution, research and development, or other substantial employment based activities.

Uses permitted in areas designated industrial are as follows

- Light and heavy industrial uses.
- Marine Industrial uses.
- Heavy commercial uses including new and used automobile, truck, motorcycle, boat and trailer display, sales, and service; newspaper, magazine, and printing plants; bakeries,

carpentry, cabinet shops and other trade shops; motion picture studios; ice houses; propane gas sales and repair; and salvage yards.

- Educational, scientific, and industrial research facilities, research laboratories, and medical or dental laboratories.
- Office uses.
- Transportation and communication facilities.
- Recreation and open space, cemeteries, and commercial recreation uses, as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industry.
- Community facilities and utilities.
- Penal, correctional, and re-entry facilities are prohibited.
- Non-residential agricultural uses.
- Ancillary commercial uses within buildings devoted to primary industrial uses.
- Wholesaling uses.
- The following uses may also be permitted subject to the review and approval requirements of Policy 13.01.10 of the Broward County Land Use Plan as long as the total area of these uses does not consume more than twenty (20%) Percent of the industrial land designated on the Future Broward County Land Use Plan Map within a flexibility zone, and as long as the location of these uses do not preclude or adversely effect the future use of surrounding areas for industrial uses:
 - Commercial and retail business uses.

- Hotel, motel and similar lodging. Hotels, motels and similar lodging in the Coastal High Hazard Area are permitted at a density limitation of fifty (50) units per acre.
- Communications facilities,
- Residential units within the same structure as industrial uses for the owner, manager, or caretaker of the industrial uses may be located in areas designated industrial without the application of flexibility units or reserve units.

I. Employment Center Use

Employment Center areas are designated on the Dania Beach Land Use Map to encourage non-residential development, compatible with residential and other less intensive land uses, and which would support the tourist-oriented segment of Dania Beach's economy as well as high technology and service-based activities.

Uses permitted in areas designated employment center are as follows:

1. Principal Uses

- Light Manufacturing.
- Office Uses.
- Research and Assembly.
- Hotels, Motels and similar Lodging. Hotels, motels and similar lodging in the Coastal High Hazard Area are permitted at a density limitation of fifty (50) units per acre.
- Restaurants and Personal Services.
- Community Facilities.

- Penal, correctional, and re-entry facilities are prohibited.
- Non-residential Agricultural Uses.
- Communication Facilities.
- Residential uses are permitted without the need to amend the local land use plan, provided that the local government applies flexibility or reserve units to the parcel in the following manner:
 - (1) For parcels five (5) acres in size or less, free standing multi-family residential uses are permitted; within areas designated on the County Land Use Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free standing multi-family residential uses are permitted on parcels 10 acres in size or less.
 - (2) For mixed use developments greater than five (5) acres in size (or 10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas), free-standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed five (5) acres (10 acres within areas designated on the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the employment center designated parcel, whichever is greater, and that the entire mixed use development be governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses with and surrounding the

development.

2. Accessory Uses (Limited to less than fifty (50%) percent of the site)
 - Transportation and Utilities.
 - Storage.
 - Retail within building devoted to principal uses.
 - Recreation and Open Space Uses.
3. Commercial and retail business uses may also be permitted as long as the total area of these uses does not consume more than twenty (20%) percent of the employment center land designated on the Future Broward County Land Use Plan Map within a flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for employment center use. Said uses re subject to the review and approval requirements of Policy 13.01.10 of the Broward County Land Use Plan.

m. Recreation and Open Space Use

The primary intent of the recreation and open space category is to accommodate recreation and open space uses to serve public recreation needs. In general, land uses within this category are low intensity in character with a minimum of impervious surface coverage and retain as much natural vegetation and landscape as possible.

Areas designated as recreation and open space on the Future Land Use Plan Map include existing public and private park sites and existing cemetery sites intended to remain as permanent open space.

Those uses permitted in areas designated recreation and open space are as follows:

- Passive recreational uses, including, but not limited to nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
- Golf courses which are intended to remain as permanent open space.
- Camping ground and facilities.
- Cemeteries.
- Active recreational uses, including, but not limited to tennis courts, playgrounds, swimming pools, athletic fields and courts, beaches and bikeways.
- Outdoor cultural, educational and civic facilities, including, but not limited to animal exhibits, habitats and band shells and outdoor classrooms.
- Concessions only when accessory to the above uses.

n. Community Facilities Use

Community Facilities areas are designated on the Future Land Use Plan Map to provide a full range of regional and community uses such as educational, medical, governmental, religious, civic, cultural, judicial, and correctional facilities.

Community facilities may be permitted at the discretion of Dania Beach in areas designated residential, commercial, office park, agricultural, industrial, and employment center. Civic and cultural buildings may also be permitted in areas designated for recreation and open space use if they are ancillary to the primary recreation use of the site.

Uses permitted in areas designated community facilities are as follows:

- Community facilities such as such as schools, churches, hospitals, governmental administration, police and fire stations, civic centers, courts, nursing homes, cemeteries, parks and recreation facilities.
- Special Residential Facility Category (2) developments as defined in the "Definitions" subsection subject to the allocation of two (2) reserve or flexibility units in accordance with the Special Residential Facilities provisions.
- Special Residential Facility Category (3) developments as defined in the "Definitions" subsection; subject to the allocation of reserve units or flexibility units in accordance with the Special Residential Facilities Provisions each flexibility or reserve unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.
- Penal, correctional, and re-entry facilities are prohibited.

o. Transportation Use

Existing airports, Port Everglades, and existing and proposed expressways are designated transportation on the Future Land Use Plan Map. Those uses permitted in areas designated transportation are as follows:

1. Port Everglades Transportation Area

Shipping, warehousing, and, with the exception of residential uses, all other uses which may be permitted by the City of Dania Beach which are consistent with tourism, international trade, and marine commerce.

2. Air Transportation Areas

Airports and related facilities, which are compatible with existing residential areas and

Dania Beach land uses, and designed primarily to serve the needs of airport users and airport employees, airport and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing, other compatible uses, and those land uses, except permanent residences, permitted in the recreation and open space, commercial recreation and agricultural land use categories.

3. Expressways

Uses of an impermanent nature such as agriculture, nurseries, grazing, non-required parking, open storage and parks are permitted in proposed expressways. Such provisions are intended to provide owners of property within proposed expressways with limited uses that do not interfere with the long-term public goal of acquiring rights-of-way for expressway purposes. No principal building may be permitted, nor may any land use which impedes the future construction for an expressway be allowed.

Proposed expressways shall have an underlying residential land use designation unless bordered on both sides by non-residential land use designations. The underlying density credited to the expressway shall be equal to the density of the adjacent residential land use designation. In cases where the proposed expressway is bordered by residential land use designations of different densities, the adjacent density shall be residential land use designations of different densities, the adjacent density shall apply up to the mid-point of the right-of-way. Residential units may not be constructed within the proposed expressway. However, the densities accruing to the proposed expressway may be transferred to adjacent parcels if the owner dedicates the right-of-way to a governmental agency for expressway uses.

If a formal determination has been made by the Broward County Board of County Commissioners

that the proposed expressway will not be constructed, the land uses permitted within the expressway corridor shall be those permitted by the adjacent Land use designation as determined by the appropriate local government entity through the Broward Planning Council (re) certification process.

p. Utilities Use

Utilities are designated on the Future Land Use Plan Map to ensure the availability of land necessary to provide an adequate level of utility service to meet the current and future needs of Dania Beach.

Utilities are also allowed in areas designated residential, commercial, office park, industrial, and employment center.

Uses permitted in areas designated utilities are as follows:

- Utilities, excluding landfills.
- Other uses determined to be ancillary to the primary uses described in above.

The following uses may also be permitted in the areas designated utilities as long as the location of these uses does not preclude or adversely affect the future use of the surrounding areas for utility facilities:

- Recreation and open space uses.
- Non-residential agricultural uses.
- Communication facilities.

q. Communication Facilities

Communication facilities such as television and radio stations and relay structures and telephone facilities are not specifically designated on the Future Land

Use Plan Map as a separate category. Such facilities may be permitted in areas designated under the following categories:

- Residential, if deemed appropriate by the local jurisdiction.
- Commercial.
- Industrial.
- Office Park.
- Employment Center

r. Special Residential Facilities

The Broward County Land Use Plan defines categories of Special Residential Facilities, in accordance with Broward County Ordinance 85-92, for the purpose of determining permitted locations and density standards.

Special Residential Facilities development such as group homes and foster care facilities are defined by category type below and are subject when applicable, to the Special Residential Facilities provisions and allocation of reserve, flexibility, or bonus sleeping rooms. Dania Beach may permit a maximum of one hundred (100) "bonus" sleeping rooms consistent with Broward County Ordinance 85-92, which are permanently dedicated to Special Residential use without allocating density.

Special residential facilities are not specifically designated on the Future Land Use Plan Map as a separate land use category. Special residential facilities are permitted within limitations as stated in the Permitted Uses section of this plan in the following land use categories:

Broward County does not encourage local governments to locate special residential facilities in commercial, office park or community facilities

areas. Special residential facilities should be integrated into residential neighborhoods. However, due to the need to locate special residential facilities, the Broward County Land Use Plan recognizes that, in some instances, local governments may have need to allocate special residential facilities in these areas.

Definitions of Special Residential Facilities
Categories:

Category (1) means:

A housing facility which is licensed by the State of Florida for no more than eight (8) individuals who require treatment, care, rehabilitation or education. The facility is usually referred to as a group home. This includes individuals who are elderly, dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Residential Facility Category (1) development on a parcel.

Category (2) means:

A housing facility which is licensed by the State of Florida for nine (9) to sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled, or individuals not overtly of harm to themselves or others. The facility provides a family living environment including supervision and care necessary to meet the physical, emotional and social needs of the individuals. It may or may not provide education or training. There may be more than one kitchen within the housing facility. There may be more than one Special Facility

Category (2) development on a parcel.

Category (3) means:

- Any housing facility licensed by the State of Florida for more than sixteen (16) non-elderly individuals who require treatment, care, rehabilitation or education. This includes individuals who are dependent children, physically disabled, developmentally disabled or individuals not overtly of harm to themselves or others;
- Any housing facility licensed by the State of Florida for more than eight (8) unrelated elderly individuals;
- Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overtly of harm to themselves or others;
- Any non-for-profit housing facility for unrelated elderly individuals;
- Any housing facility which provides a life-care environment. A life-care environment shall include, but is not limited to, creation of a life estate in the facility itself and provision of off-site or on-site medical care.

s. Conservation Use:

Conservation areas are designated on the Future Land Use Plan Map to protect natural reservations.

1. Structures such as dikes, berms, levees, canals, ditches, locks, gates, pumping stations, monitoring facilities used for flood control, drainage, water quality preservation/enhancement, environmental protection, mosquito control, fire control and the storage and conservation of water.

2. Active outdoor recreation uses such as fishing and boating, pursuant to State and Federal regulations.
3. Boat ramps and docks.
4. Camping facilities, if determined to be appropriate by the local jurisdiction.
5. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.

Natural Reservations

Natural Reservations are designated for conservation use on the Future Land Use Plan Map (Series) and include public lands which are conservation areas operated by contractual agreement with or managed by a federal, state, regional, local government or non-profit agencies.

Secret Woods Nature Center is a Natural Reservation designated for conservation use on the Future Land Use Plan Map (Series).

Those uses permitted in Natural Reservation areas designated conservation are as follows:

1. Passive outdoor recreational uses such as wildlife sanctuaries and feeding stations, nature centers and trails, outdoor research stations and walkways.
2. Uses which do not impair the natural environment or disturb the natural ecosystem of the area and which are not in conflict with any applicable contractual agreement or management policies of the federal, state, regional, county, municipal, or non-profit agency which manages the Natural Reservation.

While the City of Dania Beach historically was a

farming community, the expansion in development of Broward County and the intrusion of salt water has rendered the property to be unsuitable for future farming activities. Accordingly no agricultural uses have been indicated on the Land Use Plan. Also, while there are a significant number of parks and recreational lands identified on the Plan there are no public ownerships which are being considered for conservation designation and accordingly no conservation designation is indicated on the Future Land Use Map. Education, public buildings and grounds and other public facilities have already been designated as Community Facilities on the Land Use Map. While there are designated historical properties within the City of Dania Beach there is no designated historical district within the City of Dania Beach.

t. Local Activity Center Use:

The intent of the Local Activity Center land use designation is to support a balanced mix of land uses characterized by compactness, pedestrian friendly design, neighborhood-scale and framed by architecture and landscape design appropriate to local history and ecology.

Development patterns within Local Activity Centers shall generally reflect planning and design principles such as walkable neighborhoods oriented around the five-minute walk, primary orientation toward public transit systems, a centrally located community-serving land use or land uses and greater integration of housing, employment, shopping and recreation at the neighborhood level.

For an area to qualify as a Local Activity Center, the following criteria must be met:

1. A Local Activity Center shall be a specific geographic area not exceeding 160 gross contiguous acres, unless located within an approved Chapter 163, Florida Statutes,

Redevelopment Area. At such time as 75% of the originally designated Local Activity Center is developed/redeveloped an expansion to a subject Local Activity Center up to 100% may be proposed.

2. The density and intensity of land uses permitted within a proposed Local Activity Center shall be specified in the Dania Beach Land Use Element.
3. Uses proposed within a Local Activity Center shall include residential uses and park land and/or open space. One or more other uses such as commercial, civic, institutional, or employment-based activity shall also be included within a Local Activity Center.
4. Park land must reflect no net loss of acreage of existing and designated parks within the proposed Local Activity Center. Park and open spaces land may include squares, greenbelts, greenways and playgrounds; ill-defined residual areas such as buffers, and berms, for purposes of this criteria, are not considered park land or open space.
5. To address proposed residential density above what is yielded by the present land use designations, the City shall first utilize at least 75% of available "flexibility units" and "reserve units" from the flexibility zone where the Local Activity Center is located, before an increase in density is requested via the land use plan amendment process. A proposed Local Activity Center located within an approved Chapter 163, Florida Statutes, Redevelopment Area is exempt from this criteria.
6. A proposed Local Activity Center must have a geographic configuration of appropriate depth end frontage to support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk may be included within one Local

Activity Center.

7. Seventy-five percent (75%) of the land within a Local Activity Center must be located within a quarter-mile of mass transit or multi-modal facilities or are included within an adopted plan to be located within a quarter-mile of mass transit or multi-modal facilities upon buildout of the Local Activity Center. Convenient access shall be provided to mass transit, community shuttle or multi-modal facilities where such facilities are in place or planned to be in place at the time the Local Activity Center is proposed. Where such facilities are not in place or planned to be in place at the time of proposal, the City shall provide design standards in the Land Use Element for a Local Activity Center that ensure that the primary priority is a safe, comfortable and attractive pedestrian environment that will allow for convenient interconnection to transit, will reduce the number of automobile trips internally and will ultimately support an integrated multi-modal transportation system.
8. A proposed Local Activity Center shall demonstrate consistency with the goals, objectives and policies and other requirements of the Land Use Element.
9. An interlocal agreement between the City and Broward County shall be executed no later than six months from the effective date of the adoption of a Local Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensifies shall be the responsibility of the City.

The following area has been designated a Local Activity Center within the Dania Beach Land Use Plan:

**Downtown Local Activity Center - Dania Beach
Community Redevelopment Area**

General Location:	That area generally bound by Northeast 2 nd Street on the north, the eastern City limits on the east, Southeast 2 nd Street on the south and the FEC railroad on the west.
Land Uses:	Maximum Intensity
Residential:	2,165 high-rise dwelling units 200 garden apartments 100 town homes
Commercial	500,000 square feet
Hotel	640 rooms
Community Facilities	4.7 acres
Conservation	0.6 acre

D. Land Needs

To support the Year 2005 projections of approximately 10,600 units and Year 2010 projections of approximately 11,600 units within the community, the associated land need requirements are anticipated to be approximately 36 and 145 acres, respectively. This is established utilizing the average new starts for housing within the community of about 90 per year and recognizes the mix of housing from the period of 1988 to 1997 which reflects a substantial number of multi-family permits (51%) against single family permit issuance of about 38%.

E. Redevelopment

The City of Dania Beach includes Community Development Block Grant target areas as identified in the Broward County Redevelopment Plan. The Chapter 163 (Florida Statutes) Community Redevelopment Plan identifies the existing physical, social-economic and development conditions within the target area. The boundaries of the target area generally lie west of U.S.

1, south of Old Griffin Road, east of the C-10 Canal and north of the Sheridan Street. The 163 Plan addresses the need for redevelopment within this area including renewal of blighted areas and the elimination or reduction of uses inconsistent with the community's character.

In addition, the City of Dania Beach has significant opportunities for redevelopment within the other areas of the community. Many of these have been identified in a recent study prepared by the City of Dania Beach. These redevelopment activities are consistent with the Urban Infill amendments and Eastward Ho movements currently ongoing in Southern Florida, and particularly Broward County. The City will develop land development regulations that will be consistent with the permitted uses of the land use plan as it speaks to redevelopment and encouraging redevelopment in the City.

F. Flood Prone Areas

The City of Dania Beach has limited areas which are flood prone and any development or redevelopment within these areas would have to conform to the flood insurance rate maps. The City fully subscribes with the FEMA maps and all development must conform with those standards.

G. Definitions

Heavy Industrial. Business whose activities are predominantly connected with manufacturing, assembling, processing, or storage, which business is not included within the definition of Light Industrial or Marine Industrial. If a particular operation or use cannot be classified as a Light Industrial or Heavy Industrial, it shall be classified as Heavy Industrial. Heavy Industrial Uses can have outdoor operations or storage, and are not limited to the small machine parts, communications, and electronic businesses. Heavy industrial uses will also include tractor trailer truck operations and other heavy traffic generator type uses.

Hotel. A Building or part thereof, in which rental sleeping rooms are offered to the public where all charges for staying at the hotel (e.g. for food, lodging, and accessory services) are paid for by the room renter.

Hotels maintain an inner lobby through which all occupants must

pass to gain access. Hotel sleeping rooms are accessed solely through interior hallways, even when such units are on ground floors. Frequently guests stay more than one (1) night and typically hotels have amenities that cater to longer staying guests such as exercise rooms, spas, restaurants, meeting rooms, ballrooms, convention facilities, reading areas, and limited shopping areas. Hotels cater to transient occupancy, and may have limited kitchenette facilities (i.e., microwave, coffee maker, small sink, miniature refrigerator) for use by the occupants in rooms. Two hotel rooms are equivalent to one residential unit.

Light Industrial Use. Business activity which is predominantly connected with assembling or storage of small machine parts, electronics, and communications equipment where all activities are carried on within an enclosed building, and deliveries and pickups are made from enclosed trucks or vans. Light industrial operations are typically of a size, scale and character which are virtually indistinguishable from operations conducted in office buildings, commercial buildings and commercial-office parks and complexes. The equipment used in the light industrial manufacturing process do not typically contemplate large machines, generate significant emissions of toxic or regulated gases, or the use of bulk chemical combinations (i.e. light industrial buildings typically do not have smokestacks and on-site bulk chemical mixing is not contemplated). Light Industrial business operations are not objectionable because of noise, heavy truck traffic, fumes, vibration, glare, or other criteria which would be incompatible with residential or upscale commercial. Emphasis is primarily related to an activity other than manufacturing.

Marine Industrial. Marine industrial uses are designed to accommodate recreational marine and marine-related industries which, when necessary (for example, as a result of the size of the boat or yacht) and allowed, may take place outside of a building. Included are light industrial and research uses that are conducted within completely enclosed buildings and which have limited impact outside of buildings. Marine Industrial uses include: marinas; boat and yacht dealers and showrooms; boat and yacht brokers; repair and building of boats, yachts, and marine engines and equipment; sail making and repair; storage, repair, and building of marine parts and accessories; boat and yacht cleaning, maintenance, and painting; and, transportation

and ticketing facilities.

Motel. A building, or series of buildings, being attached, semi-detached, or detached, in which rental sleeping rooms are offered to the public where all charges for staying at the motel (e.g. for food, lodging, and accessory services) are paid for by the room renter, and where each unit has convenient exterior access to a parking space for the use of the unit's occupants. Access to sleeping rooms is from the exterior of the building as opposed to through the interior. The rental sleeping rooms, with the exception of a dwelling unit for the manager or caretaker, are devoted predominantly to the use of motor vehicle traveling transients who typically stay one night. These units may have limited kitchenette facilities (i.e., microwave, coffee maker, small sink, miniature refrigerator) for use by the occupants in rooms. Two motel sleeping rooms are equivalent to one residential unit.

Penal, Correctional, and Re-Entry Facilities. The following are not considered a "hotel" or "motel, or a "police protective facility," or a "Community Facility", and instead, are hereby defined as being "Penal, Correctional, and Re-Entry Facilities, regardless of whether the uses are publicly, privately or charitably owned, operated, or subsidized: jails, correctional facilities, detention facilities, prison release facilities, convict or prisoner rehabilitation or social re-introduction facilities (e.g. "halfway houses", supervised or structured living, working, or educational facilities), or facilities where residents are not confined or restrained but are free to leave the facility for work or personal needs subject to operative rules controlling residency on the premises and that provide community-based treatment to persons referred by the Federal Bureau of Prisons, a State Department of Corrections, or like federal or state agency, who need re-entry into the community, including drug and alcohol counseling and job placement assistance.

Solid waste facilities. The term "solid waste facilities" means structures or systems designed for the storage, collection, processing, recycling or disposal of solid waste, including hazardous waste, industrial waste, construction and demolition waste and biomedical waste. The term includes processing plants, recycling plants, disposal yards, landfills (of any class), compost areas (excluding residential backyard composting), composting facilities, construction and demolition debris recycling areas, construction and demolition debris recycling

facilities, materials recovery facilities, monofills, solid waste combustors, solid waste disposal facilities, solid waste management facilities, tire recycling areas or facilities, volume reduction plants, waste tire collection centers, waste tire collectors, waste tire processing facilities, and waste tire sites. See F. A. C. s. 62-701 for the definitions of the foregoing terms.

Utilities. The term "Utilities" means those facilities needed to serve or which constitute a public or private utility, limited to the following: lines, valves, wells, water treatment plants, and injection wells which comprise a water service utility needed to serve Dania Beach citizens; gravity mains, force mains, manholes, lift stations, monitoring stations, needed to serve Dania Beach residents; electrical lines, poles, substations and transmission facilities which comprise an electric power utility needed to service Dania Beach residents; lines, valves, and equipment which comprise a liquid gas utility infrastructure needed to serve Dania Beach residents; lines, switching facilities, poles, communications towers, antennas and other appurtenances for telephone utility infrastructure to service Dania Beach residents; and lines, hub facilities, and satellite earth station receiving facilities, and other appurtenances necessary to comprise a cable television utility to service Dania Beach residents. Unless expressly indicated within a Future Land Use Element, the word "utilities" will not include plants for electric, gas, or telephone service, or solid waste facilities.

IV. REQUIREMENTS FOR FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES

The goal of the future land use element of the City of Dania Beach will be provision of land uses which will maximize economic benefits for the community, be sensitive of the natural environment and minimize any threat to the health, safety and welfare of the community and its residents.

Objective I

Land development regulations shall be maintained which promote orderly growth, development and placement of land uses, which will encourage a mix of residential types and provide good quality of life for the residents of the City of Dania Beach.

Policy 1.1 Provide for a mix of residential communities which

- will promote a diverse population and a healthy environment.
- Policy 1.2 Commercialized activities will be provided to serve the residents of the community.
- Policy 1.3 Clean, light, industrial development will be encouraged to support the tax base for the community and to provide a wide range of employment for residents of the community.
- Policy 1.4 Future industrial land uses shall be located with access to major transportation facilities including highways, airports, railroads, and seaports. (B.C.P. #03.01.02)
- Policy 1.5 In order to ensure sufficient amounts of industrial land are available to meet Dania Beach's future needs, those lands enjoying a future land use industrial designation on the Future Dania Beach Land Use Plan Map shall not be utilized for non-industrial purposes, except where in conformance with the Industrial Permitted Use subsection of the Plan Implementation Requirements section of the Dania Beach Land Use Plan. (B.C.P. #03.01.04).
- Policy 1.6 Significant industrial land is currently available. The City will encourage light/marine oriented industrial uses as an alternative to traditional industrial uses.
- Policy 1.61 Heavy Industrial Uses. The City shall not encourage additional Heavy Industrial Development. After January 1, 1999, Heavy Industrial Uses will be allowed only when they offer significant gains and opportunities to the City (in terms of employment opportunity, increased tax base, an enhancement to the City's growing reputation as a significant commerce location for the Marine Industry, or the provision of services and goods deemed necessary and desirable for Dania Beach's citizenry as distinguished from the citizens of Broward County or Southeast Florida), and when industrial facilities are planned, designed, and built to minimize adverse secondary impacts of noise, outdoor activities,

environmental pollution, vibration, dust, odors, traffic generation, or other physical activity. In evaluating heavy Industrial Use development, the City may require more than the minimum setback, landscaping, open space, and pervious area requirements, and less than the otherwise maximum allowable building height and lot coverage requirements to minimize or offset negative secondary impacts.

- Policy 1.62 Marine Industrial Uses. The City shall encourage additional Marine Industrial development. In doing so, Marine Industrial development shall be planned, designed, and built to be as fully enclosed in buildings as is reasonably possible and to minimize adverse secondary impacts of noise, outdoor activities, environmental pollution, vibration, dust, odors, is generation, or other physical activity. In evaluating Marine Industrial development, the City may require more than the minimum setback, landscaping, open space, and pervious area requirements, and less than the otherwise maximum allowable building height and lot coverage requirements to minimize or offset negative secondary impacts.
- Policy 1.63 Landfills and resource recovery facilities shall be planned to minimize impacts on adjacent existing or planned land uses. (B.C.P. #08.01.15)
- Policy 1.7 Minimum floor elevation standards for building sites promulgated and administered by the Federal Emergency Management Administration shall be applied citywide for new construction. (B.C.P. #08.01.18)
- Policy 1.8 Areas surrounding existing and proposed airports/heliports shall be planned to promote compatible land uses consistent with the affected elements of the Dania Beach Comprehensive Plan. (B.C.P. 15.03.01)
- Policy 1.9 Within areas surrounding existing or committed airports/heliports, Dania Beach shall not issue

development orders for land uses or structures that are incompatible with airport/heliport uses, pursuant to the Development Review Requirements subsection of the Plan Implementation Requirements section of the Dania Beach Land Use Plan. (B.C.P. #15.03.02)

- Policy 1.10 The recommendations of adopted Part 150 Study Technical Reports shall be taken under consideration during land use decisions affecting airports/heliports and their adjacent areas. (B.C.P. #15.03.03)
- Policy 1.11 Dania Beach shall protect from obstruction Federal Aviation Administration approved and locally adopted aircraft air corridors. (B.C.P. #15.03.05)
- Policy 1.12 The City shall establish development review procedures to ensure that Crime Prevention Through Environmental Design (CPTED) principles are addressed during the review process. (B.C.P. #14.04.00)
- Policy 1.13 The City's land development regulations shall enable a variety of housing types to accommodate the housing for all income levels in the City of Dania Beach. The City shall encourage the inclusion of low and moderate housing opportunities in large-scale residential developments. (B.C.P. #1.07.03)

Objective II

Land development regulations will be maintained which will insure that future land amendments will only be permitted provided an analysis demonstrates that the soils, topography, natural resources and availability of the services are in place.

- Policy 2.1 Facilities and services will meet the levels of services outlined in the Comprehensive Plan Elements.
- Policy 2.2 All facilities will be available and consistent with concurrency requirements as per Section 163.3180 Florida Statutes (1993) and Rule 9J-5.055 Florida Administrative Code (2001).

- Policy 2.3 The City shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned elementary and secondary education facilities. (B.C.P. # 8.07.01)

Objective III

Available land suitable for the provision of community facilities to support the existing/projected population has been identified.

- Policy 3.1 New development shall provide for utility and community facility sites in accordance with the level of service standards of the Comprehensive Plan.

- Policy 3.2 New park and recreational facilities shall be supplied and tied with new growth in accordance with the level of service standards of the Comprehensive Plan.

- Policy 3.3 Dania Beach shall provide for a minimum of three (3) acres of Community level parks for every 1,000 existing and projected permanent residents. The acreage that may be used to meet this requirement is listed in the "Community and Regional Parks" subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan. (B.C.P. #05.02.01).

- Policy 3.4 Dania Beach shall adopt and implement those procedures and practices necessary to meet or exceed the minimum parks and open space standards contained with the Broward County Land Use Plan. (B.C.P. #05.02.03)

- Policy 3.5 Dania Beach shall address, within its development codes and regulations, the protection of existing and designated parks, recreation and open space lands to ensure such lands are protected from future development. (B.C.P. #05.02.04)

- Policy 3.6 Dania Beach shall continue to permit public schools (defined for the purpose of the land use element to mean public schools K through 12), which are classified by this Plan as a type of community facility,

in the following land use categories.

- a. Residential
- b. Community Facilities

Policy 3.7 Dania Beach will utilize the following Broward County School Board land area guidelines for individual school facilities.

- a. Elementary school: 12 acres
- b. Middle school: 20 acres
- c. High school: 45 acres

Policy 3.8 Collocation of public schools with other community facilities will be considered when:

- a. New or replacement schools are funded in the School Board's Capital Budget and are adjacent to other existing public facilities.
- b. New facilities are funded in the City's Capital Improvement Element and can be located adjacent to public schools and/or
- c. Joint use projects are created and implemented.

Policy 3.9 Dania Beach will encourage the collocation of public facilities such as libraries, parks and community centers with public schools to the extent practical and financially feasible. The following criteria shall be considered for collocating public schools and public facilities.

- a. Availability of vacant land of suitable size and dimensions for the collocated public uses;
- b. Compatibility of the collocated public uses with the adjacent land uses (ex: noise, odors, glare, debris, dust, traffic, high voltage transmission lines, etc.) and the compatibility of the collocated public uses' future land use designation(s) with the future land use designations of adjacent uses;
- c. Availability of infrastructure, public services, (i.e.: roadways, public transit, potable water, sanitary sewer, drainage, and aquifer recharge) and utilities (electricity, gas, etc.);

- d. Environmental limitations (i.e.: wetlands, uplands, soil conditions, contaminated sites, potential brownfield sites, etc.);
- e. Access approaches, including roadways, public transit, bikeways, recreational trails and pedestrian ways;
- f. Proximity to residential areas, particularly urban residential areas, and areas of very low, low and moderate housing; and
- g. Demographic base for purposes of encouraging diversity.

Policy 3.10 Dania Beach shall incorporate provisions in the Land Development Code requiring new nonresidential, located adjacent to an existing or planned public school site, to incorporate features such as walls, solid hedges or increased setbacks where such use would be incompatible with the public school.

Policy 3.11 Dania Beach shall incorporate provisions in the Land Development Code which provided for safe pedestrian and bicycle access to schools.

Policy 3.12 Dania Beach shall utilize the Technical Advisory Committee meetings as the mechanism for coordinating the school collocation planning process with the Broward County School Board.

Objective IV

Continue to implement redevelopment and renewal of blighted areas within the Dania Beach CDBG.

Policy 4. 1 On an annual basis provide for a minimum of three (3) rehabilitations of substandard housing units and two (2) new constructions.

Policy 4.2 Continue to attract employment centers within the target area region.

Policy 4.3 The City shall evaluate the need for a designated redevelopment area with a reduced level of service for regional roadways in order to promote redevelopment and expansion of employment and housing opportunities for low and moderate-income

households. (B.C.P. #14.03.00)

Policy 4.4 Any designated redevelopment areas in the City of Dania Beach shall be served by mass transit facilities. (B.C.P. #14.03.04)

Policy 4.5 To preserve and stabilize neighborhoods within designated redevelopment areas, the City shall evaluate traffic patterns in designated redevelopment areas and implement improvements that promote the appropriate interaction or separation of neighborhood and regional traffic. (B.C.P. # 14.03.06)

Objective V

Maintain land development regulations, zoning ordinances and other administrative rules to implement the Comprehensive Plan.

Policy 5.1 Encourage development to enhance the tax base of the community.

Policy 5.2 Develop incentives within the land development regulations for quality development.

Policy 5.3 Work to streamline the development approval process where practical.

Policy 5.4 Residential land permitted uses and densities will be in accordance with the Future Land Use Element of the Comprehensive Plan.

Policy 5.5 Commercial, office, employment center and industrial land uses will be identified in accordance with the Comprehensive Plan.

Policy 5.6 Dania each shall employ its local land use plan and zoning ordinance to establish differing intensities of commercial development compatible with adjacent and surrounding land uses. (B.C.P. #02.04.03)

Policy 5.7 The commercial policies in the Dania Beach Land Use Plans shall form the basis for zoning categories that distinguish between neighborhood, community and

- regional commercial developments within their respective service areas. (B.C.P. #02.04.06)
- Policy 5.8 Community facilities, public facilities uses and sites will be in accordance with the Land Use Element of the Comprehensive Plan.
- Policy 5.9 Subdivision regulations shall provide for both the timely completion and regular maintenance of all required capital improvements and amenities. (B.C.P. #01.04.02)
- Policy 5.10 Dania Beach shall establish a policy framework/foundation upon which land development regulations addressing signage may be based. (B.C.P. #02.06A I)
- Policy 5.11 To ensure the adequate provision of public services and facilities, Dania Beach shall take into consideration Dania Beach's tourist population and the seasonal demands placed upon Dania Beach's infrastructure. (B.C.P. # 9.12.02)
- Policy 5.12 Dania Beach shall implement regulations which address the potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid wastes, hazardous wastes, fire and explosion. (B.C.P. #03.04.01)
- Policy 5.13 Dania Beach shall adopt land development regulations that require platting at least in those circumstances where the Plan Implementation Requirements section of the Broward County Plan requires platting; and such regulations may establish additional standards, procedures, and requirements as may be necessary to regulate and control the platting of lands within their boundaries. (B.C.P. #08.02.01)
- Policy 5.14 The City shall establish a pool of "Affordable Housing Units" 's equal to 10% of the total available flexibility and reserve units within the City which shall be deducted from the total available flexibility and/or reserve units. (B.C.P. #1.07.04)

Objective VI**Natural resources and historic resources shall be maintained at their present levels at a minimum.**

- Policy 6.1 Identify historically significant properties within the community on the Future Land Use Map and support the efforts of the Dania Beach Historical Society to designate and protect the identified properties.
- Policy 6.2 Maintain the quality of the existing wildlife habitats and natural resources within the community.
- Policy 6.3 Continue to protect and identify environmentally sensitive lands. Protect any identified future water wellfields in accordance with the wellfield protection ordinance.
- Policy 6.4 Promote restoration of the Dania Beach ecological systems including its hydrological and ecological functions as well as any degraded or substantially disrupted surface waters. (B.C.P. #06.01.01)
- Policy 6.5 Protect the minimum seasonal flows and levels of surface watercourses, as established by the South Florida Water Management District. (B.C.P. #06.01.05)
- Policy 6.6 Protect and conserve those areas known to contain plant species listed in the Regulated Plant Index for protection by the Florida Department of Agriculture and Consumer Services. (B.C.P. #06.01.08)
- Policy 6.7 Promote the acquisition, retention and management of unique natural areas in order to preserve their environmental, recreational and other public benefits. (B.C.P. #06.02.02)
- Policy 6.8 Discourage activities in the vicinity of Local Areas of Particular Concern which would have detrimental impact upon such areas. (B.C.P. #09.01.05)
- Policy 6.9 Amendments to the Dania Beach Land Use Plan Map proposing land use categories which permit

Industrial uses shall be discouraged, to the greatest extent feasible, for lands within wellfield protection zones of influence as identified by the Potable Water Supply Wellfield Protection Ordinance of Broward County shall be approved only if proposed uses are consistent with those uses allowed by the Broward County Wellfield Protection Ordinance. (B.C.P. #09.02.03)

Policy 6.10 Dania Beach shall, when it is determined to be practical and financially feasible, require land uses currently on septic systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters. (B.C.P. #09.02.06)

Policy 6.11 Local land development codes and regulations shall provide for the protection and creation of surface waters in conformance with State and South Florida Water Management District Policies. (B.C.P. #09.04.01)

Policy 6.12 Dania Beach shall coordinate its historic resource protection activities with applicable state and federal laws through the procedures established in the Broward County Land Development Code. (B.C.P. #09.08.04)

Policy 6.13 Dania Beach shall consider the impacts of land use plan amendments on those historic resources identified in Table XII of the Housing Element. (B.C.P. #09,08.05)

Policy 6.14 All applicants shall be required to analyze the potential impacts of proposed land use plan amendment on the historic resources identified in Table XII of the Housing Element.

Policy 6.17 The City shall not issue development orders, except as listed below, for development within wetlands, until an Environmental Resource License has been issued by the Broward County Department of Planning and Environmental Protection. However, the City may issue rezoning, site plan, plat approval or

development orders issued pursuant to Chapter 380, Florida Statutes, in areas containing wetlands upon issuance of a conceptual review report by the Broward County Department of Planning and Environmental Protection. (B.C.P. #9.05.02)

Objective VII

Land development regulations will be maintained which will ensure the future residential densities for land uses within the coastal hazard zone will be limited by the hurricane evacuation standards identified within the Broward County Hurricane Evacuation Plan.

Policy 7.1 Land use plan amendments to residential categories east of the Intracoastal Waterway will be limited by the hurricane evacuation standards identified within the Broward County Hurricane Evacuation Plan.

Objective VIII

New growth and development will only be permitted where services are available and meet the level of service standards of the Comprehensive Plan thereby eliminating urban sprawl.

Policy 8.1 Adequate drainage and stormwater management shall be provided for all development.

Policy 8.2 Open space shall be provided in accordance with the Comprehensive Plan and the land development regulations.

Policy 8.3 Safe and convenient on site traffic flow shall be provided in accordance with the Comprehensive Plan and the land development regulations.

Policy 8.4 Adequate vehicular parking shall be provided for new development in accordance with the land development regulations.

Policy 8.5 Dania Beach shall implement procedures which identify the cumulative impacts of proposed development on public services and facilities. (B.C.P. #08.01.03)

- Policy 8.6 Promote infill development through the provision of potable water and sanitary sewer service to those developed portions of Dania Beach which are currently inadequately served. (B.C.P. #08.03.02)
- Policy 8.7 When extending new services to undeveloped portions of Dania Beach, priority shall be given to those areas where other facilities and services are available or are anticipated to be provided concurrent with the extension of such new services. (B.C.P. #08.03.03)
- Policy 8.8 Except for schools, regional and community facilities shall be located close to major traffic corridors and mass transit routes adequate to carry the volume of traffic generated by such facilities. (B.C.P. 08.03.05)
- Policy 8.9 Dania Beach shall establish a level of service standard for each public facility located within the boundary for which Dania Beach has authority to issue development orders or development permits pursuant to 91-5.005(3) Florida Administrative Code. (B.C.P. #11.01.01)
- Policy 8.10 Prior to plat approval, Dania Beach shall ensure that the public facilities and services necessary to meet the level of service standards established with the Broward County Comprehensive Plan and the Dania Beach plan will be available consistent with concurrency requirements, Chapter 163.03202(9) Florida Statutes, Chapter 163.3180 Florida Statutes (1993) and the concurrence management policies included within Goal 8.00.00 of the Broward County Land Use Plan. (B.C.P. #11.01.04)

Objective IX

Land development regulations will be maintained which will ensure that any uses found inconsistent with the community's character are not permitted.

- Policy 9.1 Any zoning districts in conflict with the adopted Comprehensive Plan shall be rezoned.
- Policy 9.2 All proposed development and future land uses shall

be compatible with adjacent land uses.

Objective X

Land development regulations shall be maintained which provide for mixed land uses and other unique development techniques.

Policy 10.1 Innovative site design and land planning shall be permitted within these land development regulations.

Policy 10.2 The permitted uses of the Comprehensive Plan shall permit the mixing of land uses consistent with land development regulations.

Objective XI

**Coordinate future land uses with topography and soil conditions to protect Dania Beach's water supply and minimize flooding g problems.
(B.C.O. #09.10.00)**

Policy 11.1 Regulate development on flood prone soils, as defined by the United States Soil Conservation Service, consistent with the criteria and mapping of the Federal Emergency Management Administration and the policies included under Objectives XIX and XX. (B.C.P. #09.10.02)

Objective XII

Establish land development regulations that address controlled access to adjacent traffic circulation facilities, the provision of adequate on-site traffic circulation and off-street parking relative to existing and planned commercial development. (B.C.O. #02.05.00)

Policy 12.1 The Dania Beach Plan shall contain a policy that forms the basis for access control regulations for the protection of the regional roadway network and Broward County Trafficways Plan. (B.C.P. #02.05.01)

Objective XIII

Develop and implement land use controls which promote residential neighborhoods that are attractive, well maintained and contribute to the health, safety and welfare

of their residents. (B.C.O. #01.06.00)

Objective XIV

Encourage provision of a system of public and private open space areas including natural reservations, parks, beaches, scenic vistas, and waterways compatible with the tropical and resort character of Dania Beach. (B.C.O. #05.04.00)

Policy 14.1 Dania Beach shall pursue programs that will ensure the provision of and access to open space as consistent with its adopted comprehensive plan and the Broward County Land Use Plan. (B.C.P. #05.04.01)

Objective XV

Concurrency management systems shall be established to effectively monitor and manage new growth, in conformance with Florida's Comprehensive Planning and Land Development Regulation Act, including Section 163.3180 Florida Statutes (1999). (B.C.O. #08.06.00)

Policy 15.1 Dania Beach shall establish concurrency management systems to effectively manage new growth and to ascertain whether necessary facilities identified within their local Capital Improvements Elements are being constructed in accordance with the schedules in its local plan and to measure the development capacity of such facilities in a given area at a given time. (B.C.P. #08.06.01)

Policy 15.2 Those facilities which are subject to the local concurrency requirements include: traffic circulation, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer facilities. (B.C.P. #08.06.02)

Objective XVI

Encourage the development and implementation of land use controls to increase the protection and enhancement of beaches, rivers and marine resources identified on the Natural Resources Map Series of the Dania Beach Land Use Plan Map Series. (B.C.O. #9.03.00)

Policy 16.1 Land development codes and regulations shall

require the protection and/or restoration of beaches, particularly dunes and vegetation, through techniques such as conservation easements, re-vegetation, elevated walkways, and clustering of developments. (B.C.P. #09.03.01)

Policy 16.2 Priority shall be given to water-dependent uses such as marinas and public access to waterways, in decisions affecting waterfront property. (B.C.P. #09.03.02)

Policy 16.3 In order to protect and enhance sea turtle nesting, Dania Beach in coordination with the Sea Turtle Conservation Program of the Broward County Department of Planning and Environmental Protection shall prepare and adopt land development regulations consistent with state and federal guidelines. The City shall also, through ordinance, adopt regulations within one year from the effective date of this policy, to control beachfront lighting.

Those regulations shall be consistent with Chapter 62B-55 (FAC) Model Ordinance for Marine Turtle Protection and they shall additionally be in compliance with Lighting/Development Categories as outlined in the Broward County Technical Report 97-06 Broward County Beach Lighting Management Plan. (B.C.P. #09.03.03)

Policy 16.4 In addressing beachfront property, land development regulations shall establish special district or standards sufficiently flexible to give priority to implementation of the coastal construction control line of the State of Florida. (B.C.P. #09.03.04)

Policy 16.5 The Dania Beach Land Use Plan shall give priority to protection to public beach access sites. (B.C.P. #09.03.05)

Policy 16.6 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. (B.C.P. #09.03.06)

Policy 16.7 Locate marinas, boat ramps and other water-dependent uses in a manner which protects manatees in those areas which they frequent. (B.C.P. #09.03.10)

Policy 16.8 The City and applicable regulatory agencies shall encourage intergovernmental coordination among coastal cities to protect beaches, promote beach restoration, minimize the impacts of structures on beach systems and increase public access to beaches and marine resources.

Policy 16.9 Local land development regulations should protect the City's remnant natural rivers by prohibiting new construction, not including the repair or replacement of bulkheads, revetments and seawalls in such areas, by promoting softened shorelines, riprap and other natural methods to prevent erosion, by requiring the restoration of historic vegetative cover to the areas being restored, and by ensuring that the construction of new docks is compatible with the growth of submerged and littoral vegetation and communities of bottom dwelling organisms.

Policy 16.10 The City will ensure that all new marine facilities comply with the Broward County Manatee Protection Plan.

Objective XVII

**Protect wetlands, hydric soils and the vegetative communities historic to the areas within Dania Beach for their natural functions, such as storing freshwater, filtering stormwater runoff and preventing erosion.
(B.C.P. #09.05.00)**

Policy 17.1 Land development codes and regulations shall address mitigation of wetlands when alternative strategies such as those within Broward County Land Use Plan Policy 09.01.03 have been unsuccessful. (B.C.P. #09.05.05)

Objective XVIII

Ensure that mining operations are compatible with existing

surrounding land uses and consistent with the Broward County Land Use Plan's policies regarding protection of natural resources including environmentally sensitive lands and water resource quality and quantity. (B.C.O. #09.06.00)

Policy 18.1 Comprehensive plans and/or land development regulations shall address the reclamation of completed mining excavations and their compatibility with existing surrounding land uses. (B.C. P. #09.06.02)

Objective XIX

Protect identified floodplains and areas subject to seasonal or periodic flooding. (B.C.O. #09.07.00)

Policy 19.1 Dania Beach land development codes shall contain floodplain protection provisions consistent with the criteria and mapping of the Federal Emergency Management Administration. (B.C.P. #09.07.01)

Policy 19.2 Dania Beach shall require redevelopment within identified floodplains to address existing flooding problems. (B.C.P. # 09.07.01)

Policy 19.3 Through provisions in Dania Beach development regulations, public roads and parking lots shall be designed consistent with the criteria of the South Florida Water Management District. (B.C.P. # 09.07.03)

Policy 19.4 Dania Beach Land Development regulations shall include the requirement that the minimum floor elevations standards for building sites promulgated and administered by the Federal Emergency Management Administration shall apply to all new construction. (B.C.P. #8.01.18)

Objective XX

Estimate flooding problems while preserving groundwater quality through planned growth, the provision of drainage and stormwater management systems and the adoption of appropriate development codes and regulations. (B.C.P. # 09.09.00)

- Policy 20.1 New development shall provide water storage capacity equal to that which existed under predevelopment conditions consistent with the water management regulations and plans of the South Florida Water Management District, Broward County Department of Planning and Environmental Protection, Broward County and independent drainage districts. (B.C. P. # 09.09.01)

Objective XXI

Coordinate transportation and land use planning activities of Broward County and Dania Beach to ensure that the regional roadway network levels of service standards established within the Broward County Comprehensive Plan are met.

(B.C.O. #12.01.00)

- Policy 21.1 Dania Beach shall utilize the highway capacity methodology endorsed by the Broward County Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners to determine the capacity and levels of service on the regional roadway network. (B.C. P. # 12.01.02)
- Policy 21.2 Dania Beach shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within Dania Beach. (B.C. P. # 12.01.04)

Objective XXII

Ensure adequate rights-of-way are available to meet Broward County's future transportation needs.

(B.C.O. #12.02.00)

- Policy 22.1 In order to protect the transportation corridors identified on the Broward County Trafficways Plan, Dania Beach shall require that development setbacks from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such setback does not deny all beneficial use of the property proposed for development. (B.C. P. # 12.02.05)

Objective XXIII

Continue to implement those requirements and procedures

which ensure consistency between the Broward County Land Use Plan and the Dania Beach Land Use Plan. (B.C.O. #13.01.00)

Policy 23.1 The land use plans and plan amendments of Dania each shall successfully complete the Chapter 163, Florida Statutes local comprehensive plan review process prior to their certification or recertification by the Broward County Planning Council. (B.C.P. #13.01.06)

Objective XXIV

Develop and implement land use programs to encourage the elimination or reduction of existing incompatible land uses and prevent future incompatible land uses.

(B.C.O. #14.02.00)

Policy 24.1 Dania Beach shall minimize the impacts of existing incompatible land uses through requirements within their land development codes and regulations, such as buffering and setbacks. (B.C. P. # 14.02.04)

Policy 25.1 Dania Beach shall support home ownership by encouraging and supporting residential development that contemplates the sale of dwelling units in fee simple or as condominiums.

Objective XXVI

The City through planning, land use regulation, or land acquisition, shall maintain the lands adjacent to SE 5th between Sheridan Street and Dania Beach Boulevard for parks, conservation, and storm water retention purposes.

Policy 26.1 The City shall maintain SE 5th Avenue as a local street, utilizing abutting vacant properties to meet the recreation and drainage needs of adjoining residential communities, including the acquisition of excess right-of-way as a passive linear park and storm water retention area. The City shall investigate the availability of t funds (to acquire properties) or the use of zoning and land use regulations to implement this policy.

Policy 26.2 The City shall work with the South Florida Water

Management District, the Broward County Department of Planning and Environmental Protection, and the Florida Department of Environmental Protection to preserve and protect vacant lands on SE 5th Avenue and the adjacent West e Park Ecosystem.

Objective XXVII

Encourage compact development reflecting characteristics which include a mixture of community-serving uses such as commercial, office, employment, civic, and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Local Activity Center land use category.

- Policy 27.1 Local Activity Centers shall support the location of uses in a manner oriented around the five-minute (i.e., quarter-mile) walk. Multiple nodes of activity oriented around the five-minute (i.e., quarter mile) walk may be included within one Local Activity Center.
- Policy 27.2 Local Activity Centers shall support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a Local Activity Center shall be directly assessed via pedestrian ways, and accessible to existing or future alternate public transportation modes, including bicycle and transit.
- Policy 27.3 Park land and/or open space that is accessible to the public shall included as a functional component within a Local Activity Center.
- Policy 27.4 Housing opportunities shall be included as a functional component within a Local Activity Center.
- Policy 27.5 Encourage affordable housing opportunities in Local Activity Centers through various mechanisms such as the utilization of "affordable housing units." The direction of public housing program funds into the

Local Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock.

- Policy 27.6 Promote the rehabilitation and use of historic buildings within Local Activity Centers.
- Policy 27.7 The City shall adopt design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully-connected routes to all destinations within the Local Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate designs, which discourage high speed traffic.
- Policy 27.8 The City shall ensure convenient access to mass transit or multi-modal facilities within Local Activity Centers.
- Policy 27.9 The City's community shuttle shall serve the residents and employees within the proposed Local Activity Centers.
- Policy 27.10 The city shall adopt local design guidelines that require transit shelters in the Local Activity Center to provide safe and comfortable service and to encourage transit usage.
- Policy 27.11 The City shall promote development of key intersections or major transit stops to create modes of development within a Local Activity Center.
- Policy 27.12 The City shall review existing zoning and land development regulations and adopt changes necessary to implement the Local Activity Center land use designation by 2004.

Objective XXVIII

Coordinate future Land Uses with the availability of Public Elementary and Secondary Education Facilities.

- Policy 28.1 The City shall determine the consistency of land use plan amendments with their Public School Facilities Elements. The consistency finding shall address whether sufficient capacity is available, or anticipated within the short or long range planning horizon of their Elements, to accommodate the projected student impact of proposed amendments. As provided for within the Amended Interlocal Agreement for Public School Facilities Planning (ILA), the School Board of Broward County shall advise the City regarding the projected student impact of amendments and the availability of capacity at impacted schools.
- Policy 28.2 The City shall not accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees, based on the fee schedule and accompanying provisions of the Broward County Land Development Code. Alternative methods of mitigation for school impacts may only be approved via a recorded agreement among the property owner(s), Broward County, and/or the City and the School Board of Broward County.
- Policy 28.3 The City, Broward County and the School Board of Broward County shall coordinate through the processes and procedures identified in the ILA to ensure collaborative planning and decision making on population projections and public school siting and to accomplish coordination between the adopted local comprehensive plans and the School Board's District Educational Facilities Plan.-
- Policy 28.4 The City, Broward County and the School Board of Broward County shall explore and evaluate opportunities for collocation and shared use of school facilities and civic and recreation facilities during their capital improvement planning processes and other processes as provided for in the ILA.

Policy 28.5 The City, Broward County, and the School Board of Broward County will coordinate through the procedures established in the ILA and the Broward County and local land use planning process to ensure that proposed public school facility sites are consistent and compatible with the land use categories and policies of their comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.

Objective XXIX
The City establishes intensity standards for non-residential and local activity center land uses within the Comprehensive Plan.

Policy 29.1 The following non-residential and local activity center uses within the Comprehensive Plan shall not exceed the following:

<u>Land Use</u>	<u>Maximum Building Coverage (%) / Floor Area Ratio (FAR) Per Category</u>
<u>Commercial</u>	<u>75% / .5</u>
<u>Industrial</u>	<u>85% / .5</u>
<u>Utility</u>	<u>75% / .5</u>
<u>Community Facilities</u>	<u>75% / .5</u>
<u>Parks & Recreation</u>	<u>25% / .25</u>
<u>Office Park</u>	<u>75% / .5</u>
<u>Local Activity Center</u>	
<u>Residential</u>	<u>2,500 high-rise</u> <u>200 garden apartment</u> <u>100 town homes</u>
<u>Commercial</u>	<u>500,000 square feet</u>
<u>Hotel</u>	<u>800 rooms</u>
<u>Community Facilities</u>	<u>4.7 acres</u>
<u>Recreation & Open Space</u>	<u>9.5 acres</u>
<u>Conservation</u>	<u>0.6 acres</u>

ATTACHMENT A

Required Broward County Land Use Plan objectives and policies which are incorporated by reference from other elements of the City of Dania Beach's Comprehensive Plan.

Broward County Land Use Plan Objective or Policy Addressed	Dania Beach Comprehensive Plan Element and Objective or Policy
Policy 01.05.01	Objective V. Coastal Management Element
Policy 01.07.02	Objective IV Housing Element
Policy 06.01.03	Policy 2.1 Conservation Element
Policy 06.01.04	Objective IV and Policy 5.3 Conservation Element
Policy 08.01.08	Objectives III and IV Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element
Policy 08.01.11	Policy 1.1 Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element
Policy 08.01.18	Policy 1.1 Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element
Policy 08.07.06	Objective I Intergovernmental Coordination
Policy 08.08.00	Objective IX Coastal Element
Policy 09.02.05	Objective IV Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element
Policy 09.03.05	Objective X Coastal Management Element
Policy 09.05.02	Policy 4.5 Conservation Element

Policy 09.05.09	Policy 4.11 Conservation Element
Policy 09.05.18	Policy 4.5 Conservation Element
Policy 09.09.02	Policy 2.1 Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element
Policy 09.13.00	Policy IV Coastal Management Element
Policy 09.13.02	Objective VI Coastal Management Element
Policy 09.14.00	Objective I Conservation Element
Policy 12.01.01	Policy 1.19 Transportation Element
Policy 13.01.05	Objective I Intergovernmental Coordination Element

TABLE I DATA REQUIREMENTS Existing Land Use – 1997		
	Acres	Percentage
Residential	1,312	35
Commercial	462	12
Industrial / Transportation	584	15
Recreation	422	12
Education, Public Buildings and Ground and other Public Facilities	114	3
Mobile Home	129	3
Vacant, Undeveloped; Agriculture	775	20

TABLE II ANALYSIS REQUIREMENTS Existing Land Use – 1997 - By Flex Zone													
Flex Zone	SF	MF-1	MH	C	I	R-1	R-2	U	CF	Ag	T	V	TOTAL
58				22	88	14	40			5	29	136	334
78							54		2				56
79					207			3		57		53	320
81	276	199	91	71	68		12	10	1			93	721
83	90	225	26	164	185	2	66		25			344	1,127
84	230	392	12	205	7	39	195		71			87	1,240
	596	716	129	462	555	55	367	15	99	62	29	713	3,798

TABLE III ANALYSIS REQUIREMENTS Vacant Land Use – 1997 - By Type													
Flex Zone	L(5)	LM	M	MH	H	C	EC	I	T	CF	U	TOTAL	
58						29		107				136	
78													
79							34	4	15			53	
80													
81	40	39				14						93	
83		14				90		240				344	
84		30	12		4					4		87	
Total	40	83	12	0	4	174	34	351	15	4	0	713	