



## Town of Southwest Ranches Comprehensive Plan Advisory Board Meeting Agenda

January 19, 2023  
7:00 pm

13400 Griffin Road  
Southwest Ranches, FL 33330

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### **Board Members**

Joseph Altschul  
Jason Halberg  
Newell Hollingsworth  
Anna Koldys  
George Morris  
Lori Parrish  
Robert Sirota

### **Council Liaison**

Steve Breitzkreuz

### **Staff Liaison**

Emily Aceti

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment: Items relating to the Comprehensive Plan but not on the agenda
5. Old Business
  - A. Elections
    - I. Chair
    - II. Vice Chair
    - III. Recording Secretary
  - B. Approval of minutes for November 2022
  - C. Review of Comprehensive Plan
    - I. Definitions
6. New Business
7. Board Member / Staff Comments and Suggestions
8. Items for Next Meeting
9. Adjournment

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

MEMORANDUM

[www.transystems.com](http://www.transystems.com)

**To:** Emily Aceti

**From:** Jeff Katims

**Date:** January 12, 2023

**Subject:** February CPAB meeting; Agenda Item 5.C.

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At the last meeting, the board voted to make the following changes to the Future Land Use Element:

- Restore the original language of Policy 1.19-e. and delete the term, “natural.” This change has been made.
- Where telecommunication facilities are permitted, allow them on Town property and as required by law (changed from, “as provided by law”). This change has been made.
- Evaluate the definitions for applicability within the comprehensive plan. The definitions were evaluated and several were determined to be unused. The unused definitions are highlighted in yellow on the attachment and can be deleted.

### Comprehensive Plan Adoption and Revision History

	<b>Adoption Date</b>	<b>Adoption Ordinance</b>
<b>Adopted</b>	May 8, 2003	2003-7
<b>Revised</b>	July 28, 2004	2004-8
<b>Revised</b>	April 14, 2005	2005-003
<b>Revised</b>	June 5, 2008	2008-08
<b>Revised</b>	December 4, 2008	2009-03
<b>Revised</b>	December 11, 2008	2009-04
<b>Revised</b>	April 16, 2009	2009-10
<b>Revised</b>	December 3, 2009	2010-01*
<b>Revised</b>	April 15, 2010	2010-07
<b>Revised</b>	September 22, 2011	2011-13
<b>Revised</b>	September 22, 2011	PSFE
<b>Revised</b>	June 14, 2012	2012-05
<b>Revised</b>	June 14, 2012	2012-06
<b>Revised</b>	June 14, 2012	2012-07
<b>Revised</b>	February 28, 2013	2013-06
<b>Revised</b>	April 9, 2015	2015-004 (recertification-related)
<b>Revised</b>	January 26, 2017	2017-002 (US 27 Business Cat.)
<b>Revised</b>	September 13, 2017	2017-010 (Community Facilities)
<b>Revised</b>	September 13, 2017	2017-011 (Streets & Access Stds.)
<b>Revised</b>	January 28, 2021	2021-001 (repealing Med. Res. Cat.)
<b>Revised</b>	January 28, 2021	2021-003 (PSFE update)
<b>Revised</b>	January 28, 2021	2021-004 (Greenways Map)
<b>Revised</b>	January 28, 2021	2021-006 (US 27 Business Cat.)
<b>Revised</b>	July 8, 2021	2021-011 (map amendment criteria)
<b>Revised</b>	September 23, 2021	2021-014 (10 yr WSFP update)
<b>Revised</b>	November 18, 2021	2022-003 (Property Rights Element)
<b>Revised</b>		

\*Evaluation and Appraisal Report (EAR)-based Amendments

## I. INTRODUCTION

**“The Vision of the Town of Southwest Ranches is to enhance and preserve the unique rural character of its community. The Town shall promote, maintain and protect its agricultural, residential and equestrian lifestyles, sensitive to the natural environment.”**

### I.A History

On May 22, 2000, the Governor of Florida approved HB 177 and officially incorporated approximately Thirteen (13) square miles of unincorporated rural areas into the Town of Southwest Ranches. The primary reason the Town’s residents voted for incorporation is clearly stated in the **Town’s Charter, Section 1.01 of Article 1** which reads:

**“In order to preserve, protect and enhance the quality of life and residential character of the Southwest Ranches (The Town) is hereby created pursuant to the Constitution of the State of Florida.”**

The Town's first Comprehensive Plan was adopted by the Town Council on May 8, 2003. It is dedicated to developing strategies and policies to ensure preserving, protecting and enhancing the quality of the Town's **Rural Lifestyle**.

The Town’s volunteer Comprehensive Plan Advisory Board is responsible for reviewing and developing consensus for the material contained within the Town’s Comprehensive Plan. All members of this Advisory Board, both past and present who have served deserve the appreciation of the community for their dedication and time given to the process for preserving the rural character of the Town for our future generations.

Space reserved for future use

## **I.B Authority and Purpose**

This Comprehensive Plan has been adopted and amended pursuant to Chapter 163, Part II, Florida Statutes, commonly known as the “Local Government Comprehensive Planning and Land Development Regulations Act of 1985” or the “Growth Management Act,” and subsequently, the Community Planning Act (2011). This Plan is to serve as the Town’s “road map” for growth and development. All land development regulations and decisions regarding capital improvements needed for growth and development should be consistent with and further this plan.

It is the intent of this Comprehensive Plan to coordinate and manage the growth and development of the Town of Southwest Ranches. This is to be accomplished while respecting those existing and constitutionally protected property rights of its individual land owners.

The Future Land Use Element, including the Future Land Use Map, of this Comprehensive Plan is also designed to be consistent with and further the Broward County Land Use Plan, as required by the Broward County Charter.

## II. ADMINISTRATION

### II.A DEFINITIONS

The Town of Southwest Ranches adopts by reference those definitions of terms as delineated in Section 163.3164, Florida Statutes, ~~Chapter 9J-5, Florida Administrative Code and the Broward County Land Use Plan~~, as may be amended from time to time, unless a different definition is provided in this section.

~~**110% Maintain**—It shall mean that the number of trips on a road segment shall not exceed 110% of the number of actual trips in the road segment plus the number of committed trips in the latest adopted version of the TRIPS model.~~

**Accessory Use** - ~~Means a~~ use or activity naturally and customarily incidental, subservient or subordinate to the principal use or activity on site.

**Acre** – Forty-three thousand, five hundred and sixty (43,560) square feet of land area excluding public rights-of-way. See also, “net acre” and “gross acre.”

**Adjacent** - Lying near or close to; sometimes, contiguous; neighboring [Henry Campbell Black, M.A., “Blacks Law Dictionary” Fifth Edition, West Publishing Co., St. Paul, MN 1979].

**Adjusted for family size** - ~~Means a~~ Adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility otherwise determined, based upon a formula as established by the United States Department of Housing and Urban Development.

**Adjusted gross income** - ~~Means a~~ All wages, regular cash or non-cash contributions from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

**Administrative Rules Document** - ~~Means a~~ publication containing rules, guidelines, procedures, and methodologies reviewed, revised, adopted and amended by the Broward County Planning Council and Board of County Commissioners for the purpose of providing assistance and guidance to local governments and providing direction to Council staff in implementing the Broward County Land Use Plan.

~~**Adult Congregate Living Facility**—Means any facility which provides housing, food service, and one or more personal services for four or more adults for a period exceeding 24 hours.~~

**Affected pPersons** - Includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; owners of real property abutting real property that is the subject of a proposed change to the future land use plan map; and adjoining local governments that can demonstrate that ~~adoption of the plan~~ or plan amendment will as proposed would produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdictions. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations or objections during to the local government review and adoption proceedings during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.

**Affordable housing** - ~~Means h~~Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons.

**Agreement** - A concord of understanding and intention between two or more parties with respect to the effect upon their relative rights and duties of certain past or future facts or performances. Although often used as a synonym with "contract", agreement is a broader term; e.g., an agreement might lack an essential element of a contract [(Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979)].

**Agricultural uses** - Activities within land areas which are predominantly used for the cultivation of crops and livestock including cropland, pastureland, orchards, vineyards, nurseries, ornamental horticulture areas, groves, confined feeding operations, specialty farms, equestrian uses; and, silviculture areas.

~~**Airport clear zone**—A designated area of land which is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations. This term has been replaced with Runway Protection Zone. They refer to the same area (Rule 9J-5, FAC).~~

**Amendment** - ~~Means a~~Any change to an adopted comprehensive plan except for

corrections, updates and modifications of the capital improvements element concerning costs, revenue services, acceptance of facilities or facility construction dates consistent with the plan as provided in Subsection 163.3177(3)(b), Florida Statutes, and corrections updates or modifications of current costs in other elements, as provided in Section 163.3187(24), Florida Statutes.

Ancillary - means of secondary importance; subordinate; aiding; supplementary.

~~**Annexation**—The adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality [Subsection 171.031(1)FS].~~

**Annual average daily traffic (AADT)** - The volume passing a point or segment of a ~~highway~~ roadway in both directions for one year divided by the number of days in the year (Level of Service Manual, Florida DOT, ~~2020~~1995).

**Aquifer Recharge** - The addition of water to the groundwater system by natural or artificial processes. (U. S. EPA)

**Aquifer** - A stratum or formation of permeable material that will yield groundwater in useful quantities. (U. S. EPA)

~~**Area of Critical State Concern**—An area containing, or having a significant impact upon, environmental or natural resources of regional or statewide importance, including, but not limited to, state or federal parks, forests, wildlife refuges, wilderness areas, aquatic preserves, major rivers and estuaries, state environmentally endangered lands, Outstanding Florida Waters, and aquifer recharge areas, the uncontrolled private or public development of which would cause substantial deterioration of such resources [Paragraph 380.05(2)(a) FS].~~

~~**Area**—All of the lands lying within the limits of an incorporated municipality, lands in and adjacent to incorporated municipalities, all unincorporated lands within a county, or areas comprising combinations of the lands in incorporated municipalities and unincorporated areas of counties [Subsection 163.3164(2) FS].~~

**Arterial road** - A roadway providing service which is relatively continuous and of relatively high traffic volume, long average trip length (i.e. more than one mile), ~~and~~ high operating speed. In addition, every United States numbered highway is an arterial road (~~9J-5~~).



~~**Assisted person or household** — Means a person or household receiving benefits through Federal funds, either alone or in conjunction with the investment of other public or private funds.~~

**Authority** - Right to exercise powers; to implement and enforce laws; control over; jurisdiction. The second meaning of the term authority is Agency such as the Broward County Housing Authority [Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979].

**Average daily flow** - ~~Means~~ The total volume of wastewater flowing into a wastewater facility during a calendar month, divided by the number of days in the month, and averaged over the preceding twelve months and expressed in units of millions of gallons per day (MGD).

~~**Based aircraft** — Aircraft for which a parking space is leased at an airport. (Florida Aviation System Plan, FDOT, 1992).~~

**Best Management Practices** - The most effective methods and devices to reduce or prevent non-point source pollution of groundwater or surface water.

**Bicycle and pedestrian ways** - Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded ~~(9J-5)~~.

**Bicycle lane** - A portion of a roadway which has been designed by striping, signage, and pavement markings for the preferential or exclusive use of bicyclists (Transportation Expressions, U.S. DOT, 1996).

**Bicycle path** - A bikeway physically separated from motorized vehicular traffic by an open space or barrier and located either within the highway right-of-way or within an independent right-of-way (Transportation Expressions, U.S. DOT, 1996).

**Bicycle route** - A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and information markers, with or without a specific bicycle route number (Broward County Bicycle Facilities Network Plan, 1996).

**Blue way** - A waterway which has been designated for conservation, recreation, or both and which may be connected with greenway hubs, sites, and linkages. (CNPD)

**Bonds** - A certificate of debt issued by a local government guaranteeing payment of a specific amount of borrowed funds plus interest payments on specific dates.

~~**Borrow Canal**—In most cases the material for construction of a levee is obtained by excavation immediately adjacent to the levee. The excavation is termed a borrow. When the borrow paralleling the levee is continuous and allows for conveyance of water, it is referred to as a borrow canal. (SFWMD)~~

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

~~**Next - Broward County Land Use Plan - Means**—the future land use plan element for all of Broward County adopted by the Broward County Commission in conformance with the requirements of the Broward County Charter and the Local Government Comprehensive Planning and Land Development Regulation Act Florida Statutes, Chapter 163.~~

**Broward County Trafficways Plan** - The plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of Trafficways for Broward County (~~Land Development Code~~). The Broward County Trafficways Plan is a roadway right-of-way preservation plan. To accommodate the impacts of new development, right-of-way is required of developing parcels to provide for an adequate regional roadway network (~~Documentation of the Broward County Trafficways Plan, Broward County Planning Council, 1995~~).

**Broward County** - The land area of Broward County or the Broward County Board of County Commissioners and its agencies, dependent upon the context in which the term is used.

**Building Permit-Means:**

- (1) Any permit for the erection or construction of a new building or structure as required by Section 301.1 of the South Florida Building Code, 1984, and Broward Edition County Administrative Provisions, as amended, or:
- (2) Any permit for an addition or renovation to an existing building which would:
  - (a) create one or more additional dwelling units; ~~or~~
  - (b) ~~involve be required for renovations necessary for~~ a change in the occupancy of a building as described in Section 104.7 of the South Florida Building Code and , 1984, Broward County Administrative Provisions Edition, as amended, or:
- (3) ~~(c)~~ Any permit which would be required for the nonresidential operations included in Section 301.1(a) of the South Florida Building Code, 1984, and Broward County Administrative Provisions Edition, as amended.

~~**Build-to line**—an imaginary line existing in relation to a lot line or public or private street, which defines a maximum setback of a structure from that lot line or public or private street.~~

**Canal** - A trench, the bottom of which is normally covered by water, with the upper edges of its two sides normally above water ~~(Chapter 62-310, FAC.)~~.

**Capacity, roadway** - The maximum rate of flow at which persons or vehicles can be reasonably expected to traverse a point or uniform segment of ~~a lane or~~ roadway during a specified period under prevailing roadway, traffic, and control conditions; usually expressed as vehicles per hour or persons per hour. ~~(Highway Capacity Manual, Special Report 209, Transportation Research Board, 1994; FDOT Quality/Level of Service Handbook, 2020)~~.

**Capital Budget** - The first year of the capital program which includes capital project appropriations and the revenues required to support the projects.

**Capital Improvement** - ~~Means physical~~ physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

**Capital Outlay** - Expenditures which result in the acquisition of or addition to fixed assets.

**Capital Plan** - A compilation of all capital and infrastructure needs which are not funded in the Capital Program.

**Capital Program** - All capital expenditures planned for the next five years. The program specifies both proposed projects and the resources estimated to be available to fund projected expenditures.

~~**Carpool and vanpool**—Carpool is an arrangement where two or more people share the use and cost of privately owned automobiles in traveling to and from pre-arranged destinations together, and vanpool is an arrangement which a group of passengers share the use and cost of a van in traveling to and from pre-arranged destinations together (Transportation Expressions, U.S. DOT, 1996).~~≡

**Certified Land Use Plan** - ~~Means a~~ local land use plan which has been certified by the Broward County Planning Council as being in substantial

conformity with the Broward County Land Use Plan and which has been adopted by a unit of local government in conformance with the requirements of the ~~Local Government Comprehensive Planning and Land Development Regulation Community Planning Act.~~

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

~~**Code of Ordinances**—A systematic collection, compendium or revision of laws, rules, or regulations. A private or official compilation of all permanent laws in force consolidated and classified according to subject matter [Henry Campbell Black, M.A., “Blacks Law Dictionary” Fifth Edition, West Publishing Co., and St. Paul, MN 1979].~~

**Collector road** - A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. ~~Collector These roadways collect and distribute traffic between local roads or arterial roads and serve as a linkage between land access and mobility needs(9J-5).~~

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

~~**Communication facilities** - Satellite earth stations and relay structures, telephone switching facilities and wireless telecommunications facilities.~~

**Community, ecological** - An assemblage of plants and animals living in a particular area or habitat. (Everglades Wild guide)

~~**Community Commercial Center**—means a commercial center which typically ranges from approximately 100,000 to 300,000 square feet of gross leasable area and is generally built around a junior department store or variety store and supermarket as the major tenants. Community shopping centers typically range in area from approximately 10 acres to 30 acres and serve trade areas ranging from roughly 40,000 people to 150,000 people.~~

**Community pPark** - ~~Means a~~acreage ~~listed as described~~ in the “Community and Regional Parks” subsection of the ~~Plan~~Implementation Requirements ~~and Procedures~~ Section of the Broward County Land Use Plan that is utilized by local governments to meet the community level parks requirement of the Broward County Land Use Plan.

~~**Compact Deferral Area**—The geographic area which is a two (2) mile band having a centerline, which is coincident with the centerline of the congested link, extends parallel to the congested link for a distance of one half (½) mile beyond each end point of the congested link (Land Development Code, Broward County, 1977).~~

**Compatibility** - A condition in which land uses or conditions can co-exist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted either directly or indirectly by another use or condition (Section 163.3164 F.S.).

~~**Compatible with**—Subparagraph 163.3177(10)(a), FS, provides that the term “compatible with” means that the local plan is not in conflict with the state comprehensive plan or appropriate regional policy plan.~~

~~**Compatible**—A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition [Rule 9J-5.003 (25), FAC].~~

**Complete kitchen facilities** - ~~Means a~~An installed sink with piped water, a range or cook stove, and a mechanical refrigerator. Quarters with only portable cooking equipment are not considered as having a range or cook stove.

**Complete plumbing facilities** - ~~Means h~~Hot and cold piped water, a flush toilet, and a bathtub or shower inside the housing unit, for the exclusive use of that unit.

~~**Composition**—The makeup of various land uses by type, extent, intensity, density, or otherwise, which are included in a development or land use category.~~

**Concurrency** - Public facilities and services to support development will be provided in order to achieve and maintain the adopted level of service standards per Section 163.3180, Florida Statutes, as amended.

**Concurrency d**~~D~~**etermination** - A decision made by ~~local government~~the Town as to whether a development proposal meets concurrency requirements.

**Concurrency m**~~M~~**anagement s**~~S~~**ystem** - The procedures or process that the ~~local government~~Town will utilize to assure that development orders and permits are not issued unless the ~~necessary facilities and services are available concurrent with the impacts of development~~concurrency requirements of Section 163.3180, Florida Statutes, as amended, are met. ~~-(9J-5)~~

~~**Concurrency**— Means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.~~

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

~~**Consistent** - Compatible with (not in conflict with) and furthers (to take action in the direction of realizing the goals, objectives and policies). Having agreement with itself or something else; accordant; harmonious; congruous; compatible; compliable; not contradictory [Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979]. Subparagraph 163.3177(10)(a), FS, provides that for the purpose of determining whether local comprehensive plans are consistent with the state comprehensive plan and the appropriate regional policy plan, a local plan shall be consistent with such plans if the local plan is "compatible with" and "furthers" such plan.~~

~~**Constrained roadways**— These are Rroads that cannot be expanded by the addition of two or more through lanes because of physical, environmental or policy constraints (Level of Service Manual, Florida DOT, 1995).~~

~~**Context sensitive roadways**— Roadways that are planned and developed with improvements that are considerate of the character and built and natural environment of the corridor and the surrounding neighborhood, are responsive to multiple transportation modes (ex: bicyclists, equestrians and/or pedestrians as well as automobiles), and maintain safety and mobility.~~

**Contiguous** - Next to, abutting, or touching and having a boundary, or portion thereof, that is co-terminus.

**Contiguous ~~L~~lots** - Lots having at least one hundred and twenty five (125) feet of coterminous property line.

~~**Contingency**— Costs which may arise as a result of conditions undetermined at a given date.~~

**Control structures** - Devices (e.g., culverts, spillways and weirs) placed in the canals to control water surface elevations (stage divide), amount of flow (stage divide or water supply structure), or direction of flow (divide structure) in the canals. In general, a stage divide controls water surface elevation upstream of

the structure, and it controls water flow (or discharge) downstream of the structure. A divide structure is usually located at or near a basin boundary. It prevents water in one basin from entering the other basin. A water supply structure is also usually located near a basin boundary. It is used to pass water from one canal to another.

~~**Coordination** — The harmonious, integrated action of various parts and processes of an organization [Based on the definition by Funk and Wagnall's "New Comprehensive International Dictionary of the English Language" International Press, Newark, NJ 1982].~~

~~**Cost burdened household** — any The extent to which gross housing costs, including utility costs, exceed household of moderate income or less that pays more than 30% but less than 50% of gross income, based upon data available from the U.S. Census Bureau of household income for housing expenses.~~

**County Charter** - The Broward County Charter, as revised through June 2, 1998 amended from time to time.

~~**County** - Political subdivision of the state established pursuant to Section 1, Article VIII of the State Constitution [Subsection 218.72(3) FS]. Broward County, Florida.~~

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

**Culvert** - A drain, ditch, or conduit, not incorporated in a closed system that carries drainage water under a driveway, roadway, railroad, pedestrian walk, or public way (The New Illustrated Book of Development Definitions).

~~**Currently available revenue sources** — For purposes of determining the financial feasibility of implementing the Comprehensive Plan, an existing source and amount of revenue presently available to the Town. It does not include the Town's present intent to increase the future level or amount of a revenue source if such increase is contingent on ratification by public referendum.~~

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

~~**De Minimis Exception** — A proposed development may be deemed to have a de minimis impact and may not be subject to the concurrency requirements if all four (4) conditions listed in 9J-5 and all of the eight (8) exceptions listed in the~~



~~Broward County Land Development Code are met (9J-5 and Land Development Code, 1997).~~

**Debt Service** - Payments of principal and interest on obligations resulting from the issuance of bonds.

~~**Dedicated Revenue**— A source of funds which is mandated by law or policy to be used for a specific purpose.~~

~~**Desalinization**— Removing the salt from saline waters to produce potable water. (South Florida Regional Planning Council)~~

~~**Design storm**— The most severe storm for which the canals and structures in the basin will accommodate that storm's runoff without flooding occurring in the basin.~~

~~**Development controls**— The standards in the comprehensive plan which control the development or use of land, which are in addition to the densities, intensities, and uses assigned to land by the Future Land Use Element Map.~~

**Development** - The carrying out of any building construction activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. The following activities or uses shall be taken for the purpose of this Plan to involve are "development:" when used in the context of the ICE:

- a reconstruction, alteration of the size, or material change in the external appearance of a structure on land;
- a change in the intensity of use of land, such as an increase or decrease in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;
- alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any coastal construction as defined in s. 161.021, Florida Statutes, as amended;
- commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;
- demolition of a structure;
- clearing of land as an adjunct of construction;
- deposit of refuse, solid or liquid waste, or fill on a parcel of land  
~~[Subsection 380.04 FS].~~

The following operations or uses shall not be taken for the purpose of this Plan to involve "development" as defined herein:

- Work by a highway or road agency or railroad company for the



- maintenance or improvement of a road or railroad tract, if the work is carried out on land within the boundaries of the right-of-way.
- Work by any utility and other persons engaged in the distribution or transmission of gas, electricity or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like. This provision conveys no property interest and does not eliminate any applicable notice requirements to affected landowners.
  - Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.
  - The use of any structure or land devoted to dwelling uses or any purpose customarily incidental to enjoyment of the dwelling.
  - The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.
  - A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.
  - A change in the ownership or form of ownership of any parcel or structure.
  - The creation or termination of rights of access, riparian rights, easements, distribution and transmission corridors, covenants concerning development of land, or other rights in land.

“Development,” as designated in an ordinance, rule, or development rule includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, “development” refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of the above. [Section 380.04 F.S., ].

**Development order** - Any order granting, denying, or granting with conditions an application for a development permit. [Section 163.3164 F.S.]

**Development permit** - Any building permit, zoning permit, subdivision or plat approval, or rezoning, certification, special exception, variance, or any other official action having the effect of permitting the development of land. [Section 163.3164 F.S.]

**Development agreement** – an agreement between the Town of Southwest Ranches and a developer, where such agreement is intended to comply with the requirements of sSection. 163.3227, Florida Statutes.

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

~~**Domestic wastewater**—This means human body wastes from sanitary fixtures, domestic laundry wastes, or waterborne solid wastes collected or received from domestic food preparation or service.~~

**Drainage basin or storm water basin** - The area defined by topographic boundaries which contributes storm water to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin ~~(Chapter 9J-5, FAC.)~~.

**Drainage detention structure** - Structure which collects and temporarily stores storm water for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the storm water ~~(Chapter 9J-5, FAC.)~~.

**Drainage district** - A local unit of government with the specific purpose of providing drainage within a limited boundary. Drainage districts may be classified as dependent or independent. A dependent drainage district is one where the membership of its governing body is identical to that of the governing body of a single county or municipality. An independent drainage district is one that is not dependent.

**Drainage ditch or irrigation ditch** - A man-made trench dug for the purpose of draining water from the land or for transporting water for use on the land and is not built for navigational purposes ~~(Chapter 62-312, FAC.)~~.

**Drainage facilities** - Structures designed to collect, convey, hold, divert, or discharge storm water; includes storm water sewers, canals and control structures therein, detention structures, and retention structures ~~(Chap. 9J-5, FAC.)~~.

**Drainage retention structure** - Structure designed to collect and prevent the release of a given volume of storm water by complete on-site storage ~~(Chapter 9J-5, FAC.)~~.

~~**Draw down**—The change in water surface level in a well, reservoir, or natural water body resulting from the withdrawal of water.~~

~~**Dredge spoil**—The material, often composed of rocks, vegetation and muck, removed for the bottom of a waterway to ensure suitability for navigation and flood control purposes.~~

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

~~**Dredging**—The excavation, by any means, in waters of the state. It is also the excavation (or creation) of a water body which is, or is to be, connected to any of the waters listed in Section 62-312.030(2), FAC., directly or via an excavated water body or series of excavated water bodies (Chapter 62-312, FAC.).~~

~~**Dwelling unit** - Means Any a house, apartment, or condominium unit, trailer, group of rooms, or a single room, building, structure or portion thereof that is designed, occupied or intended for occupancy as a separate complete, independent living quarters facilities for one (1) or more persons functioning as a single housekeeping unit, with direct access from the outside of the building or through a common hall and with permanent provisions for living, sleeping, eating, cooking, and sanitation, complete kitchen facilities for the exclusive use of the occupants including nontransient rental units contained in a multi-unit structure or complex or liveaboard vessels which are licensed by the State Department of Business Regulation, Division of Hotels and Restaurants, as "apartments", "rental condominiums" and "retirement housing".~~

~~**Easement** - Means aAny strip or area of land created by a sub-divider for public or private utilities, drainage, sanitation, access, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude instrument establishing the easement.~~

**Ecosystem** - The living and non-living components of the environment which interact or function together, including plant and animal organisms, the physical environment, and the energy systems in which they exist. All the components of an ecosystem are interrelated. (Florida Coastal Management Program)

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

**Effectiveness** - Measures whether the policy or program has its intended effect [Carl V. Patton, David S. Sawicki, "Basic Methods of Policy Analysis and Planning" Prentice- Hall, Englewood Cliffs, N.J. 1986].

**Efficiency** - Measures whether the policy or program has its intended effect in dollars (costs) per unit of output (benefit) [Carl V. Patton, David S. Sawicki, "Basic Methods of Policy Analysis and Planning" Prentice-Hall, Englewood Cliffs, N.J. 1986].

**Effluent** - ~~Means w~~Water that is not reused after flowing out of any wastewater

treatment facility or other works used for treating, stabilizing, or holding wastes.

**Electrical power plant** - An electrical generating facility where electricity is produced for the purpose of supplying twenty-five megawatts (MW) or more to utility power distribution systems, including any associated facility, as referenced in Section 403.503(7), Florida Statutes, that directly supports the operation of the electrical power plant.

**Endangered sSpecies** - Species whose numbers have declined to such a critically low level or whose habitats have been so seriously reduced or degraded that without active assistance their survival in Florida is questionable. (Rare and Endangered Biota of Florida)

**Enhancement, wetland** - ~~Shall mean the~~ The alteration of an existing wetland to increase the functional value.

~~**Enterprise fFund** - A fund which pays for the cost of its operations and capital improvements from user fees and does not generally receive property tax support. County enterprise funds include Water and Wastewater, Solid Waste, Aviation and Mass Transit.~~

**Environmentally sSensitive lLand** - ~~Means t~~Those areas containing Natural Resources, as depicted in the Natural Resource Map Series of the Broward County Land Use Plan, which have been determined to be environmentally sensitive by the Broward County Board of County Commissioners. The criteria for designation of Environmentally Sensitive Land are contained within the Plan Implementation Requirements and Procedures section of the Broward County Land Use Plan. ~~Policies which ensure the protection of Environmentally Sensitive Lands, consistent with the requirements of Section 163.3202 Florida Statutes, are located under Objective 9.01.00 of the Broward County Land Use Plan.~~

~~**Estuary** - A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally measurably diluted by freshwater derived from riverine systems and which has an open connection with oceanic waters. "Estuaries" include bays, lagoons, sounds and tidal streams.~~

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

**Exotic sSpecies or Eexotics** - Species not native to the region. (Fundamentals of Ecology)

~~**Extent**—The amount of development, including the area or size in acres.~~

~~**Extremely low income**—One (1) or more natural persons or a family, that has a total annual household income that does not exceed 30 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.~~

**Fabrication and assembly** – The manufacturing from standard parts of a distinct object differing from the individual components involving raw materials with form and substance (as opposed to liquid or gas), with a physical, as opposed to chemical, mating or joining of the individual parts.

~~**Facilitation**—A process where the facilitator helps the parties design and follow a meeting agenda and assists parties to communicate more effectively throughout the process. The facilitator has no authority to make or recommend a decision but is concerned primarily with process during a meeting or negotiation. He or she makes the logistical arrangements, e.g. securing a place and scheduling a time to meet [Regional Planning Council Dispute Resolution Rule Workshops, Florida Growth Management Conflict Resolution Consortium, October 1993].~~

**Facility adequacy or availability** - The ability of a facility to operate at a level of service standard which satisfies the concurrency management system. ~~A facility adequacy determination is conducted in Broward County at the time of plat approval.~~ For instance, a development proposal creates an anticipated demand for potable water of 5 million gallons per day (MGD) and the potable water supply facility servicing the area in which the development is proposed has a capacity of 50 MGD and operates at a capacity of 25 MGD. In this case, potable water facilities would be adequate since the additional demand would not supersede the capacity of the facility.

**Facility availability** - Whether or not a facility is available in a manner to satisfy the concurrency management system ~~(9J-5).~~

~~**Feeder route**—A transit route which has the characteristics of traveling on local streets, utilized for shorter trip lengths and transfer connections (Transportation Expressions, U.S. DOT, 1996).~~

~~**Filling**—The deposition, by any means, of materials in the waters of the state (Chapter 62-312, FAC.).~~

**Fiscal Year** - The period of time for which funds are appropriated and accounted for. The ~~county-Town~~ fiscal year begins annually on October 1<sup>st</sup> and ends on September 30<sup>th</sup> of the next calendar year.

~~**Flexible Revenue** - A source of fund which can be used for a variety of purposes and programs and which can be raised or lowered depending on revenue requirements.~~

~~**Flexibility units** - A pool of dwelling units equal to the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the Town's certified future land use plan map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as "Reserve Units" which were equal to two percent (2%) of the total number of dwelling units permitted by the Town's certified future land use plan map.~~

~~**Flexibility Zone** - Means aAs of the adoption of BrowardNext, the Town constitutes a single geographic area, as delineated on the flexibility zone boundary maps in the Administrative Rules Document of the Broward County Planning Council, within which residential densities and land uses may be redistributed through the plan certification process.~~

**Flood control** - ~~S~~structural and non-structural measures designed to mitigate flood damage to developed areas (Water Resource Atlas of Florida).

**Flood plains or flood prone areas** - Areas ~~susceptible to being~~ inundated during an ~~identified 100-year~~ flood event or areas identified by the National Flood Insurance Program as an A zone (A, AE, AH, AO) or V zone (V, VE) on Flood Insurance Rate Maps ~~or~~ Flood Hazard Boundary Maps (Chapter 9J-5, FAC.).

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

~~**Florida Administrative Code** - The permanent publication of all the rules adopted by each agency of the State of Florida which cite the specific rulemaking authority pursuant to each rule adopted, all history notes as authorized in Subsection 120.545 (9) FS, and complete indexes to all rules contained in the code. Supplementation is made as often as practicable, but at least monthly. This publication is the official compilation of the administrative rules of the State of Florida [Section 120.55 (1) (a) FS].~~

~~**Florida Intrastate Highway System**—A statewide network of limited-access and controlled-access highways designed with general-use and exclusive-use lanes to accommodate Florida’s high-speed and high-volume highway traffic (Level of Service Manual, Florida DOT, 1995).~~

~~**Foster care facility**—Means a facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents.~~

~~**Freshwater mMarsh**—Means aA wetland having more than 25 percent vegetative cover by terrestrial herbs but 40 percent or less cover by woody plants, occasionally or regularly flooded by fresh water (e.g., saw grass).~~

~~**Freshwater swamp**—A wetland having more than 40 percent cover by woody plants and that is occasionally or regularly flooded by freshwater (e.g., cypress swamp).~~

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

~~**Fund bBalance**—The amount available within a fund at the close of a fiscal period which can be carried over as revenue for the upcoming fiscal period.~~

**Fund** - Monies set aside and accounted for separately in order to ensure they are allocated and spent for a specific purpose.

~~**Furthers** --Subparagraph 163.3177(10)(a), FS, defines it as tT~~o take action in the direction of realizing goals, objectives or policies ~~of the state or regional plan.~~

~~**General aviation**—That portion of civil aviation which encompasses all facets of aviation except air carriers; it includes business flying, instructional, personal and commercial flying (Transportation Expressions, U.S. DOT, 1996).~~

~~**General lanes**—intrastate roadway lanes not exclusively designated by the Florida Department of Transportation for long distance, high-speed travel. In urbanized areas, general lanes include high-occupancy vehicle lanes not physically separated from other travel lanes.~~

~~**General eObligation bBonds**—Bonds financed with the ad valorem taxes “or full faith and credit” of the issuing government. These bonds must be approved by a majority of voters.~~



**Goal** - The long-term end toward which programs or activities are ultimately directed [Subsection 186.003(2) FS].

~~**Granny flat**— An accessory dwelling unit approved prior to June 6, 2000. A granny flat is counted in density calculations and a complete kitchen is permissible.~~

~~**Grants**— Contributions or gifts of cash or other assets from another government to be used or expended for a specific purpose, activity, or facility~~

**Green way** - A corridor of protected open space established for conservation, recreation or both. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails).

**Greenway hub** - Anchors in the greenway system which provide an origin and a destination for people or wildlife. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails).

**Greenway link** - Connections in the greenway system which allow movement from one hub to another. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails).

**Greenway site** - Small features that serve as points of origin or destination in the greenway system, but are not always linked with hubs or with each other. (A Community Resource Guide for Greenway Projects, Florida Department of Environmental Protection, Office of Greenways and Trails)

**Groom's Quarters** - On-site living quarters, included as part of a barn or other structure for keeping animals, for persons responsible for grooming and caring for horses boarded at the same site. A groom's quarters may have a complete kitchen, and is included in residential density calculations.

~~**Gross acreage** - Forty-three thousand five-hundred sixty (43,560) square feet of contiguous land under the same ownership, extending to the centerline of any abutting right-of-way or separate ingress/egress easement parcel owned and maintained by a homeowner's association; provided that if the right-of-way or easement was not obtained equally from properties on both sides of the thoroughfare, the gross acreage shall only include that portion of the right-of-way or easement obtained from the property counting the thoroughfare towards gross density. The C-11 canal shall not count toward the gross acreage of any parcel. .The total number of acres in an area, including acreage used or~~



~~proposed for streets, lakes, waterways, and other proposed land uses permitted by this Comprehensive Plan. See also, "acre" and "net acre."~~

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

**Gross Living Area** - For the purposes of the "Guest House" definition, gross living area shall be defined as the gross floor area under roof whether or not fully enclosed.

**Groundwater** - Subsurface water in the zone of saturation. (U. S. EPA)

**Group home** - ~~Means a~~ facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**Guest house** -- A structure or any part of a structure ancillary to a detached single family dwelling unit, excluding mobile homes, and located on the same parcel as the principle dwelling unit, that is occupied in whole or in part as the temporary residence or living quarters of one or more persons, that shall not exceed 600 square feet for parcels between 35,000 square feet to 43,560 square feet and shall not exceed 1,200 square feet in gross living area for parcels greater than 43,560 square feet. Only one (1) guest house shall be permitted per parcel and it may not be rented, leased or sold separately from the overall property. A guest house may not contain, or be designed to contain, a complete kitchen facility. In no event shall a guest house be considered a dwelling unit, as defined herein. If a temporary or permanent residence or living quarter does not meet the definition of guest house, it shall be deemed to be a dwelling for purposes of density calculation. For purposes of this definition, a temporary residence or living quarter shall not have a separate mailing address or electric meter. A guest house shall not be permitted on parcels less than 35,000 square feet.

**Hammock** – A dense growth of broad-leaved trees on a slight elevation; not considered wet enough to be a swamp.

**Hazardous waste** – Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality

or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

**Heating equipment** ~~— Means a~~ steam or hot water system; central warm air furnace; electric heat pump; other built-in electric units which are permanently installed in the floors, walls, ceilings, or baseboards, and are a part of the electrical installation of the building; other means which include a floor, wall, or pipe less furnace; room heaters with flue or vent that burn gas, oil, or kerosene; non-portable room heaters without flue or vent that burn gas, oil, or kerosene; and fireplaces, stoves, or portable room heaters of any kind.

~~**High recharge area or prime recharge area** — An area, designated by the South Florida Water Management District governing body, which is distinguished by its natural capability to recharge groundwater in large quantities. (Chapter 9J-5, FAC.).~~

~~**Historic resources** — All areas, districts, or sites, buildings, structures, or objects significant in the history, architecture, engineering, archaeology, or culture of the state, county, Town, or the nation, and containing properties listed on the Florida Master Site Plan File, the National Register of Historic Places, or designated by a local government the Town as historically, architecturally, or archeologically having such significant significance.~~

~~**Historical trees** — May include a tree or group of trees designated by the Broward County Board of County Commissioners pursuant to Chapter 27 of the Broward County Code of Ordinances which are (1) located on historically significant property and related to an historic event; (2) uniquely related to the heritage of Broward County; or (3) at least seventy-five (75) years old. Requests for designation can be made by State, County, Municipality, Historical Preservation Group, or by the Property Owner. Removal of a tree designated as "Historical" requires the approval of the County Commission.~~

~~**Housing type** — Means a building structure that includes single family, multifamily, mobile home or trailer park.~~

~~**Hurricane shelter** — Means Aa structure designated by local officials as a place of safe refuge during a storm or hurricane; or an interior room, space within a building, or an entirely separate building, that is designated and constructed to protect its occupants from hurricanes or tornados. Shelters are intended to provide protection against both wind forces and impact of windborne debris.~~

**Impact Fee** — Funds collected from a developer to fund the improvements required to serve the residents or users of the development. The county currently collects impact fees for road, park and educational improvements.

~~**Impound** — Collecting and confining water as if in a reservoir (Webster's New Collegiate Dictionary).~~

~~**Improvements** – May include, but are not limited to, street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscaping, permanent reference monuments, permanent control points, or any other improvement required by a governing body.~~

~~**Independent Special District** — A special district that is not a dependent special district. An example of an Independent Special District would be the South Broward Drainage District [Based on Subsection 189.403(3), FS].~~

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

~~**Infiltration/Inflow** — This means entry of groundwater to the sewer system through broken pipes, defective joints or other similar entry points.~~

**Infrastructure** — Man-made structures ~~which that~~ serve the common needs of the population, such as roads, sewers, ~~stormwater systems and canals, utilities,~~ water treatment plants, and ~~recreational trails~~~~canals~~; the equipment, facilities and other capital improvements necessary to provide services.

**Intensity** - An objective measurement of the extent to which land may be developed or used, including the consumption or use of space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of and demand on facilities and services.

~~**Interest Income** — Revenues earned on invested cash.~~

~~**Intergovernmental** — Between units of government [Based on Rule 9-J-5.015, FAC].~~

**Interlocal Agreement** - An agreement entered between two (2) or more local governments. ~~See definition for agreement.~~

~~**Joint Planning Agreement** — Formal agreement between and among local government in which boundaries of the planning area, procedures for joint action, and procedures for administration of ordinances and regulations applying to the~~

~~planning area, have been identified or agreed upon or both [Based on Subsection 163.175(1) FS]. Joint planning agreements are typically applied to unincorporated areas being considered for annexation into a municipality.~~

Lake - A large body of water surrounded by land and too deep to permit the growth of rooted plants from shore to shore.

**Land ~~d~~Development ~~c~~Code or land development regulations** - Means the The Town of Southwest Ranches Unified Land Development Code, which contains various types of regulations for the use and development of land within the Town jurisdiction of a unit of local government when combined into a single document (alternatively: Land Development Regulation[s]).

Land – The earth, water and air above, below or on the surface, and includes any improvements or structures customarily regarded as land.

**Land Use** - ~~Means the~~The development or activity that has occurred on the land, the development or activity that is proposed ~~by a developer~~ on the land, or the use that is permitted or permissible on the land under ~~an this Plan adopted comprehensive plan~~ or element or portion thereof, or land development regulations, ~~or a land development code,~~ as the context may indicate.

Land use controls - The standards in this Plan and the land development regulations that establish the permitted use, intensity, density, siting, configuration, and design of land use.

**Level of service standard** - A threshold adopted by ~~a local government~~the Town or other agency providing a public facility or service establishing the acceptable performance of a public facility or service.

**Level of Service (LOS)** - An indicator to the extent or degree of service provided by, or proposed to be provided by, a facility based upon and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility ~~[Rule 9] 5.003 (65), FAC~~.

**Light ~~i~~Industrial ~~u~~Use** – Activities that are predominantly connected with light manufacturing, assembly, processing or storage of products.

**Light ~~m~~Manufacturing** – A use engaged in the manufacture of finished products, predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, but excluding basic industrial processing.

~~**Line of Credit**—Contingent loan arrangements with a bank in which the bank agrees to lend funds required by government for a fixed period of time.~~

**Local Area of Particular Concern (LAPC)**- ~~Means a~~An area designated on the Natural Resource Map Series of the Broward County Land Use Plan which has been declared to be culturally or environmentally sensitive. Those areas are subject to environmental impact report provisions of the Broward County Land Development Code and ~~/or policies under Objective 9.01.00. The~~the criteria for Local Areas of Particular Concern ~~are~~ contained in the ~~Plan~~ Implementation Requirements and Procedures section of the Broward County Land Use Plan.

~~**Local Comprehensive Plan**—Means any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.~~

**Local Government** - Any county or municipality. ~~[Section 163.3164 (13) FS].~~  
In some instances, it may include special districts.

~~**Local Option Sales Tax**—Tax on sales which must be approved by the voters to fund infrastructure improvements.~~

**Local Planning Agency** - ~~Means~~the agency designated to prepare the comprehensive plan and plan amendments required by ~~ch.the~~ Community Planning Act in Chapter 163, Part II, Florida Statutes.

**Local road** - A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property ~~(9J-5).~~

~~**Lot** – A tract or parcel of land designated and identified as a single unit of area in a subdivision plat, deed, Unity of Title Agreement, or other legal instrument recorded in the Official Records of Broward County, Florida.~~

~~**Low income person or household** - Means o~~ne or more natural persons or a household, ~~not including students, whose that has a~~ total annual household income between 50 and does not exceed 80 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as annual adjusted gross income for households size within the metropolitan statistical area (MSA).

~~**Maids quarters**—An accessory dwelling unit approved prior to June 6, 2000. A granny flat is counted in density calculations and a complete kitchen is permissible.~~

~~**Major trip generators or attractors** – Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.~~

~~**Manufactured home** — Means a mobile home built in the controlled environment of a manufacturing plant and transported in one (1) or more sections on a permanent chasis, fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, with each section bearing a red U.S Department of Housing and Urban Development lavelseal certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards Act.~~

~~**Marine habitat** – Areas where living marine resources naturally occur, such as mangroves, seagrass beds, algae beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, and mud flats.~~

~~**Marine resources** – Living estuarine plants or animals, such as mangroves, seagrasses, algae, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.~~

~~**Marine wetlands** – Areas with a water regime determined primarily by tides and the dominant vegetation is plant species that have adapted to survive and reproduce in the marine environment.~~

**Mass transit** - Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guide way transit, express bus, and local fixed route bus.

~~**Mediation** — A process where a neutral third party acts to encourage and facilitate the resolution of a dispute without prescribing what it should be. It is an informal and nonadversarial process with the objective of helping the disputing parties reach a mutually acceptable agreement. A mediator typically helps the parties explore their interests and develop and evaluate options for resolving their dispute. A mediator may meet privately with each party. The parties themselves usually select the mediator [Regional Planning Council Dispute Resolution Rule Workshops, Florida Growth Management Conflict Resolution Consortium, October 1993].~~

**Minerals** - All solid minerals, including, but not limited to, clay, gravel, phosphate rock, lime, shells(excluding live shellfish), stone, sand, heavy metals, and any rare earths that have heretofore been discovered or may be discovered in the future, which are contained in the soils or waters of the state.

~~**Minimization**—Shall mean to reduce the wetland impacts of development by considering all aspects of a proposed development so that wetland impacts are reduced to the smallest possible amount, extent, size or degree consistent with Article XI, Chapter 27-335 of the Broward County Code of Ordinances enacted December 18, 1990.~~

~~**Mining** - Means the removal-extraction of minerals from their site solely for found in natural deposits on or in the earth from their location so as to make them suitable for commercial, industrial or construction use purposes which may include crushing, batching, mixing and forming of mined materials.~~

~~**Mobile home** - Means a structure transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width, and which is built on an integral chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein.~~

~~**Modal split**—The proportion of total person trips that use each of various specified modes of transportation (Transportation Expressions, U.S. DOT, 1996).~~

~~**Moderate income person or household** - Means One or more natural persons or a household, the total annual adjusted gross household income of which is less than between 810 and 120 percent of the area median annual adjusted gross income for households as defined by the most recent Housing and Urban Development data for Broward County, and as adjusted for household size within the metropolitan statistical areas (MSA).~~

~~**Modular home**—A home built in the controlled environment of a manufacturing plant, transported to a building site and professionally assembled on a permanent foundation. Modular homes meet or exceed local building code standards.~~

~~**Monthly owner costs** - Means the sum of payments for mortgages, deeds of trust, or similar debts on the property; real estate taxes; fire and hazard homeowner insurance on the property; and utilities; and fuels.~~

~~**Municipality**—A legally incorporated or duly authorized association of inhabitants of limited area for local governmental or other public purposes. A body politic created by the incorporation of the people of a prescribed locality invested with subordinate powers of legislation to assist in the civil government of state and to regulate and administer local and internal affairs of the community [Henry Campbell Black, M.A., "Blacks Law Dictionary" Fifth Edition, West Publishing Co., St. Paul, MN 1979].~~



**Natural drainage features** - The naturally occurring features of an area which accommodate the flow of significant amounts of storm water, such as streams, rivers, lakes, sloughs, floodplains and wetlands ~~(Chapter 9J-5, FAC.)~~.

**Natural drainage flow** - The pattern of surface and storm water drainage through or from a particular site before the construction or installation of improvements or prior to regrading ~~(Chapter 9J-5, FAC.)~~.

**Natural Reservations** - ~~Means a~~ Areas designated for conservation purposes, and operated by agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately owned land managed by a state agency on either a voluntary or short-term contractual basis.

**Natural Resources** - ~~Means those natural resources identified in Section 9J-5.006(4)(b) Florida Administrative Code: Water,~~ existing and planned water wells and cones of influence; water recharge areas; beaches and shores, including estuarine systems; rivers, bays, lakes, floodplains, springs, groundwaters and harbors; wetlands; minerals and soils; forests; wildlife; fisheries; marine habitat; and air.

~~**Neighborhood commercial center** means a commercial center typically ranging from 30,000 to 100,000 square feet of gross leasable area for the sale of convenience goods (food, drugs and sundries) and personal services which meet the daily needs of an immediate neighborhood. Neighborhood shopping centers range in area from approximately 3 acres to 10 acres and generally require a minimum market support population ranging from 2,500 to 40,000 people.~~

**Neighborhood Park** - ~~Means a~~ park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**Net acre** – Forty-three thousand five-hundred sixty (43,560) square feet of contiguous privately-owned property/land under the same ownership, excluding:-

(1) Any easement, reservation or other encumbrance existing, in whole or in part, for the purpose of providing access to real property, provided that an easement for ingress/egress and utilities shall be included as net acreage if the Town requires the easement to be granted for the purpose of fully accommodating a town capital improvement to an existing street; and



(2) Water bodies that are not wholly contained within a single plot, including but not limited to, canals, wet retention areas and lakes.

See also, "acre" and "gross acre."

**Non-point source pollution** - A form of water, soil, or air pollution which is diffuse in its origin and frequently widespread in its occurrence. These contaminants are typically dissolved in storm water run-off, adhered to soil particles, or suspended in air.

**Non-rural Land Use Plan Designation** — Any land use plan designation other than a rural land use plan designation.

**Objective** - A specific, measurable, intermediate end that is achievable and marks progress toward a goal [Subsection 186.003(3), FS].

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

~~**Operating Budget Impact** — The on-going expenses required to operate capital improvements once completed. These expenses normally include facility and equipment maintenance costs, staff and other operating expenses.~~

~~**Other units of local government providing services without regulatory authority of use of the land** — A local unit of special purpose government which has been created for the delivery of urban community development services. An example of this would the Turtle Run Community Development District [Based on Chapter 190, FS].~~

~~**Overcrowded** — Description of a situation in which more individuals reside within a home than can be safely accommodated.~~

**Parcel of Land** - ~~Means a~~ Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit.

**Park** — ~~Means a~~ A community, or regional park public or private area of land, with or without buildings, primarily used for active or passive recreational purposes.

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

~~**Peat** — Means a dark brown or black substrate produced by the partial decomposition and disintegration of mosses, sedges, trees and other plants~~

growing in areas of its deposition; peat characteristically is deposited in certain wetland types.

**Percolation** — Downward flow or filtering of water through pores or spaces in rock or soil (U.S. EPA).

**Person** - ~~Means a~~An individual, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

~~**Phase 1 environmental assessment** — A thorough evaluation of the present and past uses and environmental condition of a property. It includes a database search, review of property history, site inspection, interviews and comprehensive report (no collection of physical samples).~~

~~**Phase 2 environmental assessment** — A thorough evaluation and report of the present environmental condition of a property based on physical samples used for various evaluations. This may include evaluation of soil, ground water, underground tanks, and material samples that can be used to check for asbestos, lead, hazardous chemicals and biological agents, such as bird droppings, mold and bacteria.~~

**Planning Council** - The Broward County Planning Council per Article VIII of the Charter of Broward County, Florida.

**Place of wWorship** - A place of assembly used for the regular, continuing exercise of an organized religion. Permitted accessory uses and facilities shall be limited to those necessary for the exercise of religion (ex: classrooms for religious, non-academic instruction) and the following additional accessory uses and facilities: day care for congregants only; social/fellowship gathering space, offices for the administration of the place of worship facility in which located; and any other facility or use that the Town determines is of an accessory scale and nature to the principal use.

**Plat** - ~~Means a~~A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of ~~all applicable sections of this chapter~~the Broward County Land Development Code and ~~of any local ordinance~~the Town's land development code, and may include the terms "replat," "amended Plat," or "revised Plat."

**Policy** - The way in which programs and activities are conducted to achieve an identified goal [Subsection 186.003(4), FS].

**Pollution** - The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or man-made or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

**Pond** - ~~Means a~~ small, quiet body of standing water, usually sufficiently shallow to permit the potential growth of rooted plants from shore to shore.

**Potable water facilities** - A system of structures designed to collect, treat, or distribute potable water, including water wells, treatment plants, reservoirs, and distribution mains.

~~**Preserve** — To save from change or loss other than those caused by natural geological and evolutionary processes, and reserve for a special purpose. (Florida Coastal Management Program)~~

**Principal arterial road** - A roadway serves the major centers of activity of urbanized areas, the highest traffic volume corridors. It carries most of the trips entering and leaving the urban area, as well as most of the through movements bypassing the central city. It could be stratified as follows: (1) interstate; (2) other freeways and expressways; and, (3) other principal arterials (A Policy on Geometric Design of Highways and Streets, 1990, American Association of State Highway and Transportation Officials).

~~**Principal** — The original amount borrowed through a loan, bond issue or other form of debt.~~

**Principal Building** - ~~Means a~~ building ~~which that~~ is occupied by, ~~or,~~ devoted to, a principal use or an addition to an existing principal building ~~which that~~ is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one principal building on a parcel.

**Principal use** - The primary or main use of a parcel of land as distinguished from an ancillary or accessory use. There may be more than one principal or main use on a parcel of land.

~~**Protect** — To save or shield from loss, destruction, or injury or for future intended use. (Florida Coastal Management Program)~~

**Public Access** - ~~Means~~ the ability of the public to physically reach, enter or use recreation sites including beaches and shores.

**Public facilities** - Major capital improvements, including, but not limited to, transportation facilities, sanitary sewer facilities, solid waste facilities, water management and control facilities, potable water facilities, alternative water systems, educational facilities, parks and recreational facilities, and health systems and facilities, ~~and, except for spoil disposal by Port Everglades, spoil disposal sites for maintenance dredging in waters of the state~~ [Subsection 189.403(7), FS].

**Public ~~n~~Notice or ~~Due~~ **Public ~~n~~Notice** - As used in connection with the phrase “public hearing” or “hearing to be held after due public notice” for amendments to this Plan, ~~means publication of notice of the time, place, and purpose of such hearing in accordance with Florida law newspaper of general circulation in the area notbut in no case~~ less than 7 days prior to the date of hearing.**

**Public recreation sites** - Sites owned or leased on a long-term basis by the Town or other government agency for purposes of recreational use.

**Public transit** - Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail; rail rapid transit; light rail transit; light guide way transit; express bus; and local fixed route bus ~~(9J-5)~~.

~~**Rare ~~s~~Species** — Species which, although not presently endangered or threatened are potentially at risk because they are found only within a restricted geographic area or habitat in the state or are sparsely distributed over a more extensive range. (Rare and Endangered Biota of Florida)~~

~~**Public utility** — Includes any public or private utility, such as, but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.~~

~~**Raw ~~w~~Water** — Untreated potential drinking water. (U.S. EPA)~~

**Recertification** - ~~Means a~~ local land use plan ~~which that~~ has previously been certified by the Broward County Planning Council, but because of amendments, decertification, or amendment to the Broward County Land Use Plan, is no longer in conformity, and must be recertified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan.

**Recharge** - The addition of water to the groundwater system by natural or artificial processes (U.S. EPA).

**Reclaimed water** - ~~Means~~ Water that has received at least secondary treatment and is reused after flowing out of a wastewater treatment plant.

**Recreation** - ~~Means~~ The pursuit of leisure time activities occurring in an indoor or outdoor setting.

**Recreation facility** - A component of a recreation site used by the public such as a trail, court, athletic field or swimming pool.

~~**Recreational trip** - A trip for leisure, relaxation, or enjoyment purposes, as opposed to utilitarian purposes. (1989 Broward County Comprehensive Plan, Broward County Comprehensive and Neighborhood Planning Division)~~

~~**Redevelopment** - See urban redevelopment.~~

**Regional Park** - ~~Means~~ a ~~acreage listed as described~~ in the "Community and Regional Parks" subsection of the ~~Plan~~ Implementation Requirements and Procedures section of the Broward County Land Use Plan that is utilized by the Broward County Board of County Commissioners to meet the regional level parks requirement of the Broward County Land Use Plan.

~~**Regional Planning Agency** - An agency designated by the state to exercise responsibilities under law in a particular region of the state [Based on Subsection 163.3146(19), FS].~~

**Regional Roadway transportation Network** - ~~Means~~ The ~~roads facilities~~ contained within the Broward County Metropolitan Planning Organization's adopted ~~Year 2015 Highway Network~~ long-range plan and roadway capacity tables, except for those roads functionally classified as city collector roads, but not excluding other modes and networks such as corridors, transit, greenways, and freight.

~~**Repetitive loss property** - Any insurable property for which two or more claims of more than \$1,000 were paid by the National Flood Insurance Program (NFIP) within any rolling ten-year period, since 1978.~~

~~**Resident population** - Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population.~~

~~**Research laboratory or facility** - An establishment or other facility for carrying on investigation in the natural, physical, or social sciences, which may include engineering and product development.~~

**Reserves** - An account used to earmark funds to be expended for a specific purpose in the future.

**Residential uses** - ~~Means~~ Activities within land areas used predominantly for housing.

**Reuse, wastewater** - ~~This is~~ The deliberate application of reclaimed water, conforming to the Florida Department of Environmental Protection and the South Florida Water Management District rules.

~~**Revenue bonds** - Bonds financed with charges paid exclusively by the users of the public improvement or with another specific revenue source except ad valorem taxes.~~

**Revenues** - The taxes, fees, charges, special assessments, grants and other funds collected and received by the county in order to support the services provided.

**Right-of-way** - Land in which the state, ~~a~~ county, or ~~a municipality~~ the Town owns the fee simple title or has an easement dedicated or required for a transportation or utility use ~~(9J-5)~~.

**Roadway capacity** - The maximum sustainable flow rate at which persons or vehicles can reasonably be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions.

**Roadway functional classification** - The assignment of roads into categories ~~a~~ According to the character of service they provide in relation to the total road network using procedures developed by the Federal Highway Administration. Basic functional categories in both urban and rural forms include ~~limited access facilities,~~ principal arterial roads, minor arterial roads, and collector roads, and local roads, which may be subcategorized into principal, major or minor levels. ~~Those levels may be further grouped into urban and rural categories. Principal arterial roads include three (3) subcategories: Interstate, Other Freeway and Expressways and Other Principal Arterial. Collector roads are subcategorized into major and minor levels.~~

**Runoff** - That portion of rainfall not absorbed by soil, evaporated, or transpired by plants, which finds its way into canals or other surface water bodies.

**Rural cCharacter** - An area that is characterized by natural, agricultural,

equestrian, pastoral or rustic uses, including single-family dwellings on large lots, developed at low densities.

**Rural Land Use Plan Designation** – Any of the following land use plan designations: Agricultural; Conservation; Recreation and Open Space; Rural Ranches; and, Rural Estates.

**Rural Purposes** - ~~Means that~~The use of a sparsely developed area of land primarily is used as a resource for agricultural, horticultural, equestrian, managed forest ~~or mining uses~~purposes, or maintained in a natural state as wetlands, fields or forests, including Town open spaces and park parcels.

**Saltwater intrusion** - This phenomenon occurs when saltwater moves laterally inland from the seacoast or vertically to replace fresh water.

~~**Saltwater marsh** – A wetland having saline (including brackish) soils with 40 percent or less cover by woody plants and 25 percent or more cover by terrestrial herbs that is occasionally or regularly flooded by brackish or saline water (e.g., smooth cordgrass marshes).~~

~~**Saltwater swamp** – A wetland having saline (including brackish) soils with 40 percent or more cover by woody plants and occasionally or regularly flooded by brackish or saline water (e.g., mangrove swamps).~~

**Sanitary sewer facilities** - ~~These are s~~Structures or system designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

**Seasonal population** - ~~Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors.~~

**Seepage** - The flow of water through the sides or bottom of a canal or levee caused by a hydraulic gradient.

**Septic tank** —~~This is a~~An on-site sewage disposal system, consisting of a watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

**Service Agreement** - An agreement for the provision of service (See definitions for agreement and services).



**Services** - The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law ~~[Rule 9J-5.003(123), FAC]~~.

~~**Severely cost-burdened household** — The extent to which any household of moderate income or less that housing costs, including utility costs, exceed pays 50% or more of household income for housing expenses, based on data available from the U.S. Census Bureau.~~

~~**Solid waste** - Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.~~

~~**Solid waste facilities** - Lands, structures or systems designed for the treatment, storage, collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.~~

~~**Solid waste processing plant** — A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.~~

~~**Special Assessments** — A compulsory charge made against certain properties to defray part or all of the cost of a specific improvement or service deemed to primarily benefit those properties.~~

~~**Special District** — A local unit of special purpose, as opposed to general purpose, government within a limited boundary, created by general law, special act, local ordinance, or by rule of the Governor and Cabinet. Special districts do not include school districts, community college districts, special improvement districts created pursuant to Section 285.17, FS, municipal service taxing or benefit units, or boards which provide electrical service and are political subdivisions of a municipality or are part of a municipality. The special purpose or purposes of special districts are implemented by specialized functions and related prescribed powers. An example of a special district would be the North Broward Hospital District [Subsection 189.403 (1) FS]. Special districts may either be dependent or independent.~~



**Special residential facilities** - ~~Means—aA~~ residential facility providing treatment, care, rehabilitation, or education. There are three categories of special residential facilities. These three categories are more specifically defined as follows:

Category 1 - ~~means—aA~~ housing facility which is licensed by the State of Florida for no more than six (6) 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 for its residents only. There may be more than one kitchen within the housing facility. For density purposes a Category 1 facility is equivalent to one dwelling unit.

Category 2 - ~~means—aA~~ housing facility which is licensed by the State of Florida for seven (7) 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 Residential Facility Category (2) development on a parcel.

~~(BCPC Prov. Cert. #11)~~

Category 3 ~~—means:~~

- (a) 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; or
- (b) Any housing facility licensed by the State of Florida for more than six (6) unrelated elderly individuals; or
- (c) Governmentally subsidized housing facilities entirely devoted to care of the elderly, dependent children, the physically handicapped, developmentally disabled or individuals not overly of harm to themselves or others; or
- (d) 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.

**Species of Special Concern** - A species that does not clearly fit into the endangered, threatened, or rare categories yet which, for certain reasons, warrants special concern. (Rare and Endangered Biota of Florida)

~~**State comprehensive plan** – The goals and policies contained within the state comprehensive plan, Section 187.201, Florida Statutes.~~

**Storm water** - The flow of water which results from a rainfall event ~~(Chapter 9J-5, FAC.)~~.

~~**Strategic Intermodal System (SIS)** – Florida’s high-priority network of transportation facilities important to the state’s economy and mobility, including major airports, spaceports, seaports, freight and passenger rail terminals, intercity bus terminals, rail corridors, waterways, highways, military access facilities, intermodal logistic centers, and fixed guideway transit corridors.~~

~~**Street** - Any access way such as a street, road, lane, highway, avenue, boulevard, alley, parkway, viaduct, circle, court, terrace, place, or cul-de-sac, and also includes all of the land lying between the right-of-way lines as delineated on a plat showing such streets, whether improved or unimproved, but shall not include those access ways such as easements and rights of-way intended solely for limited utility purposes, such as for electric power lines, gas lines, telephone lines, water lines, drainage and sanitary sewers, and easements of ingress and egress.~~

~~**Structure** - Anything constructed, installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. “Structure” also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and freestanding signs.~~

~~**Subdivision** - The division of real property into two (2) or more lots, parcels, tracts, blocks, sites, units, or any other division of land by plat, deed, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.~~

**Substandard dwelling units** - Housing units that fail to meet the applicable building code, the minimum housing code, or that lack complete plumbing; lack

complete kitchen facilities; or are overcrowded (more individuals residing within a home than can be safely accommodated).

**Substantial ~~c~~Conformity** - Refers to the Broward County Charter requirement contained in Article VII, Section 86.05 D & E that local government future land use plans shall be materially and pertinently compatible with and further the Broward County Land Use Plan in order to be certified or recertified.

~~**Substantial rehabilitation** - Means repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.~~

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

**Support ~~d~~Documents** - Means any surveys, studies, inventory maps, data, inventories, listings or analyses used as the basis for or in developing ~~the local~~this comprehensive plan.

~~**Threatened ~~s~~Species** - Species of fish and wildlife naturally occurring in Florida that may not be in immediate danger of extinction, but which exist in such small populations as to that are likely to become endangered within Florida in the foreseeable future if subjected to increased stress as a result of further modification to its environment. current trends continue. Includes species which may still be abundant, but are being subjected to serious adverse pressure throughout their range. (Rare and Endangered Biota of Florida)~~

**Through-~~s~~Street** – A street or combination of connecting streets that connects any two arterial roads, collector roads, or arterial and collector roads.

**Through-~~t~~Traffic** – Vehicular travel between different, nonadjacent areas of the Town, or between areas outside of the Town via streets within the Town.

~~**Traffic Review and Impact Planning System, (TRIPS) Model** - A computer model maintained in the Broward County Development Management Division which accounts for the traffic from approved but not built development. See Committed Trip (Land Development Code, Broward County, 1997).~~

**Trailhead park** – A park which contains an access point to a recreational trail.

~~**Transfers** - Transfers of cash or other resources between funds.~~

**Transportation or traffic corridors** - Major routes used for moving people and goods by one or more transportation options (Strategic Regional Policy Plan for South Florida, SFRPC, 1995).

~~**Transportation corridor management**— The coordination of the planning of designated future transportation corridors with land use planning within and adjacent to the corridor to promote orderly growth, to meet the concurrency requirements of Chapter 163, Florida Statutes, and to maintain the integrity of the corridor for transportation purposes.~~

**Transportation Demand Management (TDM)** - Strategies and techniques that can be used to increase the efficiency of the transportation system. TDM focuses on ways of influencing the amount and demand for transportation by encouraging alternatives to the single-occupant automobile and by altering local peak hour travel demand. These strategies and techniques may, among others, include: ridesharing programs; flexible work hours; telecommuting; shuttle services; and, parking management ~~(9J-5)~~.

**Transportation disadvantaged** - Those individuals who because of physical or mental disability, income status, or age are unable to transport themselves to or purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities ~~(9J-5)~~.

**Treatment, water** - To provide potable water that is chemically and microbiologically suitable for consumption.

~~**Trunk line, transit**— A transit route which travels longer distances, primarily along arterial roads, with few deviations (Transportation Expressions, U.S. DOT, 1996).~~

**Trust fund** - Fund used to account for assets held by a government for individuals, private organizations, other governments, and/or other funds.

~~**Urban sprawl**— Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low intensity or low density urban uses, and which are characterized by one or more of the following conditions: the premature or poorly planned conversion of rural land to other uses; the creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or the creation of areas of urban development or uses which fails to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: leapfrog or scattered development;~~

~~ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low density, or single use development.~~

~~**User Charges**—The payment of a fee for direct receipt of a public service by the person or entity benefiting from the service.~~

~~**Value**—Means the respondent's estimate of how much the property (house and lot) would sell for if it were for sale.~~

~~**Very low-income person or household** - Means ~~One~~ one or more natural persons or a household, ~~not including students,~~ that has a the total annual adjusted gross household income ~~of which that~~ does not exceed 50 percent of the median annual adjusted gross income for households as defined by the most recent Housing and Urban Development data for Broward County, and as adjusted for household size within the metropolitan statistical areas (MSA).~~

~~**Vested Rights**—Means ~~rights to undertake and complete the development and use of property that~~ which have so completely and definitely accrued to or settled in a person, which it is right and equitable that government should recognize and protect, as being lawful in themselves, and settled according to then current law.~~

~~**Volume-to-capacity (V/C) ratio** - The ratio of demand flow to capacity for a highway roadway. (Level of Service Manual, Florida DOT, 1995).~~

~~**Voted Ad Valorem Tax**—Property taxes levied to fund the debt service on general obligation bonds, which are approved by the voters.~~

~~**Wastewater** - ~~This is t~~The combination of the liquid and water-carried wastes generated by residences, commercial buildings, industrial plants and institutions, with any ground water, surface water and storm water that may be present.~~

~~**Water conservation area** - Designated conservation areas on the Future Broward County Land Use Plan Map (Series) including reserve water supply areas such as the 790 square miles of Broward County west of Levees 33, 35A, 36, L-37 and L-35 and includes the natural reservations.~~

~~**Water dependent activities**—Activities that can be conducted or carried out only on, in, over or adjacent to water areas because the activity requires direct access to the water body or sovereign submerged lands for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply, and where the use of the water body or sovereign submerged lands is an integral part of the activity.~~

~~**Water Management District**—A special taxing district which is a regional water management district created and operated pursuant to chapter 373 FS, or chapter 61-691, Laws of Florida, or a flood control district created and operated pursuant to chapter 25270, Laws of Florida, 1949, as modified by s. 373.149 FS [Section 189.403 (6) FS].~~

**Water Recharge Areas** - Means ~~l~~and or water areas through which groundwater is replenished.

~~**Water-related uses**—Activities that are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water dependent or waterway uses.~~

**Water table** - The surface of an unconfined aquifer, defined by the level at which water stands in wells that penetrate the water body far enough to hold standing water.

**Water** - ~~Means~~ Any and all water on or beneath the surface of the ground or in the atmosphere, including natural or artificial watercourses, lakes, ponds, or diffused surface water and water percolating, standing, or flowing on the surface of the ground, as well as all coastal waters within the jurisdiction of the state.

**Water-Wells** - ~~Means wells~~ Any excavated, excavation that is drilled, cored, bored, washed, jetted, dug, or driven, or otherwise constructed when the intended use of such excavation is for the supply of industrial, agricultural or potable water for general public consumption.

**Waterway** - A stream, canal or body of water, dedicated to public use, publicly owned, or used and available for public travel by boats, not including privately owned bodies of water or drainage ditches.

**Wellfield** - The site of one (1) or more water wells that supply potable water for human consumption to a water system that services at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

**Wetlands** - Those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, ~~an assemblage of organisms prevalence of vegetation typically~~ that is adapted for life in saturated or seasonally saturated soils conditions for growth and reproduction, including, but not limited to . ~~Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic~~

~~macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps, flood plains, and other similar areas (Chapter 9J-5, FAC.).~~

~~**Wellfield** — The site of one or more water wells that supply potable water for human consumption to a water system that services at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.~~

~~**Workforce-income** - One (1) or more natural persons or a family, that has a total annual household income that does not exceed 140 percent of the area median income for households as defined by the most recent Housing and Urban Development data for Broward County and as adjusted for household size.~~

**Zones of Influence** - Zones delineated by iso-travel contours around wellfields, within which toxic substances will be regulated to protect the quality of the groundwater. (Broward County Wellfield Protection Ordinance)



## II.B ACRONYMS AND ABBREVIATIONS

<b>AADT</b>	Annual Average Daily Traffic
<del><b>AGSC</b></del>	<del>Area of Critical State Concern</del>
<b>ADA</b>	Americans with Disabilities Act
<b>ADT</b>	Average Daily Traffic
<del><b>ASV</b></del>	<del>Annual Service Volume</del>
<del><b>BCLD</b></del>	<del>Broward County Legislative Delegation</del>
<b>BCLDC</b>	Broward County Land Development Code
<b>BCT</b>	Broward County Transit
<del><b>CBWCD</b></del>	<del>Central Broward Water Control District</del>
<del><b>CDA</b></del>	<del>Compact Deferral Area</del>
<del><b>CDD</b></del>	<del>Community Development District</del>
<b>CIE</b>	Capital Improvements Element
<b>CIP</b>	Capital Improvement Plan
<del><b>CMP</b></del>	<del>Congestion Management Plan</del>
<b>CMS</b>	Concurrency Management System
<del><b>GNPD</b></del>	<del>Broward County Comprehensive and Neighborhood Planning Division</del>
<del><b>COE</b></del>	<del>United States Army Corps of Engineers</del>
<b>CPTED</b>	Crime Prevention through Environmental Design
<del><b>CPAB</b></del>	<del>Comprehensive Plan Advisory Board</del>
<del><b>DEO</b></del>	<del>Florida Department of Economic Opportunity</del>
<del><b>FDACS</b></del>	<del>Florida Department of Agriculture and Consumer Services</del>
<del><b>FDCA</b></del>	<del>Florida Department of Community Affairs</del>
<b>FDEP</b>	Florida Department of Environmental Protection
<del><b>BCDMD</b></del>	<del>Broward County Development Management Division</del>
<del><b>BCDMT</b></del>	<del>Broward County Division of Mass Transit</del>
<del><b>FDOH</b></del>	<del>Florida Department of Health</del>
<del><b>BCDPEP</b></del>	<del>Broward County Department of Planning and Environmental Protection</del>
<del><b>DRI</b></del>	<del>Development of Regional Impact</del>
<b>EIS</b>	Environmental Impact Statement
<b>FAA</b>	Federal Aviation Administration
<b>FAC</b>	Florida Administrative Code
<b>FAR</b>	<del>Floor Area Ratio</del> Federal Aviation Regulation
<del><b>FBO</b></del>	<del>Fixed Base Operator</del>
<del><b>FCTD</b></del>	<del>Florida Commission for the Transportation Disadvantaged</del>
<b>FDOT</b>	Florida Department of Transportation
<del><b>FIHS</b></del>	<del>Florida Intrastate Highway System</del>
<del><b>FLWAC</b></del>	<del>Florida Land and Water Adjudicatory Commission</del>
<del><b>FOX</b></del>	<del>Florida Overland eXpress</del>
<del><b>FRA</b></del>	<del>Federal Railroad Administration</del>
<b>FS</b>	Florida Statutes

<del>FSUTMS</del>	<del>Florida Standard Urban Transportation Model Structure</del>
<del>FUALUEMS</del>	<del>Future Unincorporated Area Land Use Element Map Series</del>
HOV	High Occupancy Vehicle
ICE	Intergovernmental Coordination Element
<del>ITS</del>	<del>Intelligent Transportation System</del>
<del>JPA</del>	<del>Joint Planning Agreement</del>
<del>LPA</del>	<del>Local Planning Agency</del>
LAPC	Local Area of Particular Concern
LOS	Level of Service
<del>MIS</del>	<del>Major Investment Study</del>
<del>MLW</del>	<del>Mean Low Water</del>
MPH	Miles per hour
MPO	Metropolitan Planning Organization
<del>NID</del>	<del>Neighborhood Improvement District</del>
NPDES	National Pollutant Discharge Elimination System
<del>NPED</del>	<del>Neighborhood Preservation and Enhancement District</del>
<del>PAL</del>	<del>Planning Activity Level (airport)</del>
RPC	Regional Planning Council
<del>RPZ</del>	<del>Runway Protection Zone</del>
<del>SBDD</del>	<del>South Broward Drainage District</del>
<del>SFNR</del>	<del>South Fork New River</del>
<del>SFRC</del>	<del>South Florida Rail Corridor</del>
SFRPC	South Florida Regional Planning Council
SFWMD	South Florida Water Management District
<del>SIS</del>	<del>Florida Strategic Intermodal System</del>
<del>SSPP</del>	<del>Safety System Program Plan</del>
TAZ	Traffic Analysis Zone
TCC	Broward County Metropolitan Planning Organization's Technical Coordinating Committee
TCEA	Transportation Concurrency Exception Area
TCMA	Transportation Concurrency Management Area
<del>TCRA</del>	<del>Tri-County Commuter Rail Authority</del>
TDM	Transportation Demand Management
TE	Transportation Element
<del>TEU</del>	<del>Trailer Equivalency Unit</del>
TIP	Transportation Improvement Programs
<del>TOD</del>	<del>Transit-Oriented Development</del>
<del>TOFC</del>	<del>Trailer-on-flatcar</del>
TOPS	<u>Broward County</u> Transportation Options Program
TRIPS	Traffic Review and Impact Planning System
<del>TSM</del>	<del>Transportation System Management</del>
<del>USDOT</del>	<del>United States Department of Transportation</del>
V/C	Volume to Capacity ratio
WMD	Water Management District

## II.C PROCEDURES FOR PUBLIC PARTICIPATION

During the preparation of the Town's first Comprehensive Plan that began in Spring 2001, the Town Council endeavored to obtain the maximum opportunity for the Town's residents, surrounding communities, applicable regulatory authorities and concerned persons to participate in the Town's holistic planning process.

All portions of the Plan and consideration of amendments will be first reviewed in both Draft and final form by the members of its Comprehensive Planning Advisory Board (CPAB) at advertised public meetings, scheduled during weekday evenings to obtain maximum public input and comments. Prior to initial adoption of the Plan, the CPAB held 19 publicly advertised workshop meetings to review all of the components of the Plan before the Town Council held both a transmittal and an adoption public hearing.

Additional meetings were held with other groups such as the Broward County School Board, South Florida Water Management District, Broward County Commission's DPEP and Parks Divisions, the equestrian community and the Town's active Home Owners Associations.

In addition to advertising and holding public participation hearings pursuant to the requirements in Florida Statute #163, and FAC 9J-5.004, the Town also developed additional mechanisms to increase the opportunity for "Public Participation in the Planning Process".

Future amendments to the Comprehensive Plan will, at a minimum, include an advertised public hearing before the CPAB meeting with public comment opportunity, the Local Planning Agency (LPA) and the Town Council, during which Town residents will have the opportunity to participate in the policy-making process. The Town may elect to have more extensive participation procedures in the future for major Plan updates.

## II.D EVALUATION AND MONITORING PROCEDURES

~~In accordance with the State of Florida's Growth Management Legislation, the Broward County Planning Council, as the Local Planning Agency for Broward County's Land Use Plan, established a program and procedures for monitoring and evaluating the implementation of the County's and all municipalities' Plans. The Town's process is outlined below. As a result, the Town will be able to prepare the State mandated seven year evaluation and appraisal report as well as continuously monitor and respond to changing conditions affecting the Town's Land Use Plan.~~

~~At a minimum, the Town's Evaluation and Appraisal Report (EAR) will update base data, identify the major accomplishments of the plan and analyze major problems or obstacles. Based upon the findings of the Evaluation and Appraisal Report, new or modified goals, objectives or policies and/or land use plan map amendments will be proposed to correct identified problems.~~

~~The following procedures address the specific requirements of the State of Florida's Growth Management Legislation Chapter 163.3191 Evaluation and Appraisal of Comprehensive Plan. It is expected, however, that these requirements will be expanded upon by the Town Council and refined over time.~~

### CITIZEN PARTICIPATION

In order to provide for and encourage public participation throughout its comprehensive planning and amendment process, the Town will adhere to the public participation procedures adopted by the Town Council and contained in Part II.C of this document for future amendments to this Plan.

Pursuant to the State of Florida's Growth Management Legislation, Community Planning Act, these procedures will ensure that the general public and private property owners will be informed and notified of all public meetings regarding the Evaluation and Appraisal Report of this Plan as well as amendments to the Plan and kept adequately informed. The procedures will also ensure that the Town Council, as the local legislative body, and the Local Planning Agency (LPA) will hold all required public hearings, provide ample opportunities for interested parties to provide written and oral comments at the public hearings and consider and respond to such comments.

### UPDATING BASELINE DATA

The Town's administration and aAppointed Comprehensive Plan Advisory Board (CPAB) will review and update, as the Town deems necessary, the base data contained within the Town's Plan during the each preparation of the Plan's seven-year Evaluation and Appraisal Report (EAR). ~~All data and analyses~~

~~activities will be conducted in accordance with the requirements of the State of Florida's Growth Management Legislation.~~ The major emphasis will be on updating the data and analysis sections directly supporting the goals, objectives and policies to protect the Town's rural lifestyle, such as the Plan's population projections, analysis of the availability of public services and facilities, and the analysis of vacant land remaining in the Town.

## **CONTINUOUS MONITORING**

In order to ensure the successful long-term implementation of the Town's Land Use Plan's goals, objectives and policies, the CPAB and Town Administrator Administration will monitor the plan on a continuous basis. In this regard, prior to taking final action, the Town will assess the individual and cumulative impacts of all proposed plan amendments to determine their degree of consistency with the Town's Land Use Plan goals, objectives and policies.

~~Furthermore, the Town Administrator will prepare an annual report describing the Plan's accomplishments (9J-5.005)(7)(c) and the cumulative impacts upon the Town's public services and facilities of all land use plan amendments approved since the Plan's adoption or most recent evaluation and appraisal report. The report shall also address:~~

- ~~• Obstacles/problems which result in underachievement of goals, objectives and policies (95-5-005)(7)(c).~~
- ~~• New or modified goals, objectives and policies to correct problem.~~
- ~~• Means of ensuring continuous monitoring and evaluation.~~

## **ANALYSIS OF GOALS, OBJECTIVES AND POLICIES**

~~The Town may revise the goals, objectives and policies of this Plan as it deems appropriate to ensure that the Plan furthers the Town's values and priorities. As noted previously, the Plan's Evaluation and Appraisal Report will include recommendations for new or modified goals, objectives and policies. These recommendations will be based upon the updated base data and an evaluation of the successful achievement of the plan's objectives as outlined below. Unforeseen problems or obstacles relative to each objective will be identified along with remedial actions. At minimum, the The following criteria will may be addressed during in evaluating the planthe evaluation process.~~

New Data and Information - ~~Each Existing~~ goals, objectives and policies ~~will may~~ be reviewed to determine ~~its their~~ appropriateness in light of any new information obtained from such sources as the updated base data and recently published studies or reports, issues affecting or with the potential to affect the Town such as land use and development trends, federal, state or county regulatory changes, and observed changes in the community.

Specificity - The wording of ~~each current~~ objectives and policies ~~will~~ may be analyzed to determine if any implementation problems have arisen due to a lack of specific direction within a particular objective or policy. If necessary, individual objectives or policies ~~will~~ may be redrafted to include more specific directive wording.

Time Frame - Many objectives and policies identify programs with specific measurable time frames for completion. An evaluation ~~will~~ may be performed as to whether these programs have been successfully completed and their implications on the Town's comprehensive planning process.

Implementation ~~Agency~~ - An evaluation ~~will~~ may be performed as to whether ~~the~~ Agency ~~assigned~~ implementation assignments of specific agencies are still appropriate based upon organizational, program and other factors relating to the Town's comprehensive planning process.

New Mandates - Applicable new ~~s~~State and ~~local county~~ laws and initiatives ~~will~~ may be reviewed and evaluated to determine their impact upon the Town's Land Use Plan, including the need to revise the Plan's goals, objectives and policies. Changes to the state mandates within the Community Planning Act must be complied with during each Evaluation and Appraisal.

## EVALUATION MEASURES

Clear evaluation measures ~~are~~ may be provided directly after each ~~o~~Objective contained within the Town's Adopted Land Use Plan. Notes ~~have~~ may been included where necessary to clarify the evaluation framework and to cite the applicable requirements of ~~the Community Planning Act~~ Chapter 9J-5, Florida Administrative Code.

The Town's Land Use Plan objectives incorporate the requirements of ~~Chapter 9J-5, Florida Administrative Code~~ the Community Planning Act and the Broward ~~Next-BCLUP County Comprehensive Plan's future land use requirements.~~ The evaluation framework for the objectives of the Land Use Plan, where provided, emphasizes the "achievability" component of the ~~Chapter 9J-5 definition of~~ objective.

~~The Town's Land Use Plan contains both mandatory and advisory policies. Mandatory policies ensure compliance with the requirements of Chapter 9J-5,~~

~~Florida Administrative Code, and also reflect specific powers and functions vested in the Broward County Planning Council and Broward County Board of Commissioners through the Charter. Advisory policies pertain to objectives and policies designed to protect the Town's rural lifestyle and enhance the Town's environmental sustainability.~~

## **MONITORING AND ENFORCEMENT PROCEDURES FOR THE BROWARD COUNTY LAND USE PLAN**

The Town shall prepare and transmit to the Broward County Planning Council the information listed below within time periods as specified. This information is for the purposes of monitoring compliance with the Broward County Land Use Plan and for maintaining current, countywide records of land development activities on which to base future planning. Information shall be transmitted in a format to be prescribed by the Broward County Planning Council:

- ~~(1) A quarterly summary of all permits issued for demolition of buildings.~~
- (2) A yearly summary regarding allocation of acreage proposed for commercial or residential uses within lands designated residential, activity center, or commerce ~~commercial, industrial and employment center~~ utilizing the "flexibility" provisions of the Broward County Land Use Plan as described within the Permitted Uses subsection of this Plan, if certified within the Town's Land Use Plan unless exempted.

Upon determination by the Broward County Commission that a local government has granted development permits or permitted uses which are inconsistent with the requirements of the Broward County Land Use Plan, or fails to act in substantial compliance with the Broward County Land Use Plan, the Broward County Commission shall take such actions as may be necessary and proper to enforce the requirements of the Broward County Land Use Plan.

## **II.E LAND USE PLAN AMENDMENT PROCEDURES**

The Town's Comprehensive Land Use Plan may be amended by the Town Council in the manner provided by the Broward County Charter and the Florida Community Planning Government Comprehensive Planning and Land Development Regulations Act.

## **II.F INTERPRETATIONS**



## **PROCEDURES FOR APPEAL OF ADMINISTRATIVE INTERPRETATIONS OF THIS COMPREHENSIVE PLAN**

Any person wishing to appeal an administrative decision or interpretation made by Town Staff shall make such appeal to the Town Council pursuant to the appeal of administrative decisions provisions of the ~~of the~~ Town of Southwest Ranches ULDC Comprehensive Plan shall make such appeal to the Circuit Court.

## **PROCEDURES FOR FORMAL INTERPRETATIONS OF THE BROWARD COUNTY LAND USE PLAN**

The Broward County Planning Council shall assist local governments with matters of interpretation of the Broward County Land Use Plan. Whenever a question of interpretation has not been resolved on an informal basis, the governing body of a local government may request in writing that the Broward County Planning Council issue a letter of interpretation on the matter. Upon receipt of a letter of interpretation from the Broward County Planning Council, the governing body of a local government may request in writing that the Broward County Commission review such letter on any subject outside the scope of the Broward County Planning Council's adopted rules and regulations regarding certification of local land use plans and Broward County Land Use Plan amendment processing and recommendation procedures or matters as contained within this plan regarding Section 86.056 of the Broward County Charter.

The Broward County Commission, within thirty (30) days after receipt of the request, shall review and either approve or approve with modifications of the Broward County Planning Council's letter of interpretation which shall then be binding on the Broward County Commission, on the Broward County Planning Council, on the local government and on any property owner given written notice and an opportunity to be heard on the matter. A written request to the Broward County Planning Council or the Broward County Commission pursuant to this section must contain the following information:

- (1) A statement of the question(s).
- (2) A statement of the facts necessary to answer the question(s).
- (3) A statement of the position of the local government on the matter.