

FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

facilities. Areas required to provide surge basins to hold water awaiting treatment are also allowed.

- i. Structures designed to promote the storage of water underground, which may include aquifer storage and recovery systems, pumps designed to promote groundwater recharge, and seepage management features, which may include curtain wall or other types of technology.

Natural Reservations

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

Natural Reservations that are designated for Conservation use on the Future Land Use Plan Map include:

The Chapel Trail Preserve (AKA, The Florida Wetlands Bank), a 450 acre natural reservation area generally located on the south side of Sheridan Street, north of Johnson Street, between US 27 and 196th Avenue, and

The Academic Village Wetlands area, generally located on the north side of Sheridan Street, east of 172nd Avenue.

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

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

14. Agricultural Use

Agricultural areas are designated on the Future Land Use Plan Map. Uses permitted in areas designated agricultural are as follows:

- a. Agricultural and related uses may be broadly defined by the local government entity to include the following: cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches, and other similar activities.

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b. Residential uses at a maximum of one (1) dwelling unit per two (2) net acres or greater or one (1) dwelling unit per two and one-half (2 1/2) gross acres or greater. Land submerged by water during the majority of the year shall not count as part of the two (2) net acres, unless the submerged land is a pond entirely confined within the parcel.

Clustering of dwelling units may be permitted if the following conditions are met:

1. the parcel is developed under a unified development plan;
2. the areas from which density is transferred are relinquished of all future development rights; and
3. the arrangement of clustered dwelling units is in conformance with locally established development standards.

c. Recreation and open space uses.

d. Cemeteries.

e. Community facilities such as, but not limited to schools, day care centers, religious institutions, governmental administration, police and fire facilities, libraries and civic centers not to exceed twenty (20) acres in size. Parcels zoned or otherwise approved for community facility uses consistent with existing local regulations and permits as of the adoption date of Broward County Land Use Plan amendment PCT 99-1 (December 14, 1999), and thereafter with extended, amended, renewed regulations and permits, may be developed for such uses pursuant to such regulations and permits. Community facilities parcels shall be separated by a minimum of 1,000 feet and shall be contiguous to a limited access/controlled facility or an arterial facility as designated on the Broward County Trafficways Plan.

f. Quarrying.

g. Transportation Facilities.

h. Special Residential Facility Category (1) development as defined in the Special Residential Facilities Permitted Uses subject to the requirements of this land use category for the location of one (1) dwelling unit.

i. Special Residential Facility Category (2) development as defined in the Special Residential Facilities Permitted Uses subject to the requirements of this land use category for the location of one (1) dwelling unit.

j. Communication facilities

k. Public utilities such as, but not limited to, water and wastewater treatment plants, pumping stations, resource recovery facilities, recycling facilities, electrical substations, and electric lines and drainage facilities and structures, excluding electrical power plants.