

PLAN IMPLEMENTATION REQUIREMENTS

I. INTRODUCTION

The Future Land Use Element describes the appropriate location for future land uses and promulgates the policies regulating the location and development of all land uses. It also sets forth the density and intensity of land uses appropriate for all locations within the City.

This element is one of the most important elements in the city's Comprehensive Plan. It articulates the Goals, Objectives, and Policies of other elements in the form of specific land use policies.

All land development regulations in effect subsequent to the adoption of this plan must be consistent with the Comprehensive Plan. In addition, the Future Land Use Plan Map must be consistent with the policies contained in all elements of the City's Comprehensive Plan. The Coral Springs Municipal Code shall rely upon the Plan for its rational basis.

For the City of Coral Springs Comprehensive Plan, the short term planning horizon shall be 2013 and the long term planning horizon shall be 2020 unless otherwise noted in other elements of the Comprehensive Plan.

II. Plan Structure and Organization

Land Use Categories

The Coral Springs Future Land Use Plan Map is broken down into nine (9) functional areas, or categories. In principal the categories provide the framework for organizing the functional areas of the City, including the living, working, shopping and public places, in a manner consistent with the policies articulated in this specific element and all other elements of the Plan.

The Land Use categories include Residential; Commercial; Industrial; Employment Center; Local Activity Center; Recreation and Open Space; Canal, Lake and Drainage; Community Facilities; and Transportation. The residential land use category is further divided into four sub-categories based upon the density ranges shown in Table 1.

FUTURE LAND USE ELEMENT

TABLE 2 LAND USE CATEGORIES

- I. Residential: Density determined by gross acre
 - A. Low - 0-1.99 dwelling units per acre
 - B. Moderate - 2.0-7.99 dwelling units per acre
 - C. Medium - 8.0-20.00 dwelling units per acre
 - D. High - 20.01-40.00 dwelling units per acre
- II. Commercial
- III. Industrial
- IV. Employment Center
- V. Local Activity Center
- VI. Recreation and Open Space
- VII. Community Facilities
- VIII. Canal, Lake and Drainage Area
- IX. Transportation

Zoning Districts

The City's land development regulations will be used as the regulatory devices to implement the Comprehensive Plan. Chapter 25 in the City's Land Development Code lists the City's zoning regulations. This chapter divides the City into districts within which regulations uniformly govern the specific use, placement, spacing and size of land and buildings so that each district may be clearly distinguishable yet compatible with adjacent areas.

Zoning establishes the intensity and character of development within the living, working, shopping and public spaces (Land Use Categories). Thus, the zoning districts are the basic building blocks used to organize the aesthetics and design of the City, consistent with the goals, objectives and policies of this specific element and all other elements of the Plan. It is important that zoning districts shall implement the land use character policies of the Comprehensive Plan from standpoints of location characteristics, land use compatibility and intensity relationships.

Table 3 presents a comparison of the land use categories and the existing zoning districts.

FUTURE LAND USE ELEMENT

**COMPARISON OF CORAL SPRINGS AND BROWARD COUNTY LAND USE CLASSIFICATIONS AND CORAL SPRINGS ZONING DISTRICTS
TABLE 3**

CORAL SPRINGS LAND USE PLAN		BROWARD COUNTY LAND USE PLAN		CORAL SPRINGS ZONING CODE		
Land Use Class	Density Per Gross Acre	Land Use Class	Max. Density Aggregated by Flex. Zone	Districts	Average Density Gross Acre	
Res. Low	0 – 1.99	Low	1	RS-1	0.5	
Moderate	2.0 – 7.99	Low (2)		RS-3	2.5	
		Low (3)	3	RS-4	2.8	
		Low (5)	5	RS-5	4.5	
		Low Med.	10			
					RS-6	5.6
					RC-6	6.0
			RD-8	7.2		
Medium	8.0 – 20.00	Medium	16	RD-8	7.2	
				RC-12	12.0	
				RC-15	15.0	
				RM-15	15.0	
				RM-20	15.0	
High	20.01 – 40.00	Med-High	25	RM-30	25.5	
		High	50	RM-40	35.0	

FUTURE LAND USE ELEMENT

**COMPARISON OF CORAL SPRINGS AND BROWARD COUNTY LAND USE CLASSIFICATIONS AND CORAL SPRINGS ZONING DISTRICTS
TABLE 3(Continued)**

CORAL SPRINGS LAND USE PLAN	BROWARD COUNTY LAND USE PLAN	CORAL SPRINGS ZONING CODE	
		Nature of District	District
Commercial	Commercial	Neighborhood	B-1
		Community	B-2
		General	B-3
Industrial	Industrial	Industrial Commercial	IC
		Industrial Research & Development	IRD
Employment Center	Industrial	Employment Center	EC
Local Activity Center	LAC	*pending downtown zoning district(s)	
	RAC		
Rec. and Open Space Public Quasi Public	Rec. and Open Space Commercial Rec.	Parks & Rec	P
		Golf Course	GC
Community Facilities	Community Facilities	Community Facilities	CF
		Medical	MC
		Special Utility	SU
		General Utility	GU
Canal, Lake & Drainage Area	Adjacent Zoning District	Adjacent Zoning Dist.	
Transportation	Transportation	Adjacent Zoning Dist.	

III. Permitted Uses in Future Land Use Categories

A. Residential Use

Residences, not exceeding the parcel density designated on the Coral Springs Future Land Use Plan Map and their customary accessory uses and structures.

Residential Care Facilities pursuant to density standards as described in the Broward County Land Use Plan.

Golf courses and recreational, civic or other cultural buildings including hotels, motels and similar lodging ancillary to the primary golf course use of the site. The maximum number of hotel, motel or similar lodging units permitted on any plot designated for residential use is double the maximum number of dwelling units permitted by the future land use plan map designation, or no more than the equivalent of two (2) hotel or motel units for each gross acre in golf course use, whichever is greater.

Parks less than five (5) acres in size, greenways and quasi-public open space.

Community facilities less than five (5) acres in size designed to serve the residential area

Public and private utilities, essential to serve all the neighborhood, specifically excluding power plant substation and transmission facilities

Streets and drainage facilities to serve that particular neighborhood

Additional permitted uses in the Medium Density land use category include:

Nursery school

Public and private schools

Places of worship

Business related parking subject to the following limitation and provisions:

1. No more than a total of five percent (5%) of the area designated for residential use or the Coral Springs Future Land Use Plan Map within a flexibility zone may be used for business related parking.
2. No added contiguous area used for business related parking may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as: attached; located within 500 feet; or separated only by streets and highways, canals, or easements.

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Mixed use development in keeping with the Local Activity Center land use category

Public art

Additional permitted uses in the High Density land use category include:

Permitted uses identified above in the Medium category.

Hotel and motels. The maximum number of hotel and motel units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted by the future land use plan map designation

Retirement homes, nursing homes and similar institutions for the aged or infirmed designed to serve the residential area. Density provisions as described in the Broward County Land Use Plan shall apply.

Accessory business and services subject to the following limitations and provisions:

1. No more than a total of five percent (5%) of the area designated for residential use on the Coral Springs Future Land Use Plan Map within a flexibility zone may be used for accessory business and services.
2. No added contiguous area used for accessory business and services may exceed ten (10) acres. For purposes of this provision, contiguous is desired as: attached; located within 500 feet; or separated only by streets and highways, canals, or easements.

Mixed use development in keeping with the Local Activity Center land use category

Public art

Transportation and communication facilities

B. Commercial Use

Neighborhood, community and regional retail

Office and business uses

Commercial recreation

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Public and private utilities, essential to the commercial use, specifically excluding power plant substations and transmission facilities

All streets and drainage facilities to serve the commercial use

Community facilities less than five (5) acres in size

Public and private schools

Places of worship

Transportation, drainage and communication facilities

Corporate Park uses, including ancillary wholesale, storage, light fabrication and warehouse uses shall not exceed:

1. an impervious surface ratio (ISR) of 0.8, nor
2. a floor area ratio (FAR) of 0.5 in the Neighborhood Business (B-1) zoning district or 2 in the Community Business (B-2) or General Business (B-3) zoning districts.

Educational, scientific and industrial research facilities, research laboratories and medical and dental laboratories shall not exceed:

1. an impervious surface ratio (ISR) of 0.8, nor
2. a floor area ratio (FAR) of 0.5 in the Neighborhood Business (B-1) zoning district or 2 in the Community Business (B-2) or General Business (B-3) zoning districts.

Greenways, plaza and other quasi-public open space.

Parking garages

Public art

Residential uses within Mixed Use developments subject to the following restrictions:

1. Within each flexibility zone of the Broward County Land Use Plan, no more than twenty percent (20%) of the acreage designated for commercial use may be used for residential uses, including residential uses within Mixed Use developments.
2. The City Manager or his designee must determine that there are sufficient reserve units in the flexibility zone as defined by the Broward County Land Use Plan to accommodate the proposed residential uses. Sufficient reserve units shall be allocated to the property to permit the proposed residential uses.
3. Density of a Mixed Use development shall not exceed fifteen (15) dwelling units per gross acre of the Mixed Use development.

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4. Dwelling units and commercial uses may be combined within the same building or may be contained in separate buildings; however, no more than fifty percent (50%) of the total floor area of the Mixed Use Development may be residential uses.
5. During the required Site Plan Review for the Mixed Use development, the City shall ensure that:
 - a. the development complies with the restrictions listed above;
 - b. the type and location of residential uses within the development are compatible with the commercial uses; and,
 - c. the impacts from the proposed Mixed Use development upon necessary public services and facilities are consistent with applicable provisions of the Comprehensive Plan and with any applicable restrictions on the property imposed by the plat.

Mixed Use Development in keeping with the Local Activity Center Land Use

Transportation and communication facilities

C. Industrial Use

Light industrial uses

General Office Uses as long as the total area of the use does not consume more than thirty (30) percent of the industrial land designated on the Coral Springs Future Land Use Plan Map

Warehousing and storage

Educational, scientific and industrial research

Educational facilities, as long as the total area of the use does not consume more than ten (10) percent of the industrial land designated on the Coral Springs Future Land Use Plan Map, except primary and secondary schools

Ancillary commercial uses within a building devoted to primary industrial use

Manufacturing, research and development business

Commercial Uses as long as the total area of the use does not consume more than twenty (20) percent of the industrial land designated on the Future Broward County Land Use Plan within a flexibility zone or as otherwise limited by the Broward County Comprehensive Plan.

FUTURE LAND USE ELEMENT

Public and private utilities essential to the industrial use, specifically excluding power plant substations and transmission facilities

Commercial recreation limited to health clubs and physical fitness facilities

Ancillary industrial uses

Community facilities less than 5 acres in size

All transportation and drainage facilities to serve the industrial uses

Public art

D. Employment Center

Light industrial uses

Corporate Office uses

Research, development and assembly

Hotels and motels

Restaurants and personal services

Communication, broadcast and production facilities

Public and private utilities essential to the employment center use, specifically excluding power plant substations and transmission facilities

All transportation and drainage facilities to serve the employment center use

Uses accessory to the primary employment center use

Commercial and retail business uses, as long as the total area of these uses does not consume more than 20 percent of the employment center land designated on the Coral Springs Future Land Use Plan Map within a flexibility zone, and as long as the location of these uses do not preclude or adversely affect the future use of surrounding areas for employment center use.

Public art

E. Local Activity Center

Residences not exceeding density provided for in the Local Activity Center Development Program Summary

Business related parking and parking garages

Hotel

Office and business uses

Medical Offices

Community facilities less than 5 acres in size

Neighborhood, Community, and Regional Retail

Recreation and Open Space

Educational Facilities

Commercial recreation limited to health clubs and physical fitness facilities

Restaurant and Personal Services

Administrative Uses such as public buildings, and other governmental uses

Transportation and communication facilities

Public art

Local Activity Center Development Program Summary: Consistent with Policy 16.1.2 the Local Activity Center will support the location of uses in a manner oriented around the five minute (i.e. quarter mile) walk. The City will ensure a mix of uses within the Local Activity Center that promotes a day time and night time activity center, shared use of parking, expands the number of pedestrian trips between uses internal to the Downtown, facilitates alternative modes of public transportation linkages such as shuttle buses, and enhances the proximity of living and working environments. All Downtown developments of commercial or office space in excess of a floor area ratio of 2.0 shall include a mix of uses wherein not less than 20% of the total leasable floor area shall be for residential or support retail, entertainment/dining services.

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1. The Local Activity Center shall be a specific geographic area not exceeding 160 gross contiguous acres, unless located within an approved chapter 163, Florida Statutes, Redevelopment area. At such times 75% of the originally designated Local Activity Center is developed/redeveloped, consistent with Policy 16.1.2 and expansion to a subject Local Activity Center up to 100% may be proposed.
2. Uses within the Local Activity Center shall include residential uses and open space. One or more uses such as commercial, civic, institutional, or employment-based activity shall also be included within a Local Activity Center.
3. Park land must include no net loss of acreage of existing and designated parks within the Local Activity Center. Park and open space may include squares, green belts, greenways and playgrounds; ill-defined residual areas such as buffers, berms, for purposes of these criteria, are not considered park land or open space.
4. A Local Activity Center must have a geographic configuration of appropriate depth and frontage to support the location uses in a manner oriented around the five-minute (i.e. quarter mile) walk. Multiple nodes of activity oriented around the five-minute walk may be included within one Local Activity Center.
5. Seventy-five percent of the land within the Local Activity Center must be located within a quarter mile of mass transit or multi-modal facilities or are included within an adopted plan to be located within a quarter miles of mass transit facilities upon build-out of the Local Activity Center. The City shall ensure convenient access to mass transit, community shuttle of multi-modal facilities where such facilities are in place or planned to be in place at the time the Local Activity Center is proposed. Where such facilities are not in place or planned to be in place at the time of the proposal, the City shall ensure that the primary priority is a safe, comfortable and attractive pedestrian environment that will allow for convenient interconnection to transit, will reduce the number of automobile trips internally and will ultimately support and integrated multi-modal transportation system.
6. The Local Activity Center shall demonstrate consistency with the goals, objective and policies and other requirements of the Broward County Land Use Plan.
7. An Interlocal Agreement between the City and Broward County will provide for monitoring of development activity and enforcement of permitted land uses densities and intensities shall be the responsibility of the City.

Coral Springs Local Activity Center - Development Levels

Acreage: Approximately 138 aces
General Location: The four corners of the University Drive/Sample Road intersection

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Maximum Amount of Use: The total impact of development growth will generate no more than 2802 vehicle trips at the PM peak hour.

Office	2,000,000 square feet gross floor area
Retail	1,200,000 square feet gross leasable area
Residential	2,400 dwelling units
Library	72,000 square feet gross floor area
School	1,600 students
Hotel	750 rooms
Movie Theater	80,000 square feet gross leasable area
Government Office	100,000 square feet gross floor area
Open Space	3 Acres +/-

The maximum Floor Area Ratio of the Local Activity Center shall average 2.0 for all land uses.

F. Recreation and Open Space

Public

P

Active and passive recreational use

Boat ramps and docks

Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops and rental facilities

All transportation and drainage facilities to the recreational and open space uses

Uses accessory to the primary recreation and open space use

Public art

Quasi-public

G

Golf courses which are intended to remain permanent

All transportation and drainage facilities for the golf course

Uses accessory to the golf course including clubhouses, pro shops, concessions and cart storage

Tennis courts

Public art

OS

Open space, greenways and plazas

Public art

G. Community Facilities Use

Educational

ES, MS, HS, PS, CU*

Educational facilities

Accessory uses

All transportation and drainage facilities to the educational uses

Public art

*: These abbreviations are for informational purposes; they are not intended to the limit which type of educational facility may be located on the site.

General

R

Religious facilities

Accessory uses including but not limited to educational facilities

All transportation and drainage facilities to the religious use

Public art

U

Utilities such as water and waste water treatment plants, pumping stations, solid waste disposal, transfer stations, transmission lines and substations

All transportation and drainage facilities to the utilities use

FUTURE LAND USE ELEMENT

A

Administrative uses such as fire stations, public buildings, parks and recreational uses, public parking garages and other governmental uses

Civic, cultural and judicial uses

All transportation and drainage facilities to the administrative uses

Public art

M

Medical uses such as public and private hospitals

Medical and dental offices

All transportation and drainage facilities to the medical uses

Transportation and communication facilities

Parking garages

Public art

Community residential facilities

H. Canal, Lake and Drainage Area

Drainage facilities

Parking

Recreation and open space

Public art

Transportation facilities

I. Transportation

Streets and roads

Parking

FUTURE LAND USE ELEMENT

Drainage facilities

Sidewalks, bikeways and greenways

Public art

Transit facilities

J. Intensities for Non-Residential Land Uses

The maximum floor area ratios (FAR) for non-residential development including Commercial, Industrial, Employment Center, Recreation and Open Space, and Community Facilities shall not exceed 2.0. The City shall calculate FAR of each land use by Flexibility Zone to determine maximum FAR.

NON-RESIDENTIAL INTENSITIES TABLE	
LAND USE	MAXIMUM FAR
Commercial and Employment Center, Industrial, Recreation and Open Space, and Community Facilities	2.0

III. IMPLEMENTATION REGULATIONS AND PROCEDURE

A. Development Review Requirements

The City of Coral Springs may grant an application for a development permit consistent with the Coral Springs Future Land Use Plan Map when it has determined that the following requirements are met:

1. Transportation, public school facilities, recreational, drainage and flood protection, potable water, solid waste and sanitary sewer public facilities and services will be available to meet established level of service standards, consistent with Chapter 163.3202(g) Florida Statutes and the concurrency management policies included with Goal 8.00.00 of the Broward County Land Use Plan.
2. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the trafficways identified on the Broward County Trafficways Plan prior to occupancy.
3. Fire protection service will be adequate to protect people and property in the proposed development.
4. Police protection service will be adequate to protect people and property in the proposed development.
5. School capacity, school sites and school buildings will be adequate to serve the proposed development.
6. Development does not include a structure, or alteration thereof, that is subject to the notice requirements of Federal Aviation Regulations (FAR), Part 77, Subpart B, unless the Federal Aviation Administration issues, or has issued within the previous ninety (90) days, a written acknowledgement that said structure or alteration would not constitute a hazard to air navigation and does not require increases of minimum instrument flight altitudes within a terminal area, increases to minimum obstruction clearance altitudes, or any other operational modifications at any existing airport as described in FAR Part 77.21(c)(2).
7. Compliance with the Municipal Code and Land Development Code of the City of Coral Springs.
8. City approved and accepted architectural and engineering design concepts are maintained.
9. The aesthetic character of the City of Coral Springs is maintained.
10. To the extent feasible, the development is environmentally sustainable.

B. Coral Springs Platting Requirements

The City of Coral Springs shall not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission

and recorded in the official records of Broward County subsequent to June 4, 1953.

C. Monitoring and Enforcement Procedures for the Coral Springs Future Land Use Plan Map

The City of Coral Spring shall prepare and transmit to the Broward County Planning Council the information listed below within time periods as specified.

1. A monthly report of all new or amended land development regulations or a new or amended Land Development Code, including changes of zoning districts.
2. A monthly summary of all building permits.
3. A monthly summary of all permits issued for demolition of buildings.
4. A monthly summary of all certificates of occupancy.
5. A yearly summary regarding allocation of acreage proposed for commercial uses within lands designated residential utilizing the "5% of Residential Land Use" flexibility provisions of the Broward County Land Use Plan as described within the Permitted Uses subsection of this Plan.

D. Amendments to the Broward County and Coral Springs Land Use Plans

1. Requests for Amendments to the Coral Springs Future Land Use Plan Map

The City shall submit to the Broward County Planning Council for certification of all proposed amendments to the Coral Springs Future Land Use Plan Map. A proposed County amendment must be adopted by the County Commission and certified by the Planning Council prior to final adoption by the City. A proposed local amendment to the City's Plan must be certified by the Planning Council.

2. All amendments to the Coral Springs Future Land Use Plan Map shall be adopted in the manner prescribed by the Growth Management Act of 1985 and other applicable provisions of law.

III. OVERVIEW OF SUPPORT MATERIALS FOR FUTURE LAND USE ELEMENT

As of January 2008, the City of Coral Springs is essentially build-out with only 190 acres of previously undeveloped vacant land. The future of any growth in Coral Springs will be primarily through redevelopment and revitalization. Necessary citywide increases in dwelling units will be accommodated on previously developed properties of which 233 acres has been identified. 138 acres are in the mixed use downtown Coral Springs where residential, office, retail and community facilities developments are being coordinated with transit to reduce the burden on roadways and utilities typical of suburban sprawl. Outside the downtown, redevelopment for increased employment will occur in the Corporate Park and in commercial land uses along arterials. Demolitions of existing larger commercial buildings occurred in 2007, the first in the City's forty-four year history.

A. Existing Land Use Data

Existing Land Use Map

The Existing Land Use Map (Map 2-2) is an overlay on the Future Land Use Map Plan showing vacant parcels and parcels with demolished facilities ready for redevelopment. No differences exist between the land use designations on the two maps. For purposes of the map, "vacant land" is defined as a property without an existing building and without an approved building permit for construction of a new building. "Redevelopment land" is defined as previously developed property where the existing building has been demolished or the facility has abandoned its use, such as a golf course.

Existing Land Use in Table 1

The Existing Land Use table specifies the amount of acreage dedicated to each land use, the amount of vacant in that category and the amount of acreage currently developed under the specified land use.

Existing Land Use

The City has remained very consistent in land use with less than 1% of existing uses not developed as the land use category in which the development is located. All of the uses are permitted in the City's Future Land Use Element and are primarily community facilities (religious institutions, private schools and government) in residential and commercial land use categories. Twenty (20) acres of commercial land has been utilized for residential use under the City's use flexibility. Through conditional use approved late in 2007, two and one-half (2.5) acres of commercial land will become a permanent wetland. Nine acres of high density residential is still utilized as quasi-public recreation and open space. These facilities and uses result in a reduction of residential and commercial acreage in table 4-1.

Lost Acres to Other Uses in Land Use Categories: Table 4-1

FUTURE LAND USE ELEMENT

Land Use	Acres	Reduction in Available Acres
Residential Moderate	3.0	0.05%
Residential Medium	4.9	0.20%
Residential High	9.0	4.83%
Commercial	82.8	7.10%

Vacant Land

Most of the vacant land as of January 3, 2008 has already begun the application process for site plan approval or the issuance of a building permit. These uses include warehouse facilities in the Corporate Park and new retail shopping centers or buildings in various commercial locations. The modest amount of remaining vacant land in the City is confined to infill parcels. Many of these parcels are scattered throughout the City's residential areas without any pattern. If the land remains vacant, the situation would be acceptable to the neighborhood although tax revenues would not be at the maximum.

Redevelopment

During the last three years, the three properties listed below have been become redevelopment with the demolition of existing buildings or facilities. Redevelopment is illustrated as developed land on the Existing Land Use Map. Redevelopment is a relatively new in the City of Coral Springs and the City has a CRA for its downtown area.

1. Former Publix Super Market on the northeast corner of Sample Road and University Drive in the LAC;
2. Former Warehouse on the northeast corner of Sample Road and NW 124th Avenue in the Corporate Park;
3. Former Broken Woods Golf Course located to the northeast of Sample Road and University Drive.

Hawk's Landing Shopping Center on the southwest corner of Wiles Road and US 441 was demolished in 2007. A new Supertarget, strip retail and out parcels development is under-construction in January 2008.

Designated Areas of Critical State Concern

No designated areas of critical state concern exist in Coral Springs.

Existing Dredge Spoil Disposal Sites

No existing dredge spoil disposal sites are located in Coral Springs

B. Land Use Analysis

Availability of Facilities and Services

The City of Coral Springs has met its concurrency requirements at the established levels of service for transportation, public school facilities, sanitary

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sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge elements. Development on existing vacant land and redevelopment that will increase levels of service must meet the concurrency requirements.

Existing Vacant or Undeveloped Land

The City has a total 166 acres of vacant land. The developable parcels have no historic resources, natural resources, topography or soils that would prohibit the development of the land. The targeted redevelopment land in the former Broken Woods Golf Course includes wellfields. During any future redevelopment of this site, the owners must protect the wellfields as required by local and state regulations.

General Land Use Patterns

City of Coral Springs land use patterns are based primarily on the grid of major arterials spaced generally one mile apart in northwest Broward County. The intersections of the arterials and Sawgrass Expressway provide the major locations for retail commercial development. Strip commercial and multi-family developments line the arterials between major intersections. Single family homes are located behind the arterial development and frequently include a central open space such as a golf course, park or lake. Most of the mile square blocks include at least one public school and one City park. Significant community facilities such active recreation and performing arts are linked by Coral Springs Drive. The industrial uses are restricted to one square mile adjacent to the Sawgrass Expressway. The primary medical facilities and offices are located in the center of Coral Springs and adjacent to the downtown area. See the Transportation Element for more analysis of land use related to arterials.

Accommodation of Projected Populations

The majority of future population growth will occur on previously developed land through increased on-site density of dwelling units. The City requires 4,549 units by 2030. "Population Projections Tables 5-1," "Dwelling Unit Projections and Land Use Table 5-2" and "Options for Dwelling Unit Projections Table 5-3" show the required development and acreage to accommodate residential growth.

Current land use generally distributes the high and moderate density areas with apartment buildings, townhouses and zero lot-line developments along the arterials. Low and medium density areas with single family homes and duplexes are behind the arterials. The highest density developments in the City are located on parts of Riverside Drive, Royal Palm Drive and Sample Road. In 2006, the City had 47,561 dwelling units of which 28, 214 were single family homes.

In the next ten years, new residential development is projected to be built on vacant land, in Downtown Coral Springs and in redevelopment of property

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throughout the City including golf courses. These are detailed in the tables below.

Land for Potential Residential Use: Table 5-1

Vacant Land (Outside the LAC)

Category	Properties	Acres	Potential Dwelling Units
Resid. Low Density	7	10	7 (The Hills only)
Resid. Moderate Dens.	45	14	45 (Placida and Misc.)
Resid. Medium Density	21	20	289

Land for Redevelopment (Outside the LAC)

Type	Properties	Acres	Potential Dwelling Units
Quasi-Public Golf	2	84	300-600 (Broken Woods Golf Course)
Resid. Medium Density	5	2	34 (Broken Woods Entry and Tennis Courts)
Resid. High Density	1	9	168 (Country Club Golf Course Club House Site)

Mixed Use Redevelopment in LAC

Type	Lots	Acres	Permitted Dwelling Units
LAC	N/A	138	1,620 (As per DDRI)

In the later years of the projected growth, increased residential density will be required. New units will replace existing sub-standard apartments and commercial buildings. This density will be concentrated on the arterials and commercial intersections in order to facilitate transit concurrency and to preserve the quality of life in the residential moderate land use with its single-family homes.

Quality of Life with New Density

To prepare for a high quality of life with new densities, various new Goals, Objectives and Policies have been added to the Comprehensive Plan. These include the following:

- Protect open space provided by golf courses during future redevelopment (Policy 7.1.5),
- Coordinate the development of bikeways and pathways with higher density living (Policy 11.1.1),
- Development of downtown design guidelines with new urbanism principles to enhance the pedestrian environment (Policy 6.5.5),
- Review new development for sustainable practices and construction (Policy 15.1.1)

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The Land Development Code was substantially modified in 2007 to regulate redevelopment. Other recent land development regulations include public art, sustainable building techniques and landscapes.

Accommodation of Commercial Development

The majority of future commercial facility growth will occur on previously developed land, yet 53 acres of vacant commercial land exists. These parcels will be developed as shopping centers or small office buildings. At existing use rates of one square foot of building for every one square foot of land (ratio of 1 to 4), the assumed development would be 577,000 square feet. The majority of use will be retail.

The City will maintain its current commercial pattern of major developments at the intersections of arterials and smaller strip commercial buildings adjacent to the arterials with master parking. Large commercial and future mixed use redevelopment will remain at the major intersections such as West Sample Road and University Drive, Atlantic Avenue and University Drive, West Sample Road and US 441, Coral Ridge Drive and the Sawgrass Expressway, and University Drive and Sawgrass Expressway. The City has approximately 9.9 million square feet of commercial building space.

The City has a surplus of commercial facilities in services, retail and restaurants to accommodate today's and tomorrow's residential population. The surplus is due to the regional use of the Sawgrass Expressway and US 441. Together with the Coral Square Mall, retail development has been targeted for shoppers in all of NW Broward County.

Commercial properties for employment have been growing with several two-story office condominium developments, medical office buildings and one class-A mid-rise office building as part of Coral Springs Downtown development. Most future space for employment in offices will occur in the new Downtown with a projection of 2,000,000 gross square feet.

Accommodation of Industrial Use and Employment

The majority of future industrial facility growth will occur on previously developed land in the Corporate Park. The Corporate Park has approximately 2.7 million square feet of industrial building space. The majority of new facilities are large warehouses with a very low number of employees per square foot. Removing these facilities from the vacant land totals, the Corporate Park has 83 remaining vacant acres. Current development is one square foot of building for every three square feet of land (ratio of 1 to 3). The city has a potential increase of 1,191,000 square feet of building in the Corporate Park. (The existing land use data does not reflect significant pending applications for site plan approval)

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currently under review by City. These parcels appear as vacant land on the Existing Land Use Map.)

Changes to the Future Land Use Element will modify the Industrial Land Use and Permitted Uses in order to enhance the possibility of facilities with high employee to square foot ratios. The new mix of uses will make the Corporate Park competitive to attract new employers and result in a diversity of employee incomes that match the residential diversity of the City, thereby supporting the residential neighborhoods. These residents will have an enhanced quality of life with reduced commuting time and increased opportunities for the use of short bus or bike rides, therefore reducing the traffic on major arterials in Coral Springs and Broward County. The land is located south of NW 39th Street in the Corporate Park and around the edge on Sample Road and Coral Ridge Drive have been targeted for this type of new redevelopment on properties with low-density, older buildings.

Redevelopment of Blighted Areas of the City

In 2001, the City of Coral Springs established the Community Redevelopment Agency to redevelop and revitalize the original commercial center of Coral Springs built in the 1960s & 1970s in proximity to the intersection of West Sample Road and University Drive. Coral Spring's first shopping mall had been abandoned. The smaller strip commercial centers were in disrepair and could not generate sufficient rental income to support renovation.

The City created a Community Redevelopment Agency that developed plans for 138 acres near the intersection of West Sample Road and University Drive. The plans called for the consolidation of properties that would permit the construction of a mixed use retail, office and residential zone with strong pedestrian amenities. The plan incorporated the existing the abandoned shopping mall as a junior and senior high school with a newly constructed Broward County regional library.

In 2005, the Development Order for the City of Coral Springs Downtown Development of Regional Impact (DDRI) was approved and adopted. In August 2005, the first redevelopment project broke ground within the 138-acre downtown area. Completed in 2007, One Charter Place is a 95,000 square-foot, four-story, Class A office building surrounded by a freestanding bank, parking garage and retail structures.

Regeneration of older buildings has been supported through Community Development Block Grants and a façade grant program that will lead to the improvement of 500 linear feet of strip shopping center by mid-2008.

The Community Redevelopment Agency has a 20-year timeline on the tax increment funding (TIF) and has targeted the completion of significant build-out by the mid 2010s.

Flood Maps

As nearly all future land use is redevelopment, no additional negative impacts on flooding should occur in the City of Coral Springs. Redevelopment will lead to improvements in any substandard property development regarding flooding disasters.

Dredge Soils

No dredge soil sites exist in the City.

Existing or Future Hazard Mitigation Report

The City shall coordinate with Broward County on any hazard mitigation to be consistent with local, regional and state regulations.

C. Future Land Use Plan Map

Future Land Use Plan Map

The future land use is reflected on the City's Future Land Use Plan Map. The map is updated from time to time based on changes to the land use of the City. A Comprehensive Plan Amendment is required to change a use on the map.

Future Land Use in Table 1

The Future Land Use table specifies the amount of acreage to be dedicated to each land use.

D. Discouraging the Proliferation of Urban Sprawl

As the City is essentially built-out, the City has no method to create more urban sprawl proliferation. No agricultural use remains and the natural areas are protected.

The City recognizes that it is part of the existing urban sprawl of Broward County. As a result, all significant comprehensive plan amendments are designed to mitigate that sprawl pattern by increasing density in selected mixed-use, pedestrian areas with transit connection and increasing the possibility of employment in Coral Springs. Consolidated facilities, services and employment for the residents of Coral Springs will reduce the hours traveled by automobile. The DDRI permits this mixed-use development in downtown Coral Springs with the LAC land use.

As an urban area, the City is addressing concerns of sustainability through new policies and land development regulations to encourage sustainable development.

E. Nonresidential Intensity Standards

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In compliance with Section 163.3177(6)(a), Florida Statutes, the City has adopted Floor Area Ratio (FAR) as a standard for use in establishing a measure to calculate the impacts of proposed nonresidential land use amendments and the City’s ability to serve the proposed amendment. For these purposes, FAR is defined as follows: “the gross floor area of all buildings or structures on a plot of land divided by the total plot area.”

The FAR will be measured using the City’s Flexibility (Flex) Zones. The FAR will be calculated by applying the maximum FAR to each Flex Zone by land use. Individual developments may exceed the maximum FAR for that nonresidential land use, but the FAR maximum for the entire Flex Zone will assure that the City of Coral Springs can provide services to the proposed amendment. The City will monitor this information on intensities by Flex Zone.

The following table summarizes the FAR maximums for each nonresidential land use for each Flex area:

Intensity Standards for Nonresidential Land Use Categories

NONRESIDENTIAL LAND USE	MAXIMUM FAR PER FLEX ZONE
Commercial	2.0
Community Facilities	2.0
Industrial	2.0
Recreation and Open Space	2.0

CURRENT FLOOR AREA RATIOS BY FLEX ZONE AND LAND USE

Flex Zone 26	Average
Commercial	0.238
Industrial	0.000
Recreation	0.000
Community Facility	0.108

Flex Zone 37	Average
Commercial	0.230
Industrial	0.000
Recreation	0.003
Community Facility	0.147

Flex Zone 29	Average
Commercial	0.426
Industrial	0.000
Recreation	0.011
Community Facility	0.011

Flex Zone 38	Average
Commercial	0.376
Industrial	0.000
Recreation	0.003
Community Facility	0.203

Flex Zone 30	Average
Commercial	0.148
Industrial	0.126
Recreation	0.015
Community Facility	0.094

Overall Average	Average
Commercial	0.290
Industrial	0.021
Recreation	0.008
Community Facility	0.114

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Flex Zone 31	Average
Commercial	0.322
Industrial	0.000
Recreation	0.013
Community Facility	0.123

NOTES

- 1. 484121040260 Commercial 2.97 due to the business related parking having a Medium Residential designation
9900 W. Sample Road*
- 2. 484121030260 Commercial 1.88 FAR LaQuinta due to business related parking having a Medium Residential designation*
- 3. 484113012632 Commercial 1.83 however it will be reduced when the Super Target is complete*

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EXISTING AND FUTURE LAND USE: TABLE 1
January, 2008

LAND USE CATEGORY	# Dev. Exist.	% Total Dev.	% Dev.	#Vacant*	#Total Future	% Total Future
	Acres	Acres	Acres	Acres	Acres	Acres
RESIDENTIAL						
LOW (0-1.99 du/ac)	460	3%	98%	10	470	3%
MODERATE (2.0 - 7.99 du/ac)	5,814	38%	100%	14	5,828	38%
MEDIUM (8.00 - 20.00 du/ac)	1,765	12%	99%	22	1,787	12%
HIGH (20.01- 40.00 du/ac)**	177	1%	95%	9	186	1%
TOTAL RESIDENTIAL	8,216	54%	99%	55	8,271	54%
LOCAL ACTIVITY CENTER***	138	1%	100%	0	138	1%
COMMERCIAL	1,112	7%	95%	53	1,165	8%
INDUSTRY	344	2%	81%	83	427	3%
EMPLOYMENT CENTER	0	0%	0%	0	0	0%
RECREATION & OPEN SPACE						
PUBLIC	740	5%	100%	0	740	5%
QUASI PUBLIC	415	3%	100%	0	415	3%
COMMUNITY FACILITIES						
ES, MS, HS, PS, CU	695	5%	100%	0	695	5%
A, M, R	129	1%	94%	8	137	1%
U	155	1%	100%	0	155	1%
CANAL, LAKE & DRAINAGE AREA	1,249	8%	100%	0	1,249	8%
TRAFFIC CIRCULATION	1,983	13%	100%	0	1,983	13%
TOTAL ACRES	15,176	99%	99%	199	15,376	100%
Total Square Miles					23.93	

SOURCE: City of Coral Springs Community Development Division Land Data Record System and GIS

Notes:

* Vacant is defined as property without improvement and without an active building permit. Some land in the City have approved site plans or site plans in process, but these are listed as vacant.

** High Density Residential includes nine (9) vacant acres. In other tabulations, these acres are considered redevelopment with current use as Quasi-Public Recreation and Open Space

*** Local Activity Center considered vacant until redeveloped.

Some of the percentages may not add up to 100% due to rounding up/down of numbers.

Industrial calculated per AutoCAD area/object command ACAD R14 (1/99 rights-of-way not included assumption 22 acres rights-of-way within R&D Park

3-CPA-02 changed 19.03 acres from Rec & Open Space to CF-HS

FUTURE LAND USE ELEMENT

4-CPA-02 changed 2.7 acres from Commercial to Rec & Open Space
 1-CPA-03 changed 3.9 acres from vacant IRD to CF-A
 2-CPA-03 changed 11.36 acres from Commercial to Rec & Open Space
 3-CPA-04 changed 14.1 acres from vacant Commercial to vacant Medium Residential
 1-CPA-06 annexed 57.7 acres Ramblewood East
 2-CPA-06 changed 9.35 acres from Golf Course to High Density Coral Springs Country Club
 3-CPA-06 changed 3.18 acres from Canal, Lake and Drainage to vacant Commercial
 3-CPA-07 changed 14.1 acres from vacant Medium Residential to vacant Commercial

Population Projections: Table 5-2

City of Coral Springs/Broward County Projects			
Year	Dwelling Units	Households	Population
2007	46,097	43,940	131,716
2010	47,240	45,162	137,693
2015	48,769	46,860	143,277
2020	50,260	48,511	150,324
2025	51,216	49,621	154,283
2030	51,586	50,125	155,741

Source: Broward County Population Forecasting Model, 2005

Dwelling Unit Projections and Land Use: Table 5-3

Years	Units Broward Estimates	Units Land Use Estimate	Units on Vacant Low	Units on Vacant Moderate	Units on Vacant Medium	Units on Redevel LAC	Units on Redevel Other*
2007-2010	143	181	3	10			168
2010-2015	1,529	1,528	3	25	120	1,200	180
2015-2020	1,491	1,446	1	5	50	420	970
2020-2025	1,016	1,024	0	5	119		900
2025-2030	370	370	0	0	0		370
Totals	4,549	4,549	7	45	289	1,620	2,688

* Redevelopment Other: County Club Clubhouse, Broken Wood Golf Course, Older Medium Residential, Older Commercial for Mixed Use

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Options for Dwelling Unit Projections: Table 5-4

The table below demonstrates the amount of acreage that would be required to accommodate the needed additional residential units required outside vacant parcels and the DDRI. The table assumes typical units per acre achieved under the current Land Development Code of the City. Each column shows the acreage required if all the required units were created in that land use category with listed building type – apartment, mid-rise, high-rise and mixed use. The reality will be a combination of land use and building types to achieve the dwelling unit projections.

Years	Needed Units	Acres Resid. Medium Apartments	Acres Resid. High Mid-Rise	Acres Resid. High High-Rise	Acres LAC Mixed Use
2007-2010	168	10	8	5	13
2010-2015	180	11	8	5	14
2015-2020	970	57	44	29	75
2020-2025	900	53	41	26	69
2025-2030	370	22	17	11	28
Totals	2,688	152	118	76	199

Notes for Table 5-3: Typical Coral Springs Units per Acre

Medium Density Residential (Apartments):	17 Units per Acre
High Density Residential (Mid-Rise):	22 Units per Acre
High Density Residential (High-Rise):	34 Units Per Acre
LAC Density (Mixed Use):	13 Units per Acre