

### **Intensity Standards for Non-residential Land Uses**

Per Section 163.3177(6)(a) of Florida Statutes, local governments are required to define in their comprehensive plan standards for the intensity of use of nonresidential land uses.

The City of Hollywood has relied on its zoning and land development regulations to control intensity of nonresidential uses, through limitations on height, lot coverage, number of permitted square feet, landscape and parking requirements. The Florida Department of Community Affairs (DCA) requires local governments to include intensity standards for nonresidential uses in the future land use element.

With the exception of land designated Regional Activity Center (RAC) all nonresidential uses must provide intensity standards. Lands with the RAC designation are not required to provide intensity standards because under the Broward County Land Use Plan lands with the land use designation have intensity standards given in terms of maximum square footage.

As Broward County had already set a precedent in allowing “flexibility” of allocating residential densities, as long as the overall density of a flex zone was not exceeded, the logical extension for the City of Hollywood is to apply intensity standards to City sub-areas instead of parcels. The logical sub-areas are as determined in the City-Wide Master Plan. (See details map LU-1). This system envisions the evaluation of each proposed land use amendment to determine whether approving the proposed amendment would cause the overall average of the FAR for the particular nonresidential land use or uses for that sub area to be exceeded. If not, the amendment could be deemed compatible from the perspective of intensity. The maximum FAR for nonresidential land uses in each sub-area, with certain exceptions explained below, is provided in the following table.

<b>Land Use Category</b>	<b>Floor Area Ratio</b>
Office	3.0
General Business	3.0
Employment Center	3.0
Industrial	3.0
Utilities	3.0
Transportation	3.0
Community Facilities	3.0
Open Space and Recreation	3.0
Conservation	0.25
Electrical Generating Facilities	3.0
<b>Land Use Category</b>	<b>Floor Area Ratio</b>
Transit Oriented Corridor	2.0
Transit Oriented District	2.0

Permitted uses and total densities and intensities within the State Road 7 Transit Oriented District (TOD) shall be as follows:

<b>Transit Oriented Corridor (State Road 7)</b>	
<b>Permitted Use</b>	<b>Density/Intensity</b>
<u>Hotel:</u>	<u>2,500 rooms</u>
<u>Residential Land Uses</u>	<u>9,688 dwelling units*</u>
<u>Commercial Land Uses:</u>	<u>14,000,000 square feet</u>
<u>Industrial Land Use:</u>	<u>1,000,000 square feet</u>
<u>Office Uses</u>	<u>2,000,000 square feet</u>

\*Consisting of

Single Family:                      1,825 units

Town Home:                        1,650 Units

Garden Apt:                        70 Units

Mid Rise:                            3,261Units

High Rise:                         2,882 Units